

PROPOSED TWO-FAMILY RENOVATION

27 SALCOMBE STREET, DORCHESTER, MASSACHUSETTS 02125

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

FOUNDATION NOTES:

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.
3. ALL CONCRETE SLABS SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM; OR, PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN.

STEEL NOTES:

1. ALL COLUMNS: A36, STEEL PIPE, A46 STEEL TUBE.
2. BOLTS: A325, ANCHOR BOLTS: A307.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows; or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

WOOD NOTES:

1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
2. ALL FRAMING LUMBER SHALL BE #2 HEM-FIR, OR BETTER, HAVING A MINIMUM: FB=1,200 PSI, FV=140 PSI, E=1,300,000 PSI.
3. ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM: FB=2,600 PSI, FV=285 PSI, E=1,900,000 PSI.
4. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
5. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
6. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
7. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
9. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
10. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
11. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT 45°, SIMPSON TYPE "CWB", OR EQUAL.
12. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" DIAMETER BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.



REINFORCING NOTES:

1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OF HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
 - A. FOOTINGS 3 INCHES
 - B. SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS. SIDES OF COLUMNS/PIERS, SLABS ON GRADE FROM TOP SURFACE 2 INCHES
 - C. INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER 1-1/2 INCHES
 - D. TOP STEEL OF INTERIOR SLABS 1 INCHES
7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

KEY

⊙	SMOKE DETECTOR
⊙	HEAT DETECTOR
⊙	CARBON MONOXIDE DETECTOR
◇	1 HOUR WALL
◇	2 HOUR WALL
⊠	FAN
⊙	45 MIN. DOOR
⊙	1-1/2 HOUR DOOR
⊙	WINDOW TYPE
1	1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
2	2 HOUR CLG. WALL (SEE C.T.2/A-3.1)
⊙	FIRE EXTINGUISHER
▨	NEW WALL
▬	EX'G WALL TO REMAIN
----	WALL TO BE REMOVED

ZONING SUMMARY

ZONING CODE ANALYSIS
DORCHESTER ARTICLE 65
SUBDISTRICT - 2F-5000

Use Regulations: Section Table		
Existing		Proposed
2F		2F

Dimensional Regulations: Table

Any Other Dwelling	Code Requirement		Existing Condition	Proposed Project	Notes
	2F-5000	Any Other Use			
Lot Area Minimum	5000 SF (1 OR 2 UNITS)				
Min Lot Area for Additional Units	N/A				
Total Required Lot Size	5000 SF		4050 SF	4050 SF	
Min Required Lot Width and Frontage	40'		60.0'	60.0'	
Max FAR	0.5		0.99	0.99	
Max Building Height / Stories	2.5 STORIES / 35'		3 STORIES / 37.3'	3 STORIES / 37.3'	
Usable Open Space	750 SF / UNIT		982 SF / UNIT	982 SF / UNIT	
Min Front Yard	10' MODAL		11.4'	11.4'	
Min Side Yard	10'		5.7' / 10.2'	5.7' / 10.2'	
Min Rear Yard	10'		7.1'	7.1'	
Max Use of Rear Yard					

Overlays:

NDOD

Other Non-Dimensional Zoning Issues:

Required Parking - 0 PARKING SPACES

Proposed - 0 spaces

CODE SUMMARY

EX'G TYPE 5 CONSTRUCTION
EX'G R-3 USE GROUP (TWO-FAMILY)
EX'G 3 STORIES & BASEMENT
EX'G NON-SPRINKLERED
ZONE: 2F-5000

SOIL TESTING

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

Location

PROPOSED TWO-FAMILY
RENOVATION
27 SALCOMBE STREET
DORCHESTER, MA 02125

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 16259
Scale: AS NOTED
Date: 1-5-17
Drawn By: DF

Drawing Name

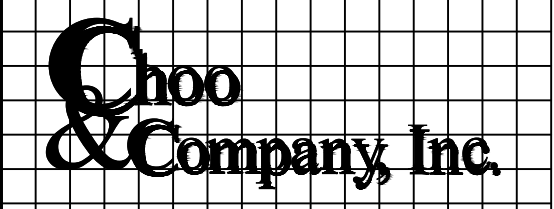
COVER
SHEET

Sheet No.

A-0

Location

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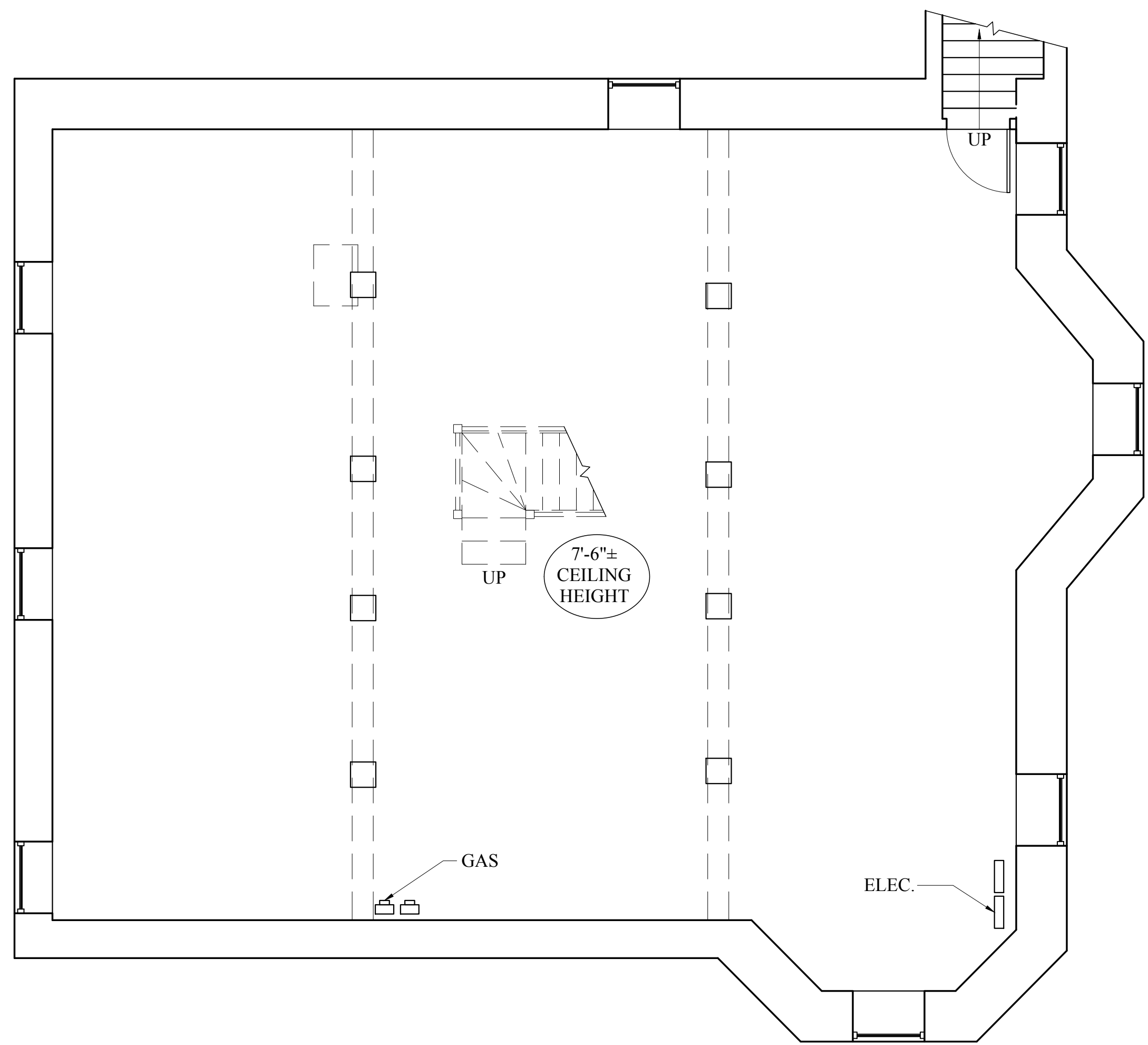
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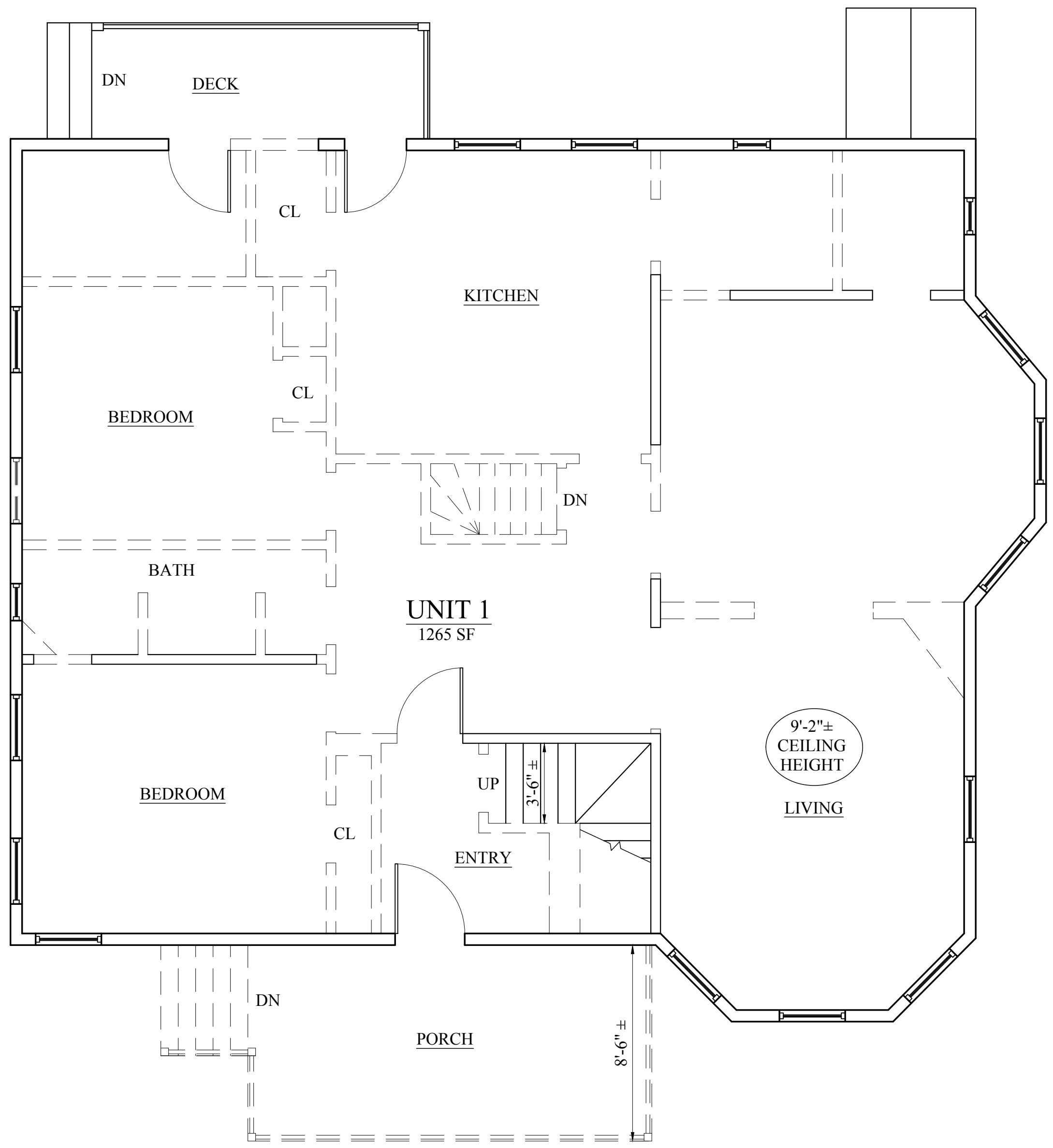
Drawing Name
**EXISTING
FLOOR PLANS**

Sheet No.
D-1.1



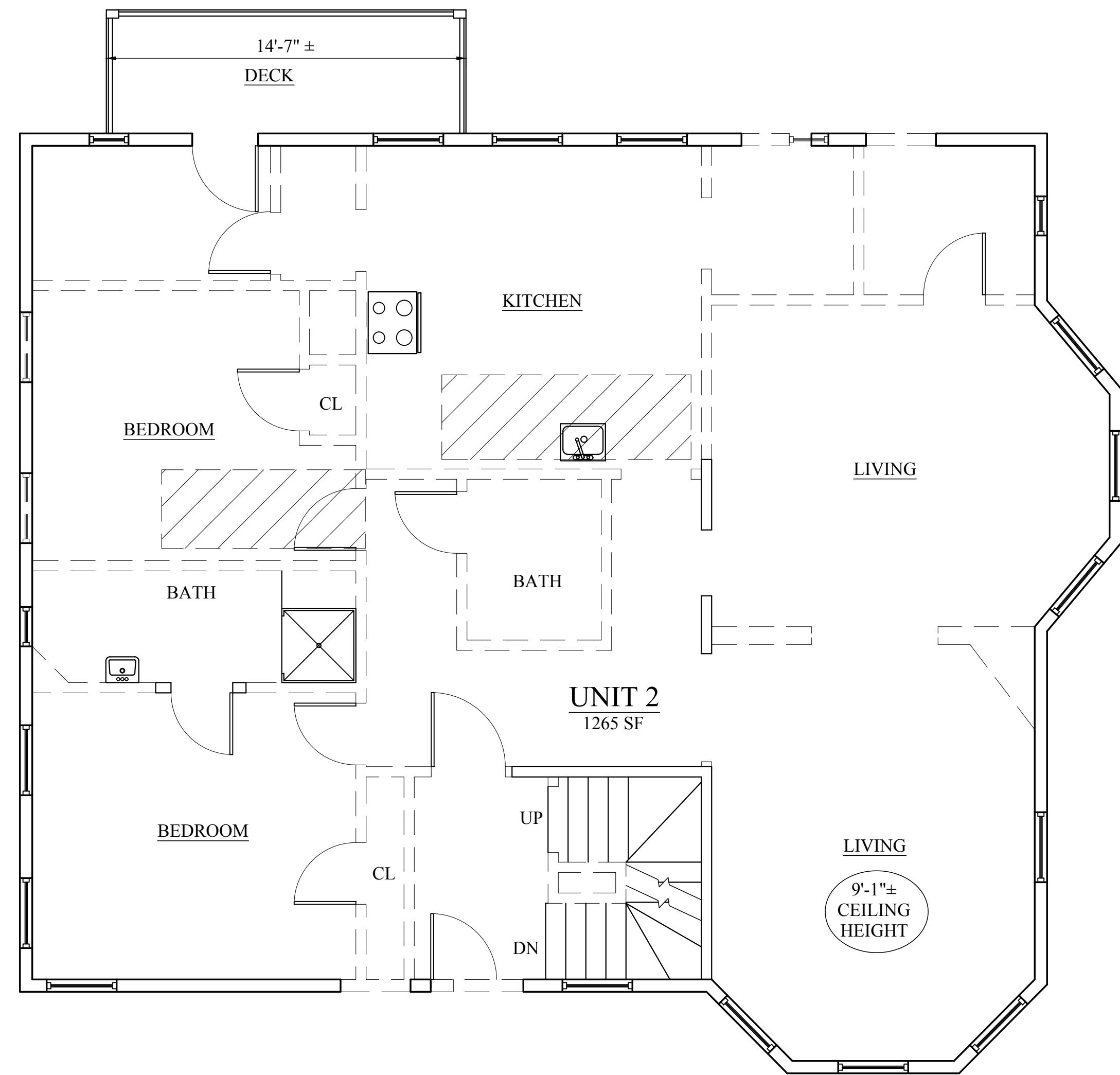
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1 EXISTING BASEMENT FLOOR PLAN
 1/4" = 1'-0"



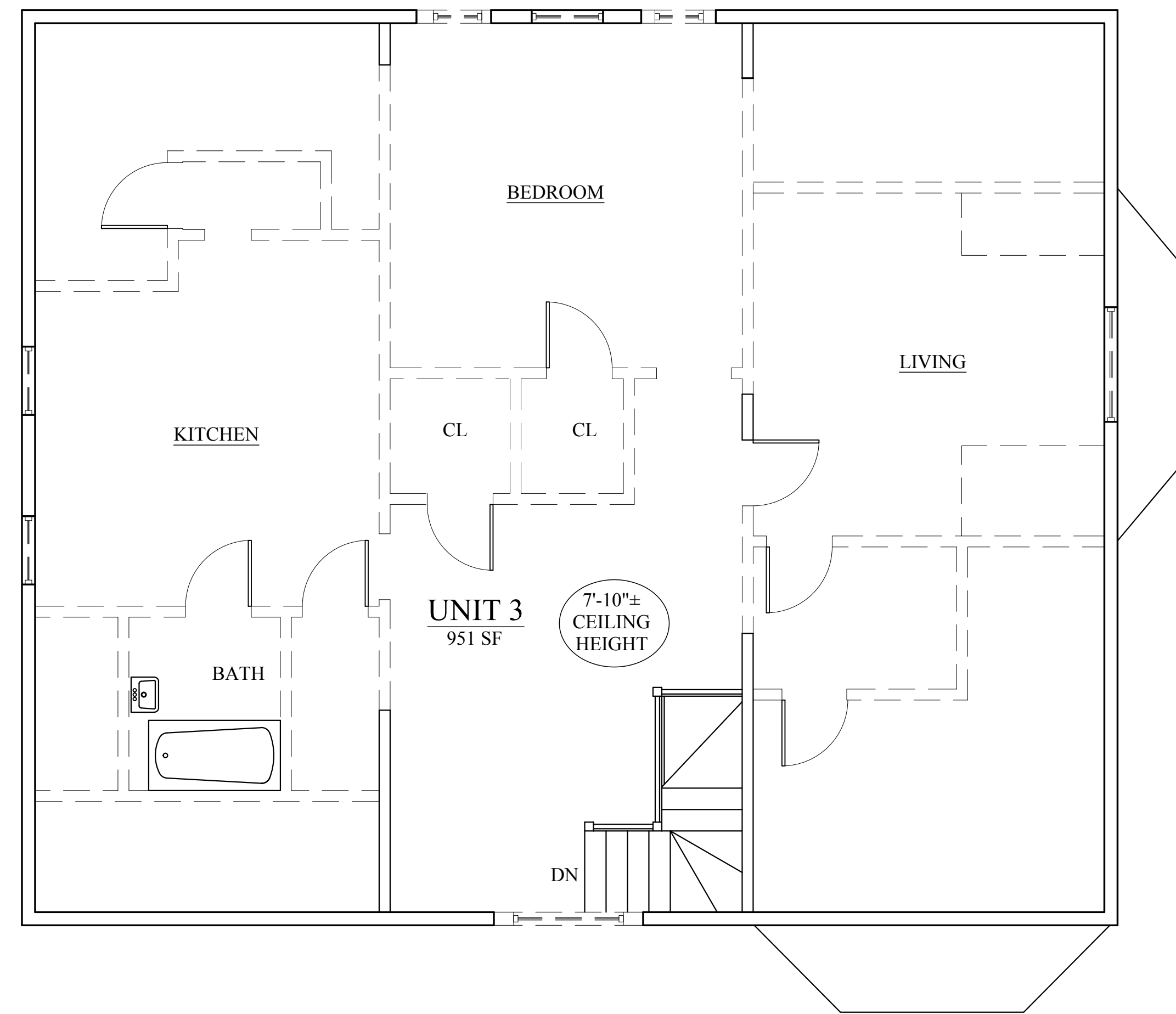
— SALCOMBE STREET —

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



— SALCOMBE STREET —

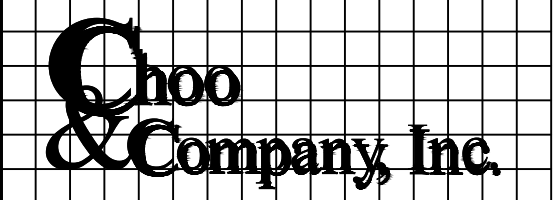
1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



— SALCOMBE STREET —

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

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Drawing Name
**EXISTING
FLOOR PLANS**

Sheet No.
D-1.2

NOTE: ENERGY CODE COMPLIANCE
 THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HER/ RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.

- GENERAL NOTES**
1. PROVIDE R-30 INSULATION IN ALL EXPOSED FLOOR JOIST CAVITIES.
 2. PROVIDE R-21 INSULATION IN ALL EXPOSED EXTERIOR STUD WALL CAVITIES.
 3. PROVIDE R-49 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES, TYPICAL.
 4. REFER TO THE FRAMING PLANS PRIOR TO DEMOLITION, CONTACT THE ARCHITECT IMMEDIATELY IF THERE ARE CONFLICTS OR OMISSIONS.

DOOR SCHEDULE

NOTE: GC TO CONFIRM SIZES & QUANTITIES PRIOR TO ORDERING

NO.	SIZE	MATERIAL	RATING	FRAME	TYPE	HARDWARE	REMARKS
0	3'-0" x 7'-7" x 1 3/4"	FBGLS & GLASS	-	WOOD	-	ENTRANCE	ENTRY PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER, PROVIDE DEADBOLT
1	2'-6" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	SINGLE DUMMY	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
2	2'-6" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	BED / BATH	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
3	(2) 2'-0" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	SINGLE DUMMY	PAIR OF PANEL DOORS, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
4	2'-10" x 7'-7" x 1 3/4"	FBGLS & GLASS	-	WOOD	-	ENTRANCE	1/2 LIGHT ENTRY PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER, PROVIDE DEADBOLT
5	2'-8" x 7'-0" x 1 3/4"	COMP. OR WOOD	-	WOOD	-	ENTRANCE	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
6	2'-6" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	POCKET DOOR	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER, PROVIDE PRIVACY LATCH AT BATHROOMS
7	(2) 2'-6" x 7'-0" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	BED / BATH	PAIR OF PANEL DOORS, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER, PROVIDE ASTRAGAL
8	2'-4" x 6'-6" x 1 3/8"	COMP. OR WOOD	-	WOOD	-	STORAGE	PANEL DOOR, VERIFY SIZE IN FIELD PRIOR TO ORDERING
9	6'-0" x 7'-0" x 1 3/4"	FBGLS & GLASS	-	WOOD	-	ENTRANCE	PAIR OF FULL LITE DOORS, PROVIDE MULTI-POINT LOCK
10	2'-10" x 7'-0" x 1 3/4"	FBGLS & GLASS	-	WOOD	-	-	FIXED FULL LITE TO MATCH FRENCH DOOR
11	6'-0" x 8'-0" x 1 3/4"	FBGLS & GLASS	-	WOOD	-	SLIDING	PAIR OF FULL LITE DOORS
12	12'-0" x 8'-0" x 1 3/4"	FBGLS & GLASS	-	WOOD	-	SLIDING	MARVIN CUFSDI2080 OR EQUAL

NOTE: DOOR STYLE, COLOR & HARDWARE FINISH TO BE SELECTED BY OWNER, ALL HARDWARE TO MATCH

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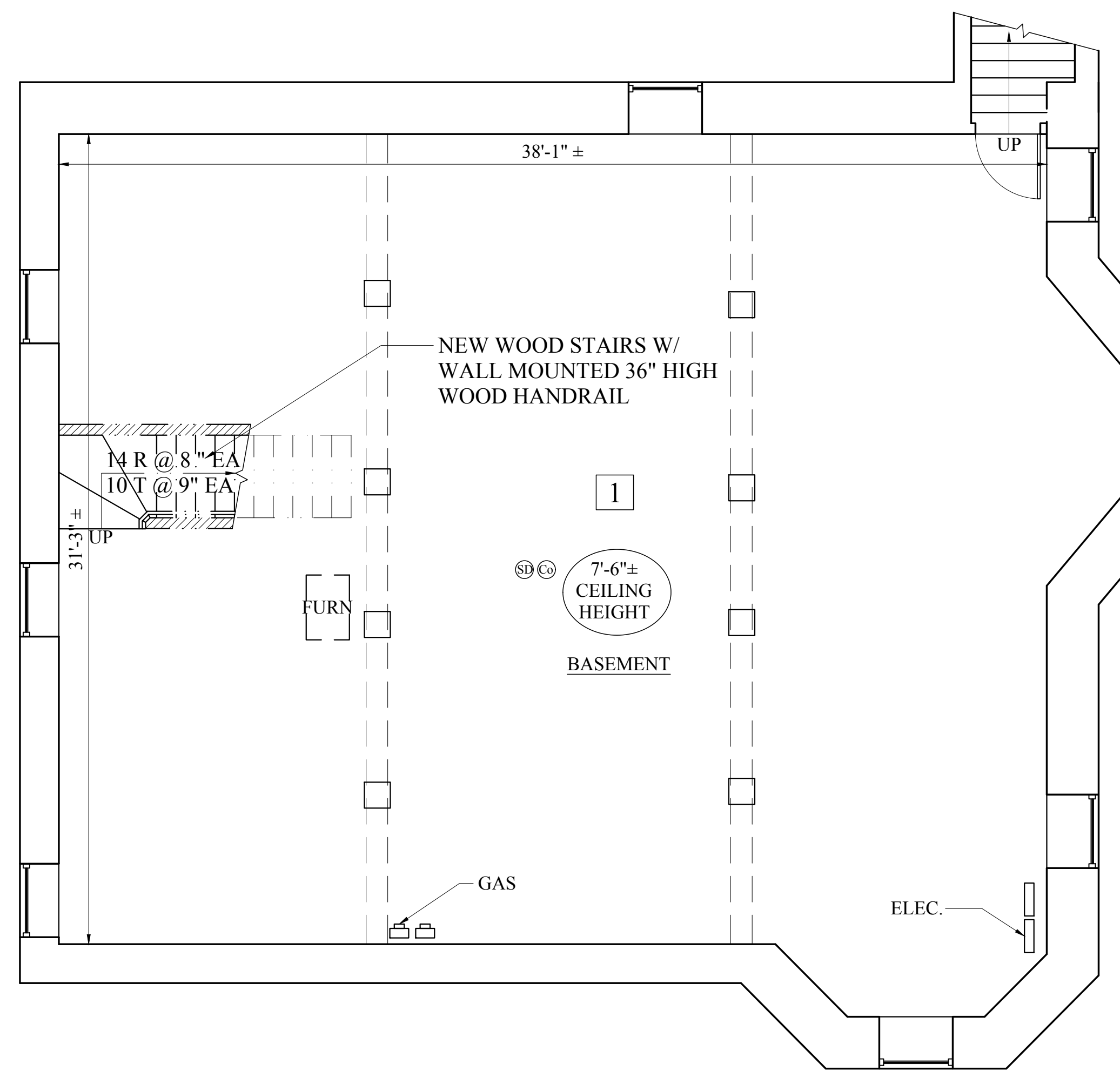
Choo & Company, Inc.
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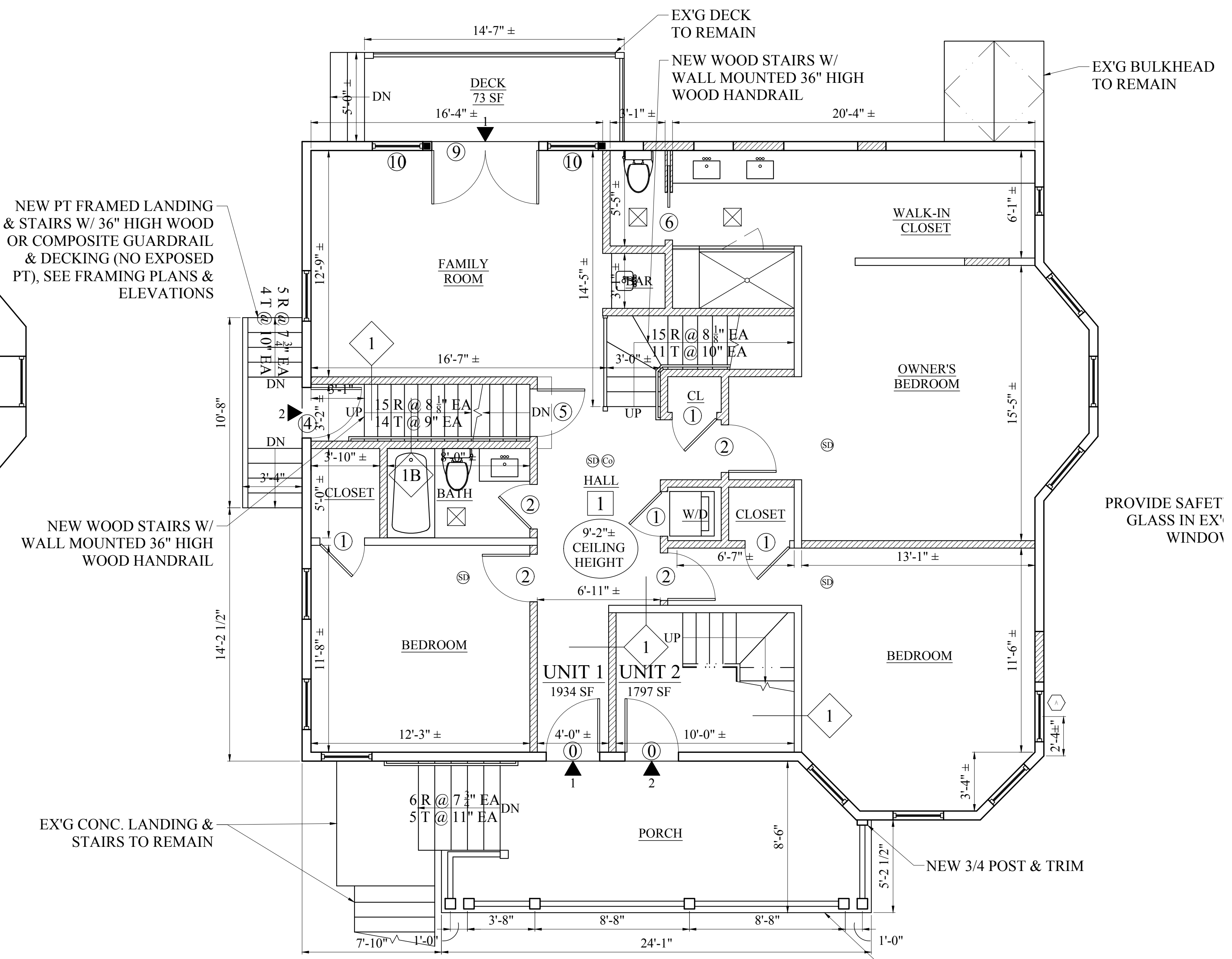
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PROPOSED FLOOR PLANS

Sheet No.
A-1.1



1 PROPOSED BASEMENT FLOOR PLAN
 1/4" = 1'-0"



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

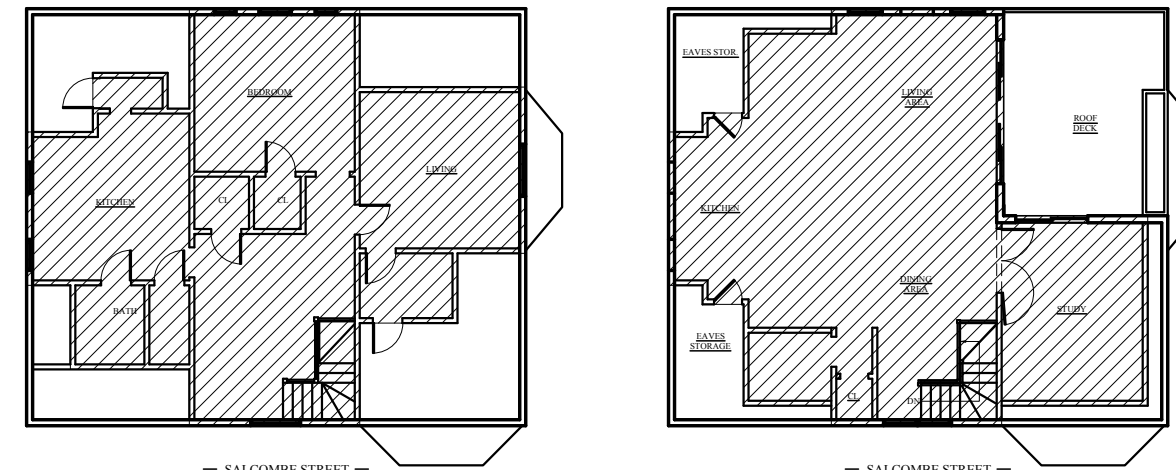
— SALCOMBE STREET —

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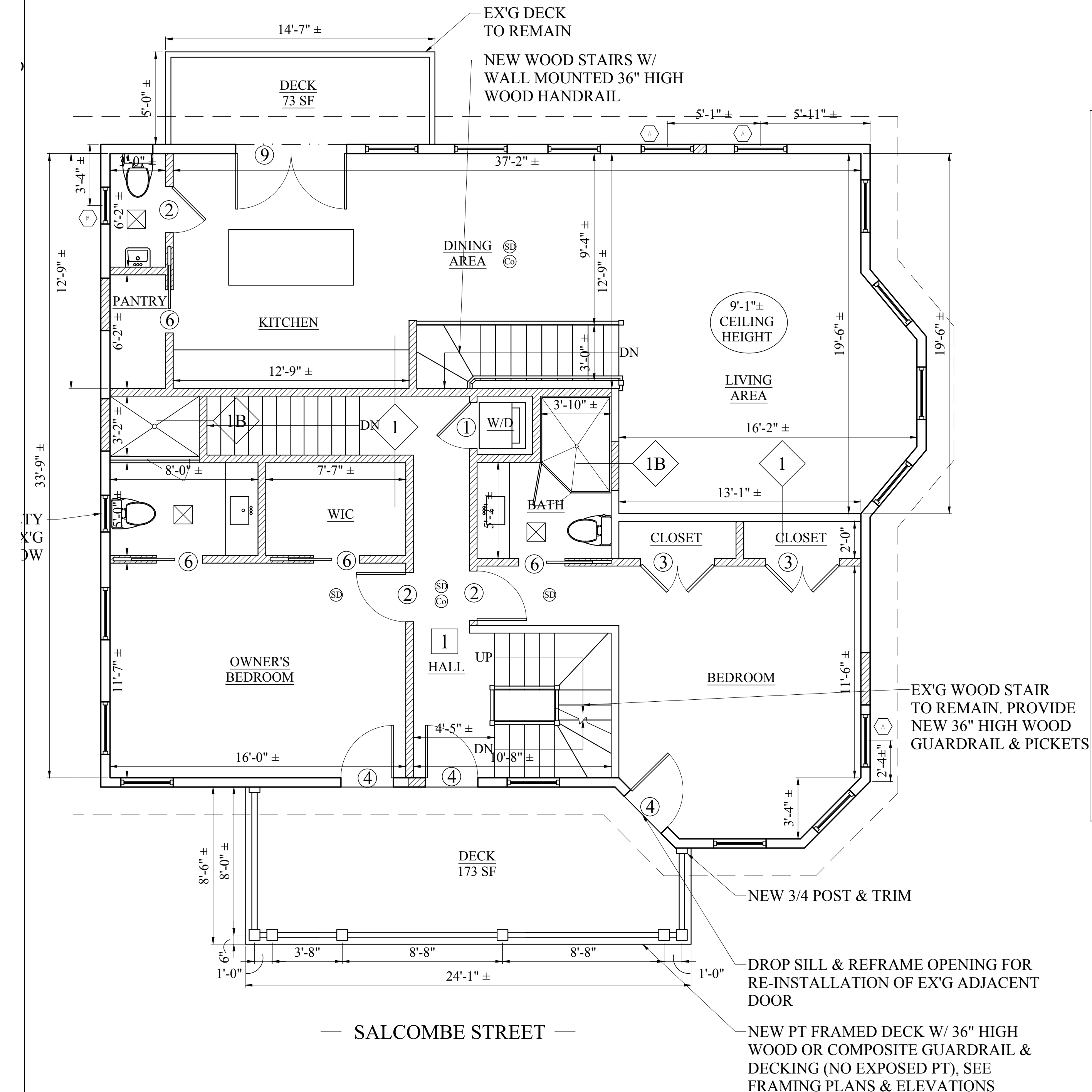
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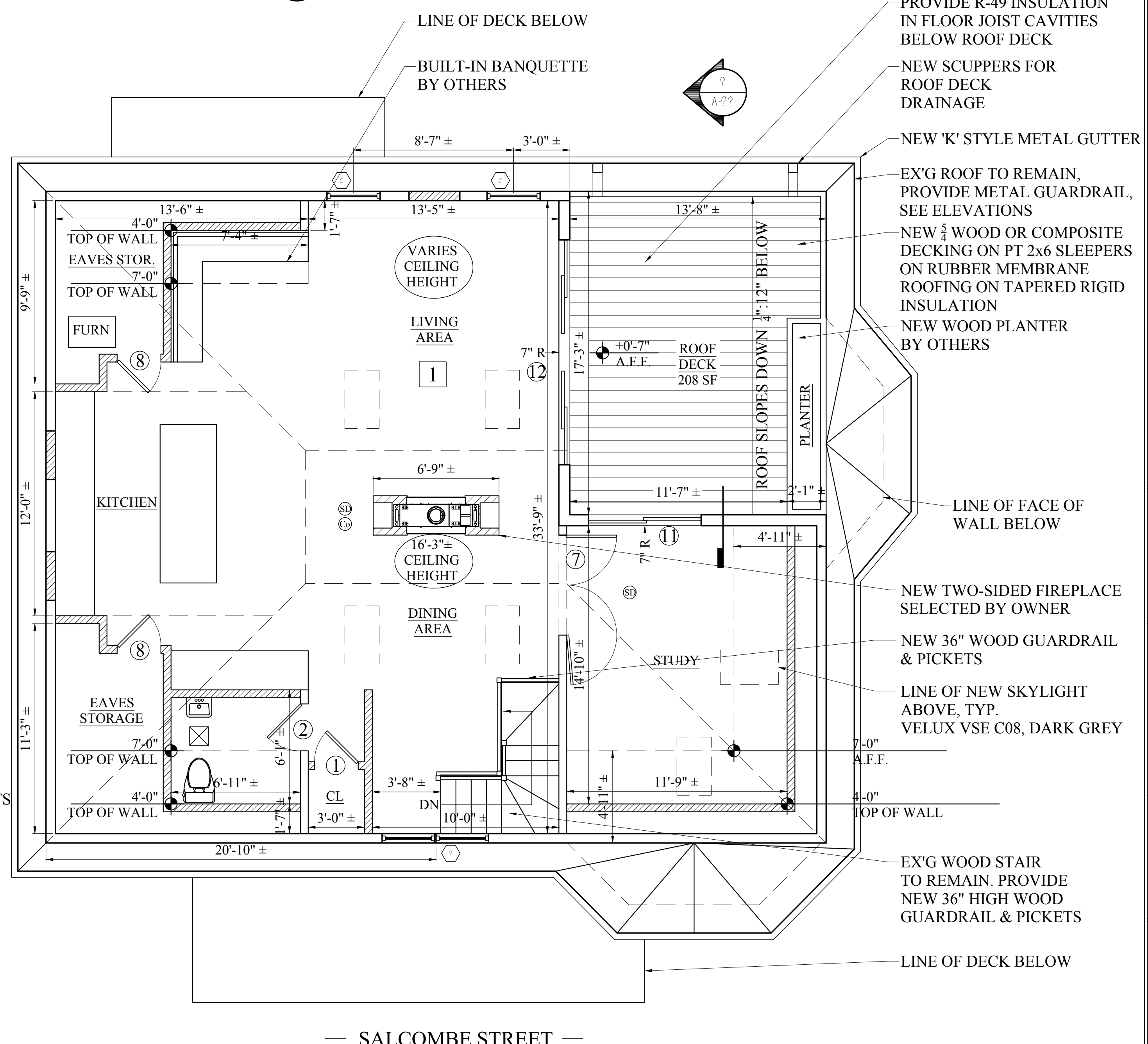
EXISTING GROSS AREA = 1009 SF PROPOSED GROSS AREA = 1009 SF



3 THIRD FLOOR FAR DIAGRAM
 1/16" = 1'-0"



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



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

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PROPOSED FLOOR PLANS

Sheet No.
 A-1.2

WINDOW SCHEDULE

* NOTE THIS SCHEDULE IS BASED ON STANDARD SIZES WHEN AVAILABLE.

NO.	MANUFACTURER	MODEL	# NEEDED	UNIT SIZE	REMARKS
A	PLYGEM	-	4	2'-10" x 5'-4"	DOUBLE HUNG
B	PLYGEM	-	1	2'-0" x 3'-8"	DOUBLE HUNG, PROVIDE SAFETY GLASS
C	PLYGEM	-	2	2'-10" x 4'-8"	DOUBLE HUNG
D	PLYGEM	-	1	(2) 2'-10" x 4'-8"	FACTORY MULLED DOUBLE HUNG UNIT
D	VELUX	VSE C08	6	1'-9" x 4'-6"	ELECTRIC OPERABLE INSULATED GLASS DECK MOUNTED SKYLIGHT, DARK GREY * GC IS RESPONSIBLE FOR VERIFYING SIZES & QUANTITIES IN THE FIELD PRIOR TO ORDERING PROVIDE HALF SCREENS ON TRACKS, WINDOW COLOR & HARDWARE SELECTED BY OWNER

Location

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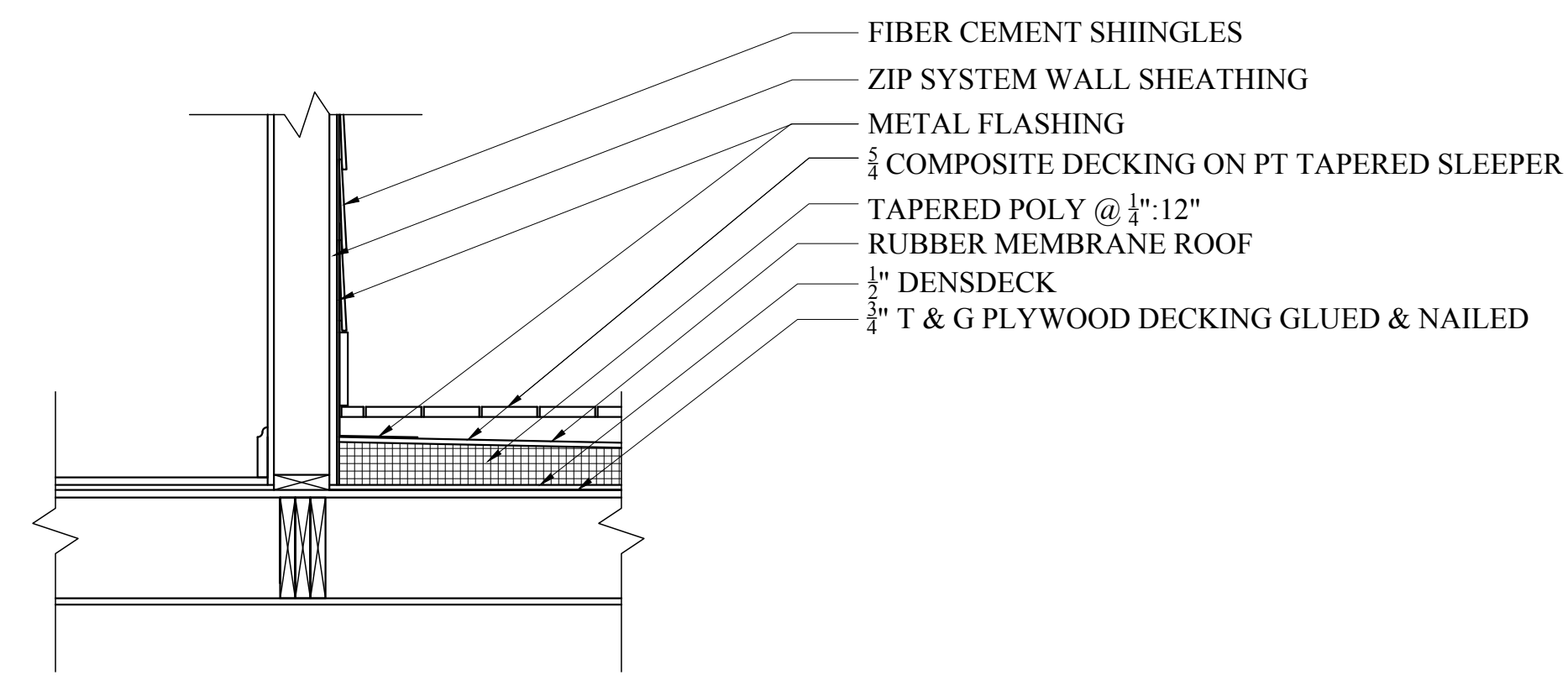
Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.1

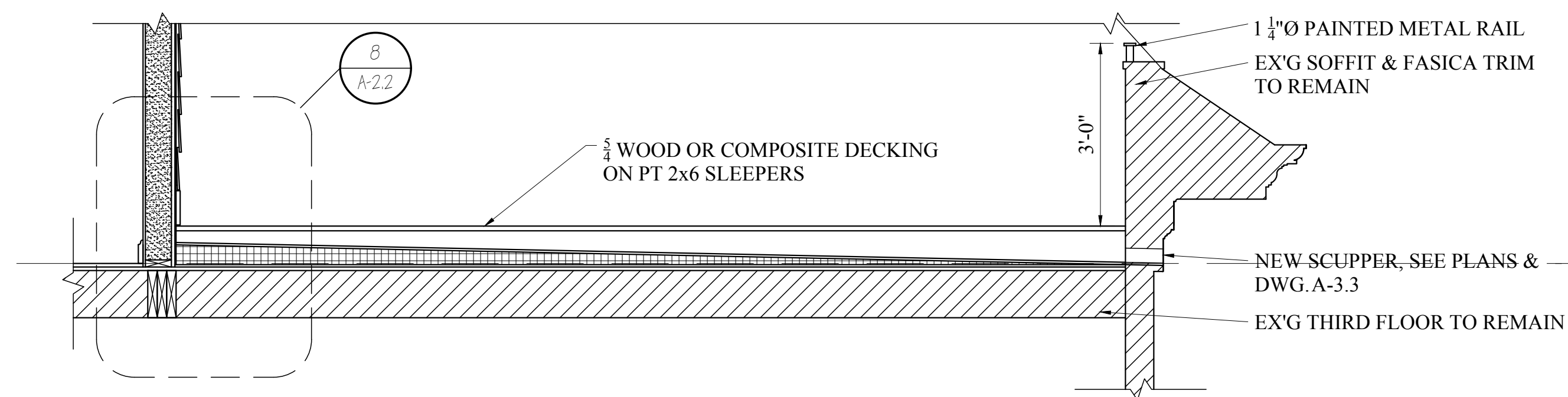


1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

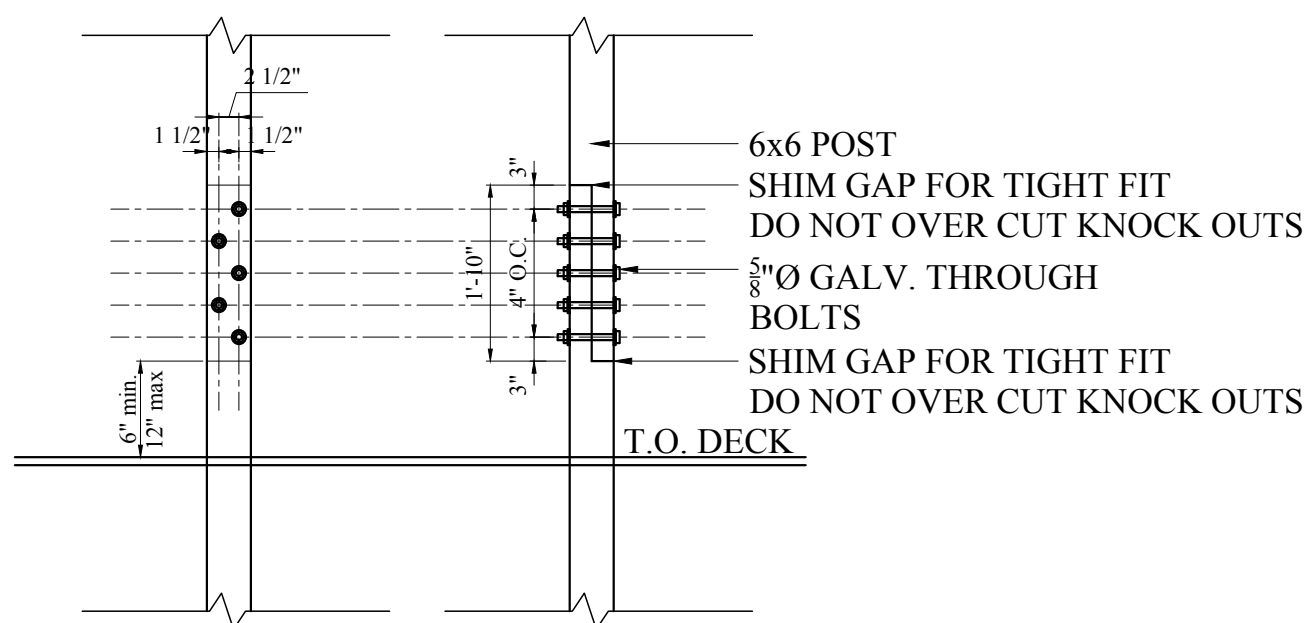
2 PROPOSED SIDE ELEVATION
1/4" = 1'-0"



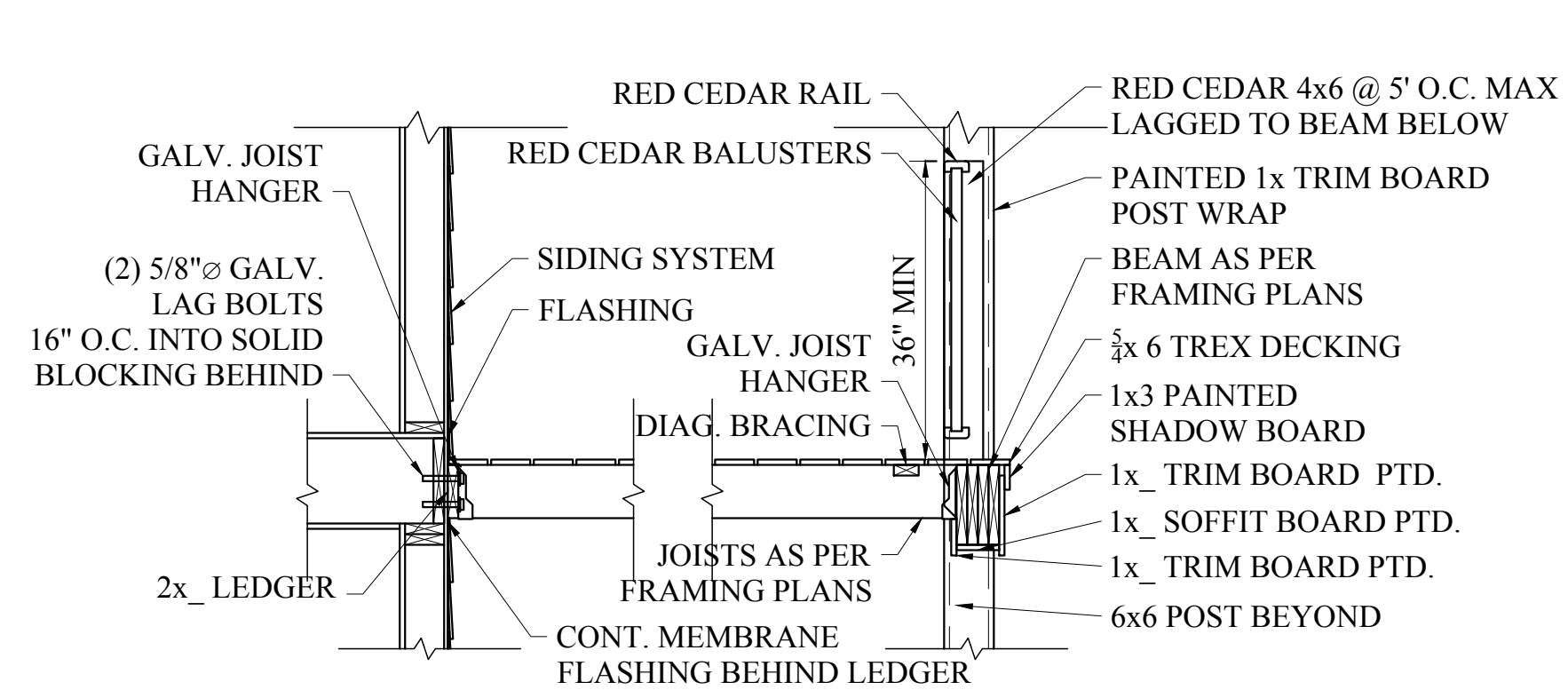
8 PROPOSED ROOF DECK SECTION
5/4" = 1'-0"



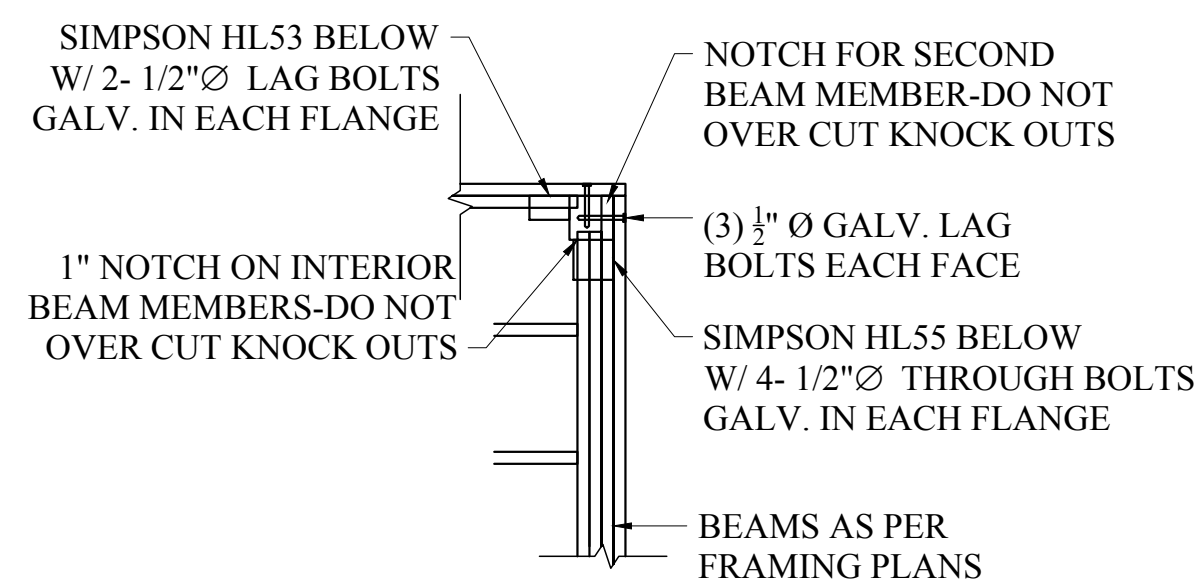
7 PROPOSED PARTIAL SECTION THROUGH ROOF DECK
1/2" = 1'-0"



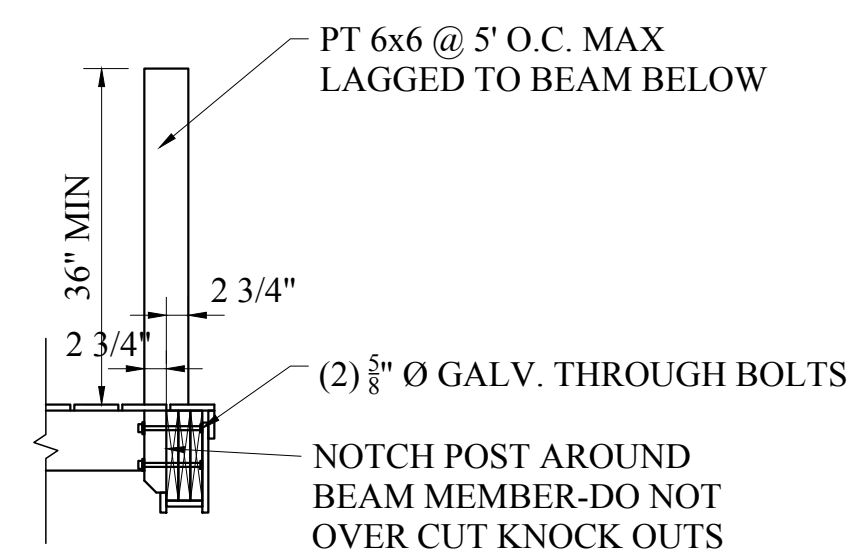
6 PROPOSED COLUMN SPLICE DETAIL
1/2" = 1'-0"



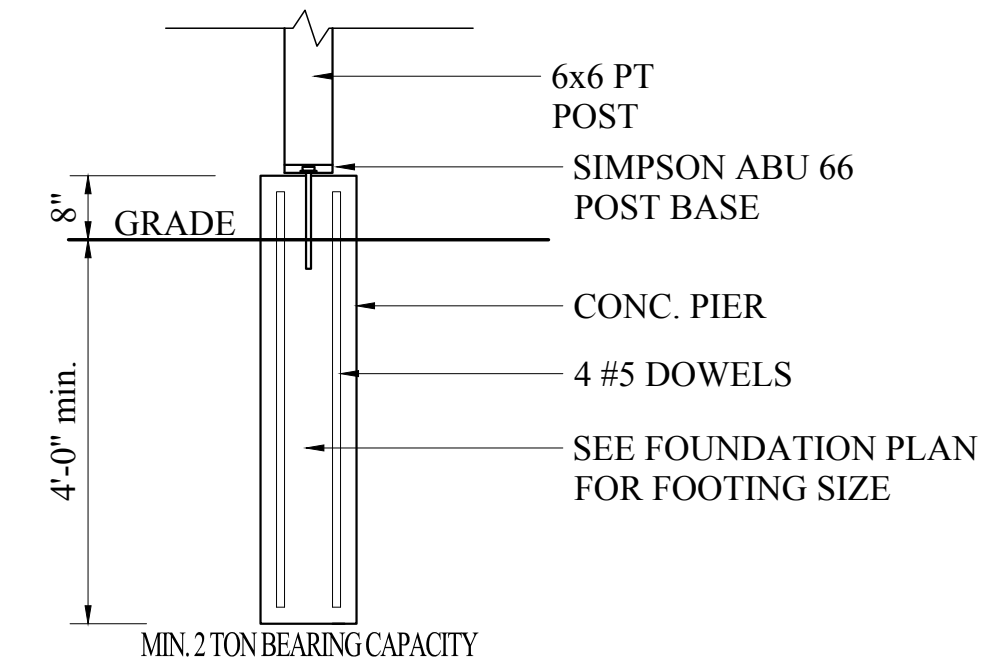
5 PROPOSED SECTION THROUGH DECK
1/2" = 1'-0"



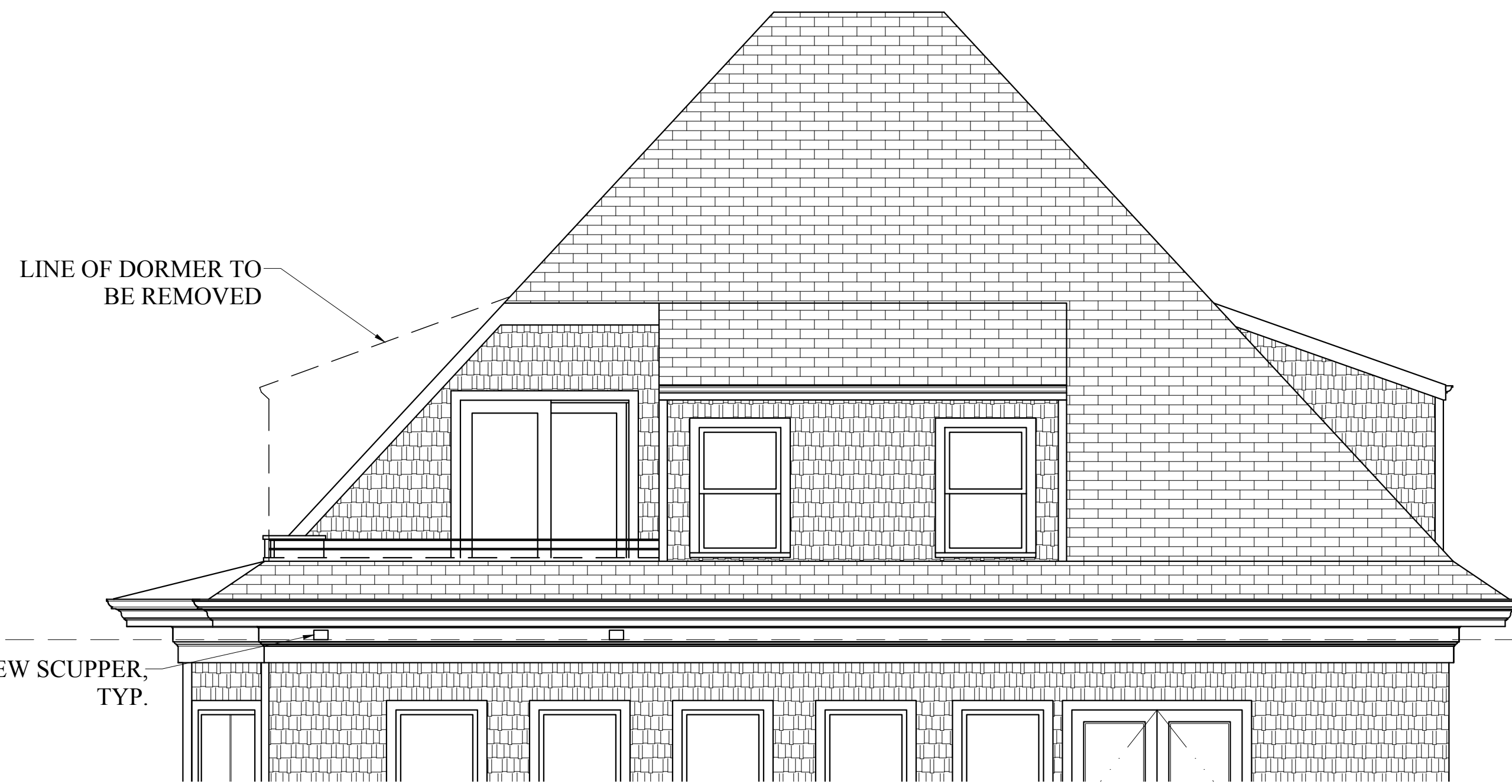
4 PROPOSED PLAN DETAIL OF DECK FRAMING
1/2" = 1'-0"



3 PROPOSED NEWELL POST CONNECTION DETAIL
1/2" = 1'-0"



2 PROPOSED CONC. PIER FOOTING DETAIL
1/2" = 1'-0"



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

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Drawing Name
EXISTING ELEVATIONS

Sheet No.
A-2.2

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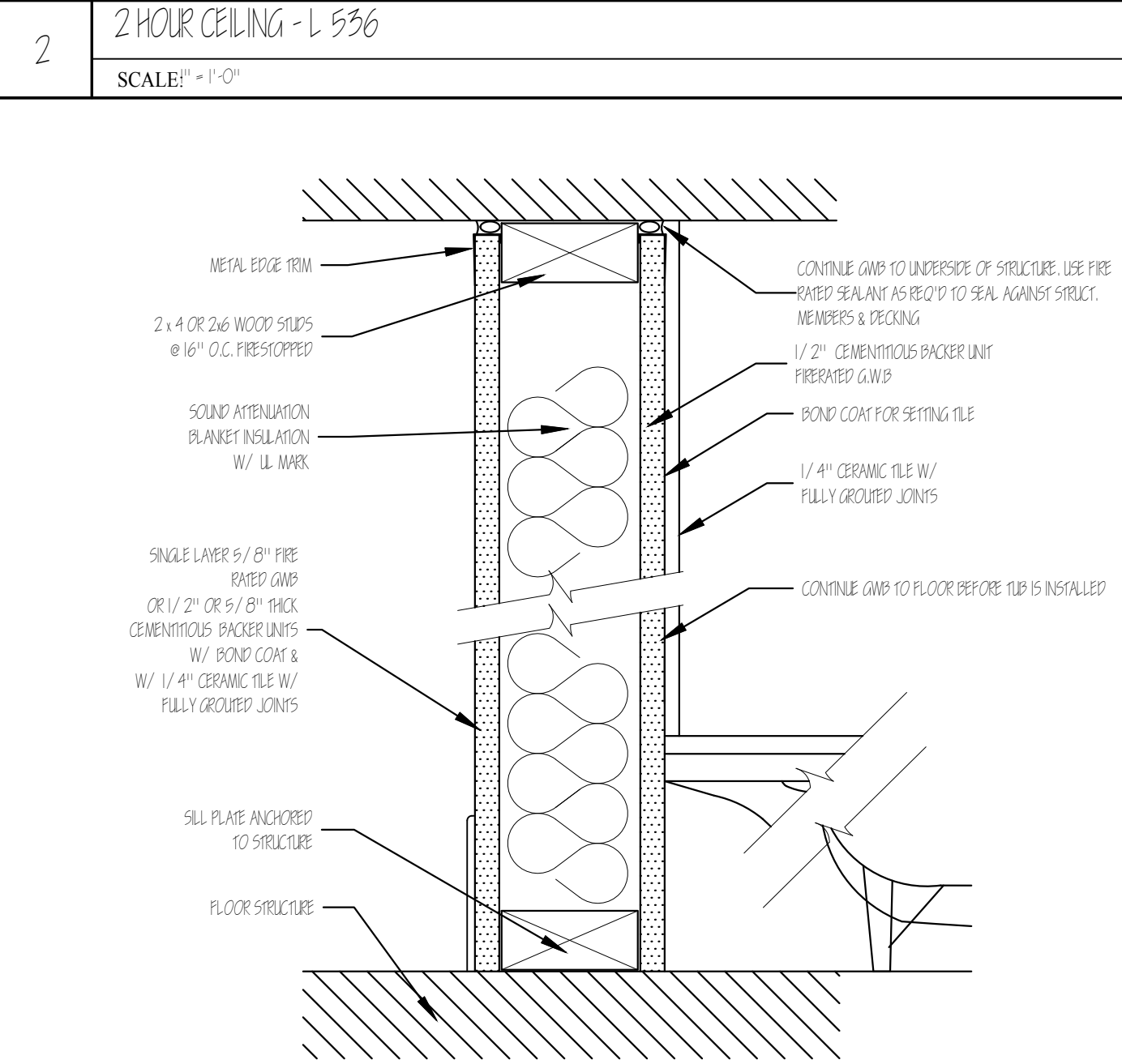
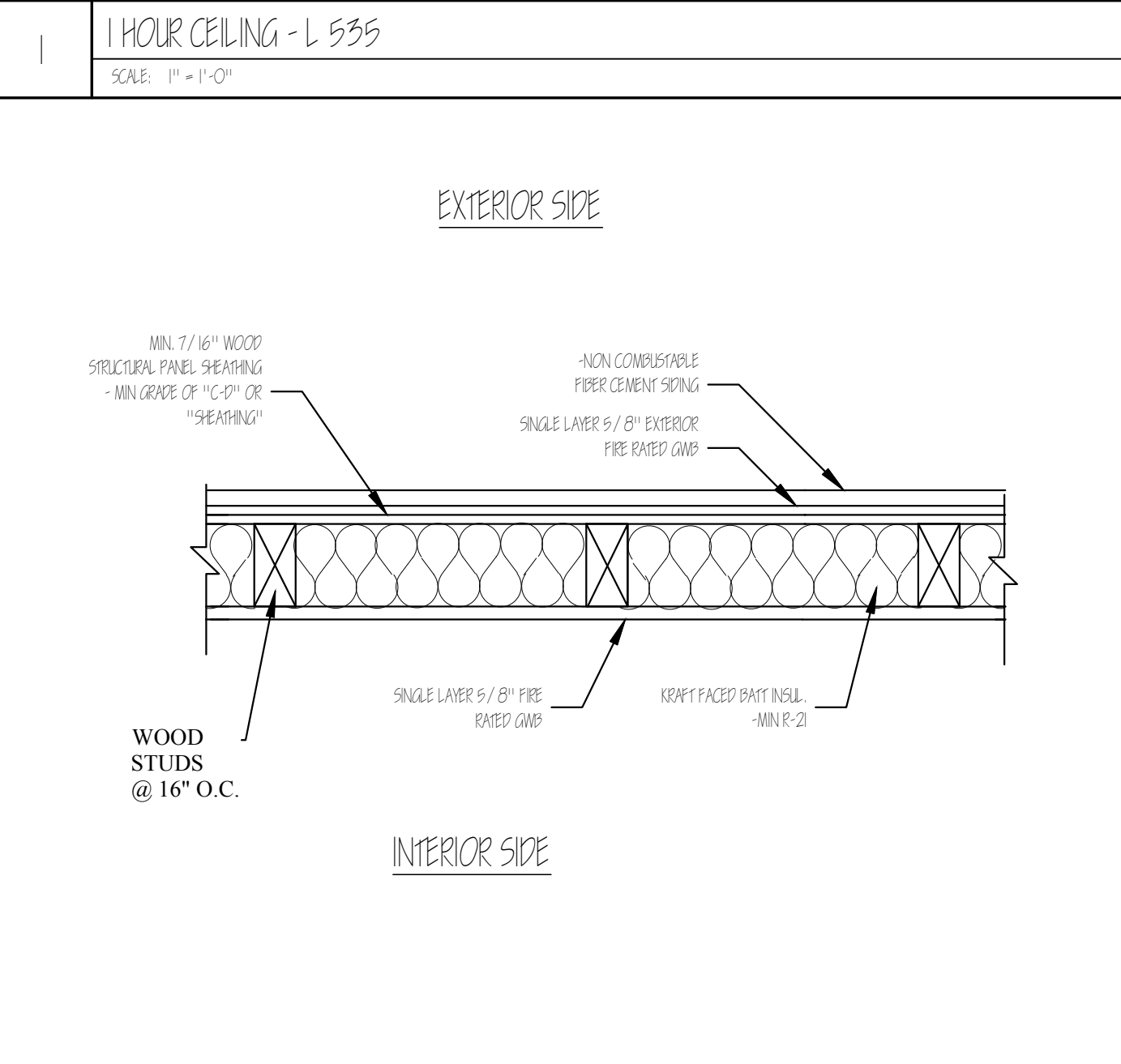
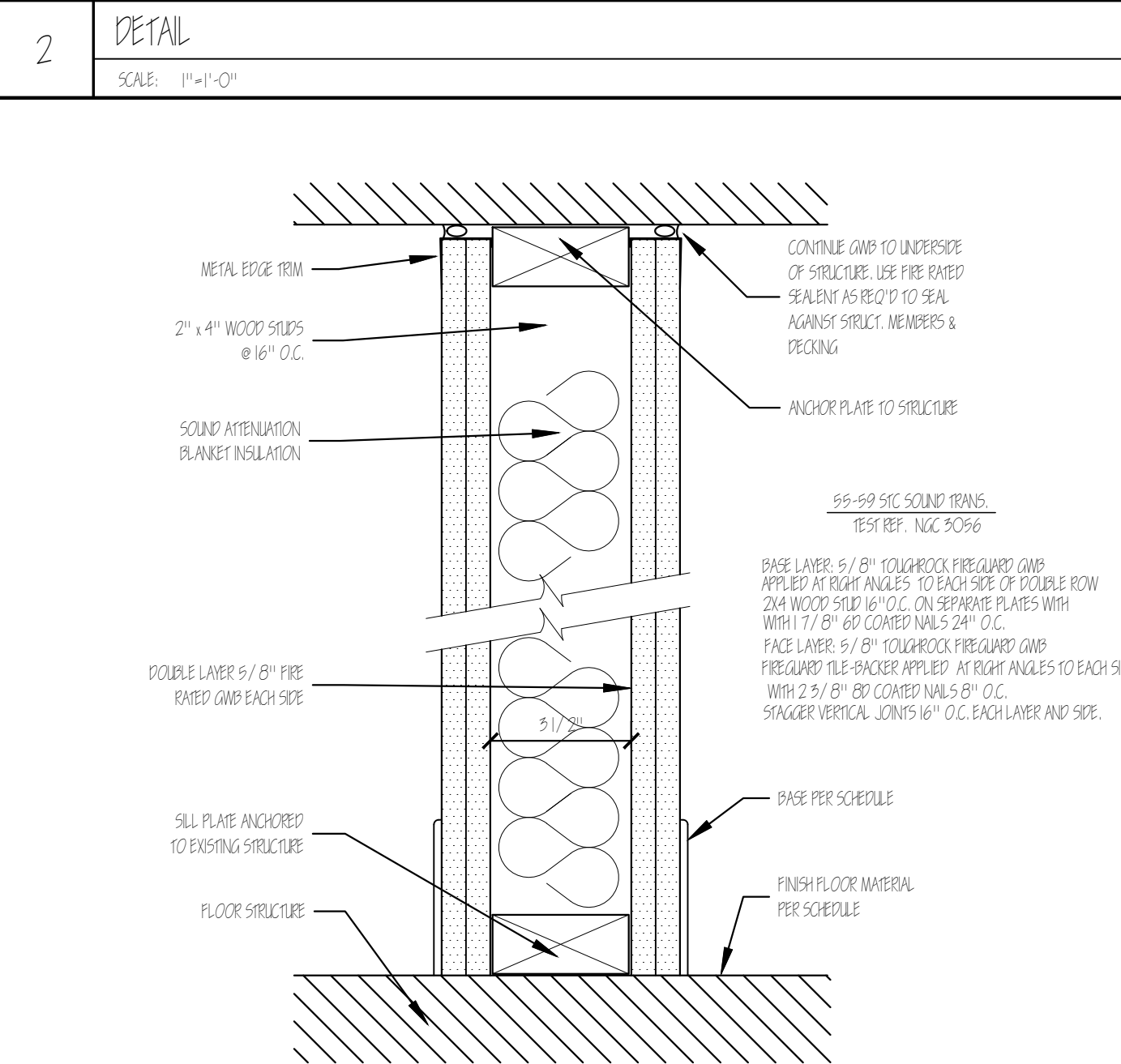
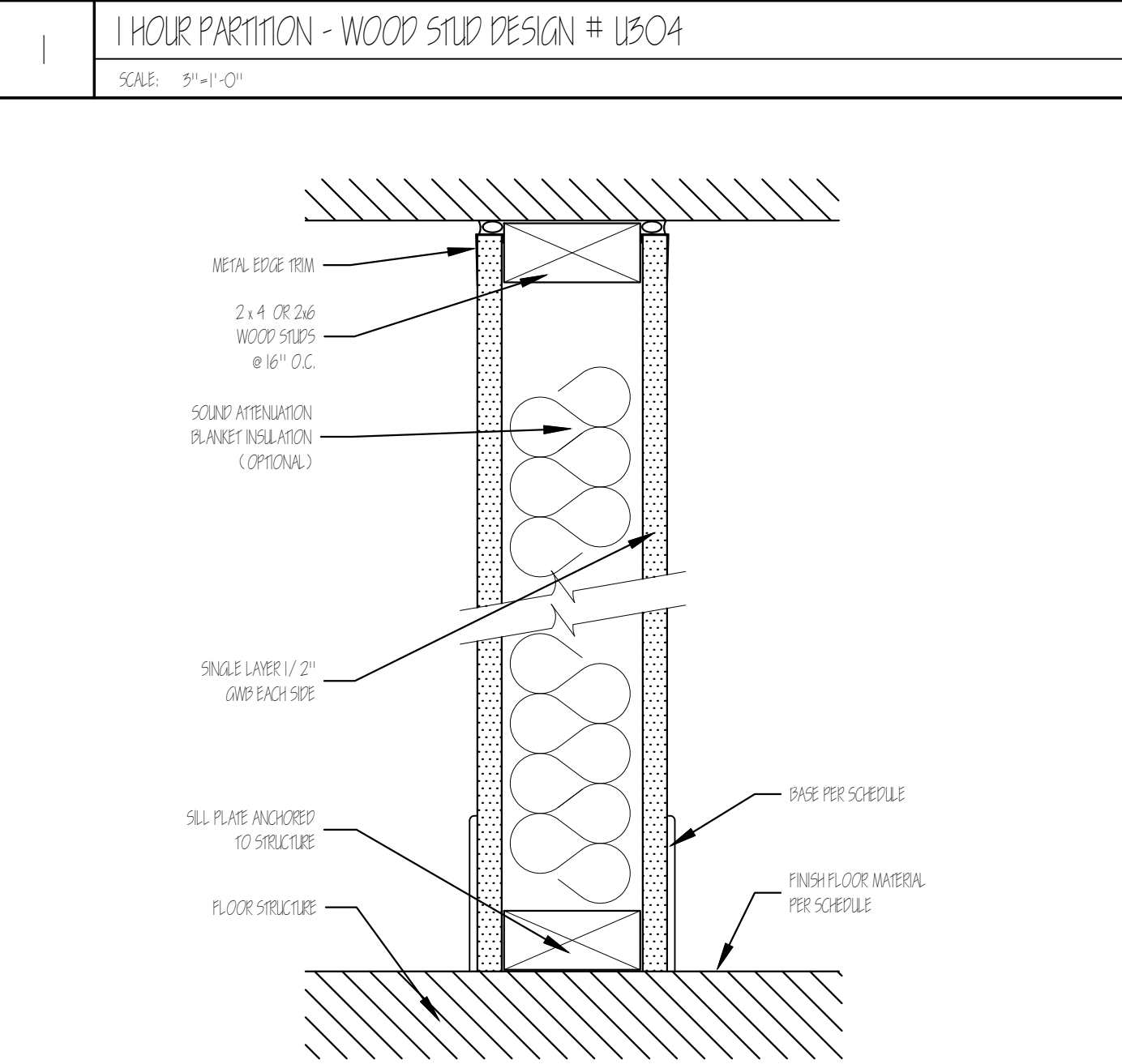
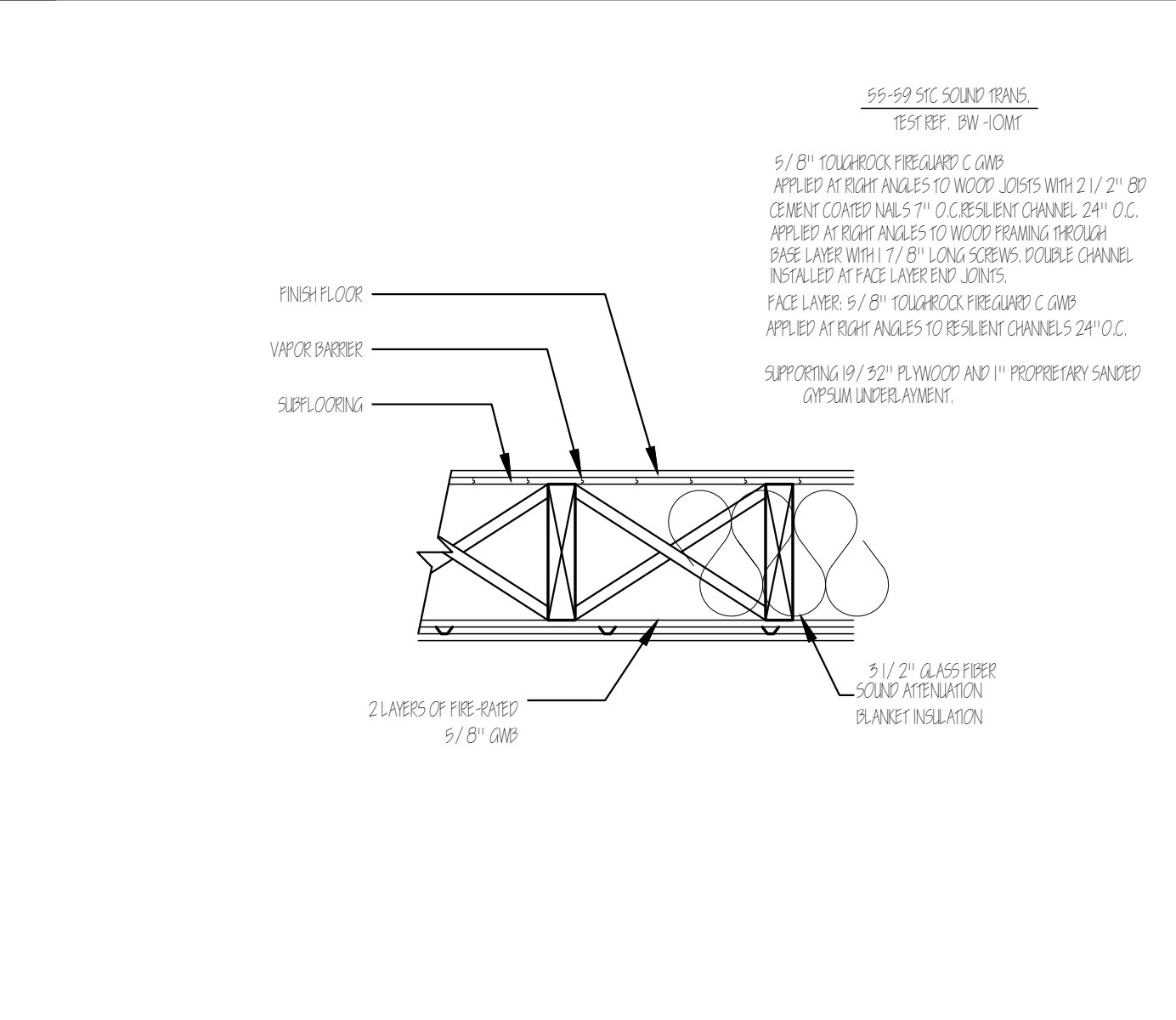
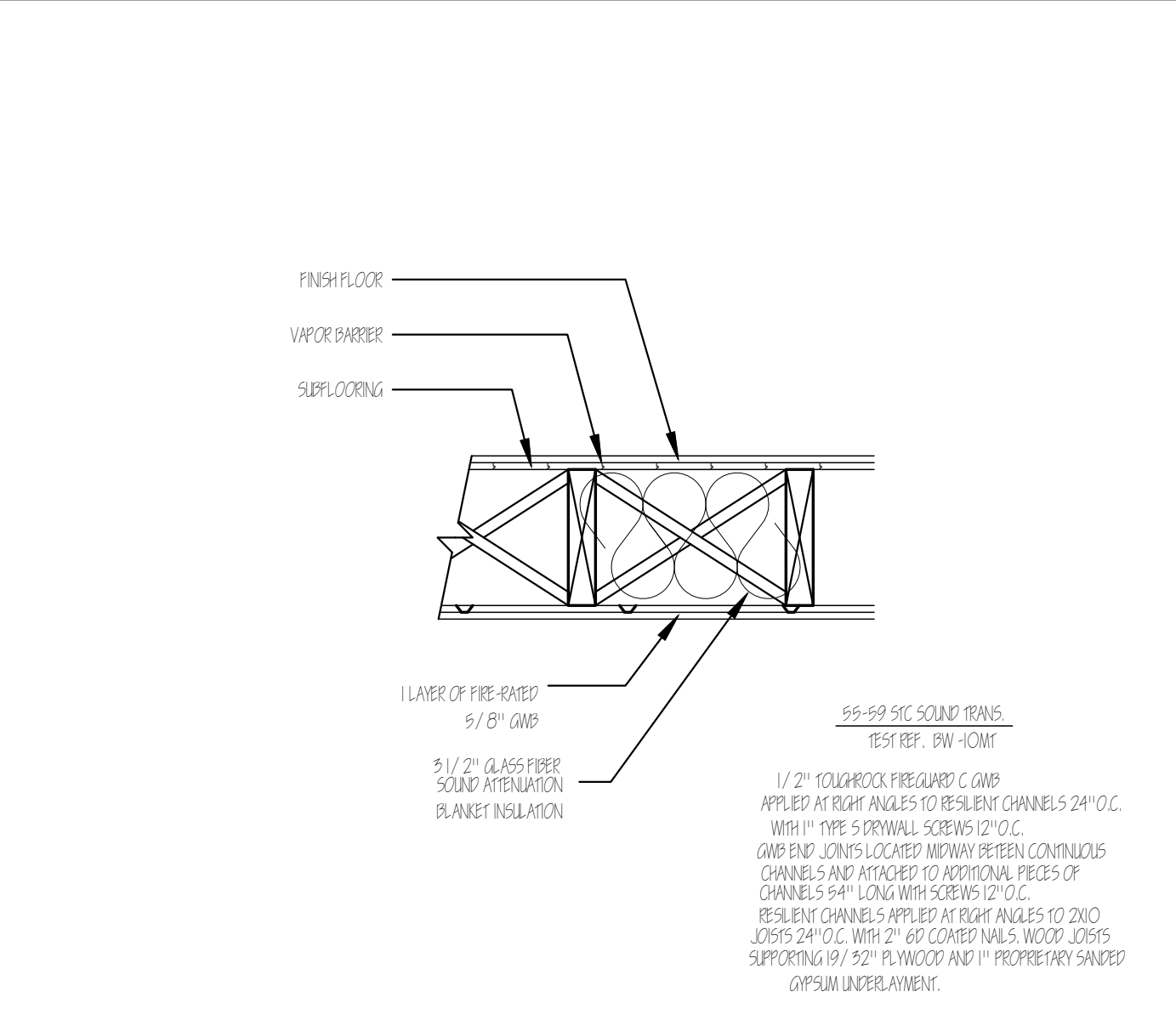
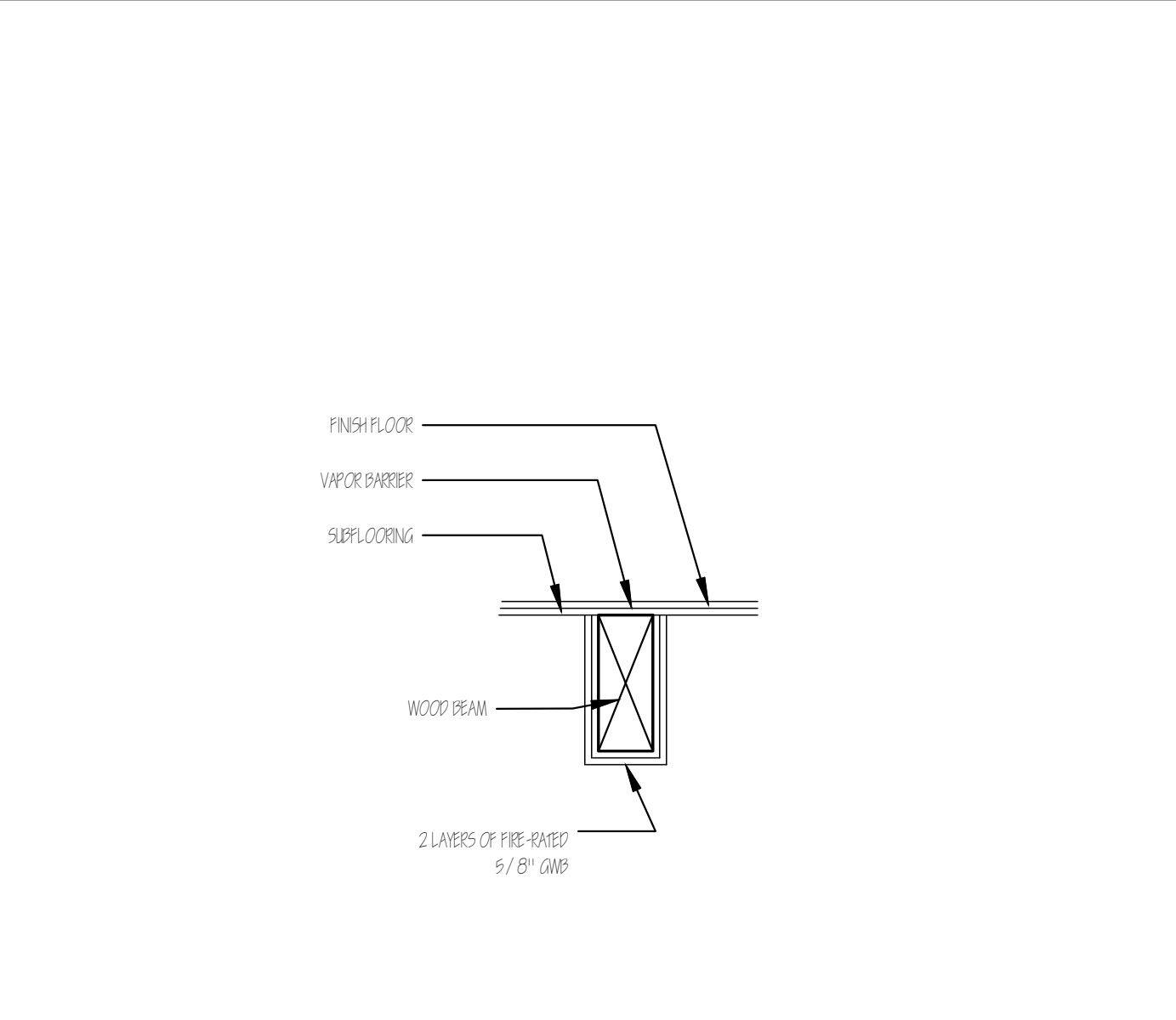
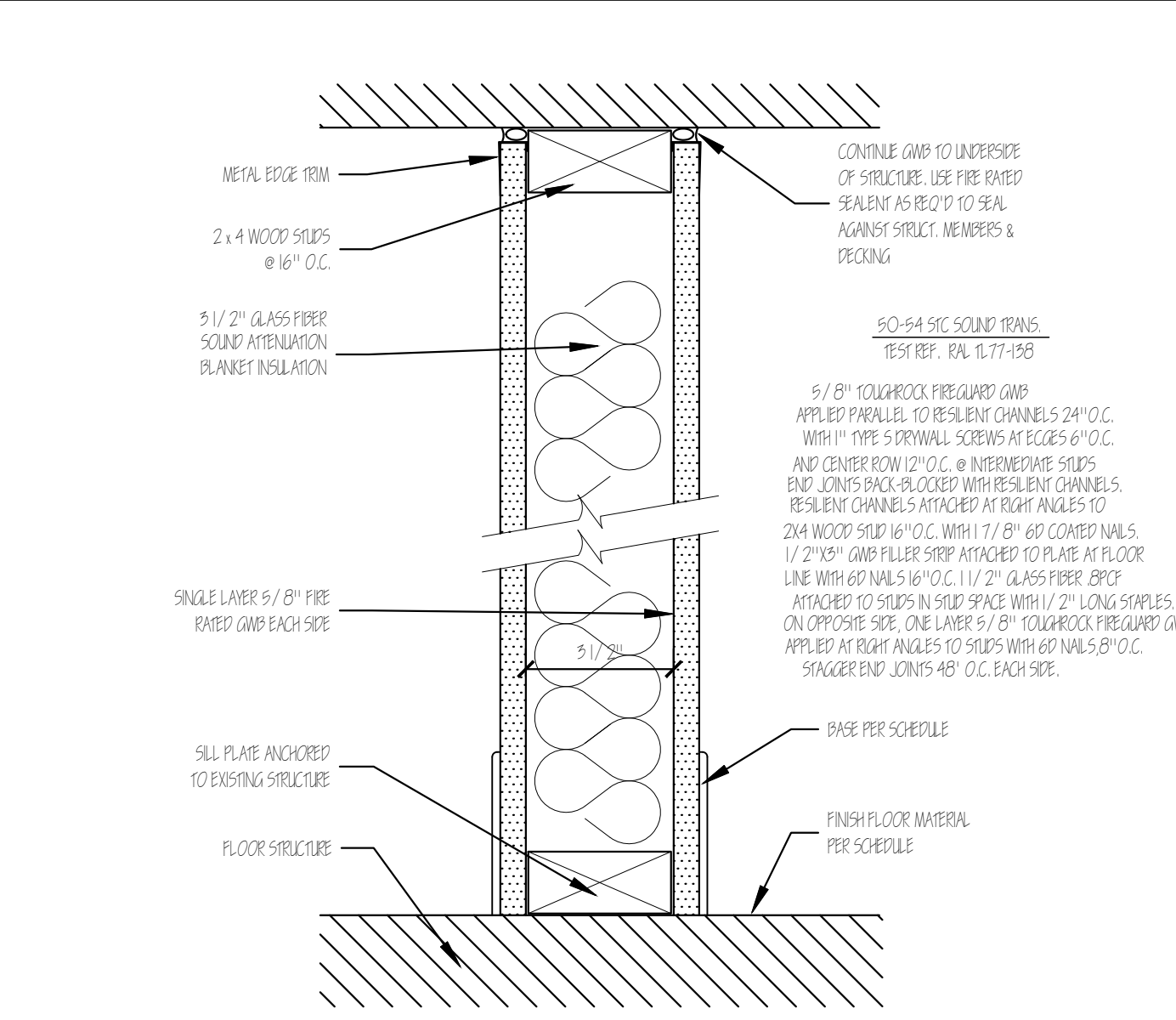
Choo & Company, Inc.
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 16259
 Scale: AS NOTED
 Date: 1-5-17
 Drawn By: DF

WALL TYPES

Sheet No.
A-3.1



1 HOUR PARTITION - WOOD STUD DESIGN # U304
 SCALE: 3/4"=1'-0"

2-HOUR PARTITION - WOOD STUD U# U301
 SCALE: 3/4"=1'-0"

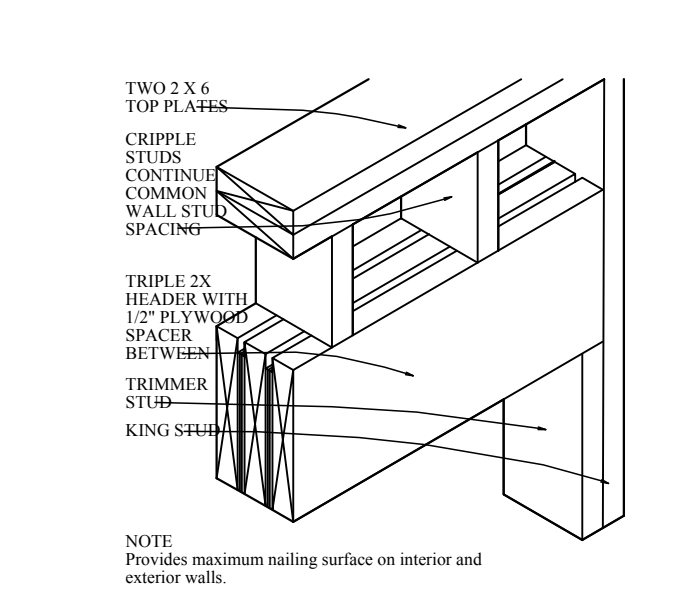
1 HOUR - EXTERIOR BEARING WALL (U303) (RATED BOTH SIDES)
 SCALE: 1"=1'-0"

1 HOUR PARTITION - WOOD STUD DESIGN # U329
 SCALE: 3/4"=1'-0"

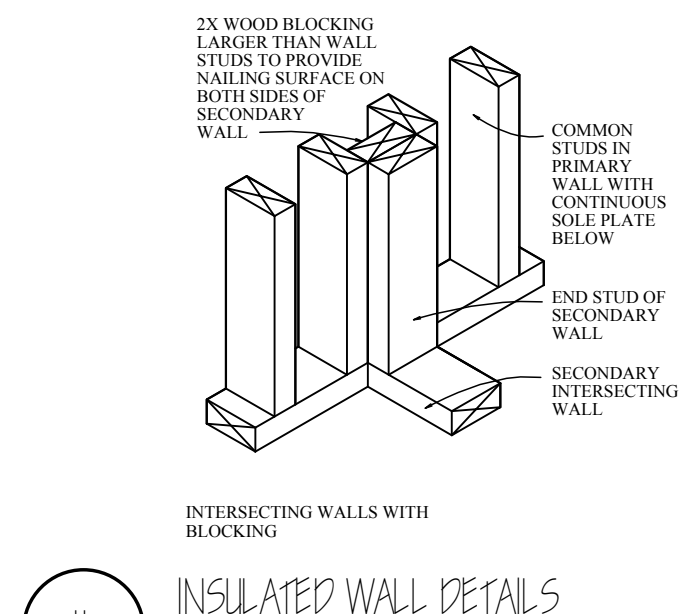
RECOMMENDED FASTENING SCHEDULE

BUILDING ELEMENT	NAIL SIZE AND TYPE	NUMBER AND LOCATION
STUD TO SOLE PLATE	8D COMMON 16D COMMON	4 TOE-NAIL OR 2 DIRECT-NAIL
STUD TO CAP PLATE	16D COMMON	2 TOE-NAIL OR 2 DIRECT-NAIL
DOUBLE STUDS	10D COMMON	12" O.C. DIRECT
CORNER STUDS	16D COMMON	24" O.C. DIRECT
SOLE PLATE TO JOIST OR BLOCKING	16D COMMON	16" O.C.
DOUBLE CAP PLATE	10D COMMON	16" O.C. DIRECT
CAP PLATE LAPS	10D COMMON	2 DIRECT-NAIL
RIBBON STRIP, 6" OR LESS	10D COMMON	2 EACH DIRECT BEARING
RIBBON STRIP, 6" OR MORE	10D COMMON	3 EACH DIRECT BEARING
ROOF RAFTER TO PLATE	8D COMMON	3 TOE-NAIL
JACK RAFTER TO RIDGE	16D COMMON	2 TOE-NAIL OR DIRECT-NAIL
JACK RAFTER TO HIP	10D COMMON 16D COMMON	3 TOE-NAIL OR 2 DIRECT-NAIL
FLOOR JOISTS TO STUDS (NO CEILING JOISTS)	10D COMMON 10D COMMON	5 DIRECT OR 3 DIRECT
FLOOR JOISTS TO STUDS (WITH CEILING JOISTS)	10D COMMON	2 DIRECT
FLOOR JOISTS TO SILL OR GIRDER	3D COMMON	3 TOE-NAIL
LEDGER STRIP	16D COMMON	3 EACH DIRECT
CEILING JOISTS TO PLATE	16D COMMON	3 TOE-NAIL
CEILING JOISTS (LAPS OVER PARTITION)	10D COMMON	3 DIRECT-NAIL
CEILING JOISTS (PARALLEL TO RAFTER)	10D COMMON	3 DIRECT
COLLAR BEAM	10D COMMON	3 DIRECT
BRIDGING TO JOISTS	8D COMMON	2 EACH DIRECT END
DIAGONAL BRACE (TO STUD AND PLATE)	8D COMMON	2 EACH DIRECT BEARING
TAIL BEAMS TO HEADERS (WHEN NAILING PERMITTED)	20D COMMON	1 EACH END 4 SQ. FT. FLOOR AREA
HEADER BEAMS TO TRIMMERS	20D COMMON	1 EACH END 8 SQ. FT. FLOOR AREA
1" ROOF DECKING (OVER 6" IN WIDTH)	8D COMMON 8D COMMON	2 EACH DIRECT RAFTER 3 EACH DIRECT RAFTER
1" SUBFLOORING (6" OR LESS)	8D COMMON	2 EACH DIRECT JOIST
1" SUBFLOORING (8" OR MORE)	8D COMMON	3 EACH DIRECT JOIST
2" SUBFLOORING	16D COMMON	2 EACH DIRECT JOIST
1" WALL SHEATHING (8" OR LESS IN WIDTH)	8D COMMON	2 EACH DIRECT STUD
1" WALL SHEATHING (OVER 8" IN WIDTH)	8D COMMON	3 EACH DIRECT STUD
PLYWOOD ROOF & WALL SHEATHING (1/2" OR LESS) (5/8" OR GREATER) (5/16", 3/8", OR 1/2") (OVER 6" IN WIDTH)	6D COMMON 8D COMMON 16 GAUGE GALVANIZED WIRE STAPLES, 3/8" MINIMUM CROWN; LENGTH OF 1" PLUS PLYWOOD THICKNESS SAME AS IMMEDIATELY ABOVE	6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 4" O.C. EDGES & 8" O.C. INTERMEDIATE 2 1/2" O.C. EDGES & 5" O.C. INTERMEDIATE
PLYWOOD SUBFLOORING (1/2") (3/8", 3/4") (1", 1 1/8") (1/2") (3/8")	6D COMMON OR 6D ANNULAR OR SPIRAL THREAD 8D COMMON OR 8D ANNULAR OR SPIRAL THREAD 10D COMMON OR 8D RING SHANK OR 8D ANNULAR OR SPIRAL THREAD 16D GALVANIZED WIRE STAPLES 3/8" MINIMUM CROWN; 1 3/8" LENGTH	6" O.C. DIRECT EDGES & 10" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 10" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 6" O.C. INTERMEDIATE 4" O.C. EDGES & 7" O.C. INTERMEDIATE 2 1/2" O.C. EDGES & 4" O.C. INTERMEDIATE
BUILT-UP GIRDERS AND BEAMS	20D COMMON	32" O.C. DIRECT
CONTINUOUS HEADER TO STUD	8D COMMON	4 TOE-NAIL
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. DIRECT
1/2" FIBER BOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16"	3" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
25/32" FIBER BOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL OR 8D COMMON NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16"	3" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
GYPSTUM SHEATHING	12 GAUGE 1 3/4" LARGE HEAD CORROSION-RESISTANT	4" O.C. EDGE 8" O.C. INTERMEDIATE
PARTICLE BOARD UNDERLAYMENT (1/4"-3/4")	6D ANNULAR THREADED	6" O.C. DIRECT EDGES 10" O.C. INTERMEDIATE
PARTICLE BOARD ROOF AND WALL SHEATHING 1/2" OR LESS	6D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
5/8" OR GREATER	8D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
PARTICLE BOARD SUBFLOORING (5/8" OR GREATER)	8D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
SHINGLES, WOOD*	NO. 14 B&S GAGE CORROSION RESISTIVE	2 EACH BEARING
WEATHER BOARDING	8D CORROSION	2 EACH BEARING

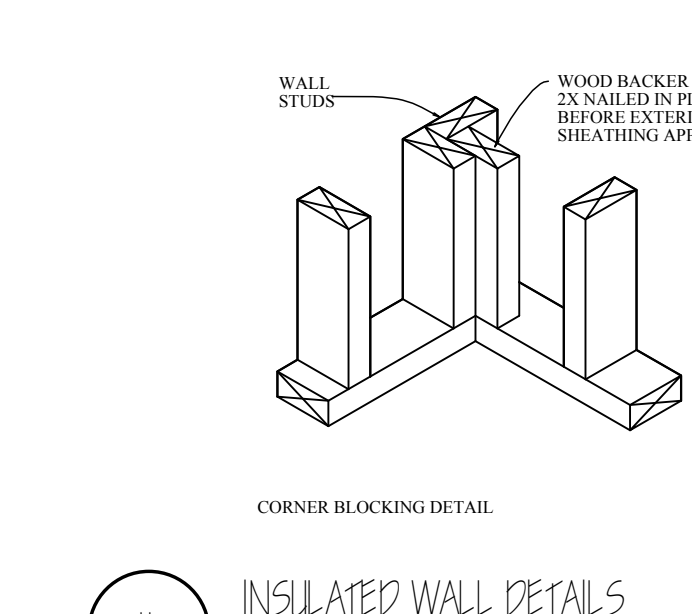
NOTE *: SHINGLE NAILS SHALL PENETRATE NOT LESS THAN 3/4" INTO NAILING STRIPS, SHEATHING OR SUPPORTING CONSTRUCTION EXCEPT AS OTHERWISE PROVIDED IN 780 CMR 1225.4.4.



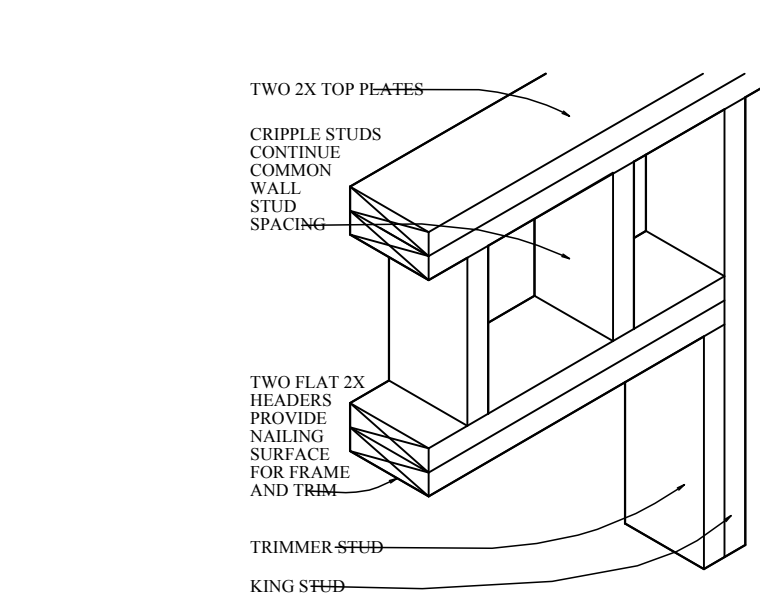
2x6 BEARING WALL HEADER DETAIL
N5



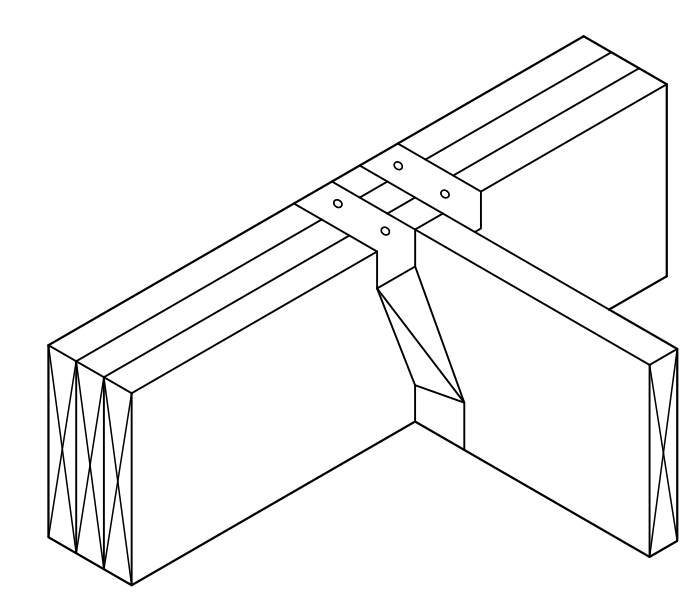
INSULATED WALL DETAILS
1"-1'-0"



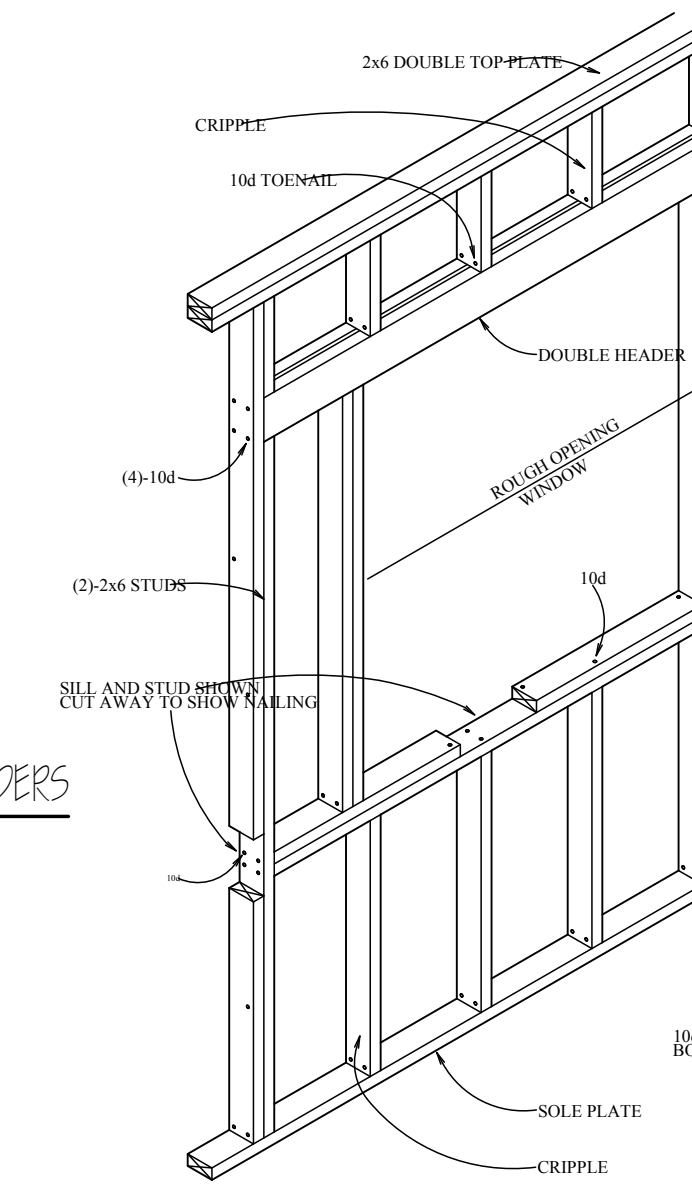
INSULATED WALL DETAILS
1"-1'-0"



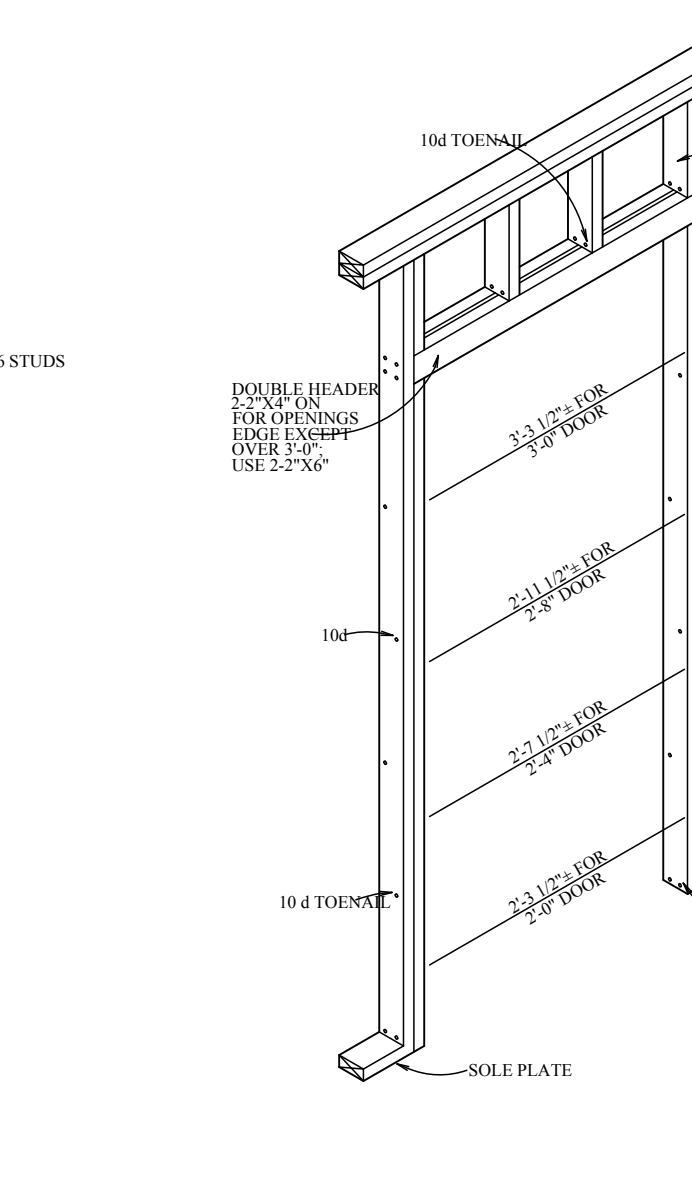
2x PARTITION WALL HEADER DETAIL
N5



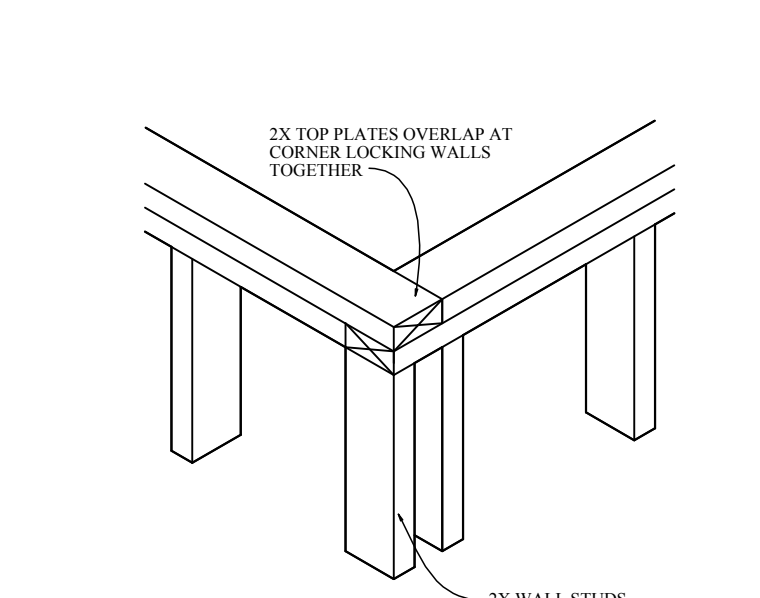
WOOD JOISTS SUPPORTED ON WOOD GIRDERS
1"-1'-0"



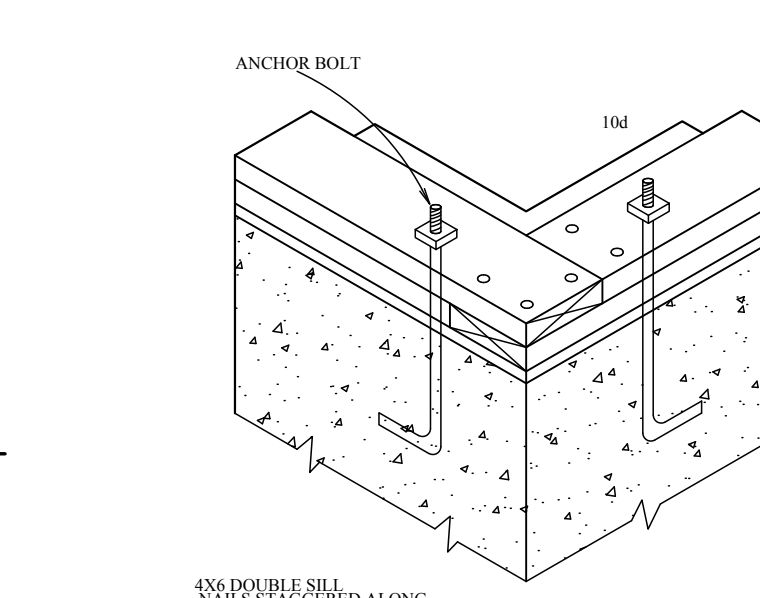
WINDOW OPENING DETAIL
1"-1'-0"



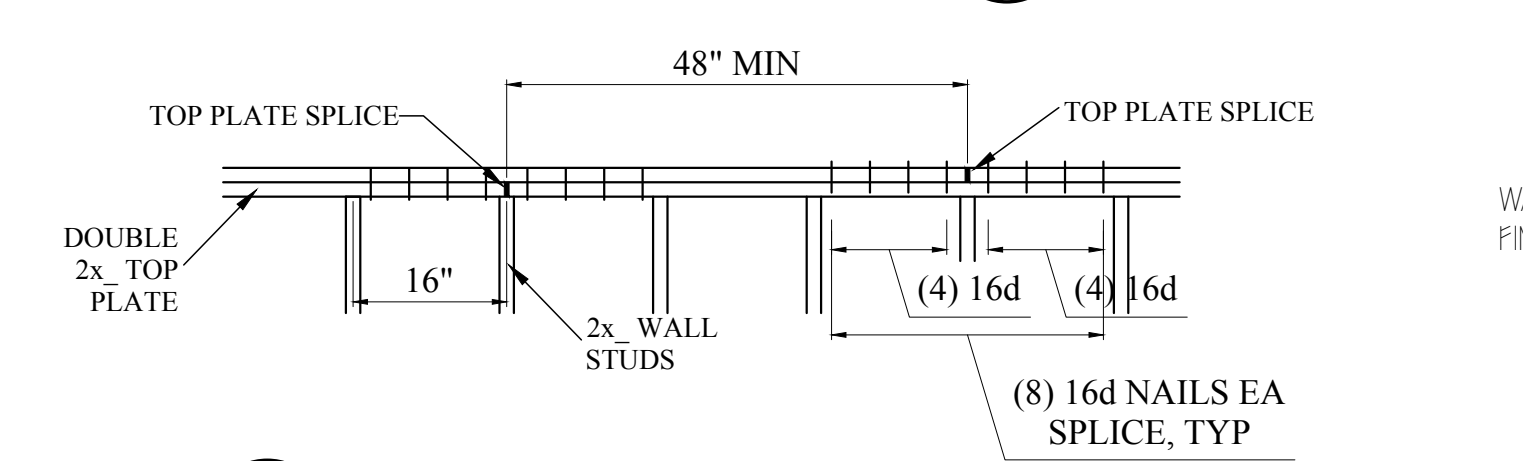
DOOR OPENING DETAIL
1"-1'-0"



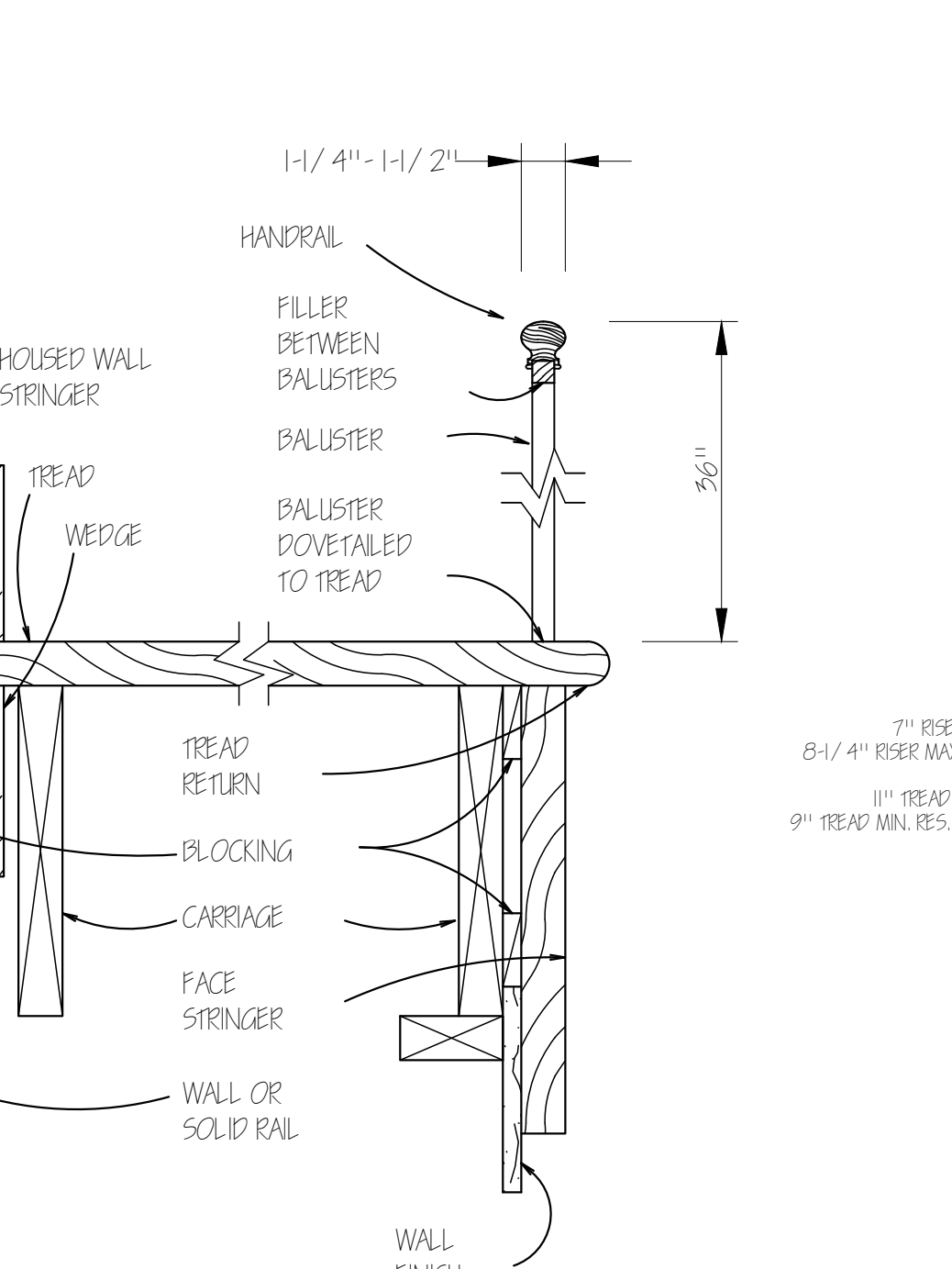
TOP PLATE FRAMING DETAIL
N5



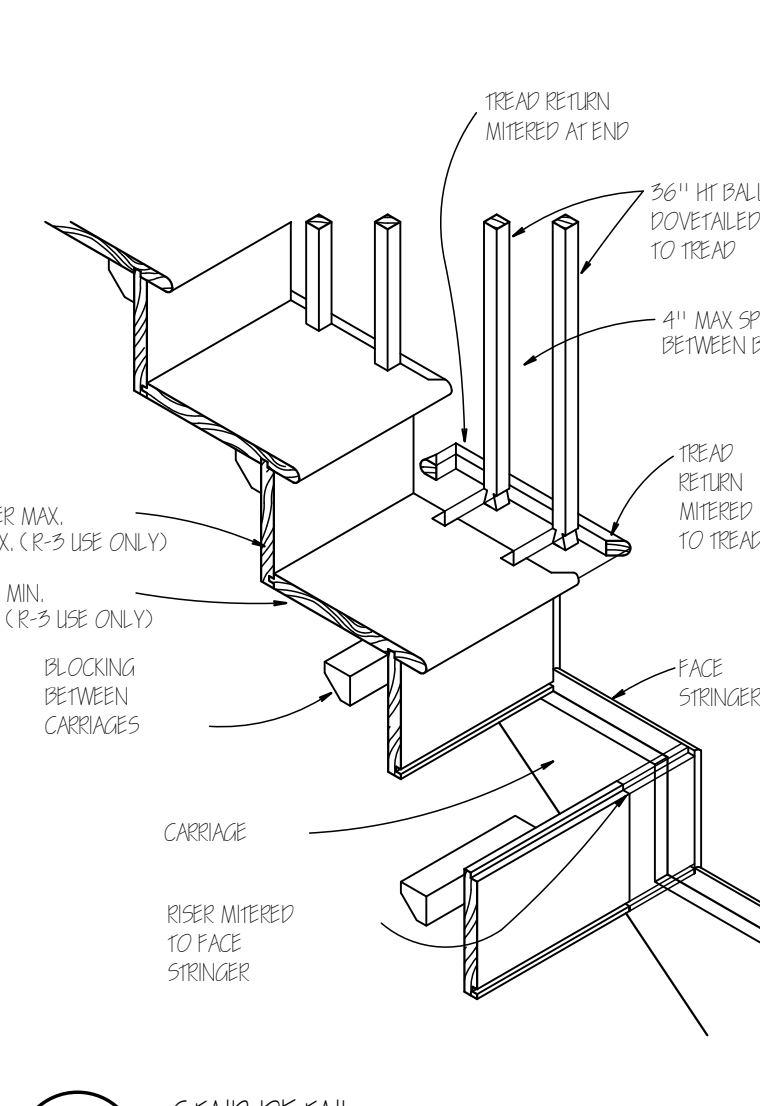
SILL FOR PLATFORM FRAMING DETAIL
1"-1'-0"



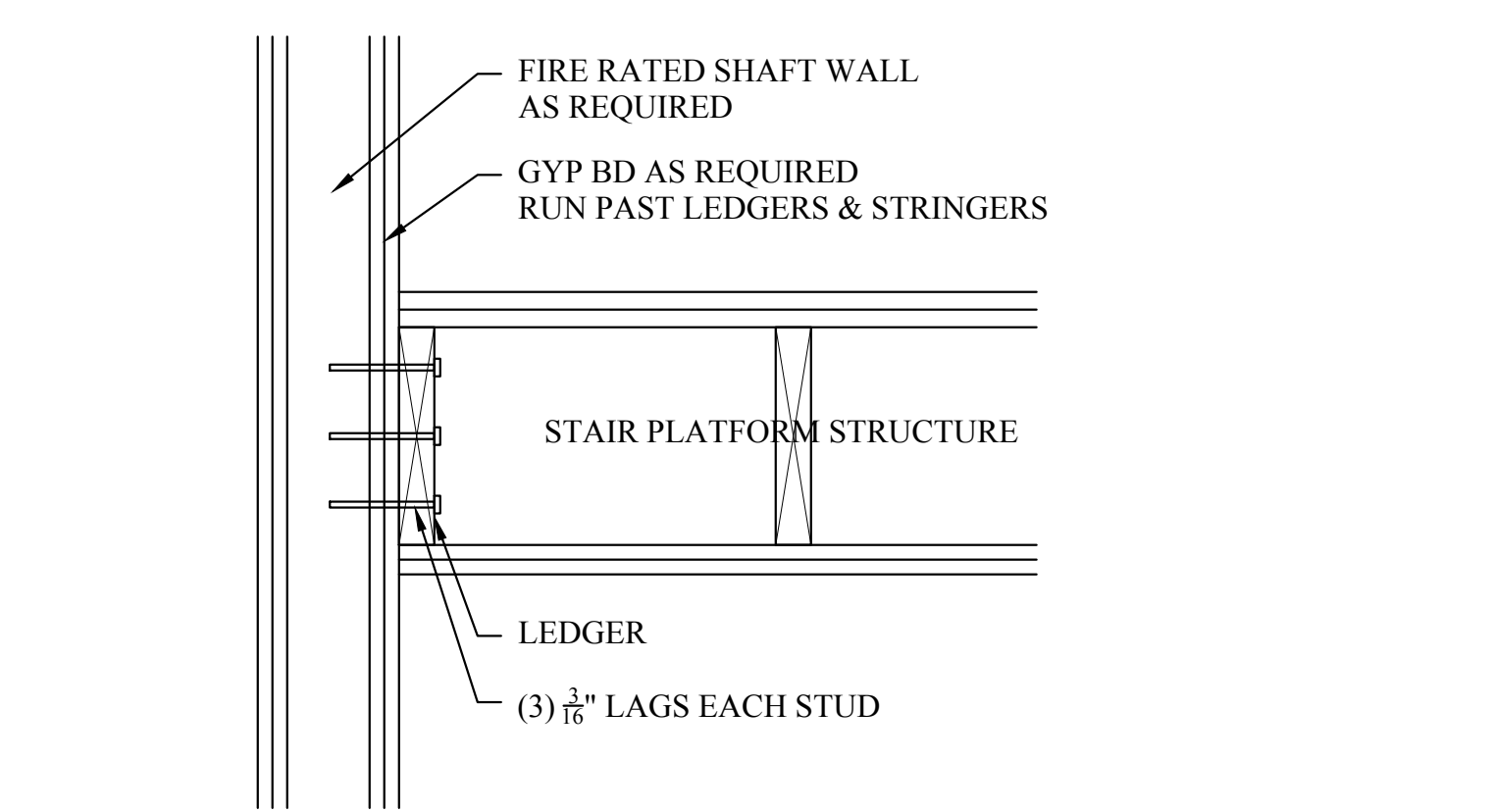
TYPICAL DOUBLE TOP PLATE SPlice DETAIL
N5



STAIR DETAIL
N5



STAIR DETAIL
N5



PLATFORMS IN FIRE RATED STAIR SHAFTS
1.5\"/>

Location
PROPOSED TWO-FAMILY RENOVATION
27 SALCOMBE STREET
DORCHESTER, MA 02125

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

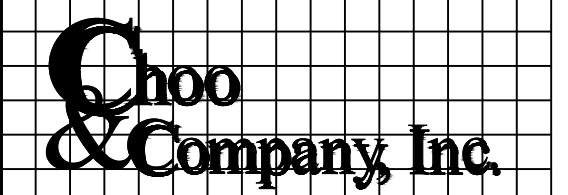
No.	Revision Date

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Drawn By: DF

FASTENING SCHEDULE & FRAMING DETAILS

Sheet No.
A-3.2

PROPOSED TWO-FAMILY RENOVATION 27 SALCOMBE STREET DORCHESTER, MA 02125



One Billings Road Quincy, MA 02171 617-786-7727 fax 617-786-7715

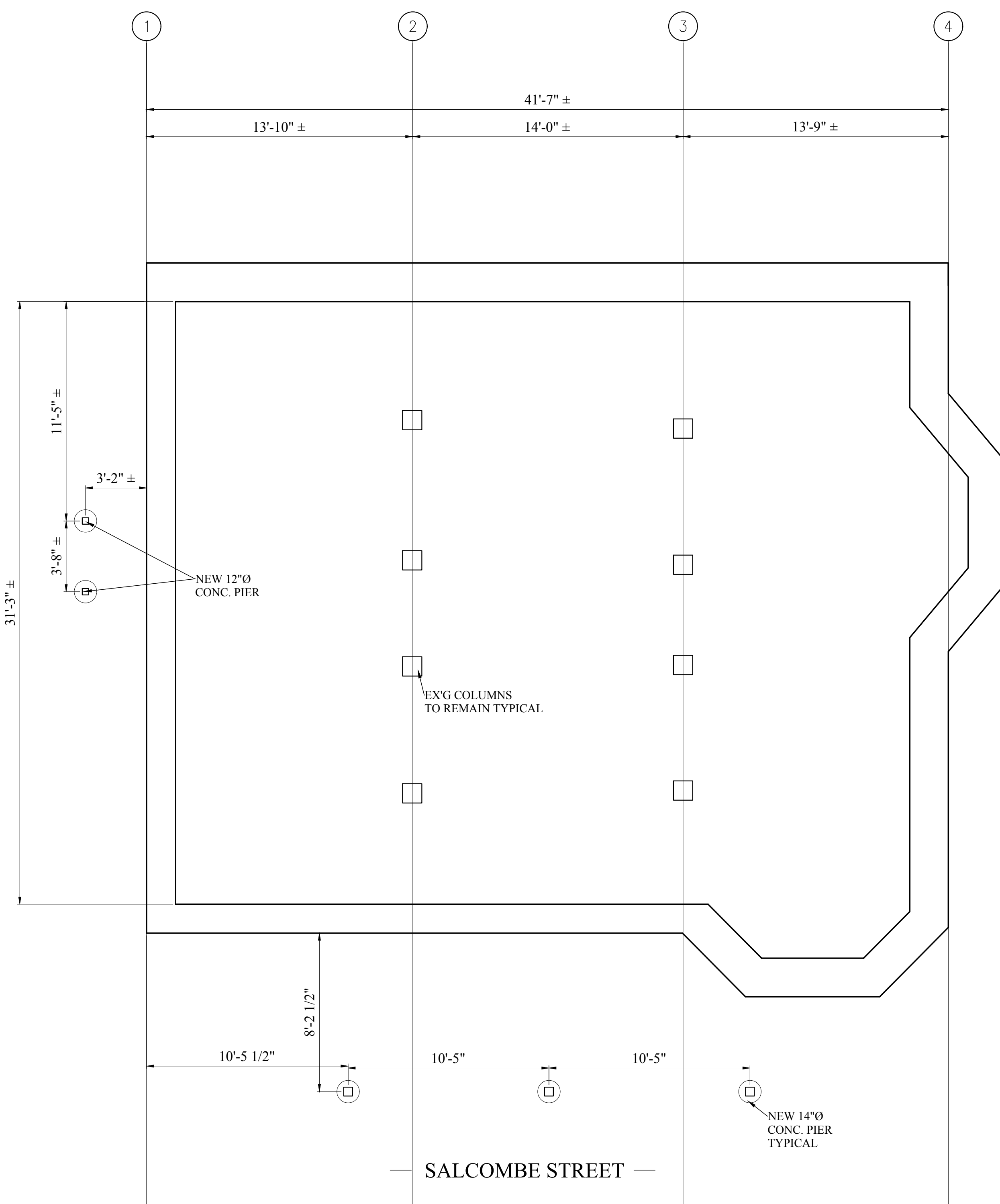
No.	Revision Date

Project No: 16259
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 Drawn By: AC

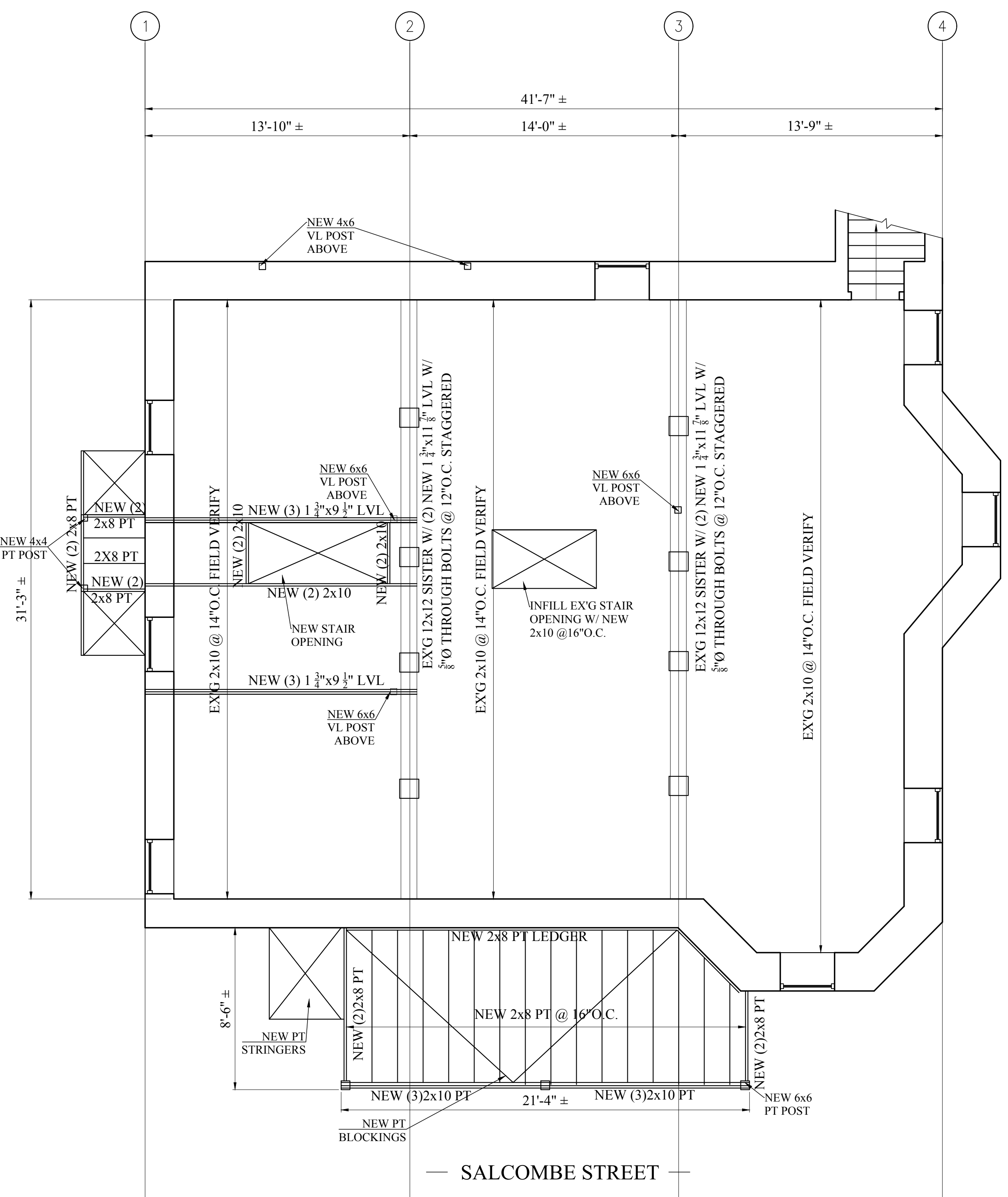
Drawing Name
PROPOSED FRAMING PLANS

Sheet No.

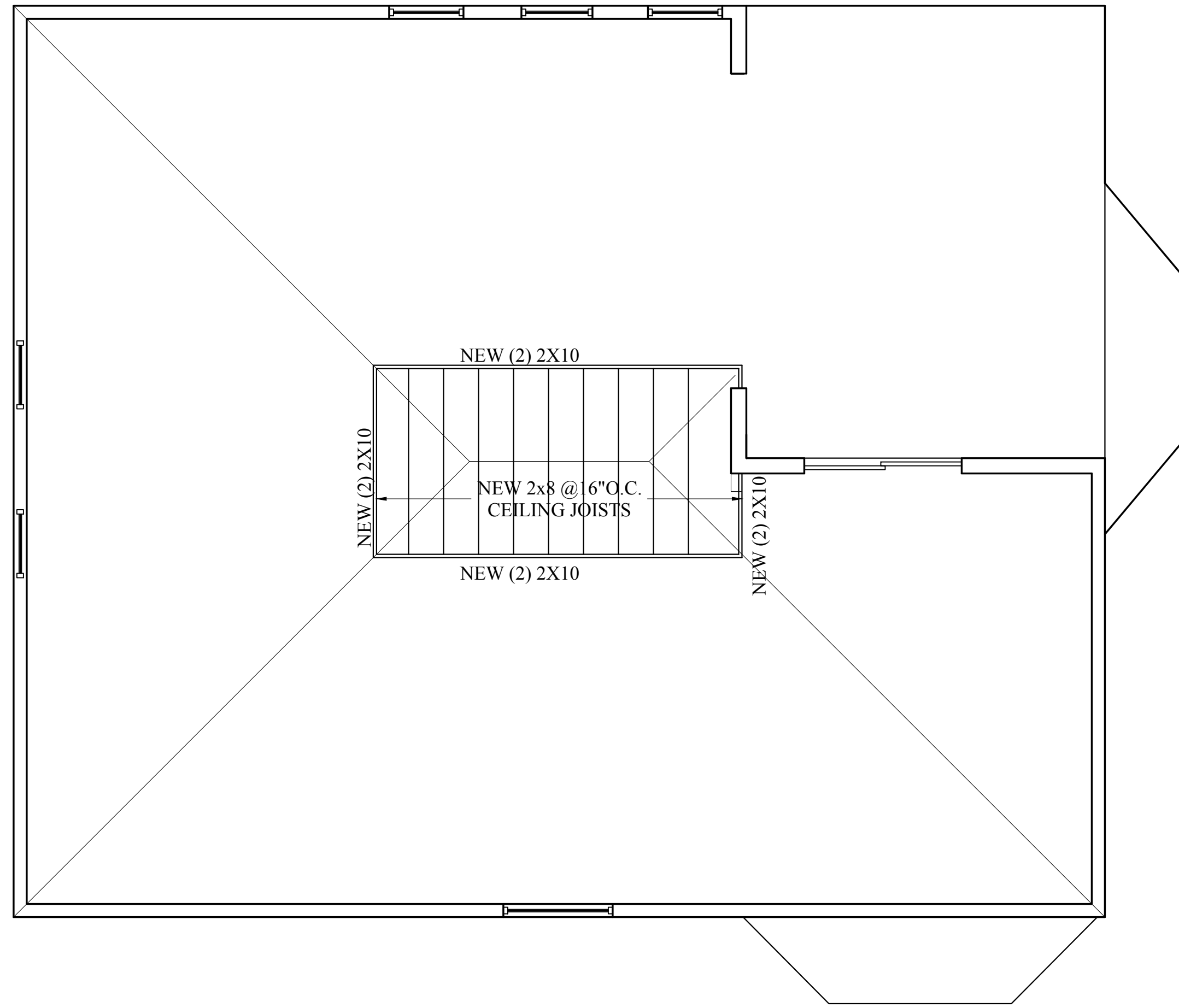
S-1.1



1 PROPOSED FOUNDATION PLAN 1/4" = 1'-0"

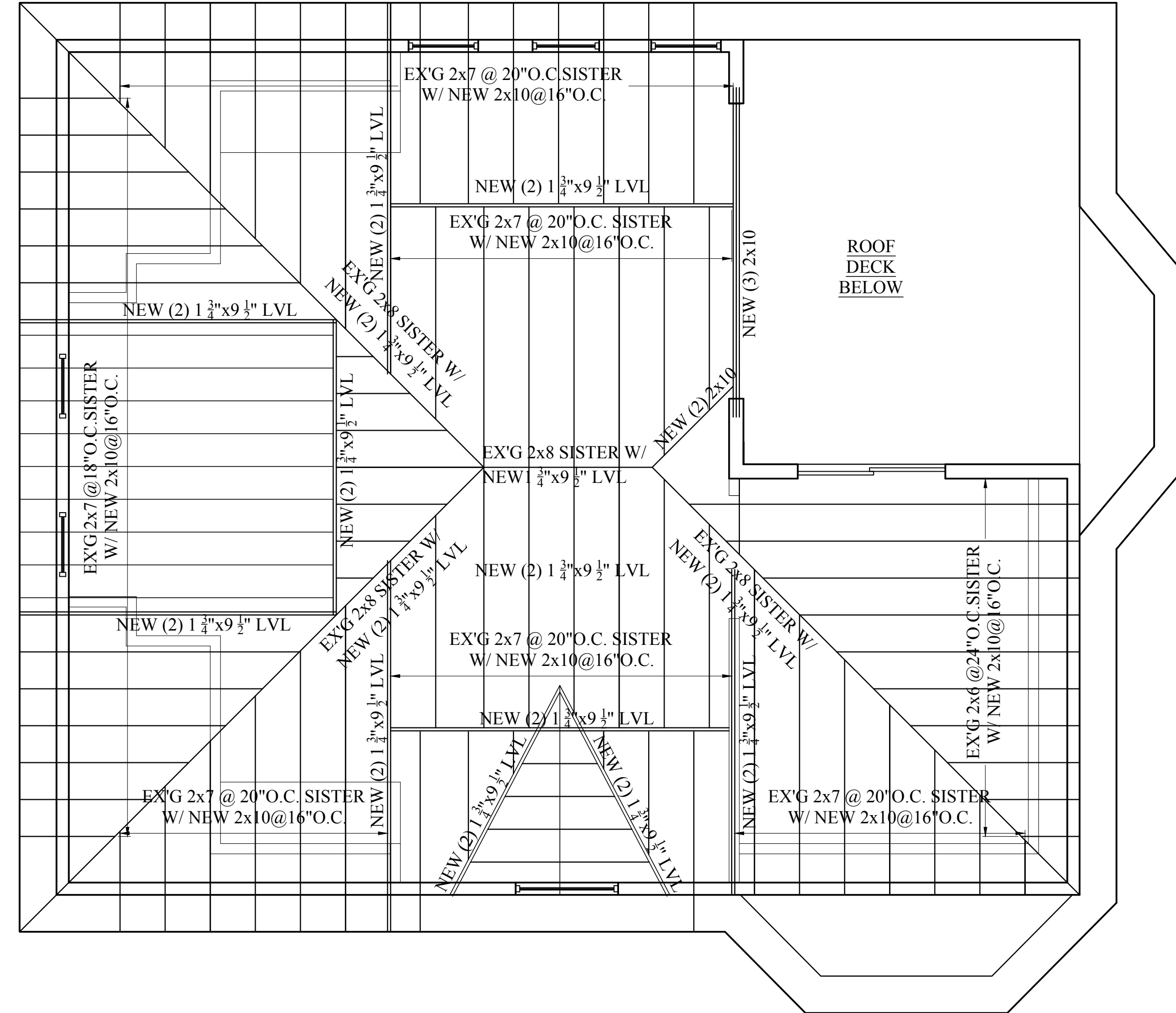


2 PROPOSED FIRST FLOOR FRAMING PLAN 1/4" = 1'-0"



— SALCOMBE STREET —

1 PROPOSED CEILING FRAMING PLAN
1/4" = 1'-0"

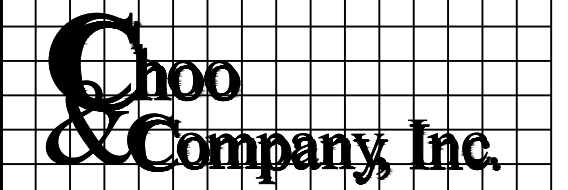


— SALCOMBE STREET —

2 PROPOSED ROOF FRAMING PLAN
1/4" = 1'-0"

Location

**PROPOSED TWO-FAMILY
RENOVATION
27 SALCOMBE STREET
DORCHESTER, MA 02125**



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

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Drawn By: AC

Drawing Name
**PROPOSED
FRAMING
PLANS**

Sheet No.
S-1.3