

May 18, 2020

Town of Newburyport
Attn: Rob Ciampitti

RE:
12 Harrison St
Newburyport MA 01950

Dear Rob,

We are scheduled for ZBA meeting May 26 for the abovementioned address. Attached are the revised plans that were accepted by the NHC. Let me know if you require any other information.

Thanks
Mike Gray

HARRISON ST

5-6-2020

12 Harrison St. Newburyport, MA



5/6/2020 6:10:41 PM



One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

HARRISON ST

12 Harrison St.
Newburyport, MA



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CONSULTANT

DRAWING TITLE
Locus Map & Schedules

Revision Schedule

Number	Date	Revision Description

No

SCALE

DATE
5-6-2020

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PROJECT NUMBER
Project Number

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DRAWING NUMBER

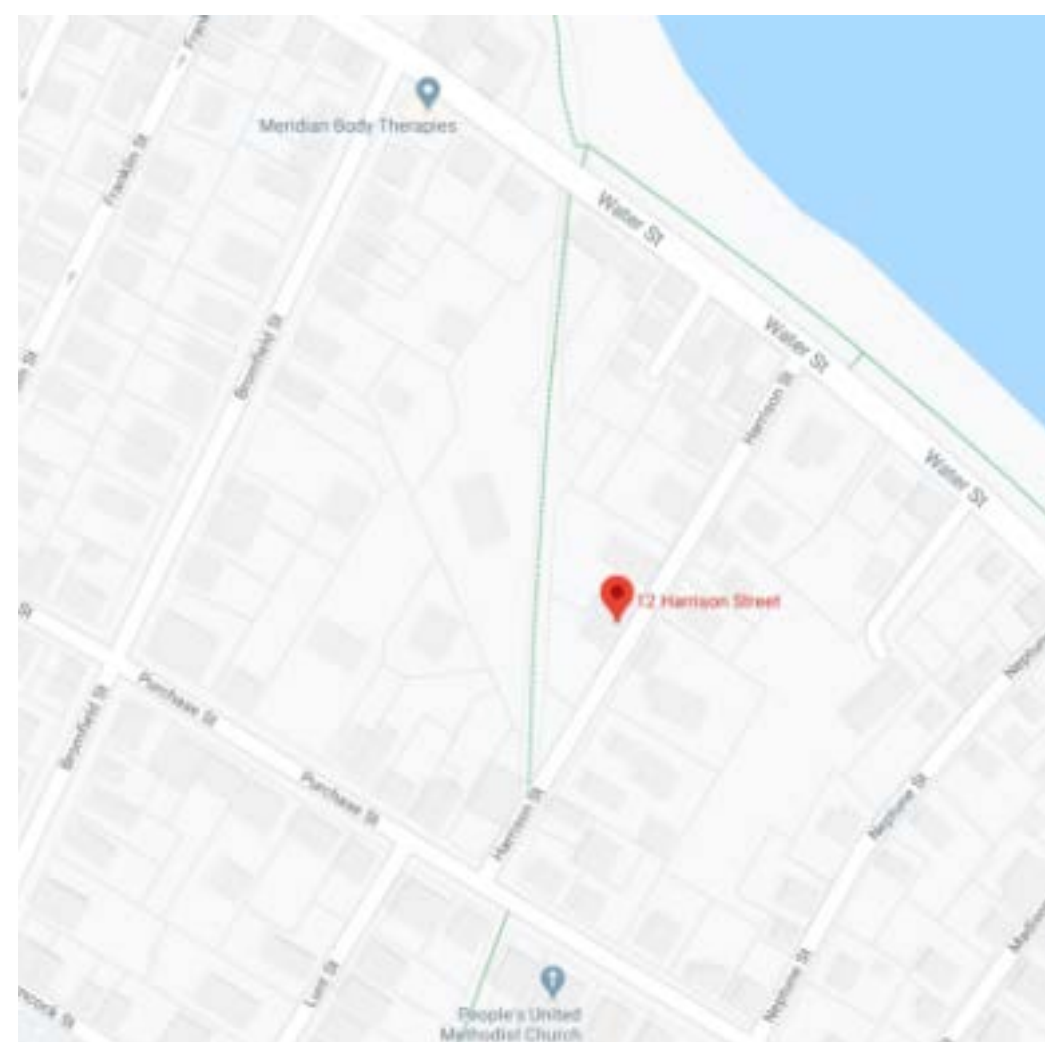
A0.1

Window Schedule		
Family and Type	Rough Height	Rough Width

Fixed: 16" x 24" 2		
Fixed: 16" x 24" 3		
Fixed: 16" x 24" 4		
Fixed: 16" x 24" 5		
Fixed: 16" x 24" 6		
Window-Double-Hung black front large: 24" x 42"	5' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung black front large: 24" x 42"	4' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung black front large: 24" x 42"	4' - 6 1/2"	2' - 7 1/2"
Window-Double-Hung black: 24" x 42"	5' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung black: 24" x 42" 8	4' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung black: 24" x 42" 9	4' - 6 1/2"	2' - 7 1/2"
Window-Double-Hung black: 24" x 42" FRONT WINDOW	5' - 8 1/2"	2' - 7 1/2"
Window-Double-Hung: 24" x 42"	5' - 0 1/2"	2' - 7 1/2"
Window-Double-Hung: 24" x 42" 2	5' - 0 1/2"	2' - 0 1/2"
Window-Double-Hung: 24" x 42" 4	2' - 2 1/2"	3' - 2 1/2"
Window-Double-Hung: 24" x 42" 5	4' - 1 1/2"	2' - 7 1/2"
Window-Double-Hung: 24" x 42" 6	3' - 0 1/2"	2' - 3 1/2"
Window-Double-Hung: 24" x 42" 8	4' - 0 1/2"	2' - 7 1/2"

Sheet List	
Sheet Number	Sheet Name

A0.0	Cover
A0.1	Locus Map & Schedules
A1.5	Details
A1.1	Existing W/ Demolition Plans
A1.2	Proposed Floor Plans & Roof Plan
A1.3	Proposed Elevations
A0.2	Existing Elevations
A1.4	Sections & Framing Plan
A1.7	Renderings
A1.6	Roof Details





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DRAWING TITLE
Existing Elevations

Revision Schedule		
Number	Date	Revision Description

No

SCALE 1/4" = 1'-0"

DATE 5-6-2020

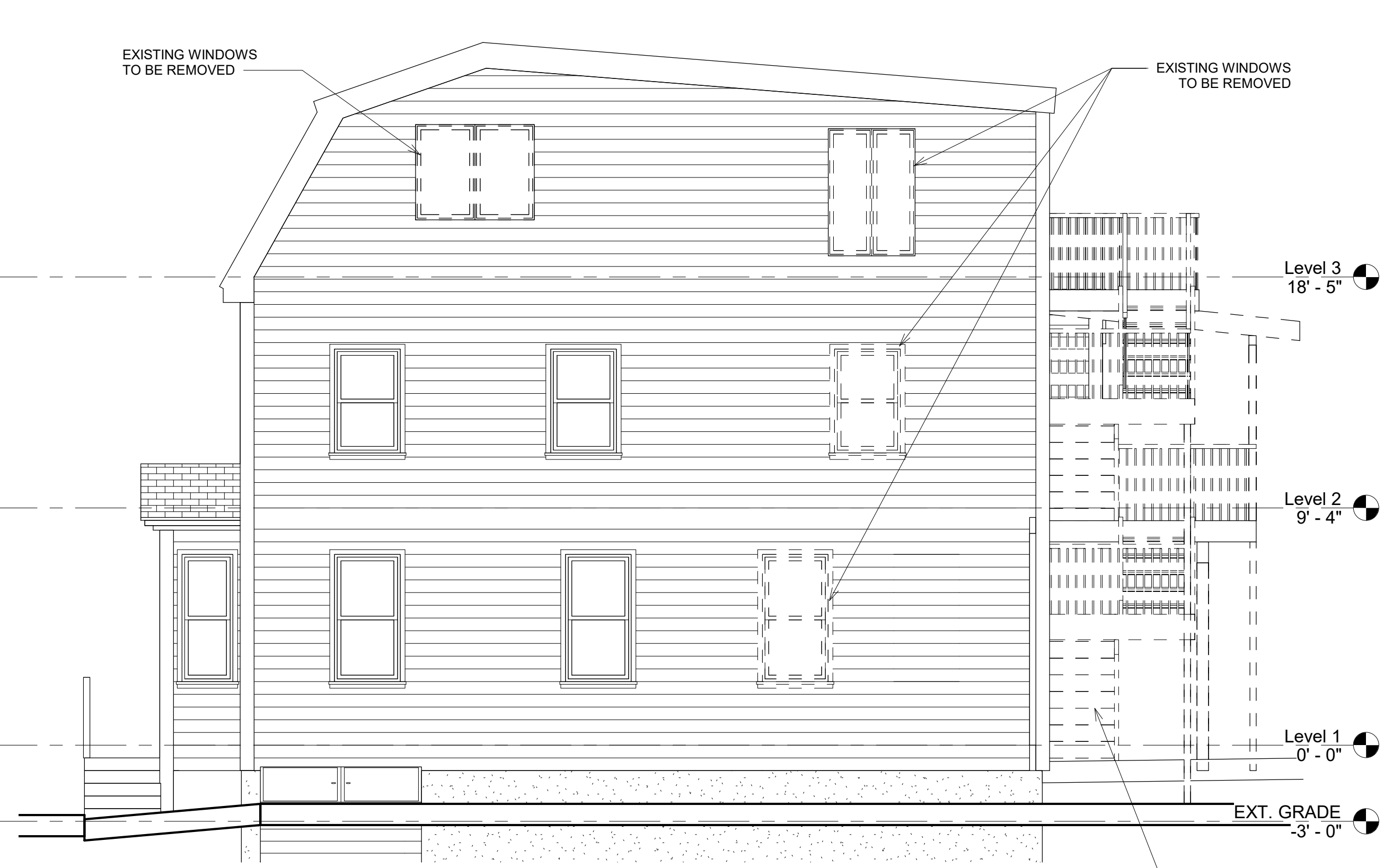
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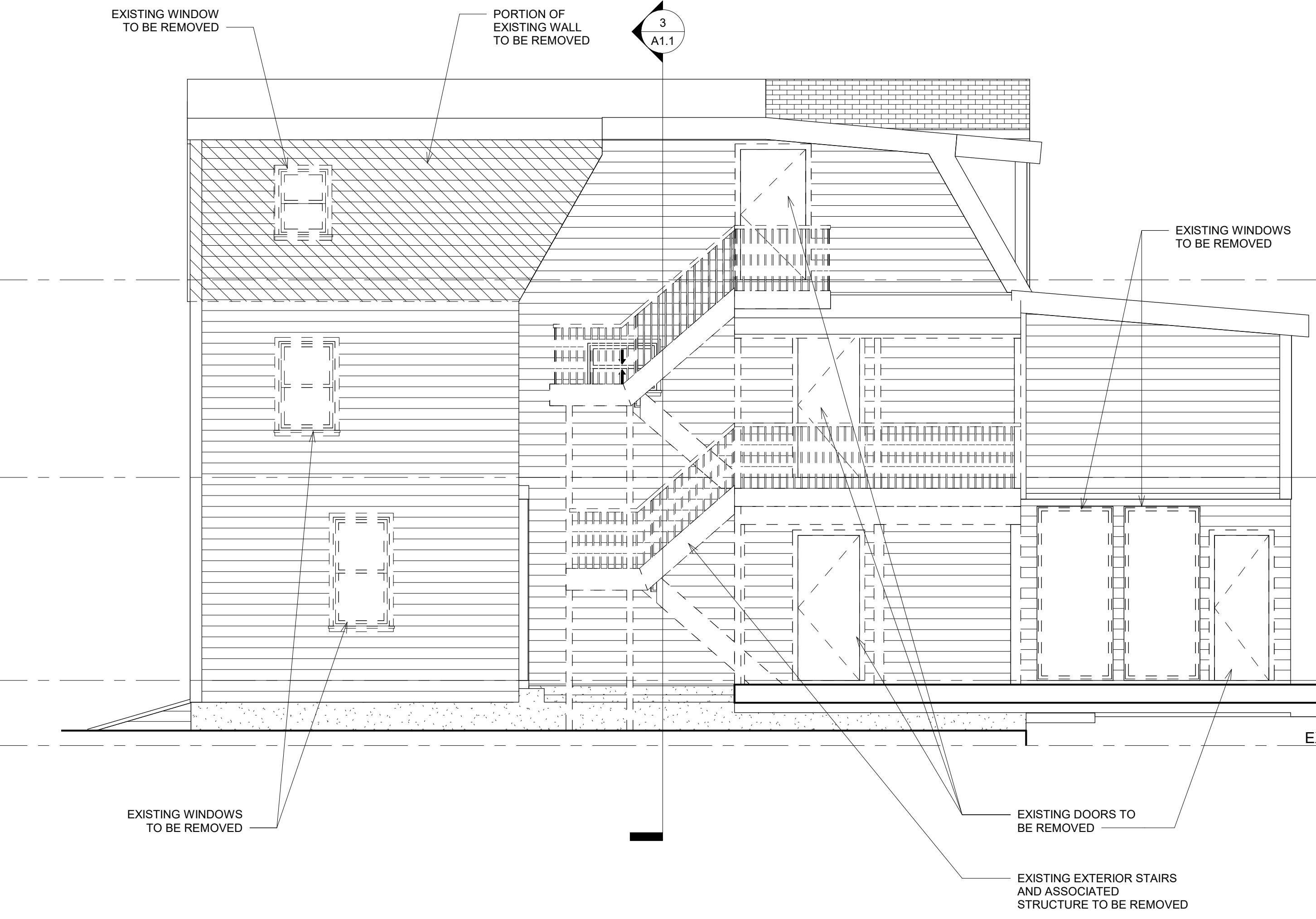
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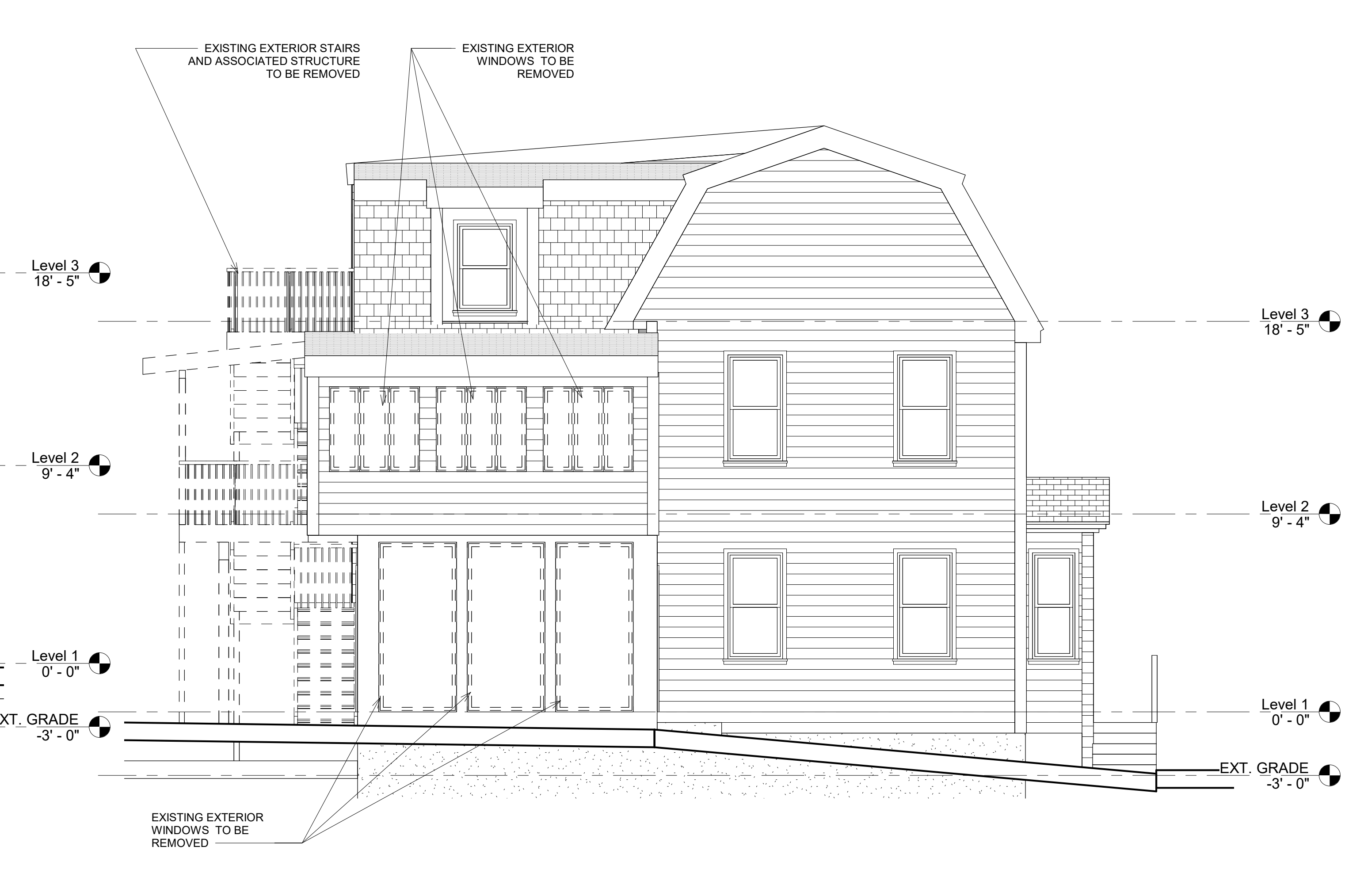
1 2 East
1/4" = 1'-0"



2 2 South
1/4" = 1'-0"



2 2 North
1/4" = 1'-0"



3 2 West
1/4" = 1'-0"





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Existing W/ Demolition Plans

Revision Schedule		
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No

SCALE 1/4" = 1'-0"

DATE 5-6-2020

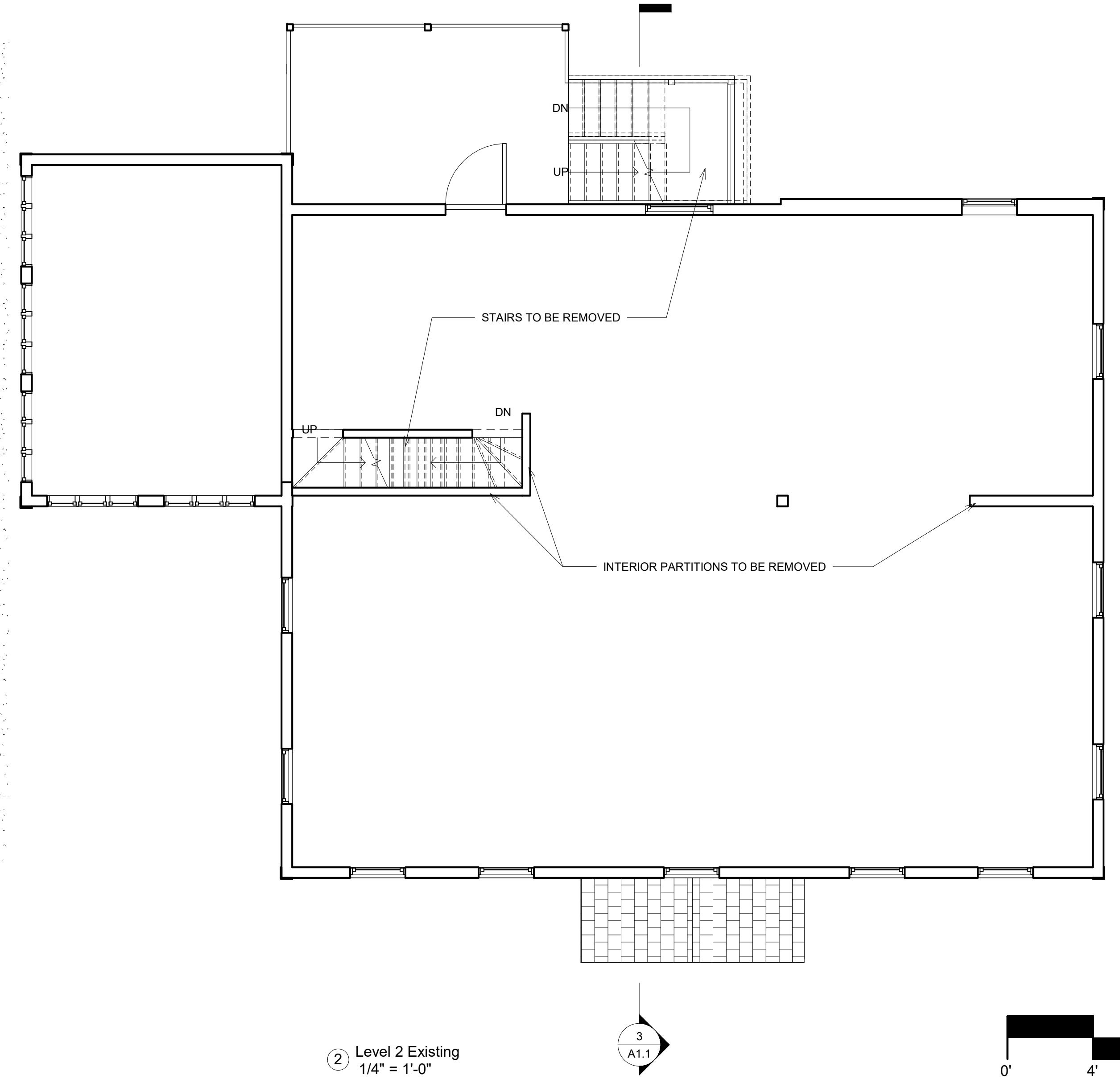
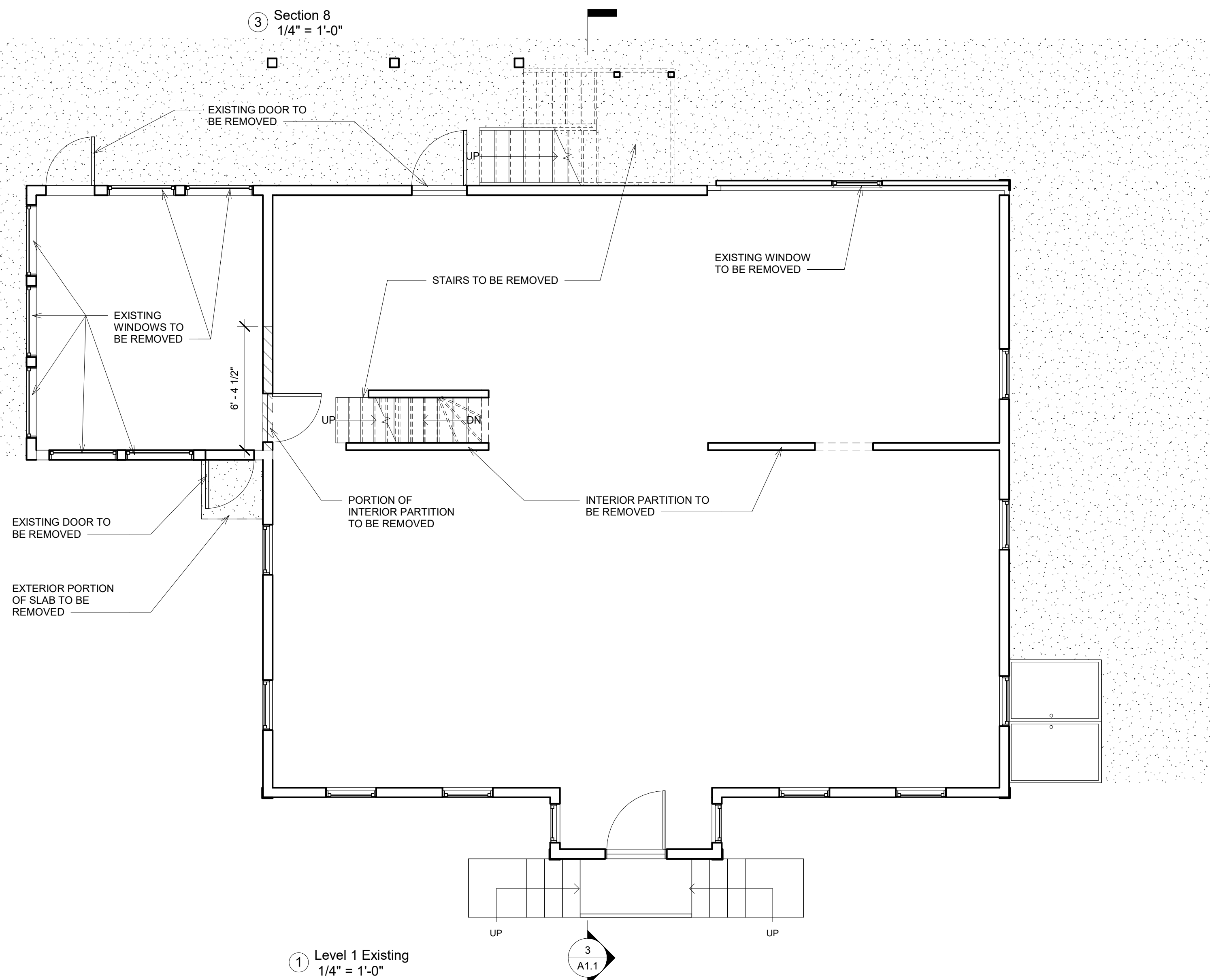
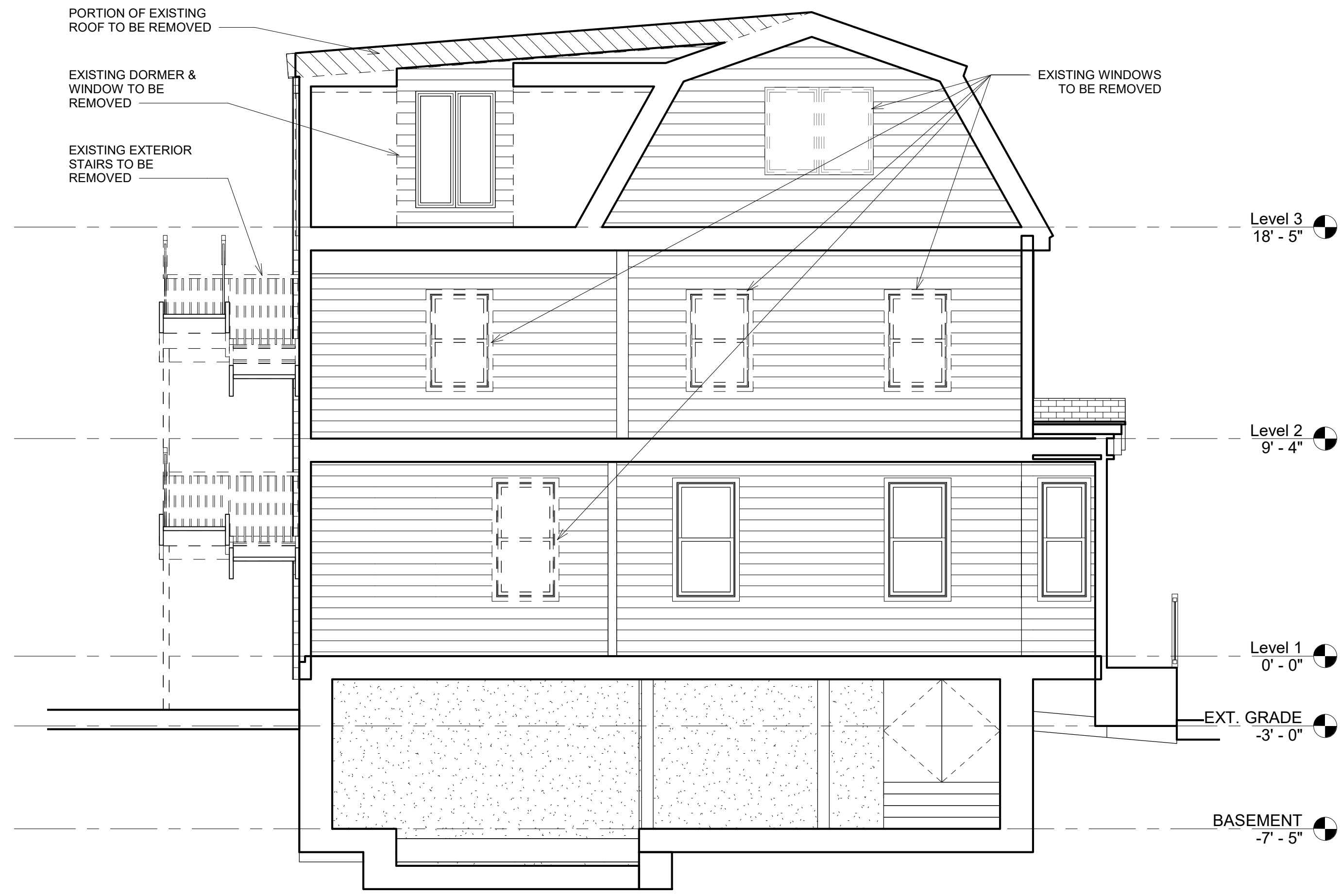
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A1.1





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DRAWING TITLE
Proposed Floor Plans & Roof Plan

Revision Schedule		
Number	Date	Revision Description

No

SCALE 1/4" = 1'-0"

DATE 5-6-2020

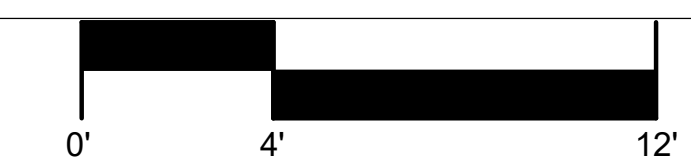
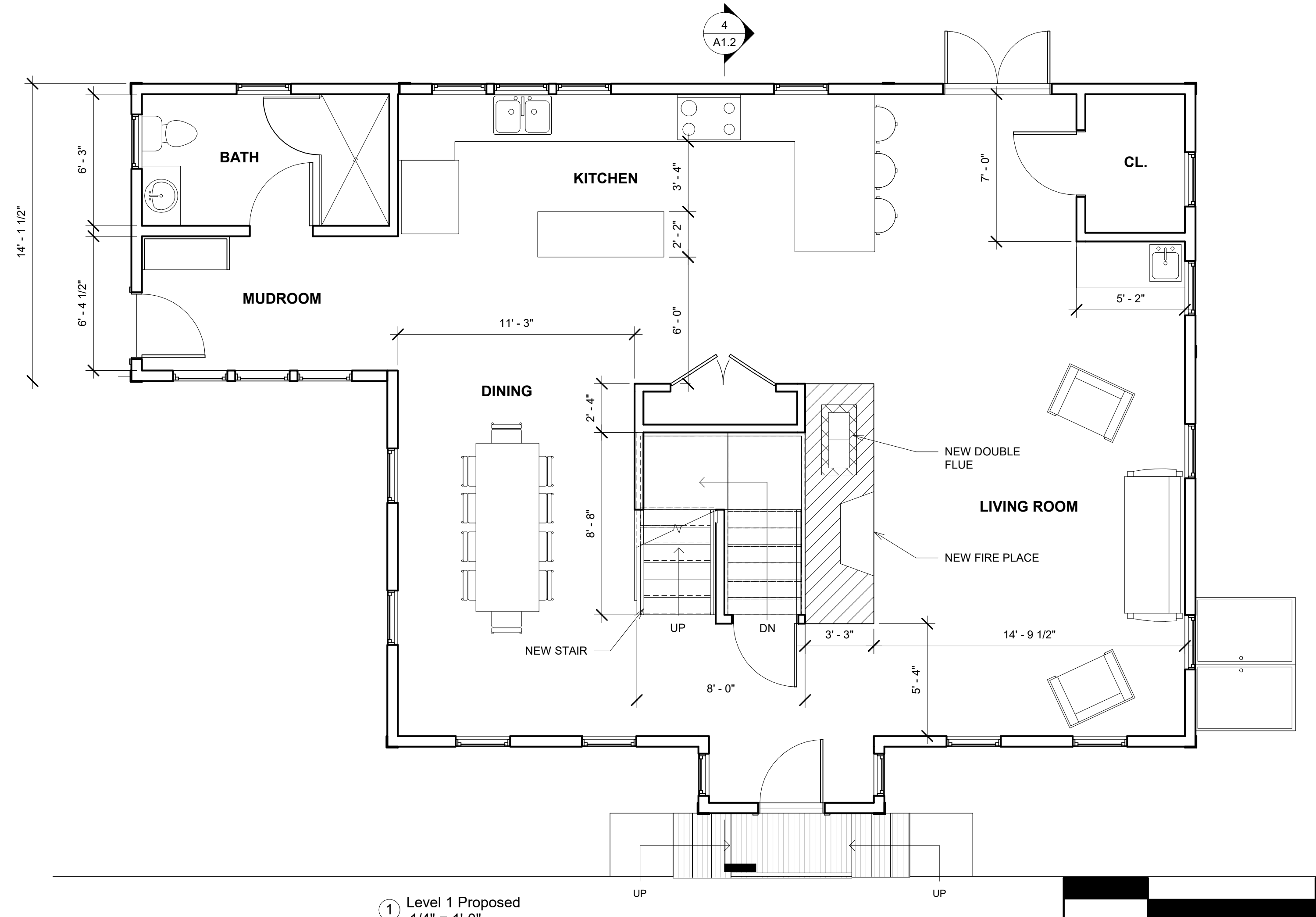
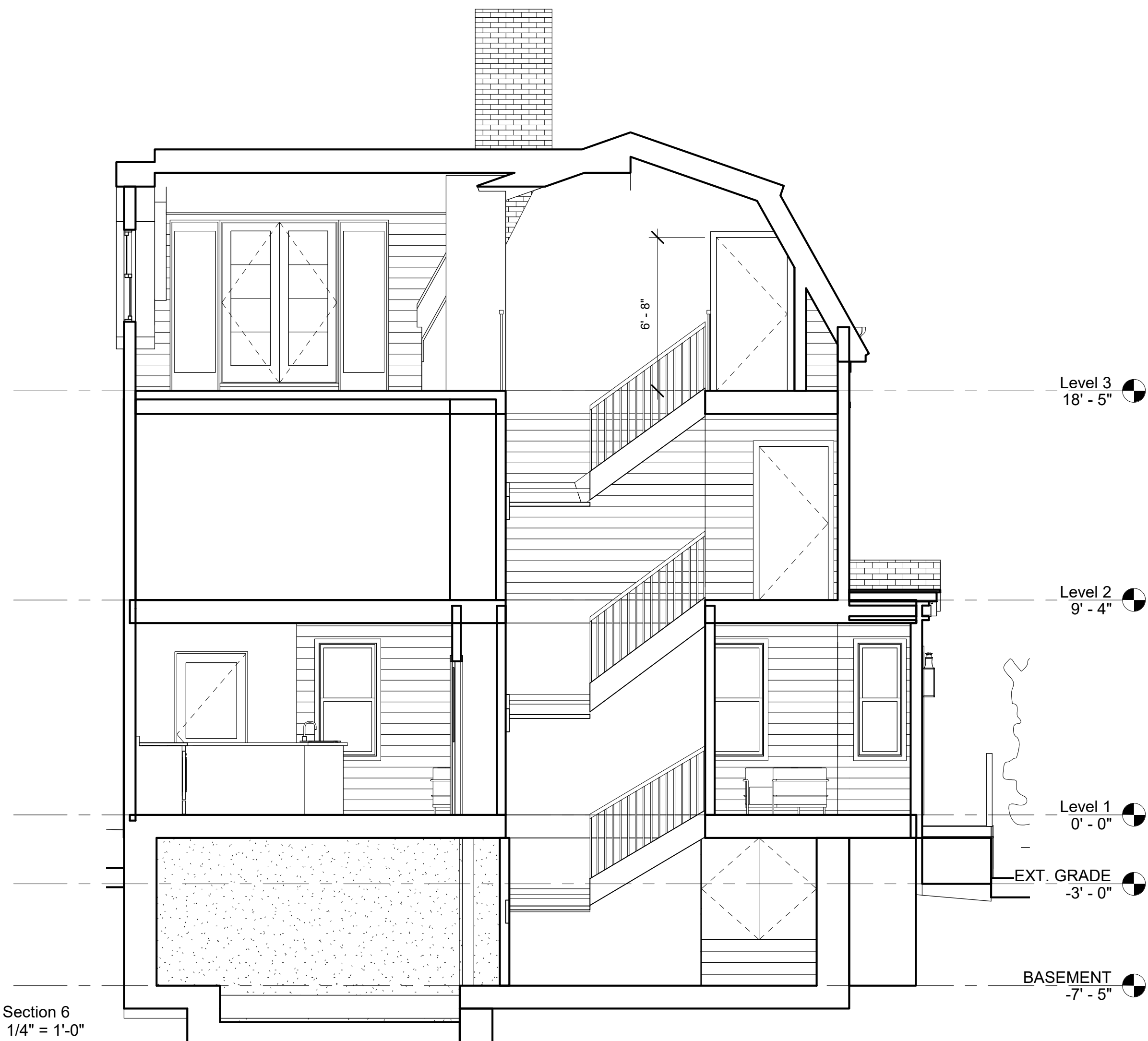
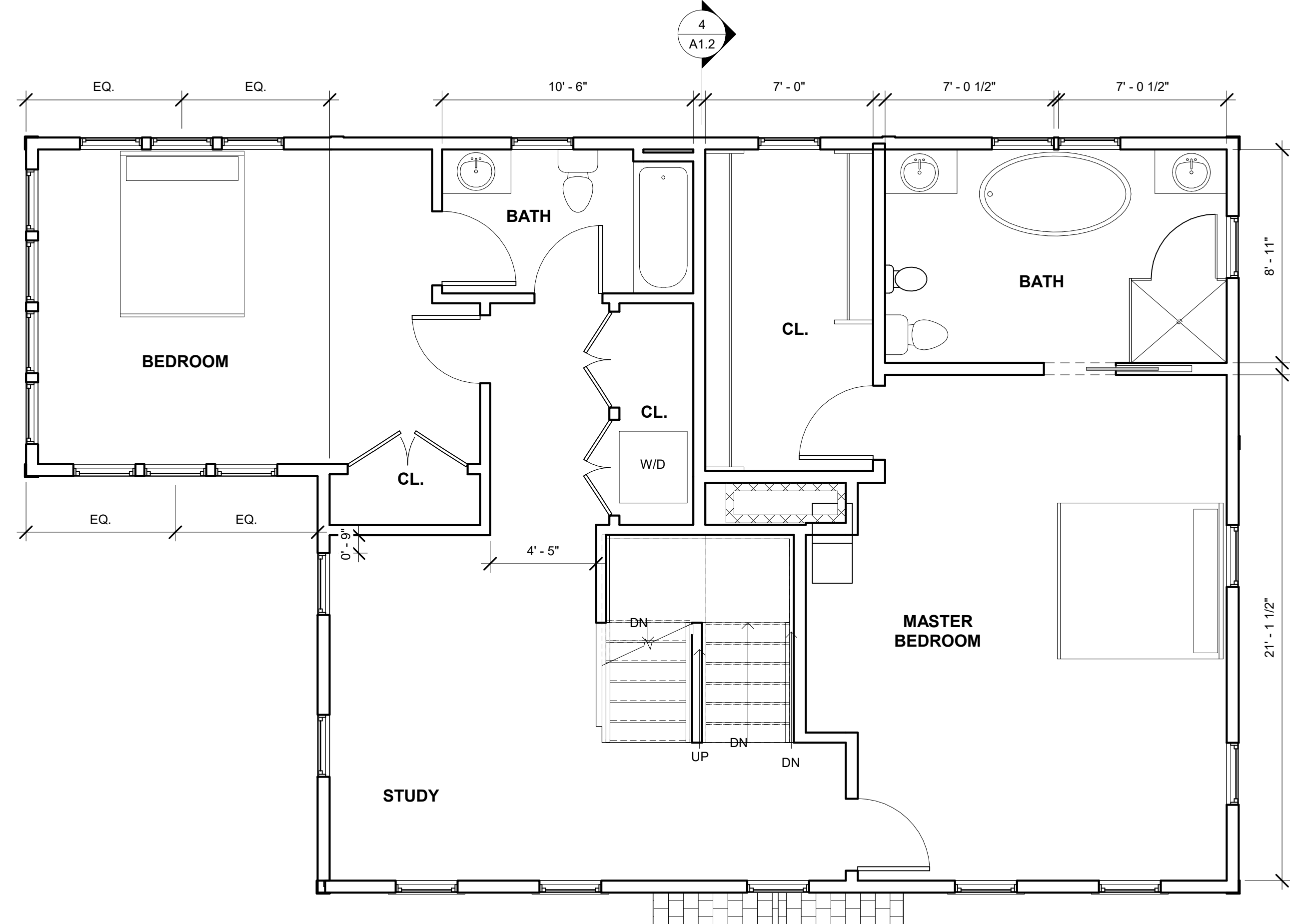
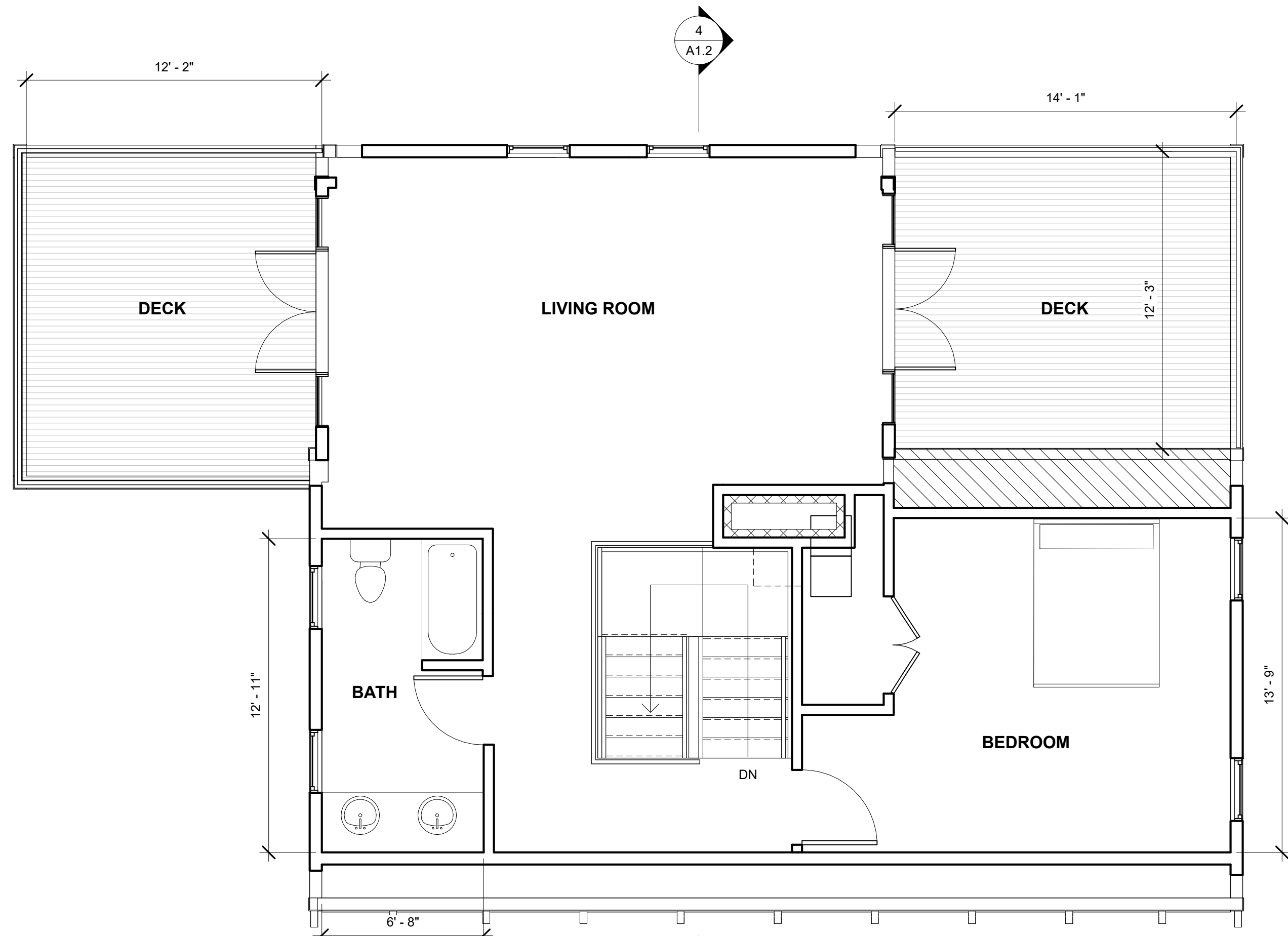
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A1.2



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DRAWING TITLE
Proposed Elevations

Revision Schedule		
Number	Date	Revision Description

No

SCALE 1/4" = 1'-0"

DATE 5-6-2020

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DRAWING NUMBER

A1.3



① 1 East
1/4" = 1'-0"



④ 1 South
1/4" = 1'-0"



② 1 North
1/4" = 1'-0"



③ 1 West
1/4" = 1'-0"





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DRAWING TITLE
Sections & Framing Plan

Revision Schedule		
Number	Date	Revision Description
No		

SCALE 1/4" = 1'-0"

DATE 5-6-2020

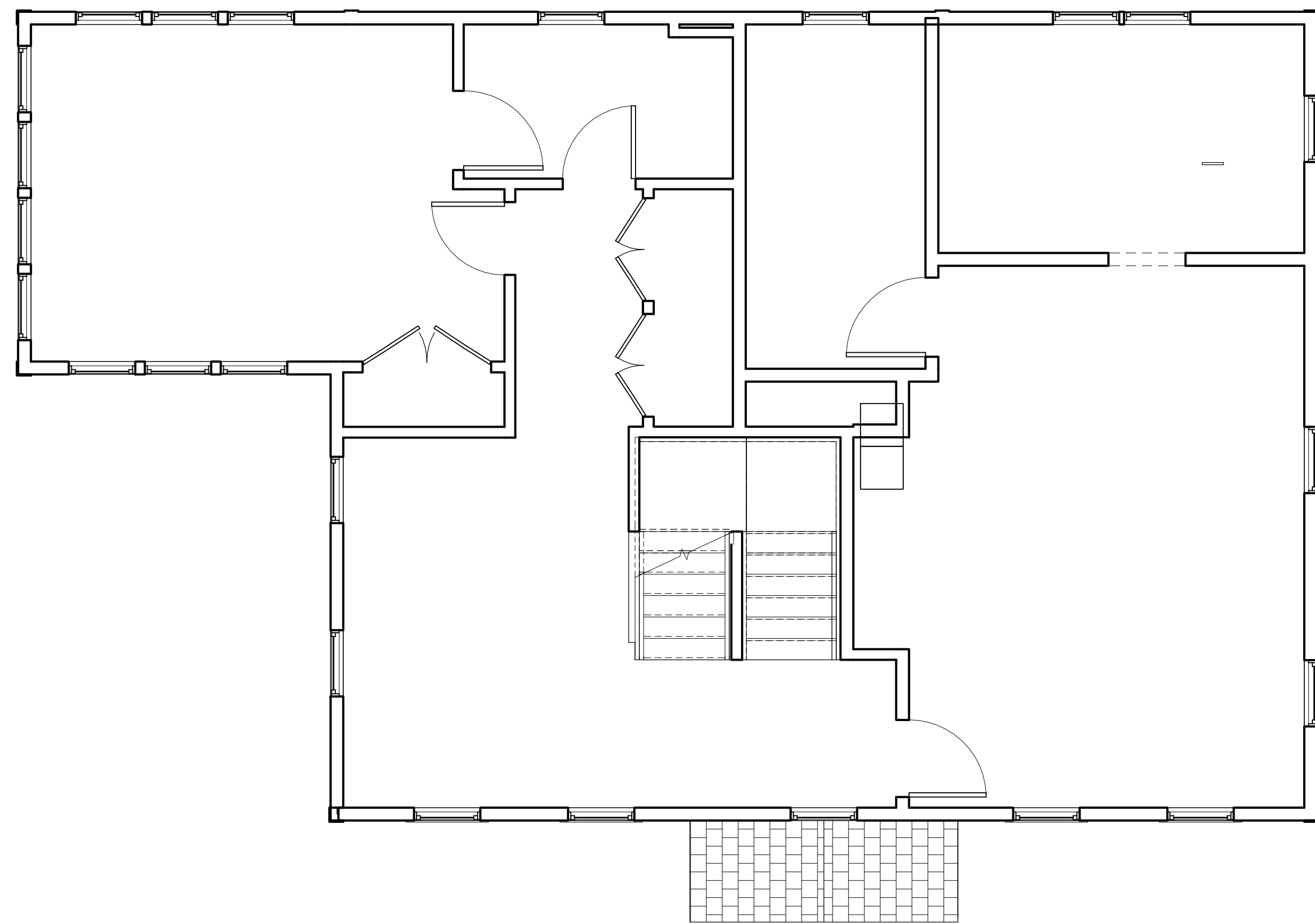
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PROJECT NUMBER Project Number

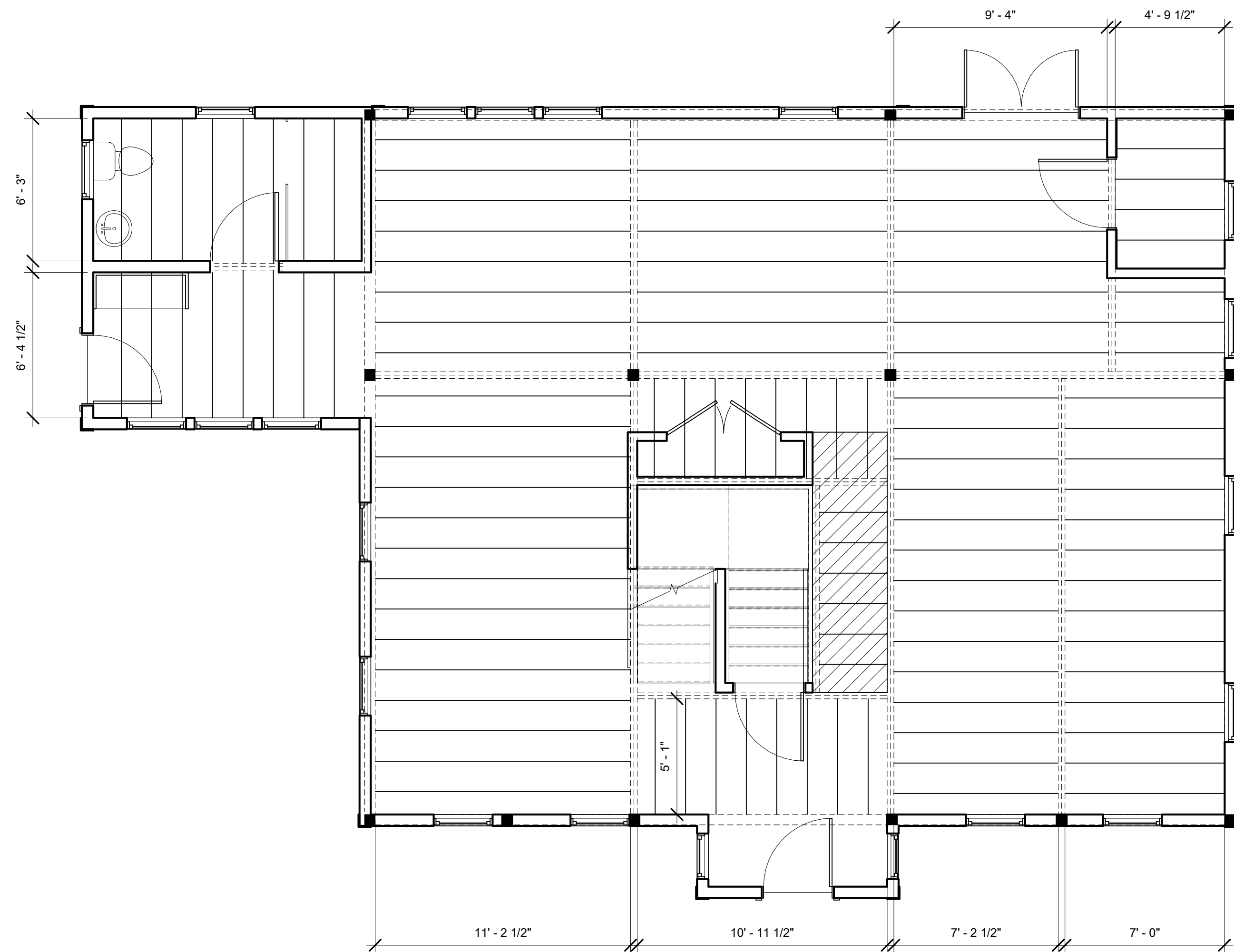
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DRAWING NUMBER

A1.4



③ Level 2 Floor Framing Plan
1/4" = 1'-0"



① Level 1 Floor Framing Plan
1/4" = 1'-0"



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Details

Revision Schedule

Number	Date	Revision Description
No		

No

SCALE

DATE

5-6-2020

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DRAWING TITLE
Roof Details

Revision Schedule

Number	Date	Revision Description
No		

No

SCALE 1/4" = 1'-0"

DATE 5-6-2020

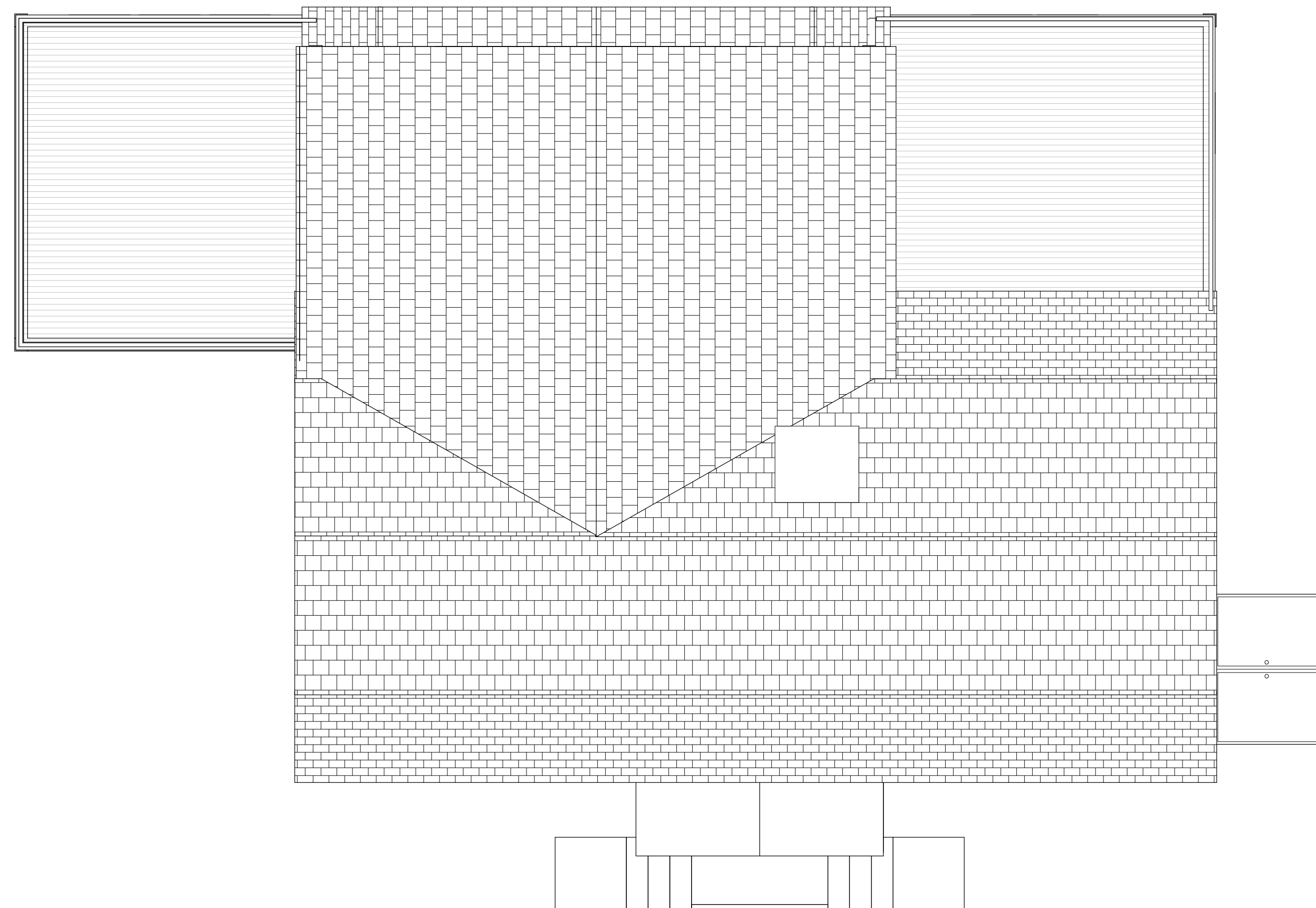
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A1.6



① Site Plan
1/4" = 1'-0"





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Renderings

Revision Schedule

Number	Date	Revision Description

No

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DATE 5-6-2020

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A1.7

① Exterior Perspective



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DRAWING TITLE
GENERAL NOTES

Revision Schedule		
Number	Date	Revision Description
No		

SCALE 1/4" = 1'-0"

DATE 04-28-2020

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PROJECT NUMBER S20088

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S-0



GENERAL CONDITIONS

- G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- FOR RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

- WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT THE EXISTING FOUNDATION CONFORMS TO BUILDING CODE REQUIREMENTS AND REPORT FOOTING CONDITIONS TO ENGINEER FOR VERIFICATION.
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
- EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
- BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
- BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

CONCRETE

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
- SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60, FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.

ROUGH CARPENTRY

- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS (MBC 1&2) AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC 1&2).
- REFER TO THE MBC 1&2 AND IRC 1&2 FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC 1&2 AND IRC 1&2 OR IN THESE DRAWINGS.
- REFER TO THE IRC 1&2 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
- ENGINEER MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
- WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3100 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERBALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
- WOOD "I" BEAMS SHALL BE BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
- ENGINEERED WOOD POSTS (VERSA COLUMNS), AS NOTED ON PLANS, SHALL BE VERSA-LAM 1.7 2650.
- PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 5/8" THICK AND WALL SHEATHING SHALL BE 1/2" THICK.
- ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
- ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
- UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ONE JACK STUD AND ONE KING STUD.
- FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
- GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
- PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
- CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
- AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
- SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
- BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 3-1/4" DIA. DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS. UNLESS NOTED OTHERWISE ON DRAWING.
- IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING. MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.

STRUCTURAL STEEL

- STRUCTURAL STEEL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.
- STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, WITH A MINIMUM YIELD STRENGTH OF 50 KSI, PLATES, ANGLES, CHANNELS, AND MISC. FABRICATED HARDWARE SHALL CONFORM TO ASTM A36, WITH A MINIMUM YIELD STRENGTH OF 36 KSI. RECTANGULAR STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 46 KSI.
- ALL STEEL TO STEEL FIELD CONNECTIONS SHALL BE MADE BY HIGH STRENGTH BOLTING WITH ASTM A325 BOLTS OR WELDING WITH E70 XX ELECTRODES. STEEL TO CONCRETE AND STEEL TO WOOD FIELD CONNECTIONS MAY BE MADE WITH ASTM A 307 BOLTS.
- STEEL SHALL BE SHOP-PAINTED WITH A MODIFIED ALKYL PRIMER UNLESS OTHERWISE NOTED.
- NO CUTTING OF OR OPENINGS THROUGH STEEL WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT AND ENGINEER FOR APPROVAL.

LATERAL FRAMING NOTES

- THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY PER SECTIONS 301.1.3 ALTERNATIVE PROVISIONS AND 301.1.3 ENGINEERED DESIGN.
- FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- ALL EXTERIOR WALLS TO FOLLOW SHEARWALL SHEATHING CRITERIA.
SHEARWALLS CONSTRUCTION:
SHEATHING TO BE 1/2" APA RATED
SHEATHING TO BE ATTACHED TO THE WALL STUDS WITH 8d NAILS @ 4" OC AROUND EDGES & 8" OC IN FIELDS.
- HOLD-DOWNS TO BE HD05 BY SIMPSON AND SHALL BE ATTACHED TO A MIN OF 2-2x STUDS
- THREADED ROD TO BE 5/8" AND EPOXY SHALL BE SIMPSON SET-XP
- ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
- REFER TO PLANS AND SECTIONS FOR STUD SIZES, STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
- CARE SHOULD BE TAKEN TO ADJUST NAIL GUN PRESSURE SO AS TO NOT OVER DRIVE NAILS INTO PLYWOOD. NAIL HEADS SHOULD BE FLUSH WITH PLYWOOD FACE. OVER DRIVING NAILS GREATLY REDUCES THE EFFECTIVENESS OF THE SHEARWALL.
- FOR FRAMING SIZES REFER TO FRAMING PLANS.

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE:	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE:	20 PSF
HABITABLE ATTICS AND SLEEPING AREAS:	30 PSF
ALL OTHER AREAS:	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE: 100 MPH, EXPOSURE B

DEAD LOAD

WEIGHTS OF MATERIALS AND CONSTRUCTION



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DRAWING TITLE

FIRST FLOOR FRAMING PLAN,
FOUNDATION PLAN, DETAILS,
AND NOTES

Revision Schedule		
Number	Date	Revision Description

No

SCALE As indicated

DATE 04-28-2020

DRAWN BY Author CHECKED BY Checker

PROJECT NUMBER S20088

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DRAWING NUMBER

S-2

POST LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(*) SPAN = JOIST OR BEAM RUNS CONTINUOUS OVER SUPPORTS FOR (*) SPANS

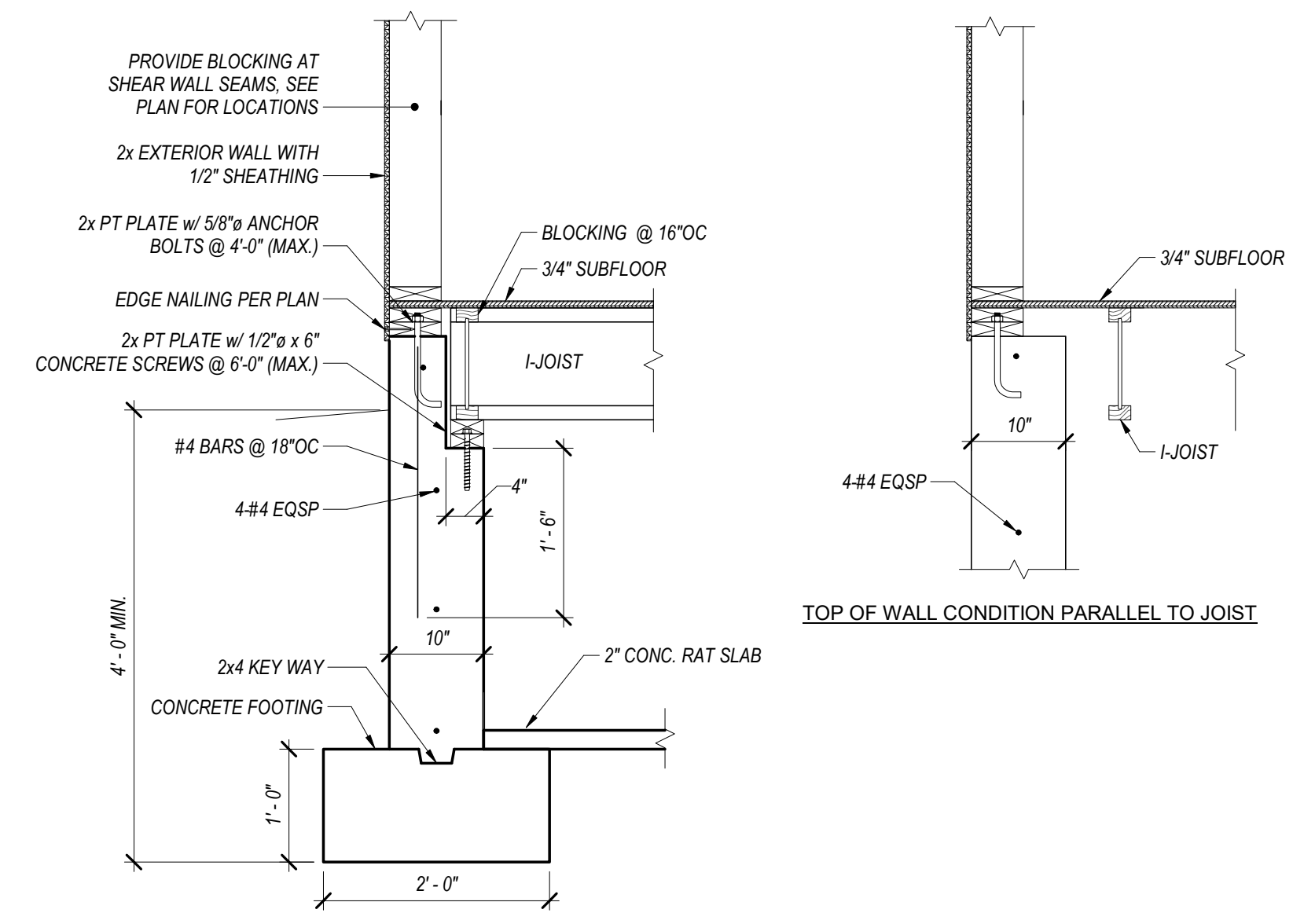
(PJ) POST ABOVE FRAMING LEVEL POST BELOW FRAMING LEVEL

NUMBER OF STUDS IF APPLICABLE

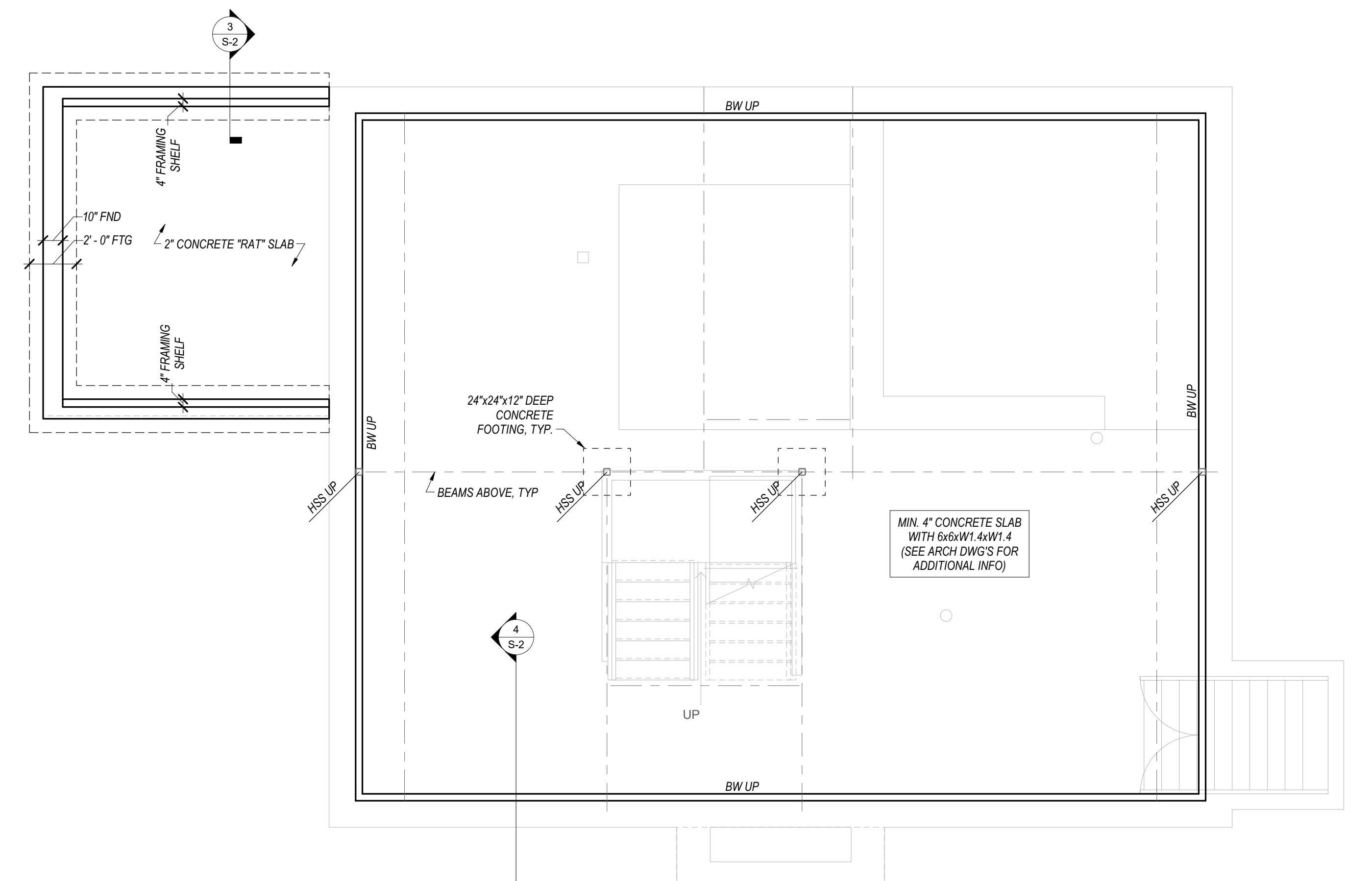
P3-26

SIZE OF STUD OR DIMENSION OF SOLID POST

TYPE OF POST: P = POST, J = JACK, VC = VERSA COLUMN, LC = LALLY COLUMN, HSS = HOLLOW STRUCTURAL SECTION

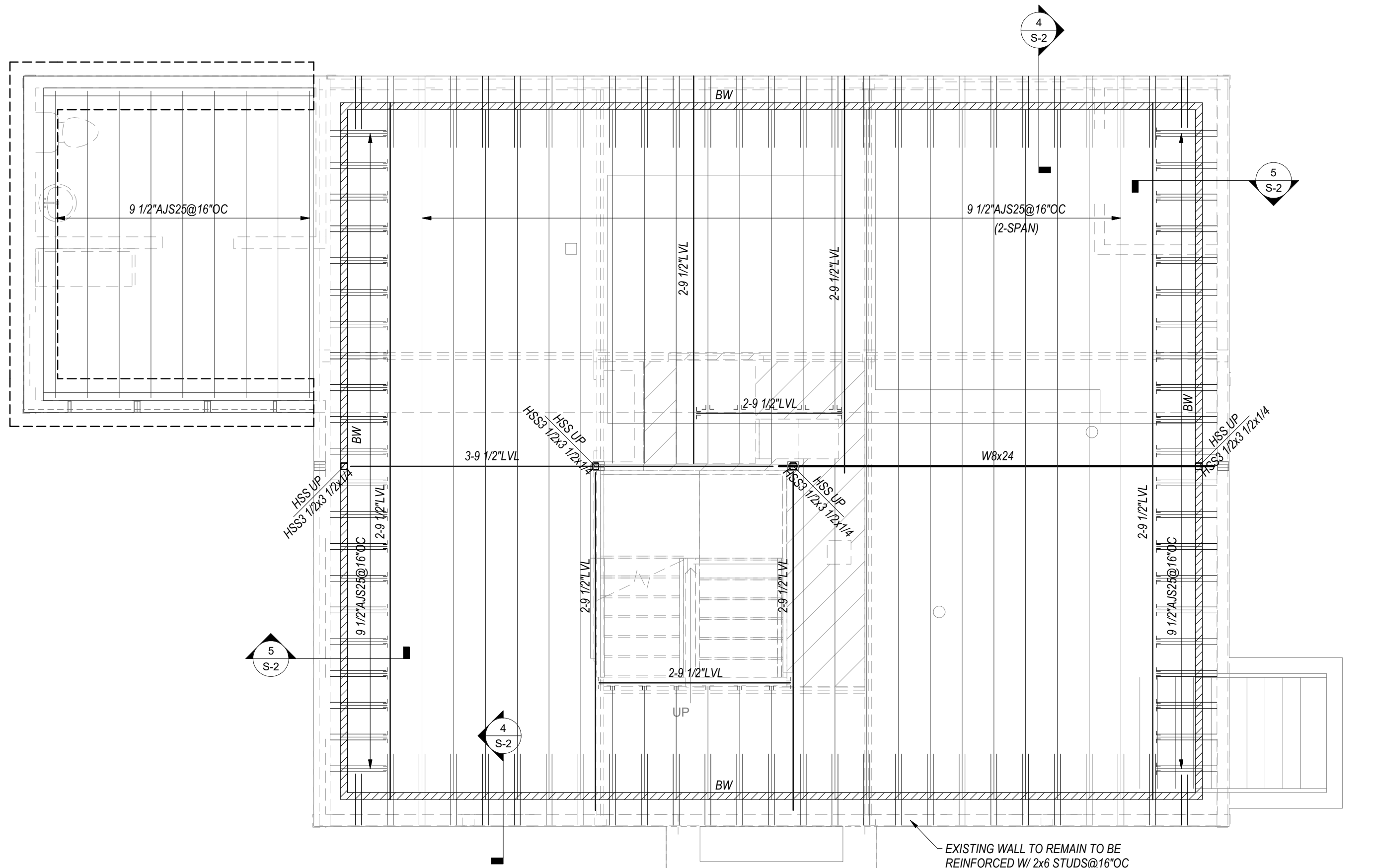


3 FDN WALL WITH FRAMING SHELF
3/4" = 1'-0"



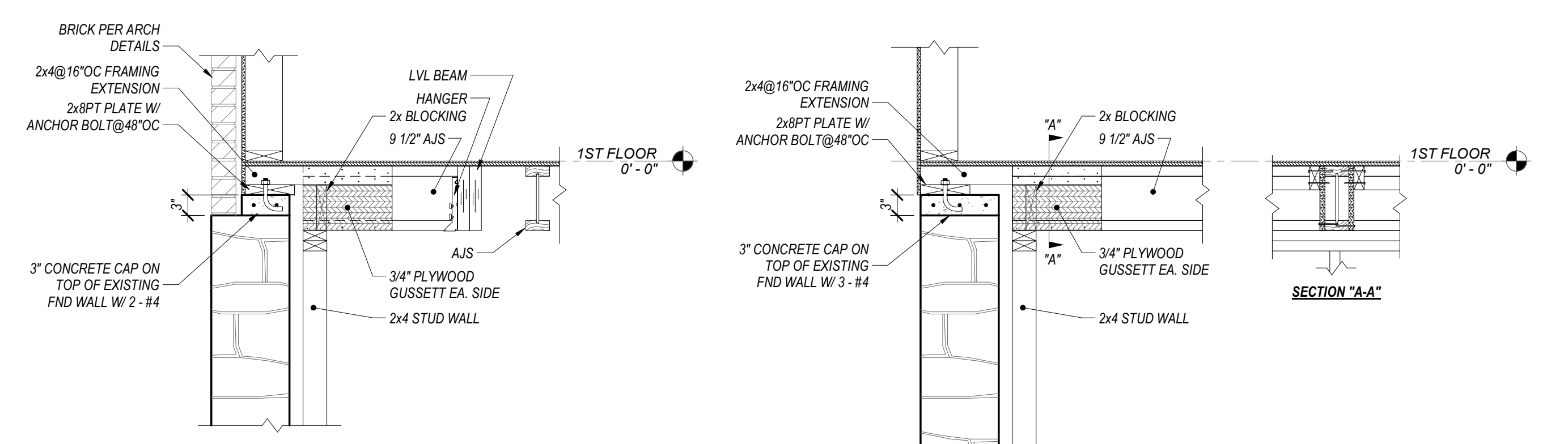
2 FOUNDATION PLAN
1/4" = 1'-0"

- EXISTING FOUNDATION NOTES:**
1. DOWEL NEW FOUNDATION TO EXISTING WITH #4 BARS @24"OC, LENGTH = 16".
 2. EXISTING STONE FOUNDATION UNDER POST TO BE EVALUATED FOR ADEQUACY AFTER EXCAVATION. LOCALIZED REBUILDING OF WALL MAY BE REQUIRED.
 3. CLEAN EXISTING STONE REMOVING MORTAR AND LOOSE MATERIAL FOR TOOTHING OF NEW CONCRETE.
 4. ALL FOUNDATION DIMENSIONS AND ELEVATIONS TO BE VERIFIED WITH SITE CONDITIONS AND ARCHITECTURAL DRAWINGS.

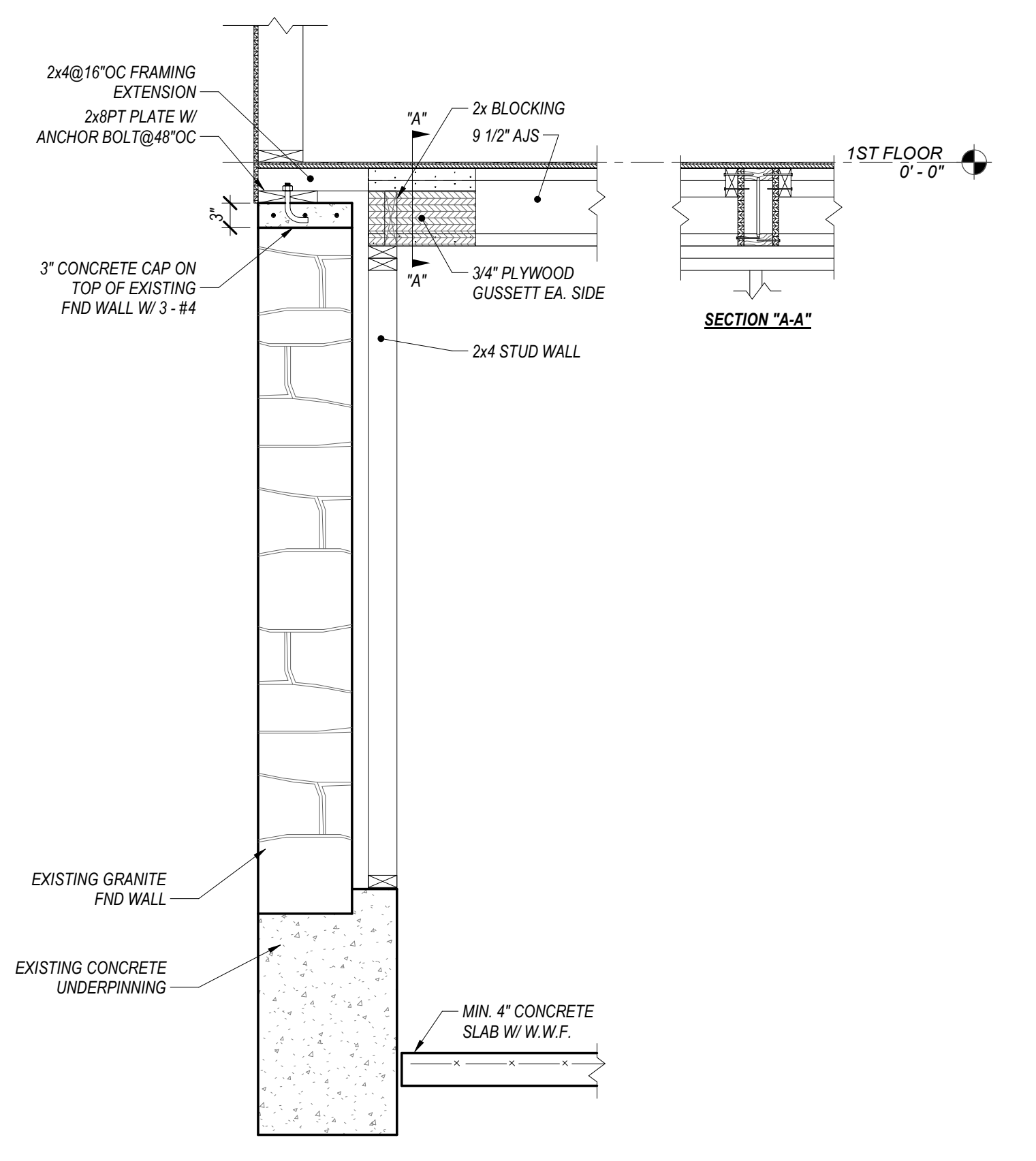


1 FIRST FLOOR
1/4" = 1'-0"

- FLOOR FRAMING NOTES:**
1. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 2. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2)-1/2" DIA BOLTS AT 16"OC OR (3)-1/4" SELF TAPPING LAG SCREWS @16"OC, ALTERNATING INSERTION SIDES, FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN.
 3. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:



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



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



12 Harrison St.
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DRAWING TITLE
**ATTIC & SECOND FLOOR
FRAMING PLANS**

Revision Schedule		
Number	Date	Revision Description

No

SCALE As indicated

DATE 04-28-2020

DRAWN BY Author
CHECKED BY Checker

PROJECT NUMBER S20088

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DRAWING NUMBER

S-3

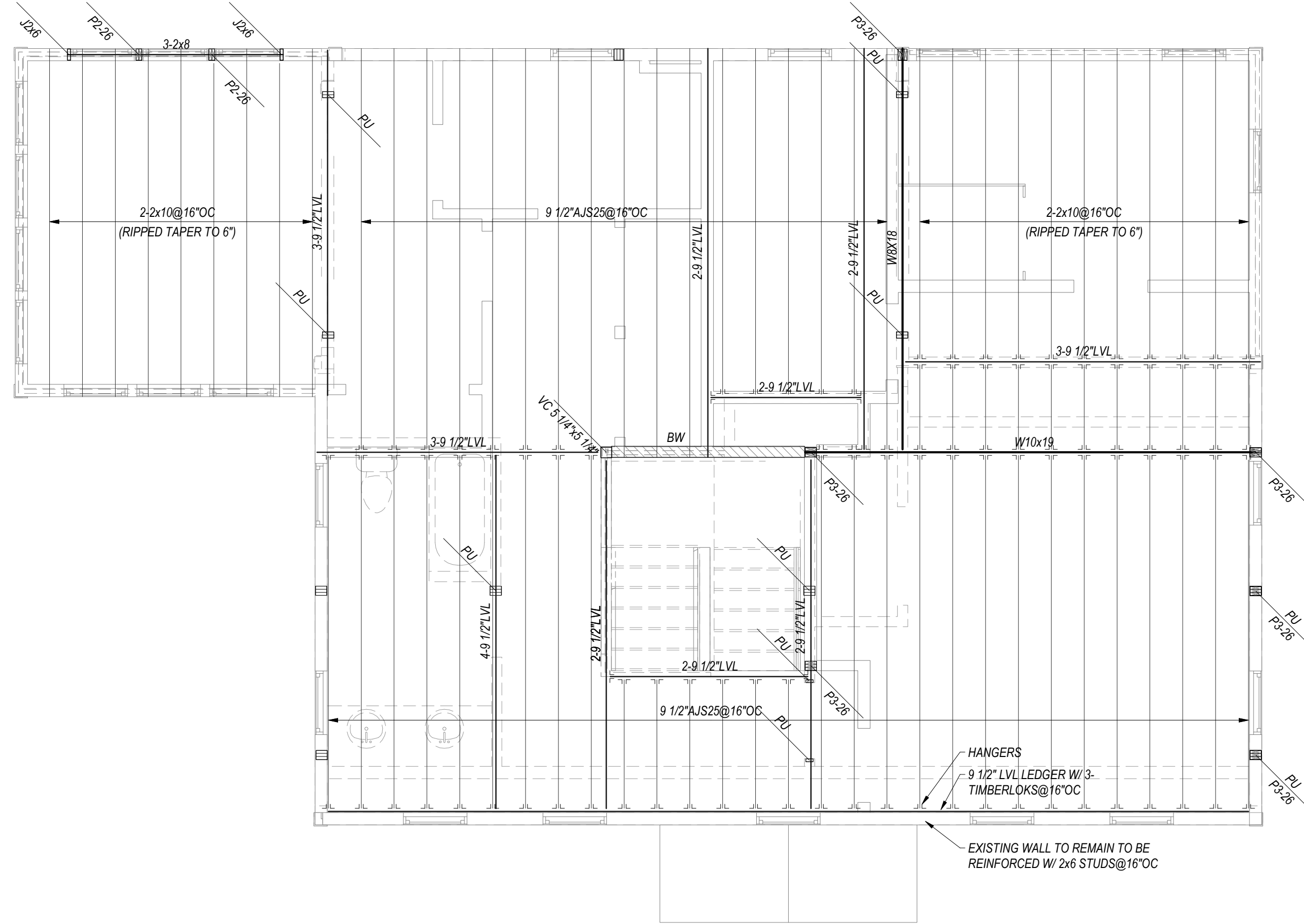
POST LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(*) SPAN = JOIST OR BEAM RUNS CONTINUOUS OVER SUPPORTS FOR (*) SPANS
(R/U) POST ABOVE FRAMING LEVEL
POST BELOW FRAMING LEVEL

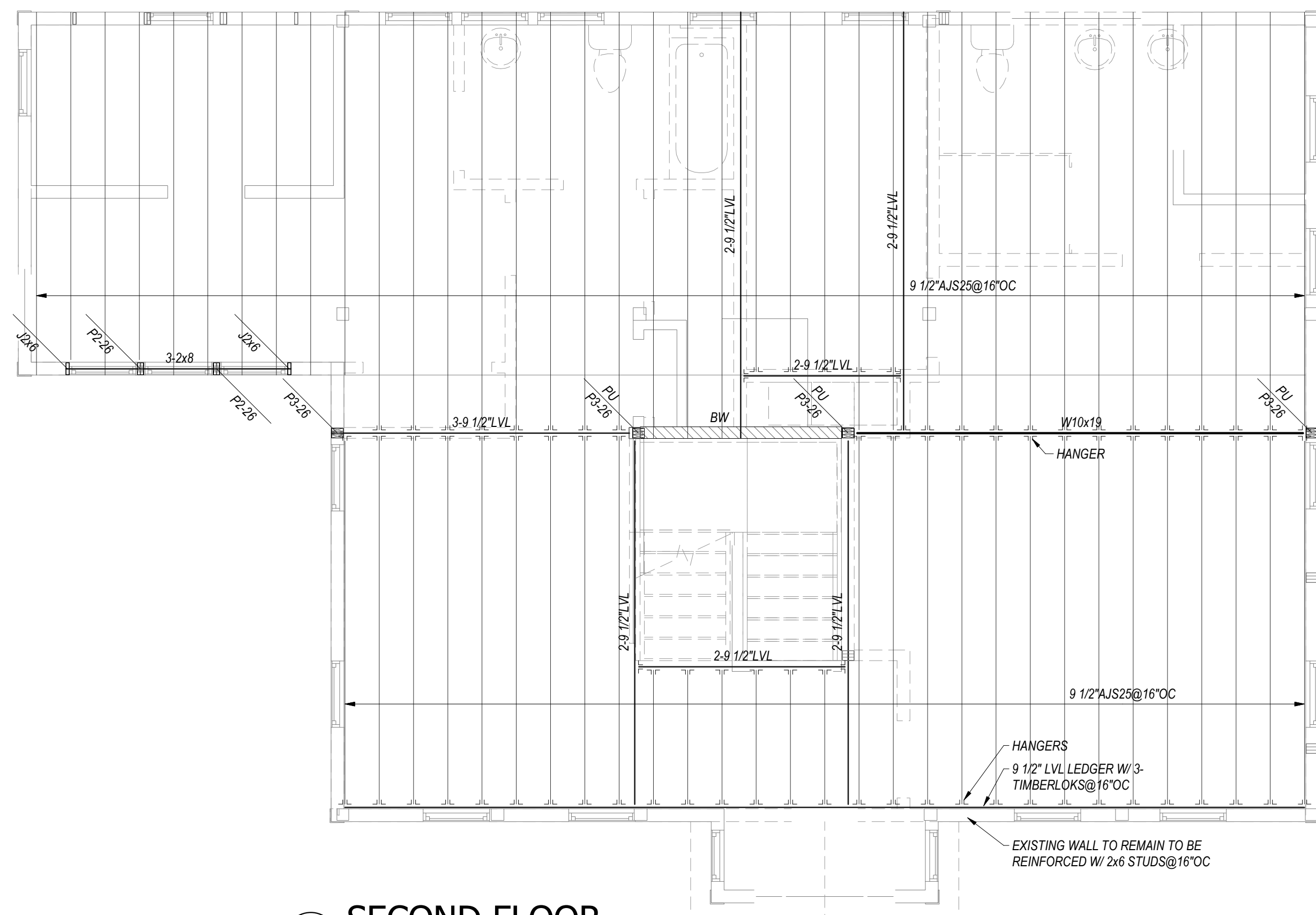
NUMBER OF STUDS IF APPLICABLE
P3-26

SIZE OF STUD OR DIMENSION OF SOLID POST

TYPE OF POST: P = POST, J = JACK, VC = VERSA COLUMN, LC = LALLY COLUMN, HSS = HOLLOW STRUCTURAL SECTION

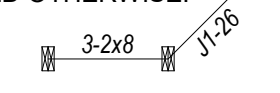


1 ATTIC FLOOR
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"

- FLOOR FRAMING NOTES:**
- ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 - BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2)- 1/2" DIA BOLTS AT 16"OC OR (3)-1/4" SELF TAPPING LAG SCREWS @16"OC, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN
 - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:





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DRAWING TITLE
ROOF FRAMING PLAN

Revision Schedule		
Number	Date	Revision Description

No

SCALE As indicated

DATE 04-28-2020

DRAWN BY AVT CHECKED BY DWW

PROJECT NUMBER S20088

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DRAWING NUMBER

S-4

POST LEGEND

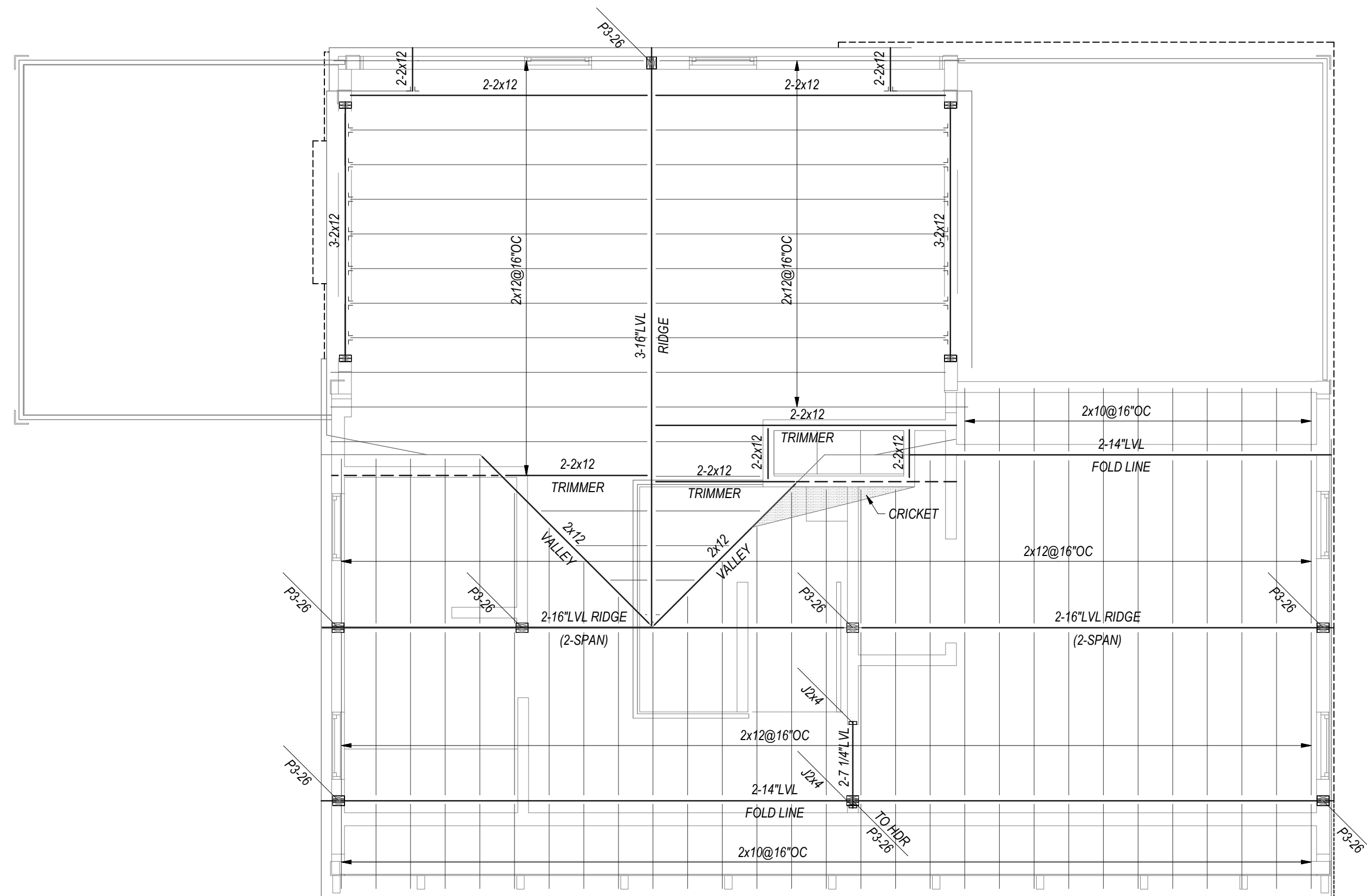
BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(*) SPAN = JOIST OR BEAM RUNS CONTINUOUS OVER SUPPORTS FOR (*) SPANS

(P) POST ABOVE FRAMING LEVEL
(J) POST BELOW FRAMING LEVEL

NUMBER OF STUDS IF APPLICABLE

SIZE OF STUD OR DIMENSION OF SOLID POST

TYPE OF POST: P = POST, J = JACK, VC = VERSA COLUMN, LC = LALLY COLUMN, HSS = HOLLOW STRUCTURAL SECTION



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

- ROOF FRAMING NOTES**
- ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 - ALL RAFTER TO HIP OR VALLEY CONNECTION TO BE MADE W/ A MINIMUM OF 6-12d NAILS.
 - ALL CEILING TO RAFTER CONNECTIONS TO BE MADE W/ A MINIMUM OF 8-12d NAILS.
 - ALL RAFTER TO LVL RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-12d NAILS EQSP AND A SINGLE SIMPSON A34 FRAMING ANGLE UNLESS DETAILED OTHERWISE.
 - ALL VALLEYS AND HIP TO BE CONNECTED TO RIDGES WITH A MINIMUM OF 12 EQSP 16d NAILS AND A L590 FRAMING ANGLE.
 - PROVIDE SIMPSON H2.5 HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW. TIE TO BE PLACED OVER THE OUTSIDE WALL SHEATHING.
 - EXTEND PLYWOOD SHEATHING UNDER ENTIRE OVER FRAMED AREA.
 - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2)- 1/2" DIA BOLTS AT 16" OC OR (3)- 1/4" SELF TAPPING LAG SCREWS @ 16" OC, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN
 - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:

