

ALTERATIONS TO: 8 BEACH PLUM LANE WAREHAM, MA

ABBREVIATIONS

⊙	AT	IE	SUCH AS
A.T.C.	ACOUSTICAL TILE CEILING	INSUL	INSULATION
ACOUS	ACOUSTICAL	INV	INVERT
ALUM	ALUMINUM	JT	JOINT
AFB	ABOVE FINISH FLOOR	KNEE	KNEE SPACE BETWEEN CABINETS
AFG	ABOVE FINISH GRADE	LCC	LEAD COATED COPPER
AAFG	ABOVE AVERAGE FINISH GRADE	LP	LOW POINT
BC	BASE CABINET	MAX	MAXIMUM
BD	BOARD	MEMB	MEMBRANE
BIT	BITUMINOUS	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BO	BOTTOM OF	MBC	MASONRY BLOCK COURSE
BTM	BOTTOM	MISC	MISCELLANEOUS
CAT	CATALOG	MO	MASONRY OPENING
CB	CEMENT BOUND	MTL	METAL
CG	CORNER GUARD	NIC	NOT IN CONTRACT
CHEM	CHEMICAL	NOM	NOMINAL
CIP	CAST IN PLACE	OC	ON CENTER
CJ	CONTROL JOINT	OPNG	OPENING
CLG	CEILING	PLAS	PLASTER
CMU	CONCRETE MASONRY UNIT	PLAM	PLASTIC LAMINATE
COL	COLUMN	PLYWD	PLYWOOD
COMB	COMBINATION	POLY	POLYETHYLENE
CONC	CONCRETE	PT	PRESSURE TREATED
CO	CONCRETE OPENING	PVC	POLYVINYLCHLORIDE
CONT	CONTINUOUS	RRT	RADIAL RESILIENT TILE
CONSTR	CONSTRUCTION	RS	RESILIENT SHEET
CPT	CARPET	RT	RESILIENT TILE
DB	DRAWER BASE	RAD	RADIUS
DIA	DIAMETER	RCP	REFLECTED CEILING PLAN
DIM	DIMENSION	REQD	REQUIRED
DISP	DISPENSER	RESIL	RESILIENT
DN	DOWN	RM	ROOM
DO	DITTO	RTU	ROOF TOP UNIT
DS	DOWNSPOUT	SCW	SOLID CORE WOOD
DSS	DOWNSPOUT SHOE	SGFT	STRUCTURAL GLAZED FACING TILE
DW	DRYWALL/DOOR WIDTH	SPF	SOLID POLYMER FABRICATION
DWG(S)	DRAWING(S)	SS	SPECIFICATION SECTION
EL	ELEVATION	S/S	STAINLESS STEEL
ESMT	EASEMENT	ST	STONE TILE
ETR	EXISTING TO REMAIN	STL	STEEL
EXT'G	EXISTING	STOR	STORAGE
EXPJT	EXPANSION JOINT	SUSP	SUSPENDED
EXT	EXTERIOR	TEMP	TEMPERED GLASS PANEL
EO	EQUAL	TB	TEST BORING
EWC	ELECTRIC WATER COOLER	THK	THICK
FBO	FURNISHED BY OTHERS INSTALL BY G.C.	TO	TOP OF
FE	FIRE EXTINGUISHER	TOW	TOP OF WALL
FF	FINISHED FLOOR	TYP	TYPICAL
FLR	FLOOR	UP	UTILITY POLE
FLAM	FLAMMABLE	VCT	VINYL COMPOSITION TILE
FND	FOUNDATION	VERT	VERTICAL
FT	FOOT	VEST	VESTIBULE
FR	FIRE RETARDANT	VTR	VENT THROUGH ROOF
FRT	FIRE RETARDANT TREATED	VWC	VINYL WALLCOVERING
GA	GAUGE	WC	WALL CABINETS
GC	GENERAL CONTRACTOR	WD	WOOD
GGB	GRADED GRAVEL BORROW	WDW	WINDOW
GYP	GYPSTUM	WP	WATERPROOF
HM	HOLLOW METAL	WWF	WELDED WIRE FABRIC
HORIZ	HORIZONTAL	VP	VENEER PLASTER
HP	HIGH POINT	VWF	VERTICAL WALL REINFORCING
HVAC	HEATING, VENTILATION, AIR CONDITIONING		

SHEET INDEX

COVER SHEET/PROJECT LOCUS
CIVIL – SEE ATTACHED
A1 – EXISTING FLOOR PLANS
A2 – DEMOLITION PLANS
A3 – NEW LOWER LEVEL AND FIRST FLOOR PLAN
A4 – NEW UPPER LEVEL PLAN AND FRAMING PLANS
A5 – NEW FOUNDATION PLAN
A6 – NEW BUILDING SECTIONS AND DETAILS (tbd)
A7 – NEW ELEVATIONS
A8 – HIGH WIND DETAILS
A9 – STRUCTURAL NOTES
A10 – DETAILS / INTERIOR ELEVATIONS OUTLINE SPEC (tbd)

CONTACTS:

OWNER

DAVID AND JODY GASTFRIEND
8 BEACH PLUM LANE
WAREHAM, MA.

ARCHITECT

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AIA, LEED AP
PHONE: (508) 577-2673

STRUCURAL

TBD

BUILDER

JW BUILDERS
CAPE COD
508-648-4999

SITE/CIVIL ENGINEER

GAF ENGINEERING, INC.
266 MAIN STREET
WAREHAM, MA

MEP SYSTEMS

TBD – DESIGN/BUILD

GRAPHIC SYMBOLS

	EARTH
	GRAVEL FILL
	CONCRETE
	BRICK
	CONCRETE MASONRY UNIT
	GRANITE
	ALUMINUM
	RIGID INSULATION
	STEEL
	WOOD – ROUGH
	WOOD – BLOCKING
	PLYWOOD
	PLYWOOD – MDO
	WOOD – FINISH
	BATT INSULATION
	GYPSTUM WALLBOARD

DRAWING SYMBOLS

	DETAIL NO.	DETAIL SYMBOL
	SECTION NO.	SECTION SYMBOL
	SECTION NO.	WALL SECTION SYMBOL
	DRAWING NO.	INTERIOR ELEVATION SYMBOL
	SPOT ELEVATION	SPOT ELEVATION DESIGNATION
	WALL TYPE	PARTITION TYPE DESIGNATION

CODE

WORK SHALL COMPLY WITH THE 9th EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, WHICH IS BASED THE 2015 CODES PUBLISHED BY THE ICC, INCLUDING THE INTERNATIONAL RESIDENTIAL BUILDING CODE, INTERNATIONAL BUILDING CODE AND INTERNATIONAL ENERGY CONSERVATION CODE, AND THE MA RESIDENTIAL CODE AMMENDMENTS.

GENERAL NOTES

- G.C. SHALL BE FAMILIAR WITH THE PROJECT LOCATION, SITE, UTILITIES, STRUCTURE AND EXISTING CONDITIONS.
- U.O.N. ALL FINISHES, TRIM, CASING, DETAILS SHALL MATCH EXISTING.
- G.C. TO PROVIDE SAMPLES OR SPECS. WHERE APPLICABLE, FOR APPROVAL BY OWNER OR ARCHITECT.
- OWNER TO APPROVE FINAL DOOR, WINDOW, HARDWARE, AND FIXTURES SELECTIONS. PRIOR TO G.C. PURCHASING PRODUCTS.
- G.C. SHALL BE FAMILIAR WITH OWNER SUPPLIED ITEMS.
- G.C. SHALL PROVIDE APPROPRIATE POWER TO ALL EQUIPMENT, APPLIANCE AND FIXTURE LOCATIONS.

PROJECT LOCATION



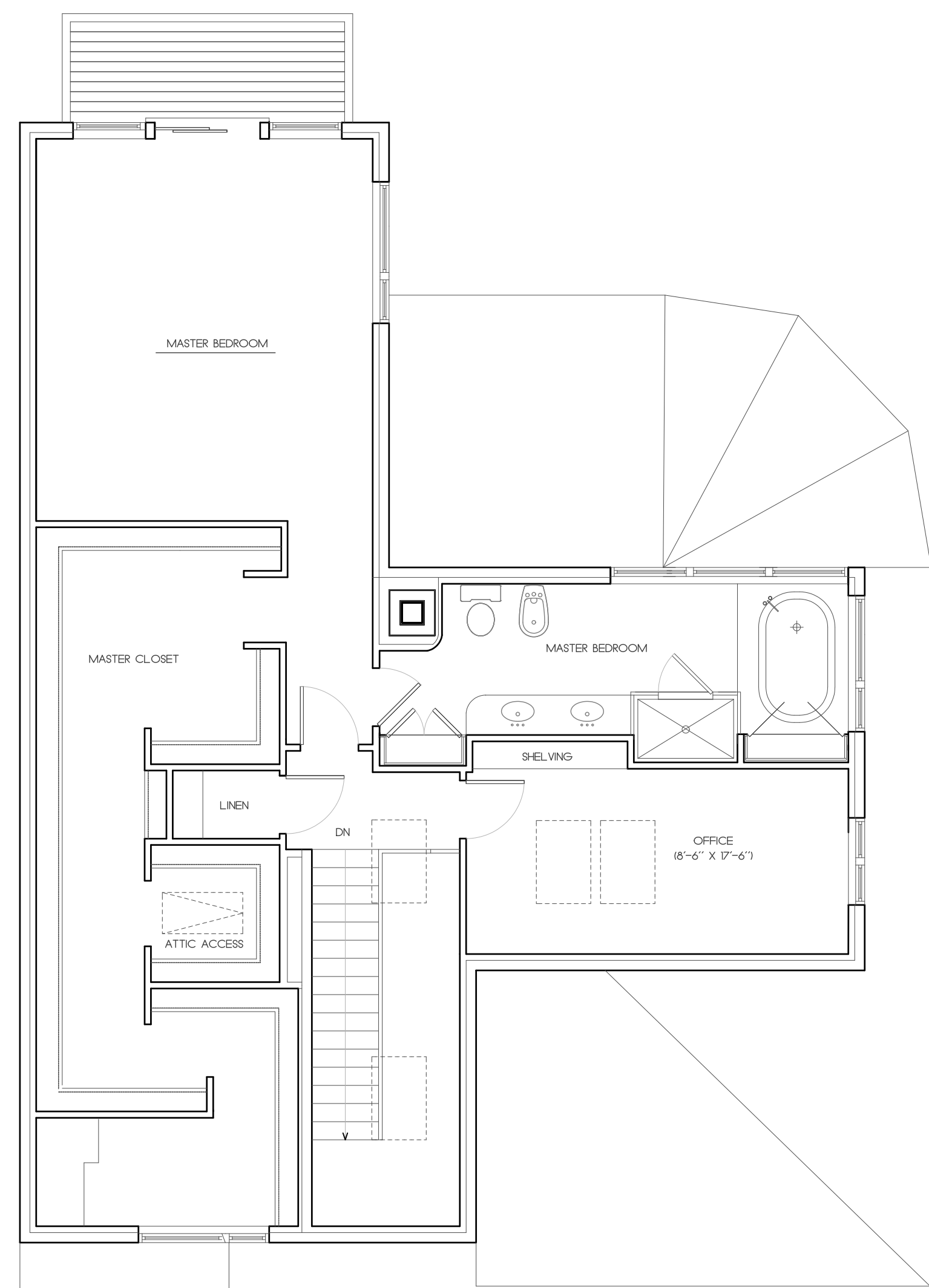
M ARCHITECTURE+DESIGN
MIDDLEBOROUGH, MA.
marchitecturedesign.com

ALTERATIONS TO:
8 BEACH PLUM LANE
WAREHAM, MA

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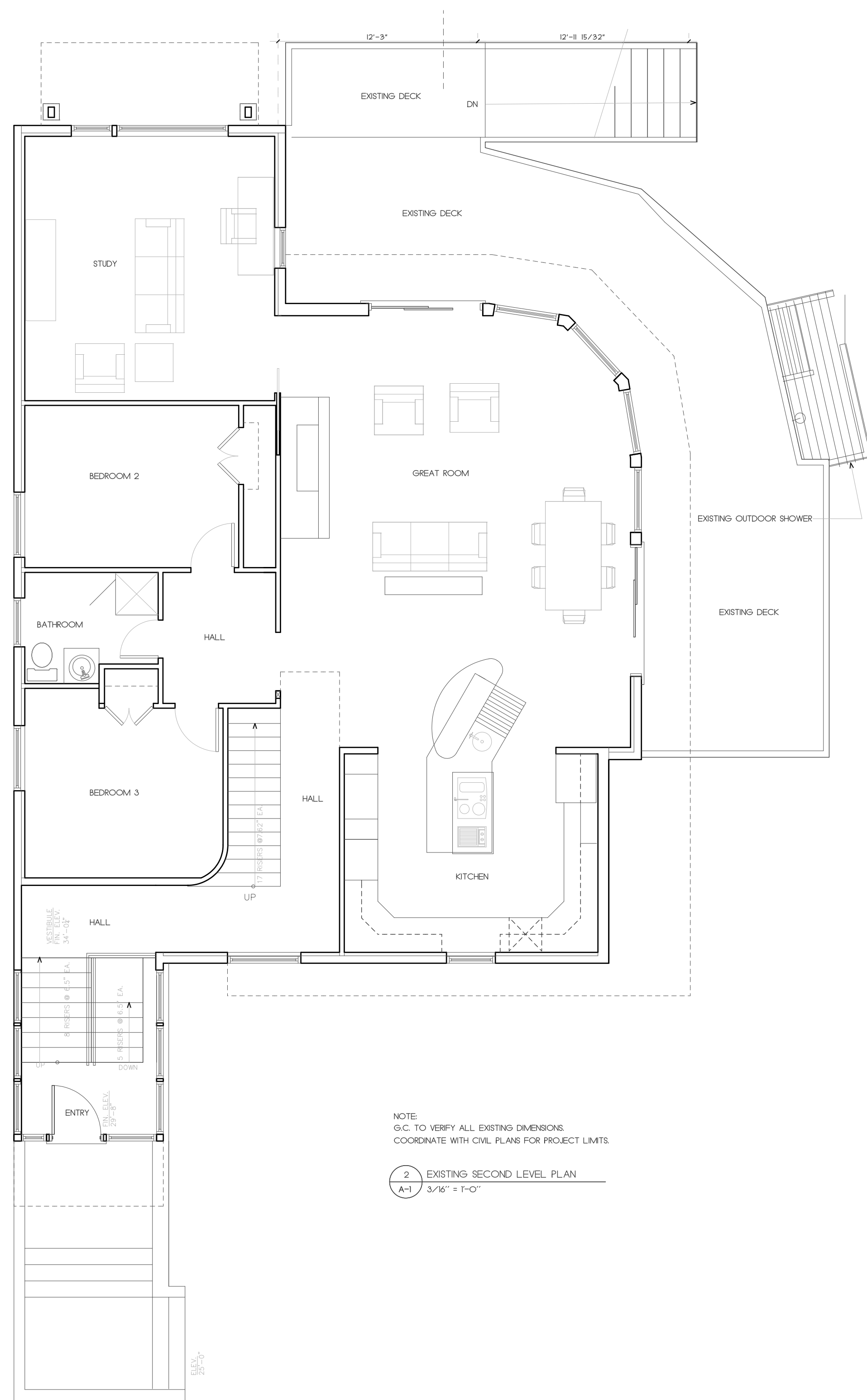
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COVER SHEET

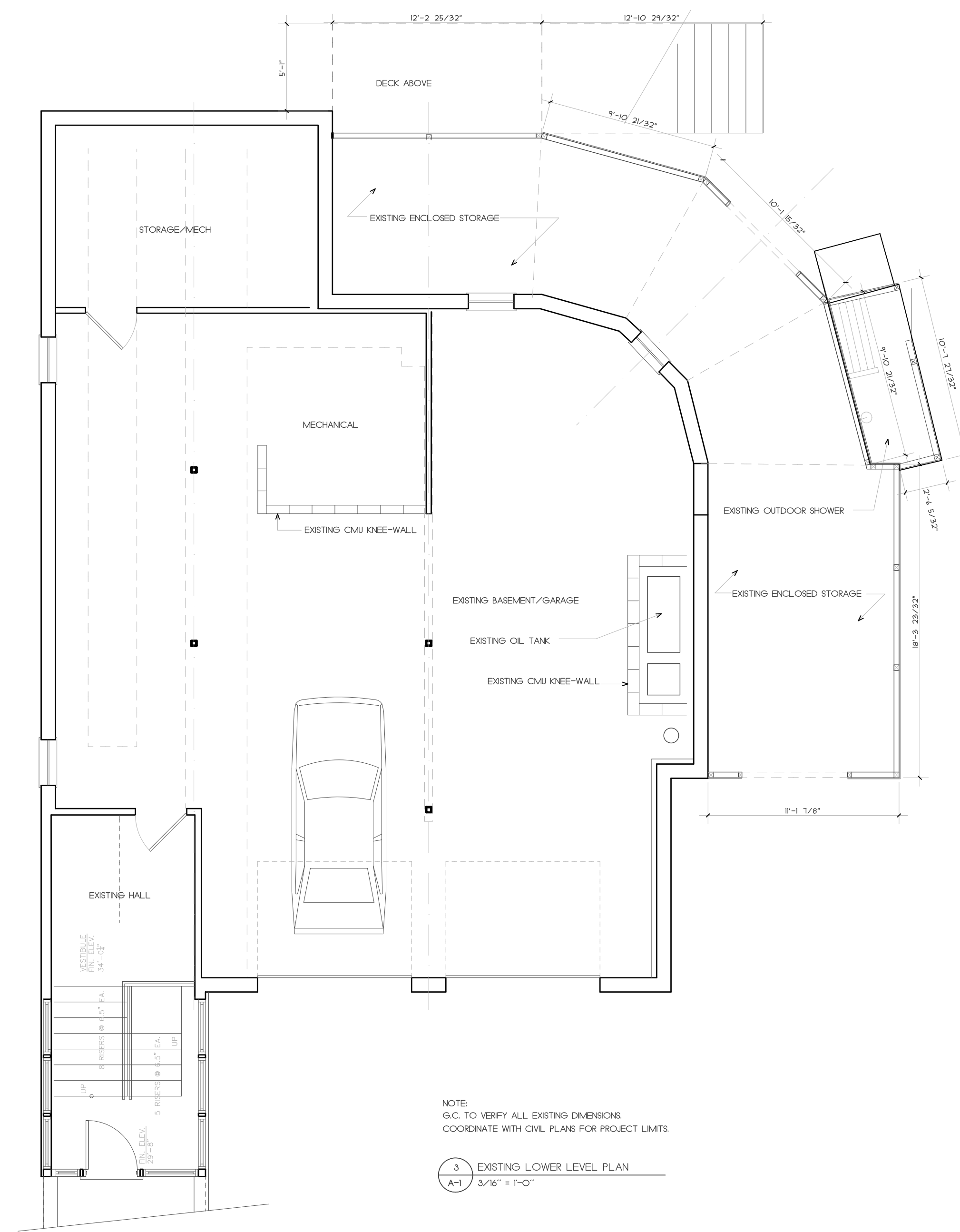


NOTE:
 G.C. TO VERIFY ALL EXISTING DIMENSIONS.
 COORDINATE WITH CIVIL PLANS FOR PROJECT LIMITS.

REMOVE EXISTING OVERHANGS TO FACILITATE NEW CONSTRUCTION



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ALTERATIONS TO:
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 WAEEHAM, MA

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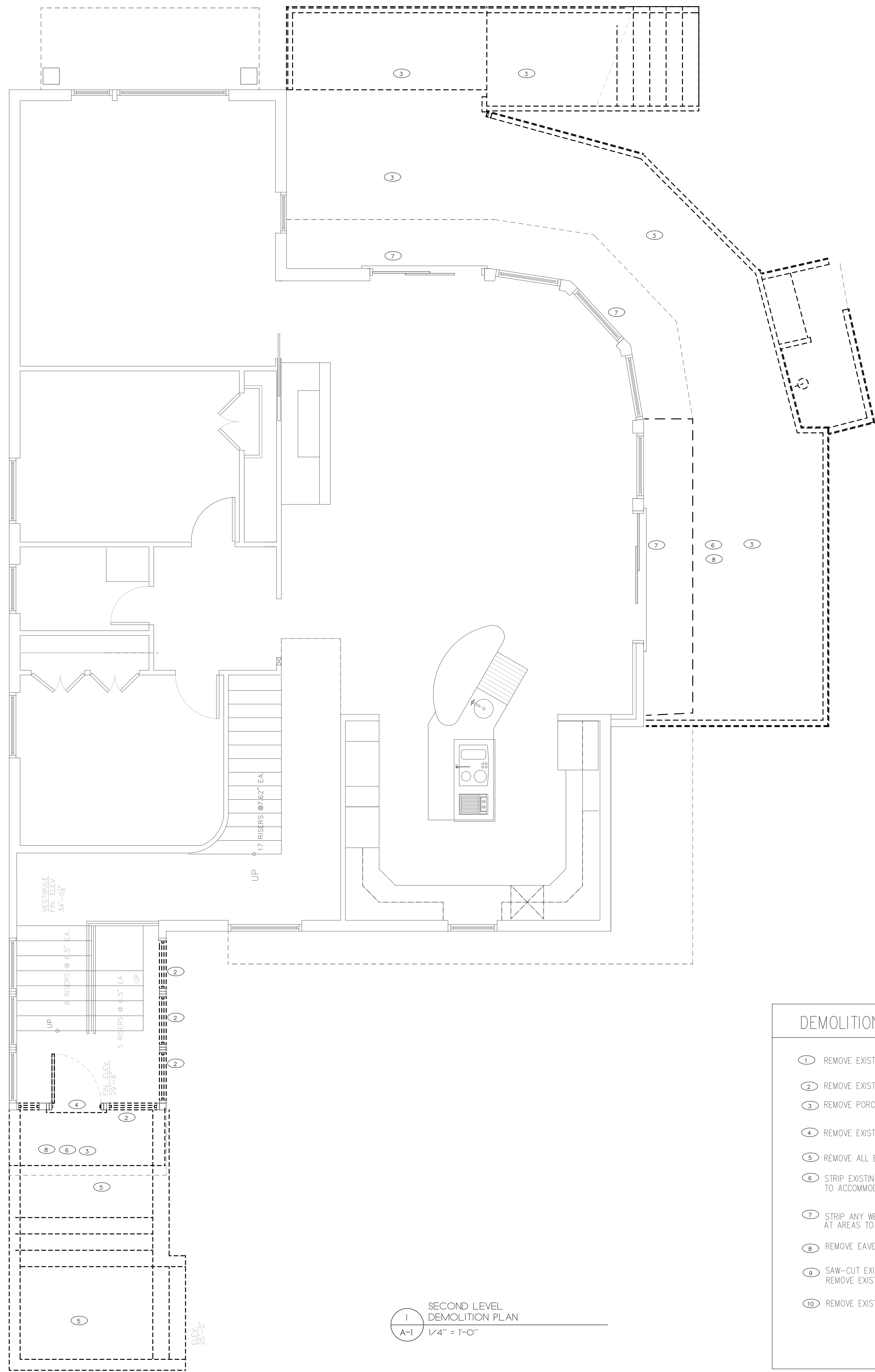
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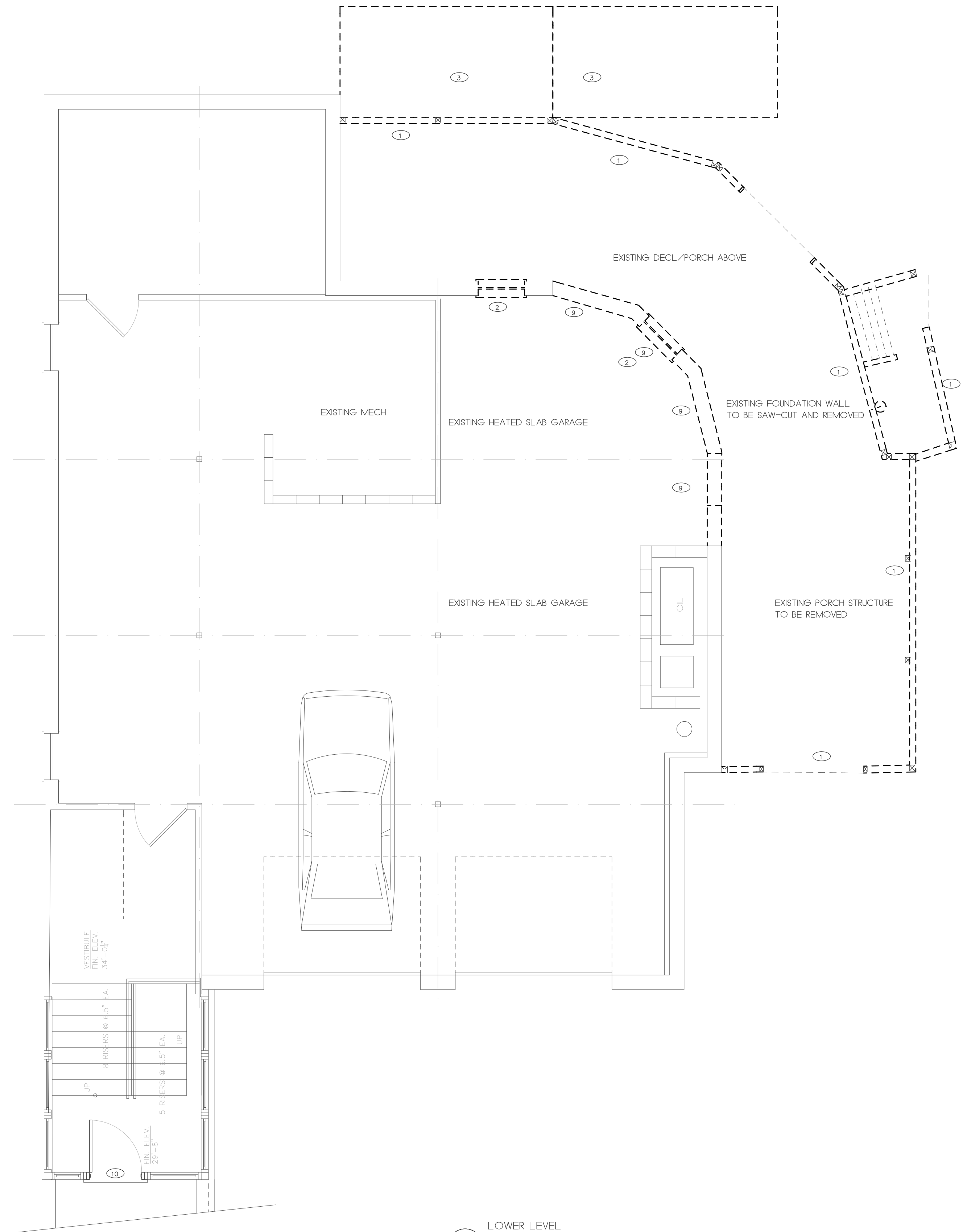
EXISTING FLOOR PLANS



1 SECOND LEVEL DEMOLITION PLAN
A-1 1/4" = 1'-0"

DEMOLITION NOTES:

- 1 REMOVE EXISTING 2X4 WOOD STUD WALL
- 2 REMOVE EXISTING WINDOWS/FRAMES
- 3 REMOVE PORCH/DECK
- 4 REMOVE EXISTING DOOR
- 5 REMOVE ALL EXISTING STOOP/STEPS
- 6 STRIP EXISTING ASPHALT SHINGLE ROOF AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION
- 7 STRIP ANY WEATHER BARRIER OR PAPER SHEATHING AT AREAS TO RECEIVE NEW FRAMING
- 8 REMOVE EAVES AS REQUIRED TO RECEIVE NEW ROOF DETAIL
- 9 SAW-CUT EXISTING FOUNDATION WALL - REMOVE EXISTING CONCRETE FROM SITE
- 10 REMOVE EXISTING RAISED 'SILL' TO ACCOMMODATE NEW DOOR



1 LOWER LEVEL DEMOLITION PLAN
A-2 1/4" = 1'-0"

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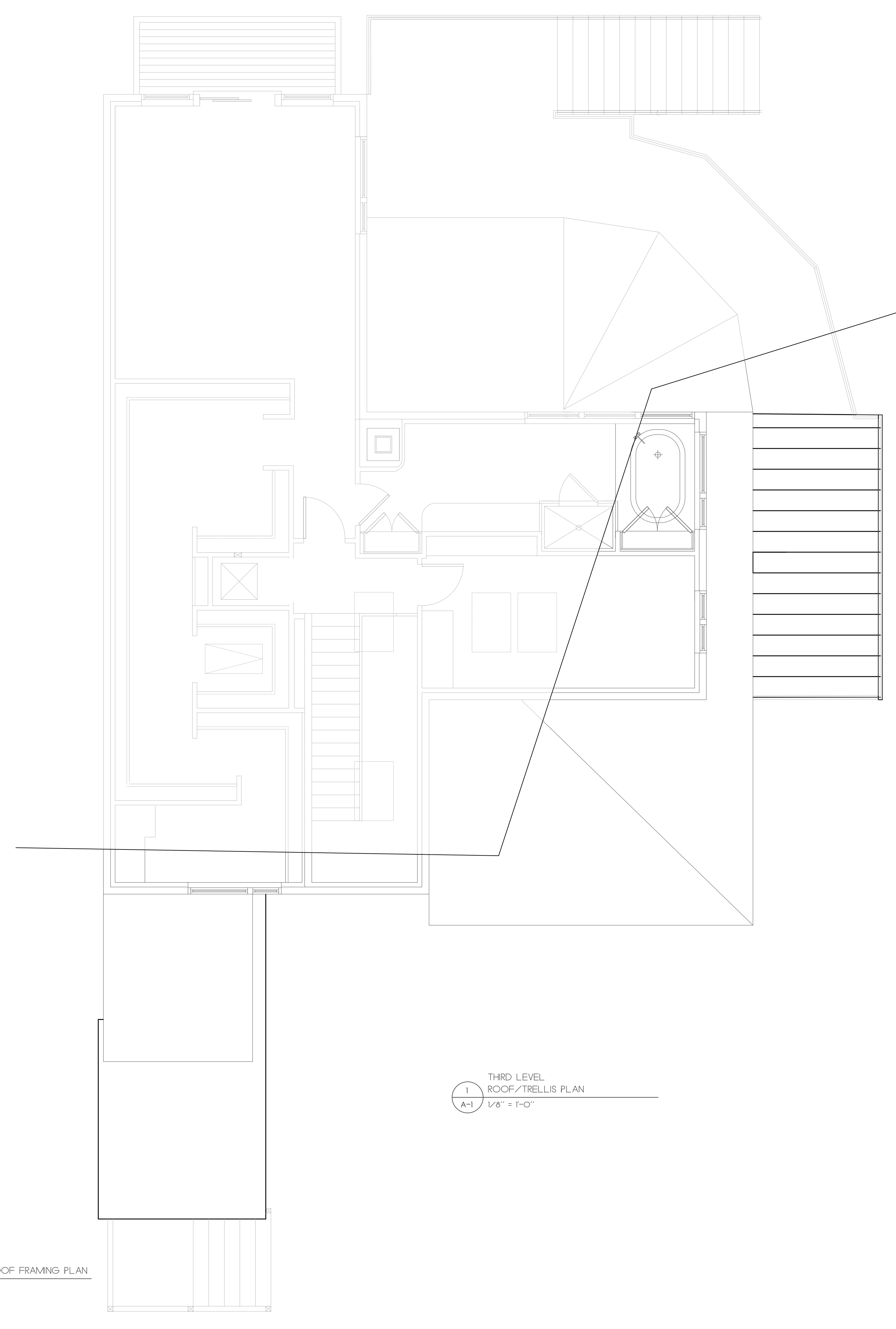
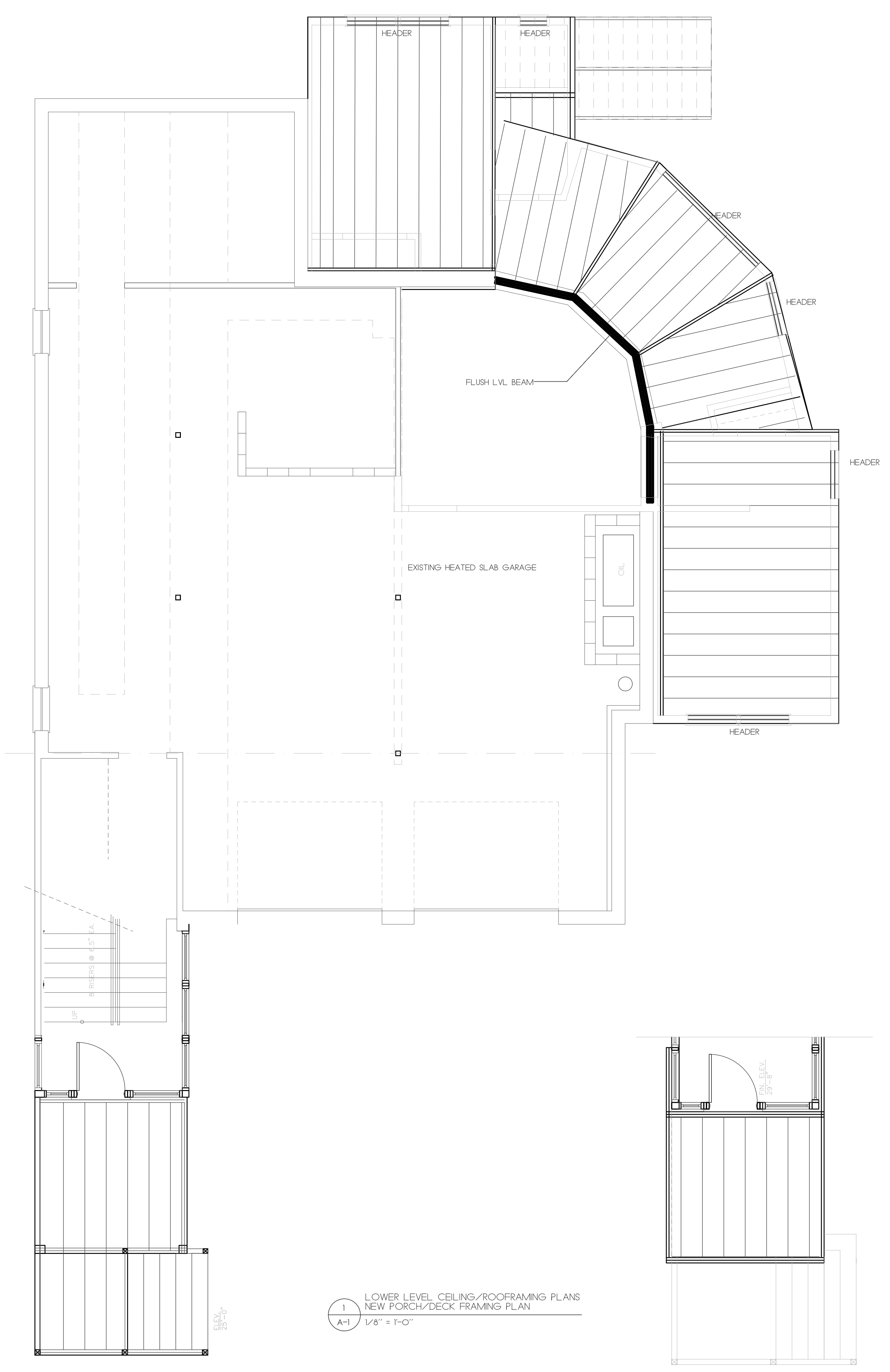
NEW LOWER LEVEL FLOOR PLAN

ALTERATIONS TO:
 8 BEACH PLUM LANE
 WAEEHAM, MA

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NEW ROOF PLAN



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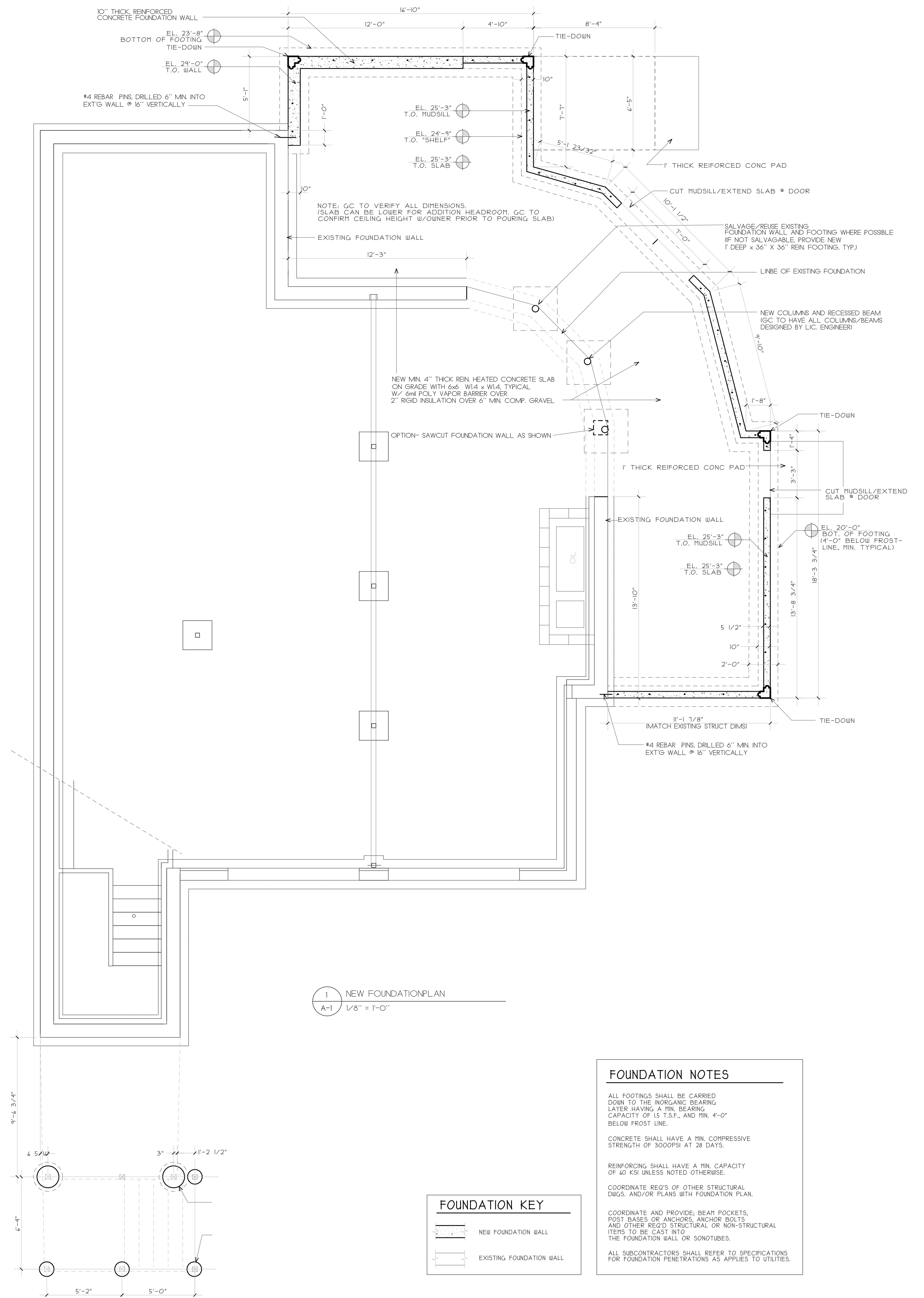
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EXISTING EXTERIOR



1 NEW FOUNDATION PLAN
A-1 1/8" = 1'-0"

FOUNDATION KEY

	NEW FOUNDATION WALL
	EXISTING FOUNDATION WALL

FOUNDATION NOTES

ALL FOOTINGS SHALL BE CARRIED DOWN TO THE INORGANIC BEARING LAYER HAVING A MIN. BEARING CAPACITY OF 1.5 T.S.F., AND MIN. 4'-0" BELOW FROST LINE.

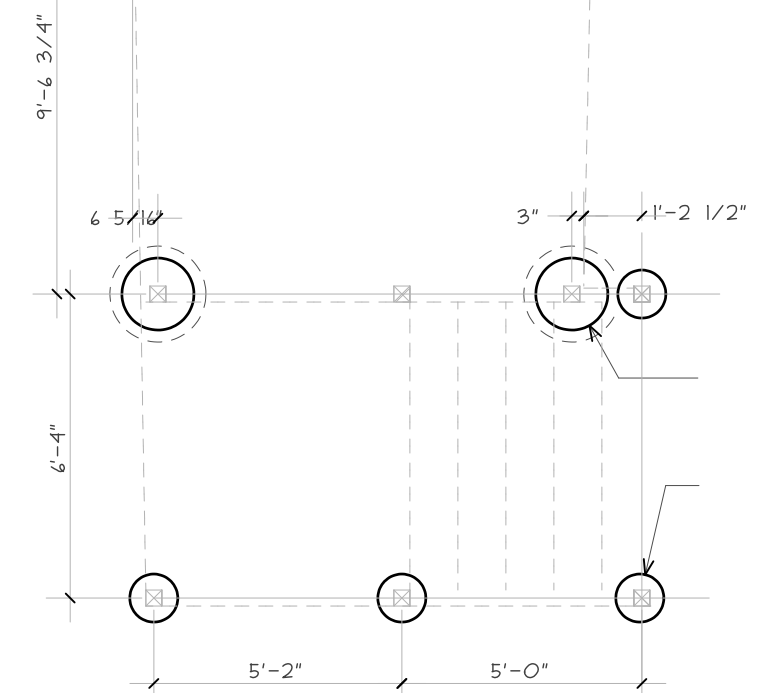
CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS.

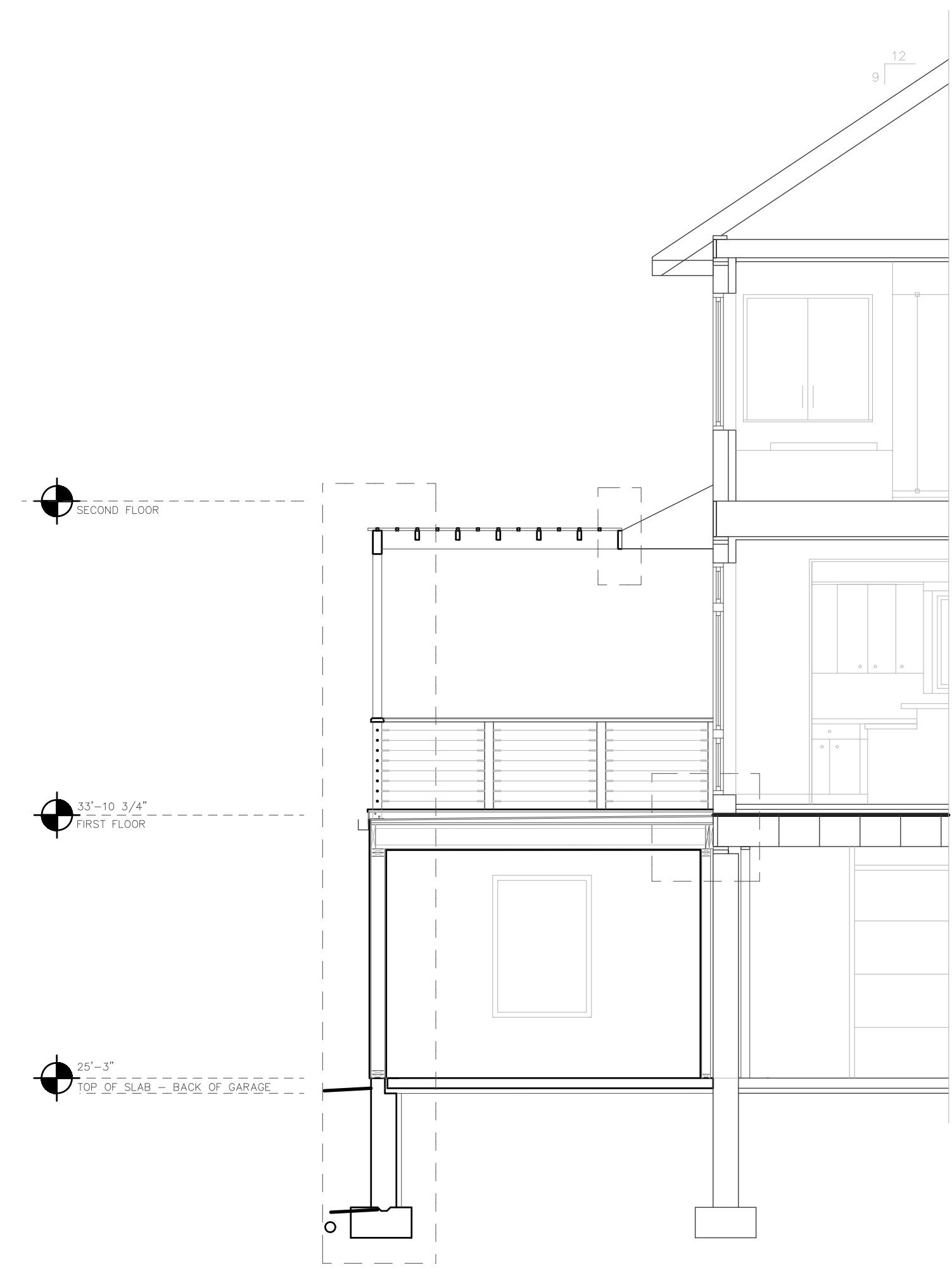
REINFORCING SHALL HAVE A MIN. CAPACITY OF 40 KSI UNLESS NOTED OTHERWISE.

COORDINATE REQ'S OF OTHER STRUCTURAL DGS. AND/OR PLANS WITH FOUNDATION PLAN.

COORDINATE AND PROVIDE: BEAR POCKETS, POST BASES OR ANCHORS, ANCHOR BOLTS AND OTHER REQ'D STRUCTURAL OR NON-STRUCTURAL ITEMS TO BE CAST INTO THE FOUNDATION WALL OR SONOTUBES.

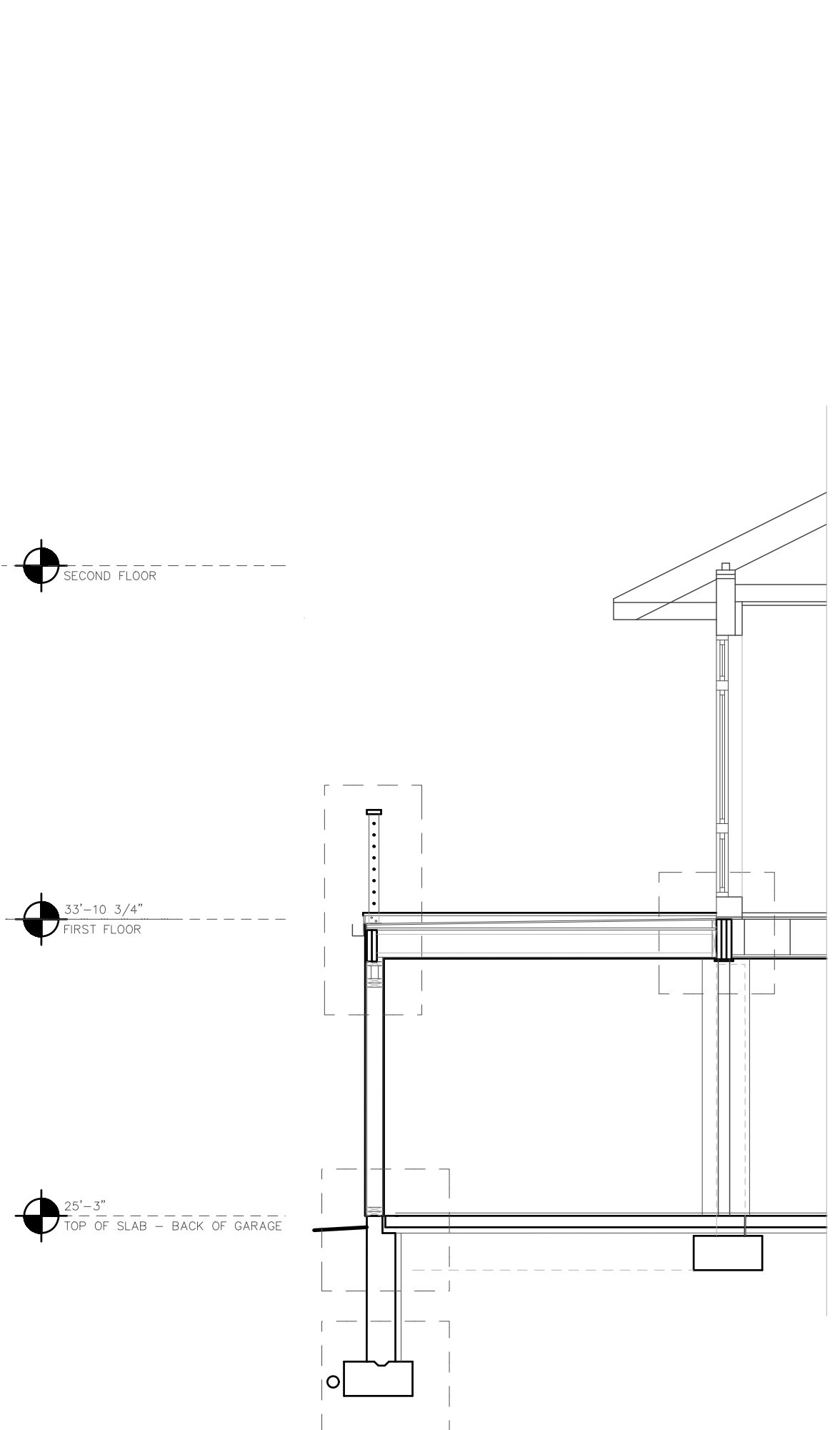
ALL SUBCONTRACTORS SHALL REFER TO SPECIFICATIONS FOR FOUNDATION PENETRATIONS AS APPLIES TO UTILITIES.





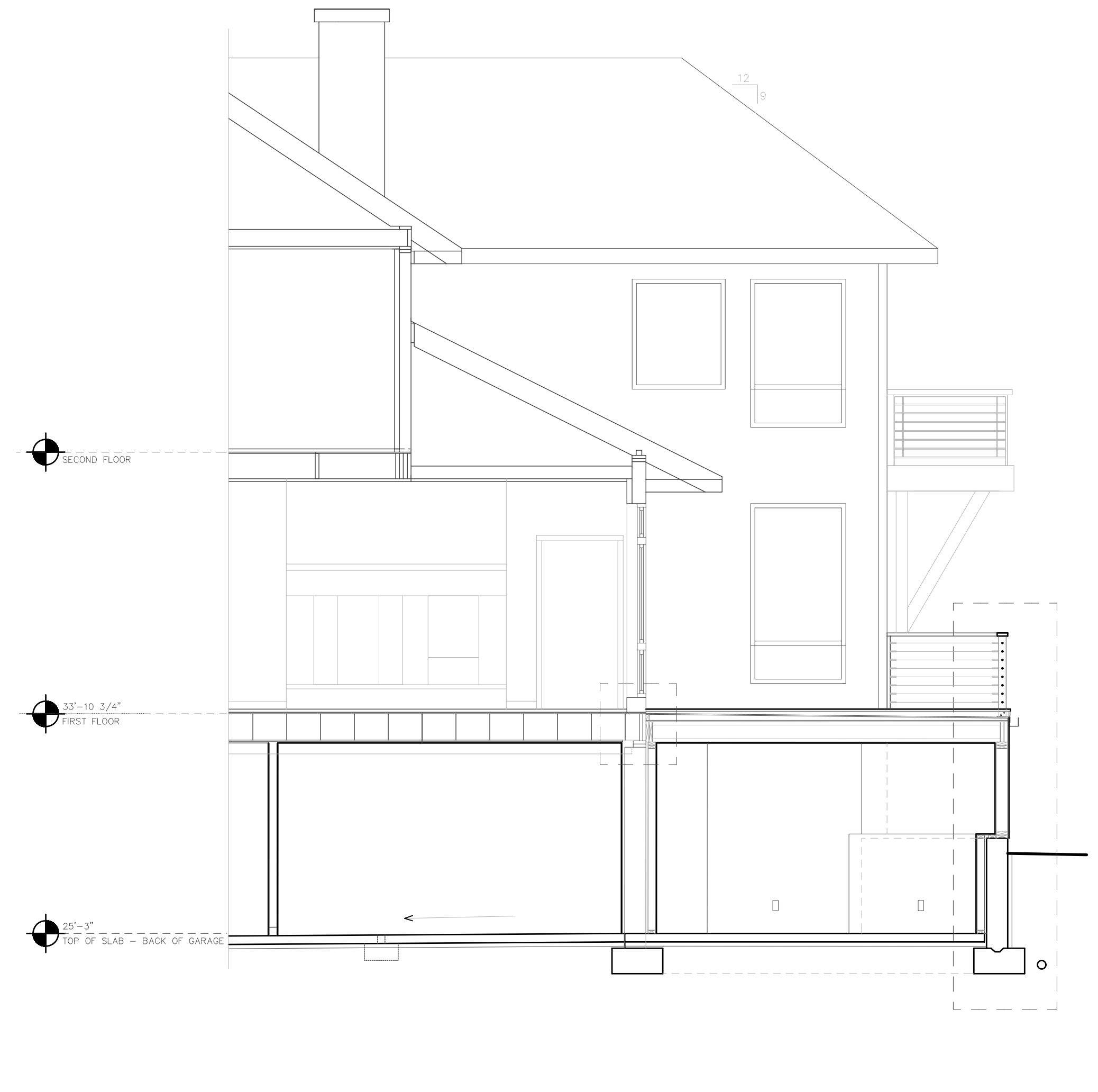
NOTE:
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COORDINATE WITH CIVIL PLANS FOR PROJECT LIMITS.

3 SECTION C-C
A-6 1/4" = 1'-0"



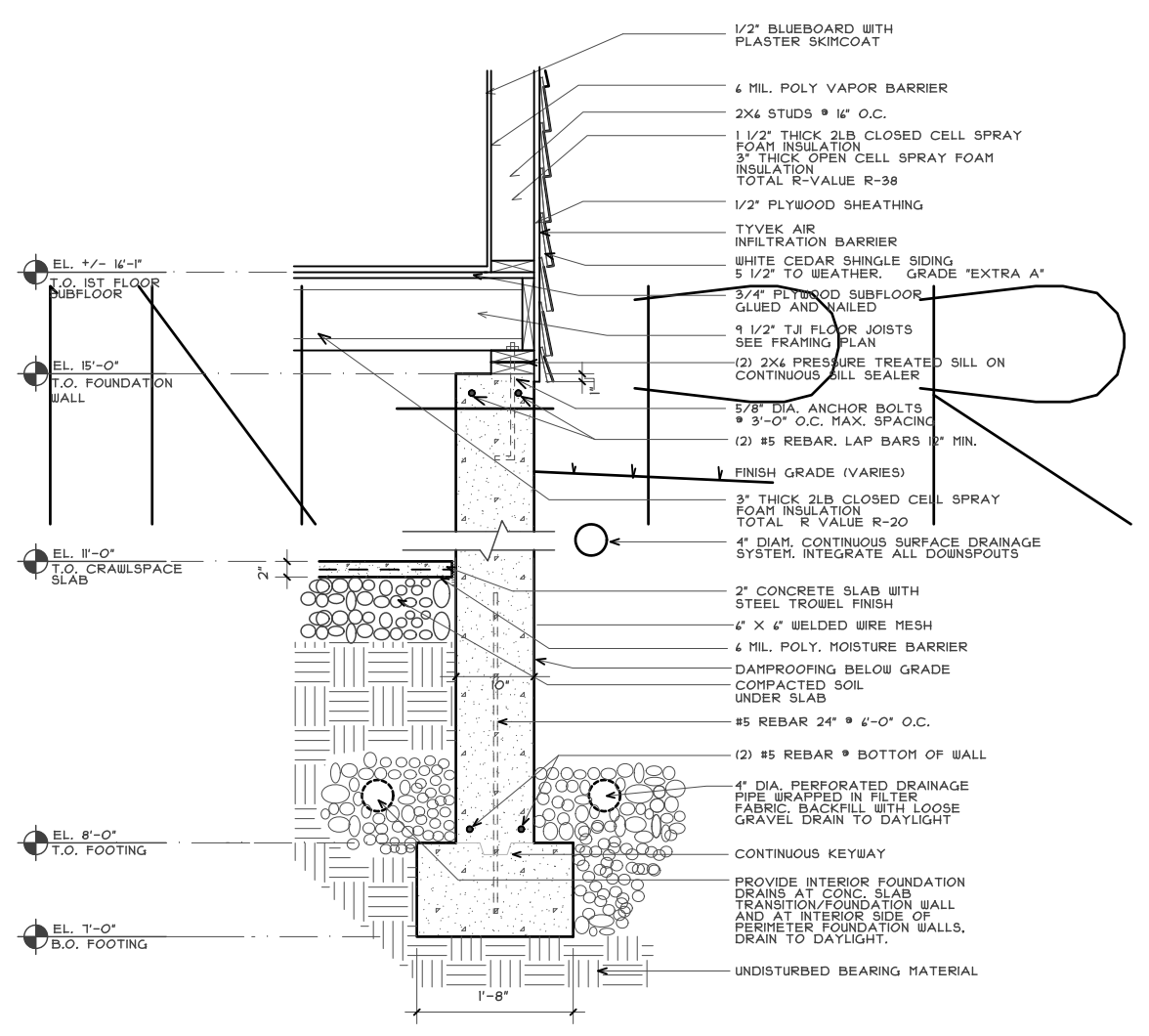
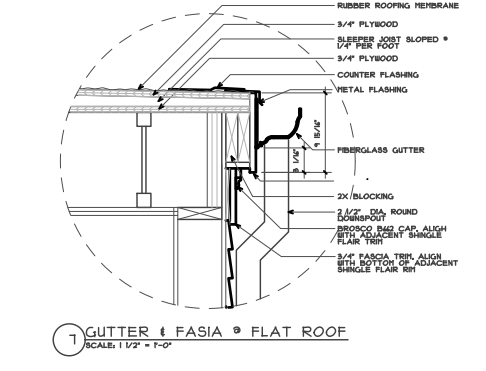
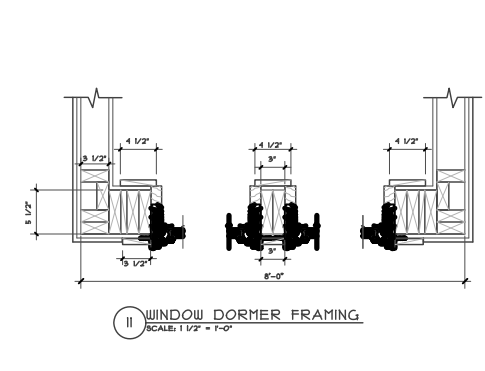
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2 SECTION B-B
A-6 1/4" = 1'-0"

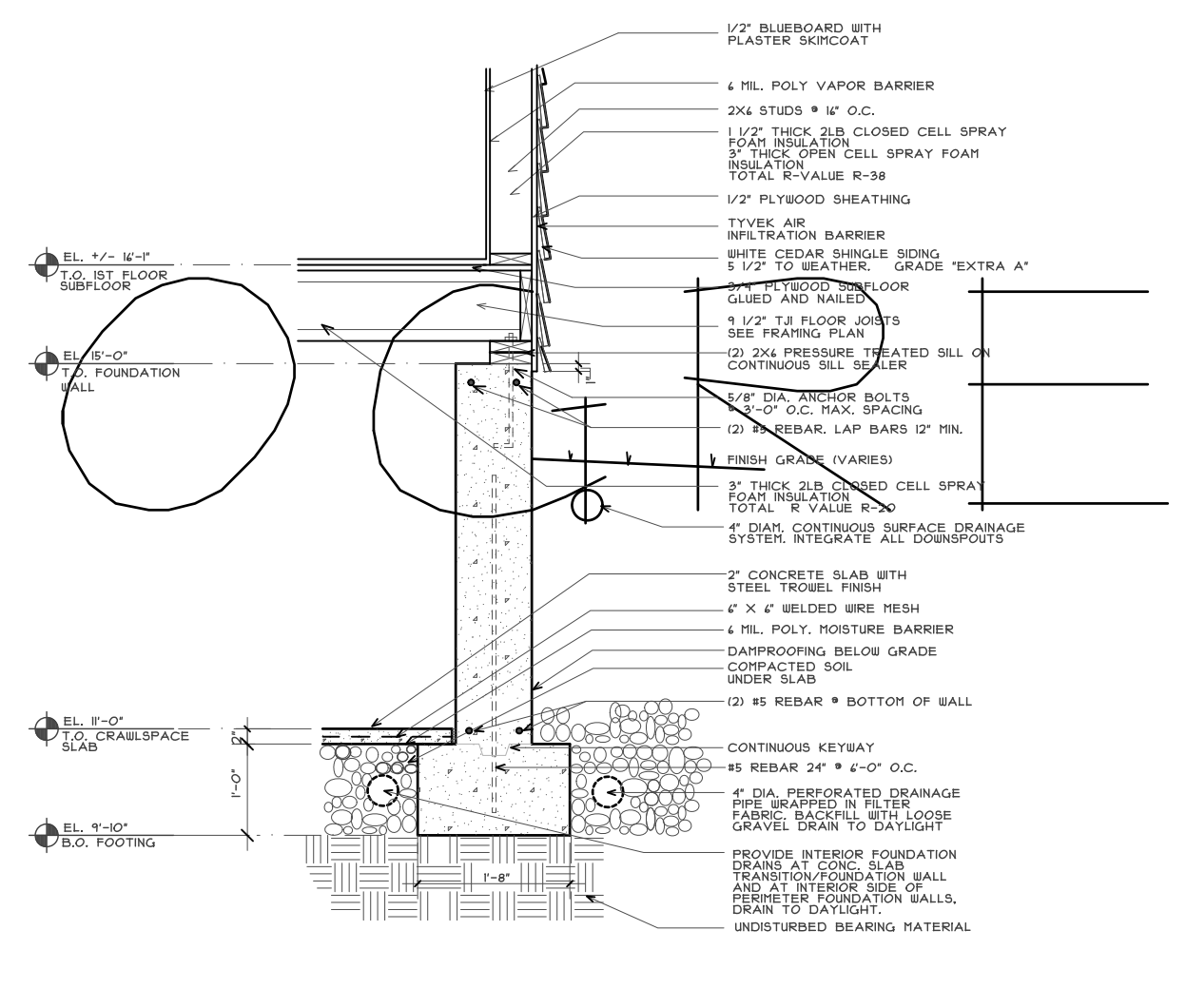


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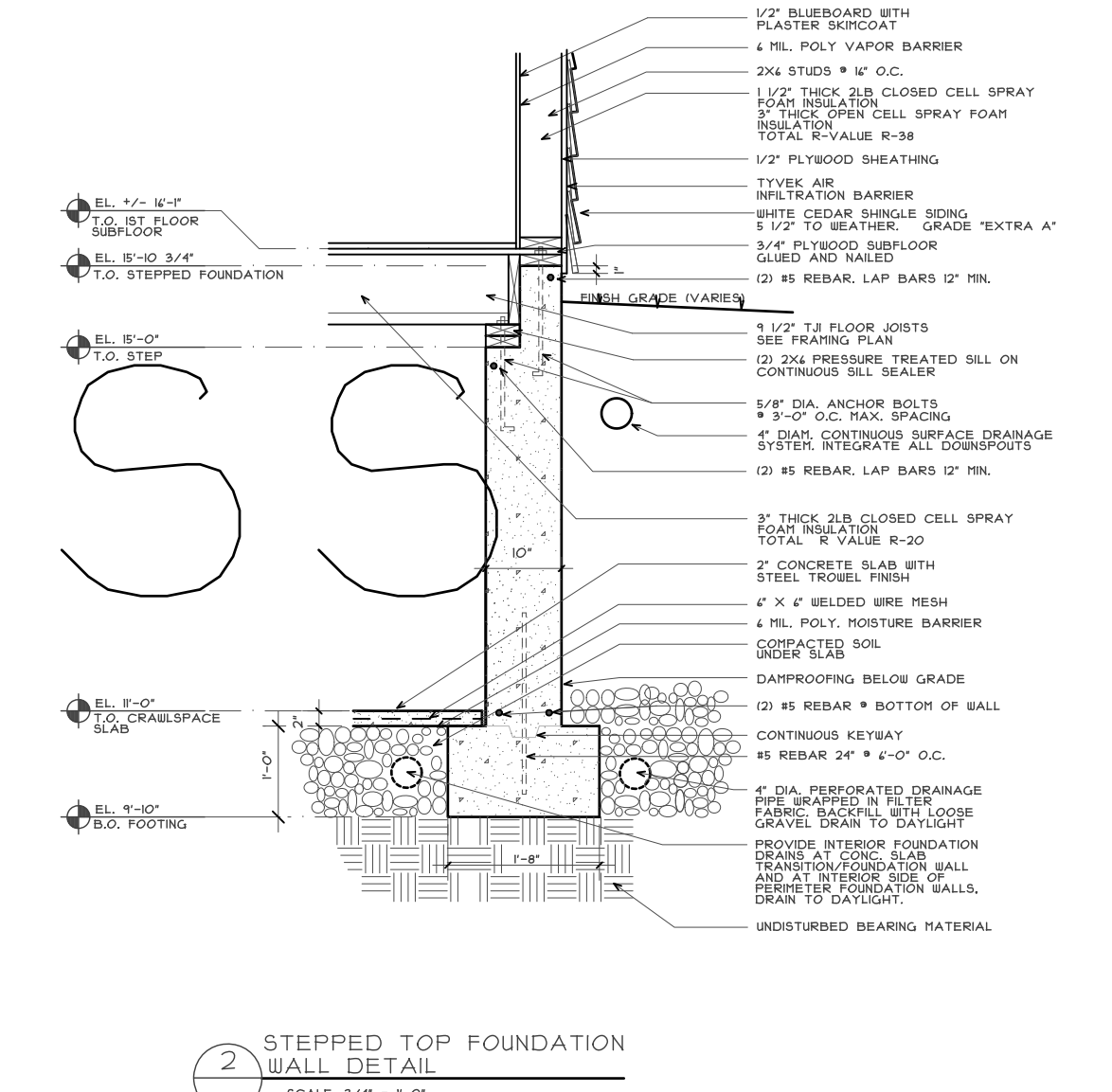
1 SECTION A-A
A-6 1/4" = 1'-0"



3 LOWER FOUNDATION WALL DETAIL
SCALE: 3/4" = 1'-0"



1 TYPICAL FOUNDATION WALL DETAIL
SCALE: 3/4" = 1'-0"



2 STEPPED TOP FOUNDATION WALL DETAIL
SCALE: 3/4" = 1'-0"

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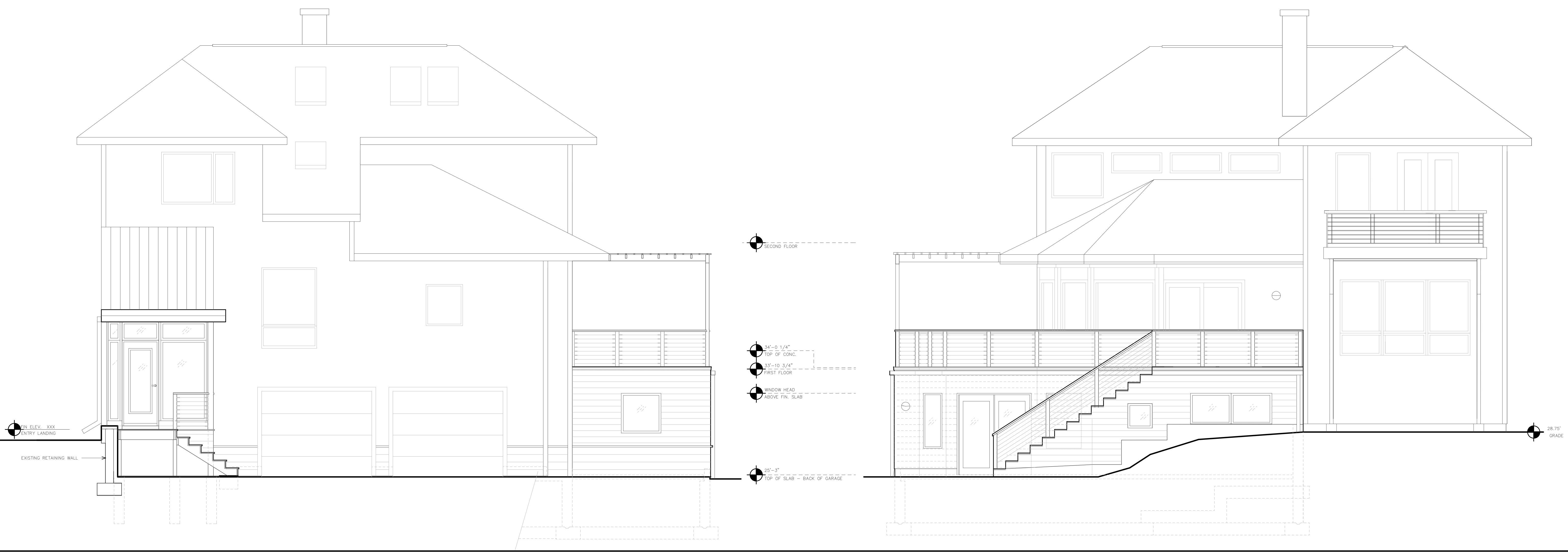
NEW EXTERIOR ELEVATIONS

ALTERATIONS TO:
8 BEACH PLUM LANE
WAEHAM, MA

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**FOUNDATION
PLANS & DETAILS**



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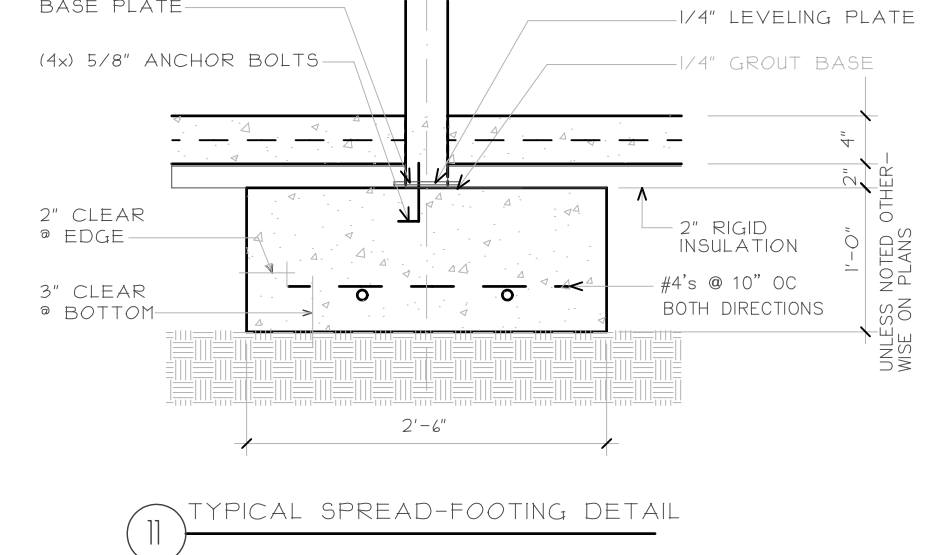
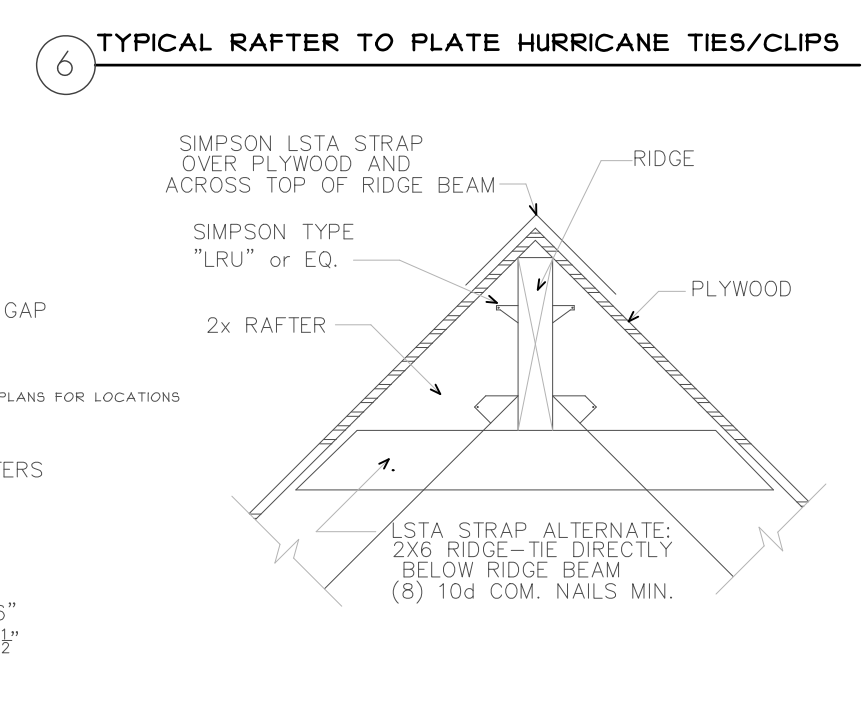
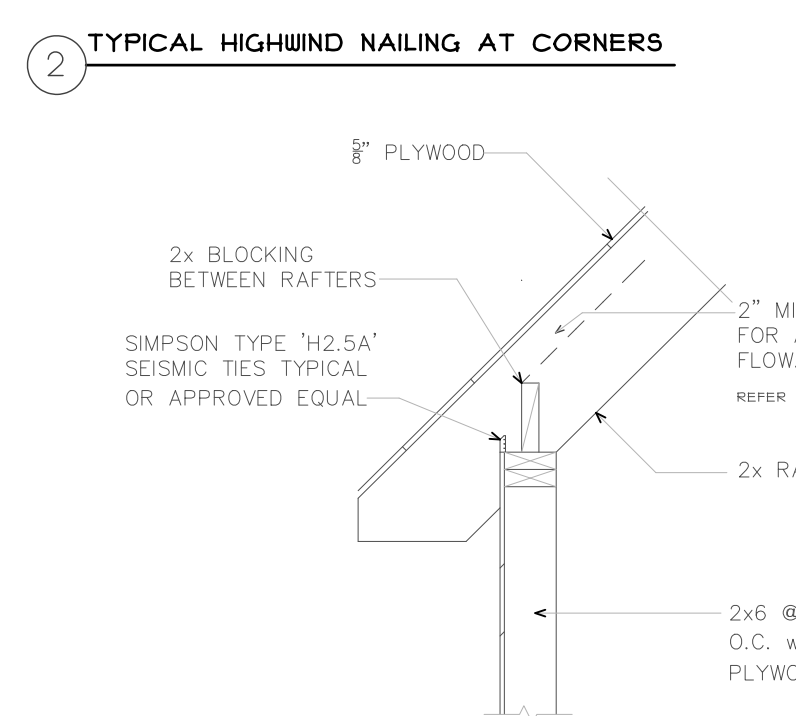
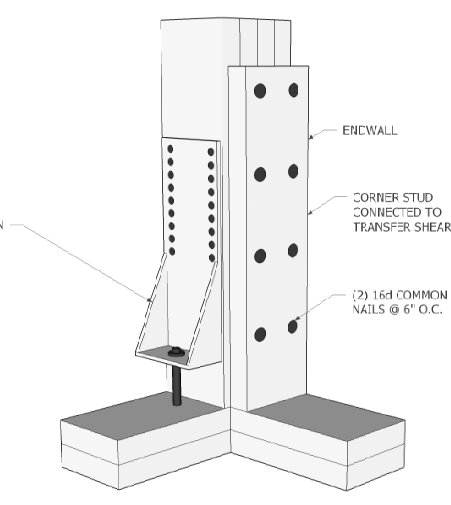
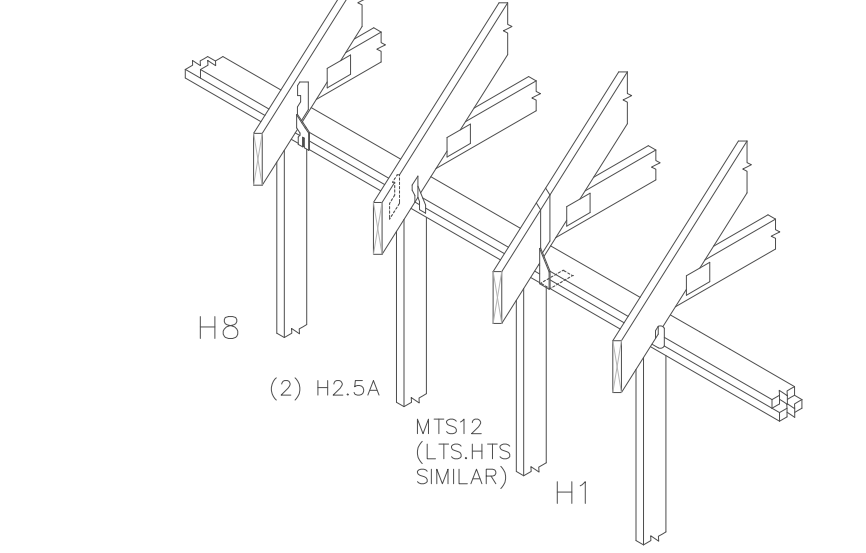
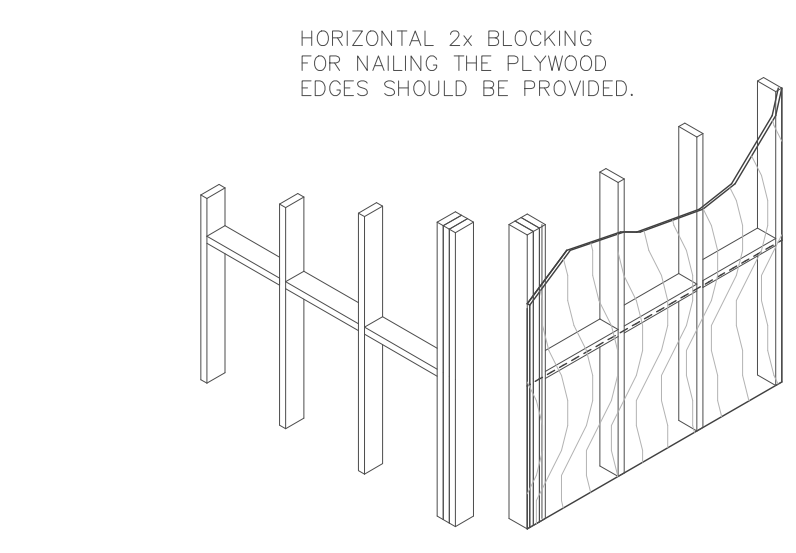
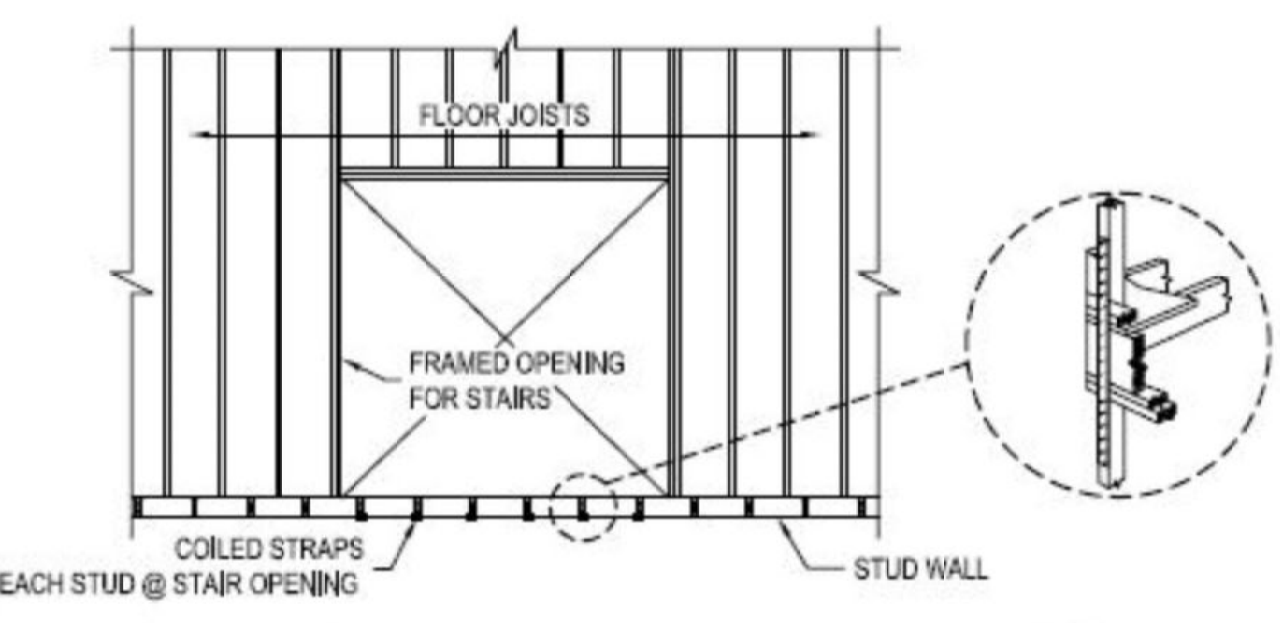
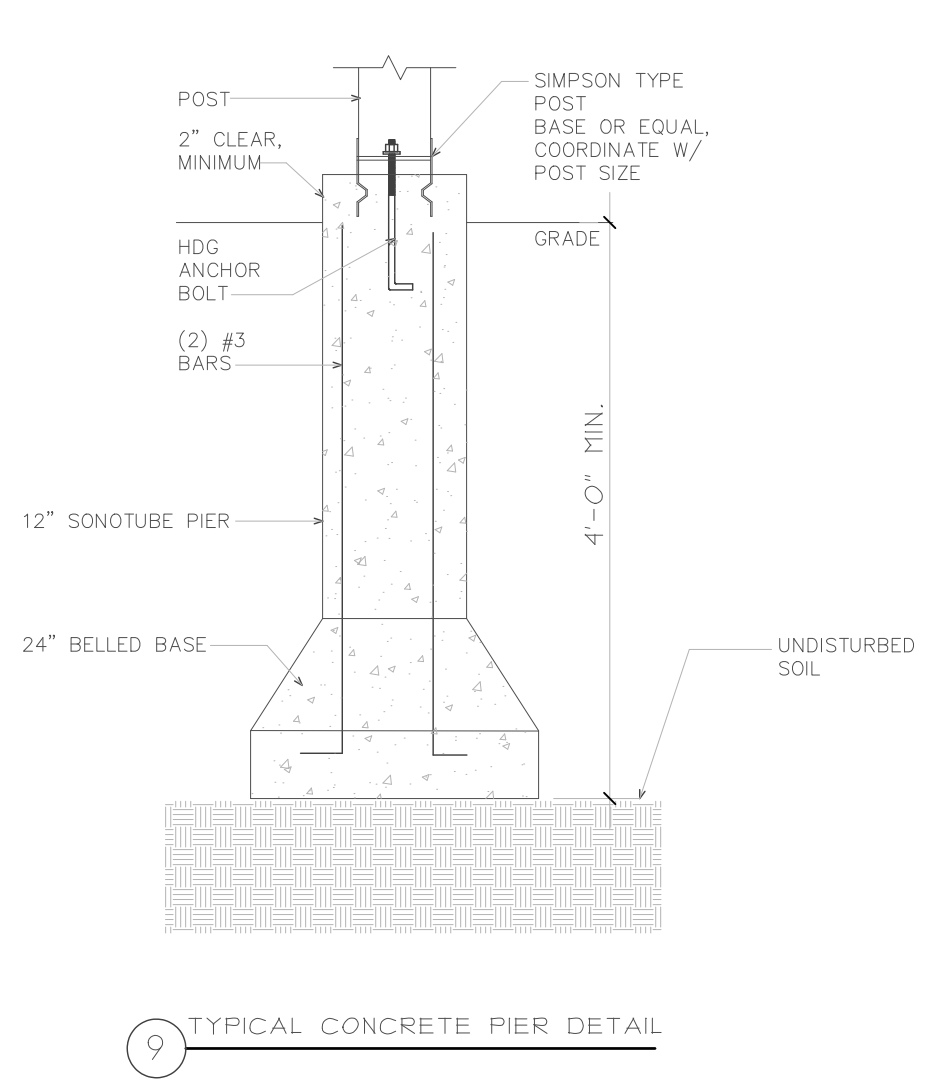
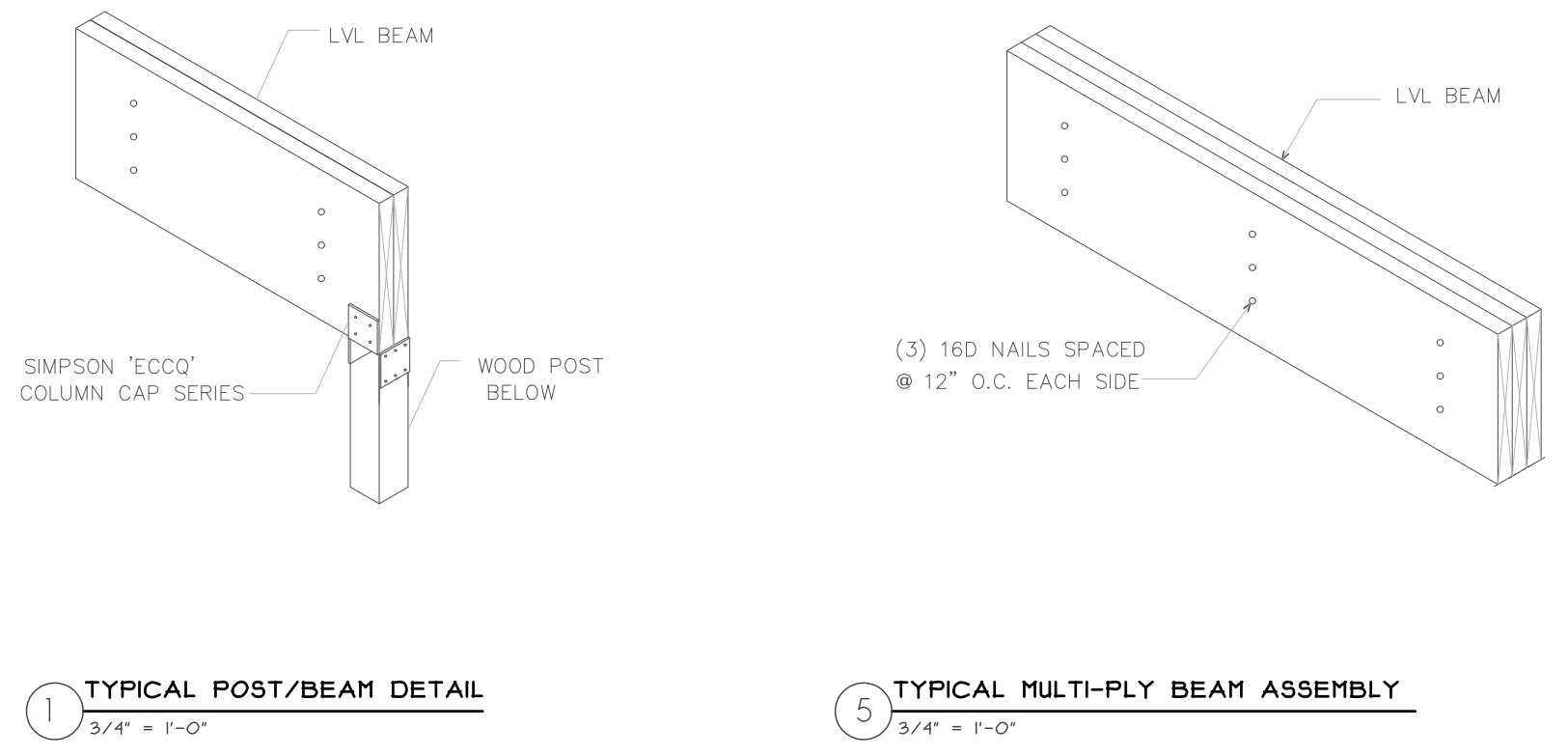
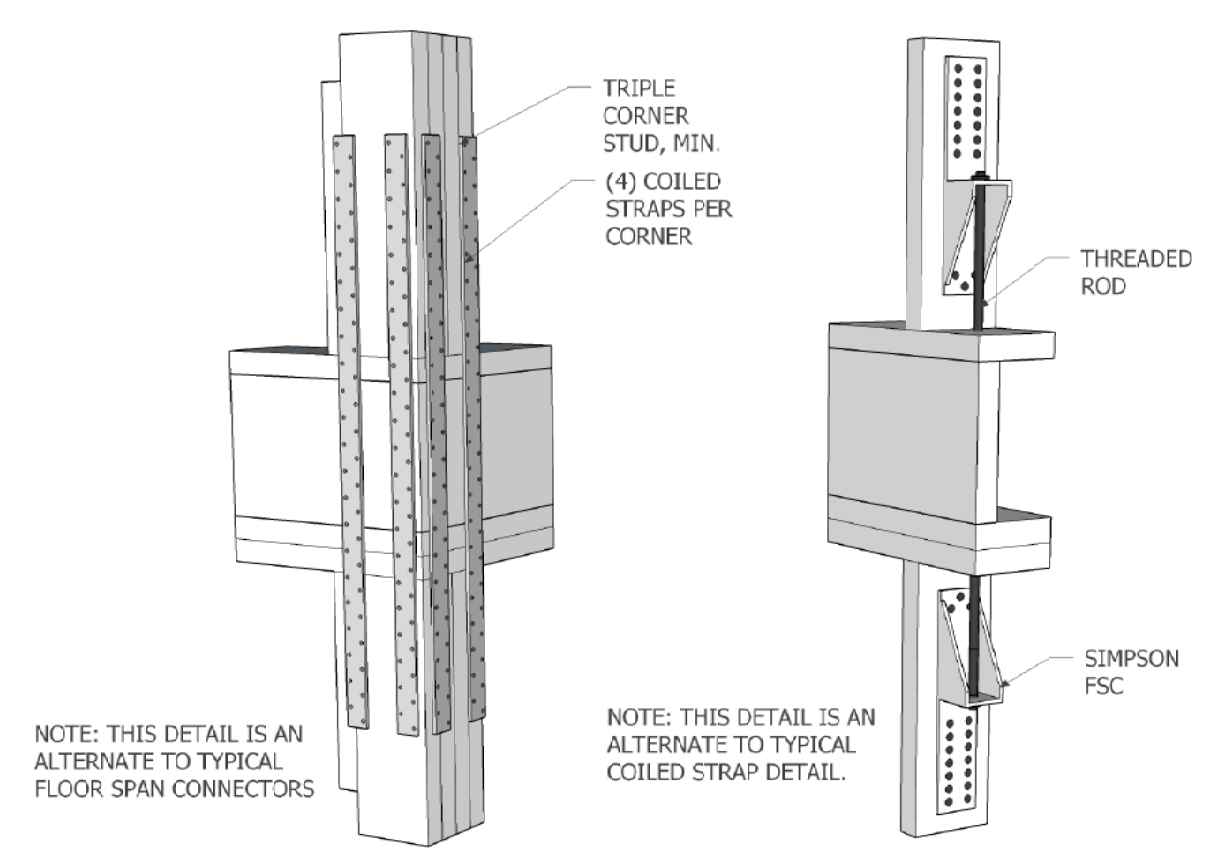
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UPPER LEVEL
FRAMING

NAILING SCHEDULE

UNLESS OTHERWISE NOTED, SIZES GIVEN FOR NAILS ARE COMMON WIRES SIZES. BOX AND PNEUMATIC NAILS OF EQUIVALENT DIAMETER AND EQUAL OR GREATER LENGTH TO THE SPECIFIED COMMON NAILS MAY BE SUBSTITUTED UNLESS OTHERWISE NOTED.

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
BLOCKING TO RAFTER (TOE-NAILED)	(2) 8d	(2) 10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	(2) 16d	(3) 16d	EACH END
WALL FRAMING			
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	(4) 16d	(5) 16d	AT JOINTS
STUD TO STUD (FACE-NAILED)	(2) 16d	(2) 16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" O.C. @ EDGES
FLOOR FRAMING			
HEADER TO HEADER (FACE-NAILED)	(4) 8d	(4) 10d	PER JOIST
BLOCKING TO JOIST (TOE-NAILED)	(2) 8d	(2) 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	(3) 16d	(4) 16d	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	(3) 16d	(4) 16d	PER JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	(3) 8d	(3) 10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	(3) 16d	(4) 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	(2) 16d	(3) 16d	PER FOOT
ROOF SHEATHING			
RAFTERS OR TRUSSES SPACED UP TO 16" O.C.	8d	10d	6" EDGE/6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" O.C.	8d	10d	4" EDGE/4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS WITHOUT GABLE OVERHANG	8d	10d	6" EDGE/6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS WITH STRUCT. OUTLOOKERS	8d	10d	6" EDGE/6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS WITH LOOKOUT BLOCKS	8d	10d	4" EDGE/4" FIELD
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	—	7" EDGE/10" FIELD
WALL SHEATHING			
WOOD STRUCT. PANELS - STUDS SPACED UP TO 24" O.C.	8d	10d	6" EDGE/12" FIELD
1/2" & 23/32" FIBERBOARD PANELS	8d	—	3" EDGE/6" FIELD
1/2" GYPSUM WALLBOARD	5d COOLERS	—	7" EDGE/10" FIELD
FLOOR SHEATHING			
1" OR LESS	8d	10d	6" EDGE/12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE/6" FIELD

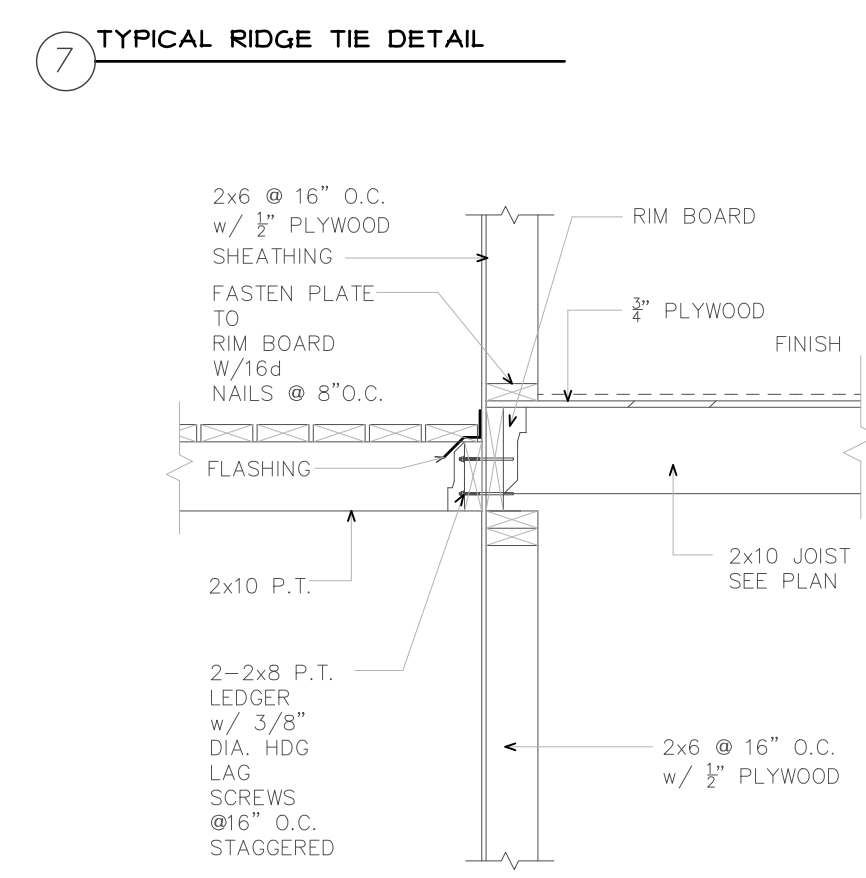
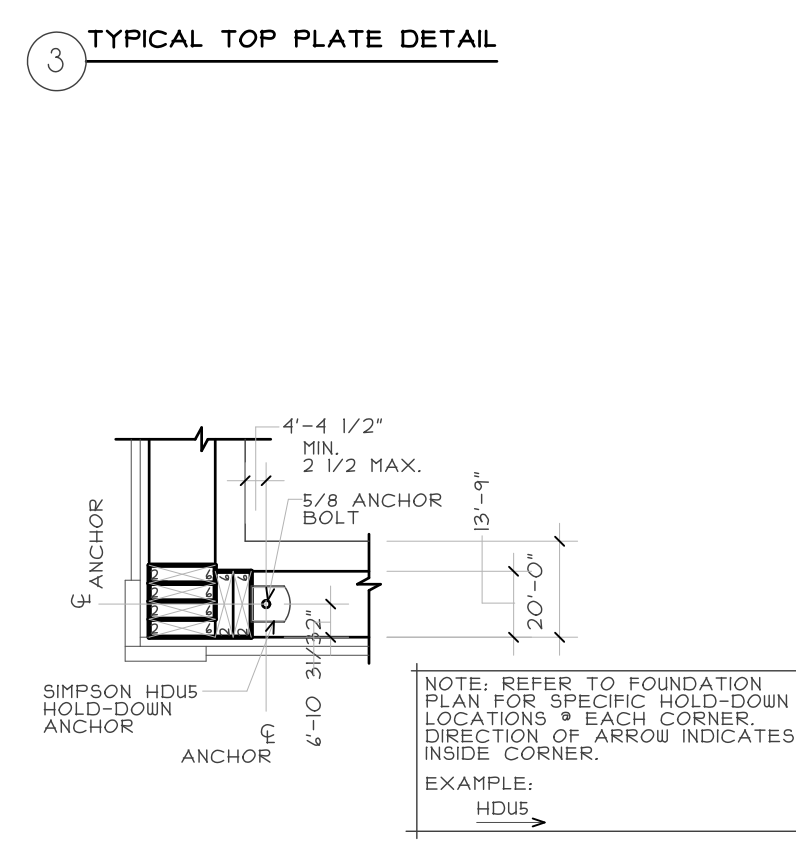


2x4 WALL OPENING FRAMING SCHEDULE, U.N.O.

WINDOW SIZE	LOCATION	NO. OF KING STUD	NO. OF JACK STUD
≥ 5'-0"	≤ 9'-0" FROM OUTSIDE CORNER	3	2
< 5'-0"	≤ 9'-0" FROM OUTSIDE CORNER	2	2
< 5'-0"	> 9'-0" FROM OUTSIDE CORNER	2	1

2x6 WALL OPENING FRAMING SCHEDULE, U.N.O.

WINDOW SIZE	LOCATION	NO. OF KING STUD	NO. OF JACK STUD
≥ 5'-0"	≤ 9'-0" FROM OUTSIDE CORNER	2	2
< 5'-0"	≤ 9'-0" FROM OUTSIDE CORNER	1	1
< 5'-0"	> 9'-0" FROM OUTSIDE CORNER	1	1



STRUCTURAL NOTES

GENERAL

1. Structural work shall conform to the requirements of "The Commonwealth of Massachusetts State Building Code", 9th Edition, (One and Two Family Dwelling Code), "The International Residential Code", IRC 2015 or 2015 IBC WHEN WIND >115MPH, and ASCE 7-10.
2. Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions and other project requirements not shown on structural drawings.
3. Verify and coordinate dimensions related to this project.
4. Openings in slabs and walls less than 12" maximum dimension are generally not shown on structural drawings shall not be revised without prior written approval of the architect.
5. Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically required otherwise by contract documents.
6. Details not specifically shown shall be similar to those shown for the most nearly similar condition as determined by the architect.
7. The contractor shall submit complete shop drawings for all parts of the work, including description of demolition and construction methods and sequencing where applicable, no performance of the work including, but not limited to, demolition and construction methods and sequencing where applicable to, demolition of existing structure or fabrication or erection of new structural elements, shall commence without review of the shop drawings by the architect.

FOUNDATIONS

1. Install helical piers to the proper torque and in strict accordance with manufacturer's specifications.
2. No responsibility is assumed by the architect for the validity of the subsurface conditions described on the drawings, specifications, test borings or test pits. These data are included only to assist the contractor during bidding and subsequent construction and represent conditions only at these specific locations at the particular time they were made.
3. Foundation units shall be centered under supported structural members, unless noted otherwise on the drawings.
4. Exterior construction shall be carried down below finished exterior grade to a minimum depth of 4'-0", unless noted otherwise.
5. Provide temporary or permanent supports, whether shoring, sheeting or bracing so that no horizontal movement or vertical settlement occurs to existing structures, streets or utilities adjacent to the project site.
6. Carry out continuous control of surface and subsurface water during construction such that foundation work is done in dry and on undisturbed subgrade material, as applicable.
7. Bottom 3 inches of excavations for footings shall be finished by hand shovel.
8. Backfill under any portion of the structure shall be compacted in 6" lifts per specifications requirements.
9. No foundation concrete shall be placed in water or on frozen subgrade material.
10. Protect in-place foundations and slabs from frost penetration until the project is completed.

11. Do not backfill behind foundation walls until permanent lateral structural support system is in place and of full strength.

12. Sheeting, shoring and bracing for the lateral support of excavation shall remain in place until all permanent structural systems below ground level are complete.

STEEL

1. All exposed and/or structural steel shall be galvanized or with a marine grade paint/coating.
2. Plates, angles, and channel section shall be hot-rolled steel to conform to ASTM A36 UNO.
3. Wide Flange sections shall be hot-rolled steel to conform to ASTM A992.
4. All pipes shall be standard size & conform to ASTM A53 GR B.
5. Bolts shall conform to ASTM A325N, unless noted otherwise.
6. Nuts shall conform to ASTM A563
7. Washers shall conform to ASTM A436
8. All welds shall use 70KSI Electrode.
9. Welding shall be done by a welder certified in accordance w/ AWS Standard Welding Procedures at an accredited testing facility.
10. Carbon steel welding shall conform to AWS D11, latest edition
11. Bolts shall conform to ASTM A307 & hot-dipped galvanized steel per ASTM F2329

CONCRETE

1. Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-14), and "Specifications for Structural Concrete for Buildings" (ACI 301-14).
2. Concrete shall be controlled concrete, proportioned, mixed and placed in the presence of a representative of an approved testing agency.
3. Unless noted otherwise, concrete shall have a minimum 28 day compressive strength of 4,000 PSI and be normalweight concrete.
4. Concrete to be exposed to the weather in the finished project shall be air entrained.
5. Provide vapor barrier under interior slabs cast on grade.
6. Concrete shall be placed without horizontal construction joints except where shown or noted. Vertical construction joints and stops in concrete work shall be made at midspan or at points of minimum shear.
7. Concrete slabs shall be placed so that the slab thickness is at no point less than that indicated on the drawings.
8. Structural steel below grade shall be encased in concrete with a minimum cover of 2".
9. Calcium chloride and flyash admixtures prohibited.
10. Concrete shall have a maximum water to cement ratio of 0.45.
11. Concrete shall not be poured onto; mix design is approved by architect or engineer of record.

REINFORCEMENT

1. Reinforcement work of detailing, fabrication and erection shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-14), "ACI Detailing Manual - 1994" (SP-66), "CRSI Manual of Standard Practice" (MSP 1-97), and "Structural Welding Code - Reinforcing Steel" (AWS D1.4-92).
2. Steel reinforcement, unless noted otherwise, shall conform to the following:
 - (A) Bars, ties and stirrups ASTM A615 grade 60 (FY=60 KSI)
 - (B) Welded wire fabric (WWF) ASTM A185
3. Provide and schedule on shop drawings the necessary accessories to hold reinforcement securely in position. Minimum requirements shall be: high chairs, 4'-0" O.C. with continuous #5 support bar; slab bolsters, continuous and 3'-6" O.C.; beam bolsters, 5'-0" O.C.
4. Minimum concrete protective covering for reinforcement, unless noted otherwise, shall be as follows:
 - (A) Unformed surfaces cast against and permanently in contact with earth: 3.0"
 - (B) Formed surfaces in contact with earth or exposed to weather: #6 through #18 bars 2.0" #5 bars, 5/8" wire and smaller 1.5"
 - (C) Surfaces not in contact with earth or exposed to weather - walls, slabs, joists: #14 and #18 bars 1.5" #11 bars and smaller 1.0"
 Beams, girders and columns - principal reinforcement, ties, stirrups or spirals: 1.5"

5. Where continuous reinforcement is called for, it shall be extended continuously around corners and lapped at necessary splices or hooked at discontinuous ends. Laps shall be Class B tension lap splices, unless noted otherwise.
6. Where reinforcement is not shown on drawings, provide reinforcement in accordance with applicable details as determined by the architect. In no case shall reinforcement be less than the minimum reinforcement permitted by the applicable codes.
7. Where reinforcement is required in section, reinforcement is considered typical wherever the section applies.
8. Reinforcement shall be continuous through construction joints.
9. Dowels shall match bar size and number, unless noted otherwise.
10. Welded wire fabric shall lap 8" or 1-1/2" spaces, whichever is larger and shall be wired together.

STRUCTURAL TIMBER CONSTRUCTION

1. Timber construction shall conform to Part II "Design" as published in the "Timber Construction Manual" (AITC 6th Edition) and to "National Design Specification for Wood Construction" (NDFPA, 2012 Edition).
2. New timber for structural use shall have a moisture content as specified in the "National Design Specification for Wood Construction (NDFPA, 2012 Edition).
3. Timber construction shall conform to Article 23 of IBC 2015.
4. Material properties for timber shall conform to the following:
 - (A) For members with nominal 2" thickness. S-P-F #1/#2 or better (15% max MC). Allowable bending stress: Fb = 875 PSI (single member use) Fb = 1000 PSI (multiple member use) Allowable shear stress Fv = 135 PSI Compression parallel to grain = 1100 PSI Compression perpendicular to grain = 425 PSI Modulus of elasticity = 1,400,000 PSI
 - (B) For members with nominal 4" thickness and greater southern pine #1 or better (19% max MC). Allowable bending stress: Fb = 1300 PSI Allowable shear stress Fv = 85 PSI Compression parallel to grain = 925 PSI Compression perpendicular to grain = 625 PSI Modulus of elasticity = 1,600,000 PSI
 - (C) For pressure-treated members with nominal 2" thickness, southern pine #1 or better (19% max MC). Allowable bending stress Fb = 1300 PSI Allowable shear stress Fv = 90 PSI Compression parallel to grain = 1550 PSI Compression perpendicular to grain = 565 PSI Modulus of elasticity = 1,500,000 PSI
 - (D) For pressure-treated members with nominal 4" thickness and greater, southern pine #2 pressure-treated (19% max MC). Allowable bending stress Fb = 1250 PSI Allowable shear stress Fv = 95 PSI Compression parallel to grain = 725 PSI Compression perpendicular to grain = 440 PSI Modulus of elasticity = 1,400,000 PSI
5. "PT" indicates pressure-treated lumber (to be used when in contact with concrete, masonry or weather).
6. "9-1/2" TJI 230's" etc. indicates engineered wood I-Joist with LVL (laminated veneer lumber) flanges and OSB webs by Trus Joist Engineered Wood Products a Weyerhaeuser Co. or equal.
7. All LVL framing members shall have a minimum allowable bending stress of 3100 PSI (3100Fb) and a minimum modulus of elasticity of 2,000,000 PSI (2.0E)
8. Joist support by nailing is forbidden unless used with an approved hanger. Unless noted otherwise on plans, all flush framed joists and beams shall be framed with Simpson hangers as follows (or approved equals):

(A) 2x6; 2x8	Type U26'
(B) 2-2x6; 2-2x8	Type U26-2'
(C) 3-2x6; 3-2x8	Type U26-3'
(D) 2x10; 2x12	Type U210'
(E) 2-2x10; 2-2x12	Type U210-2'
(F) 3-2x10; 3-2x12	Type U210-3'
(G) 9-1/2" TJI 230's	Type 1TS2.37/9.5'
(H) 14" TJI 360's	Type 1TS2.37/14'
(I) 3-1/2" x 11-7/8" L.V.L.	Type GLTV3.511.88'
(J) 5-1/4" x 11-7/8" L.V.L.	Type GLTV5.511.88'

- (It is the contractor's responsibility to determine correct hangers for all sloped and/or skewed conditions. Custom hangers may be required at ridge/valley connections-submit to engineer for review.)
9. Minimum bearing for beams shall be 4".
10. Use double joists under all partitions.
11. Partition and outside stud walls shall be bridges once in their story height or at least every 4'-6".
12. Anchor bolts and bolts for structural timber shall be ASTM A 307. Standard cut washers shall be provided between wood and bolt head, and between wood and bolt nut unless steel plates or plate washers are used.
13. Exterior walls shall be framed with 2x6's at 16" C/C with 32/16 - 1/2" exterior plywood sheathing. Plywood sheathed walls to be fully blocked and nailed to studs with 8D (min) galvanized nails at 4" on center at panel edges and at 12" on center at intermediate supports. Gable end wall of new living room addition to have plywood both sides of wall.
14. Interior walls indicated on plans shall be framed with 2x4's at 16" C/C at 16" or 2x6's at 16" C/C (see arch dwgs)
15. Floor construction shall be as shown on the plans with 32/16-3/4" exterior tongue and groove plywood sheathing, glued and nailed to the joists and beams.
16. Roof construction shall be as shown on the plans with 32/16-5/8" exterior plywood.
17. "Advantech" sheathing, of the same thickness, may be substituted for the plywood sheathing specified above. OSB is not permitted.
18. Interior door headers shall be a minimum of 2-2x8's unless noted otherwise on the plans.
19. Exterior door and window headers shall be a minimum of 3-2x8's unless noted otherwise on the plans.

20. No joist shall be notched or drilled with holes without the specific approval of the architect.
21. No joist shall be repaired or reinforced in any way without the specific approval of the architect.
22. Beams built up of timbers shall be firmly nailed or bolted together.
23. Plywood shall be laid with face grain parallel to span; stagger all joints.
24. Sills shall be 2-2x6 PT (pressure-treated) and shall be anchored with 5/8" diameter anchor bolts not more than 32" OC and at 8" from each corner.
25. Temporary erection bracing shall be provided to hold structural timber securely in position as described on the drawings. It shall not be removed until permanent bracing has been installed.

26. Timber shall be generally knot-free, with only small tight knots permitted and generally straight-grained.
27. Structural timber shall be identified by the grade mark of or certificate of inspection issued by a grading or inspection bureau or agency recognized as being competent.

28. Structural timber shall be visually stress-graded lumber in accordance with the provisions of ASTM designation D245-74, "Methods for Establishing Structural Grades and Related Allowable Properties for Visually Graded Lumber".
29. Timber shall be so handled and covered as to prevent marring and moisture absorption from snow or rain.
30. Steel plates and angles shall be new steel conforming to ASTM A36.
31. Nails, Bolts, other Steel Connectors exposed to weather shall be hot dipped galvanized or stainless steel finish.
32. All parallel strand lumber (PSL) framing shall have a minimum axial compressive stress of 2500psi (2500Fc) and a minimum modulus of elasticity of 1,800 psi (1.8E).

RENOVATION AND RESTORATION

1. The contractor shall notify the architect when, in the course of construction or demolition, conditions are uncovered which are unanticipated or otherwise appear to present a dangerous condition.
2. Information regarding existing construction or conditions is based on available record drawings which may or may not truly reflect existing conditions. Such information is included on assumption that it may be of interest to the contractor, but the architect assumes no responsibility for its accuracy or completeness.
3. Verify all dimensions and conditions on the job. of the architect before proceeding with that part of the work. Discrepancies shall be brought immediately to the attention
4. Where new work will be adjacent to or framing existing construction, verify dimensions of existing construction prior to fabrication of new members.
5. Provide all labor and material for any framing required to connect new framing to existing construction. Wherever it is necessary to remove existing construction in order to construct new work, the affected area shall be patched and rebuilt to match existing adjacent work to satisfaction of the architect.
6. Details shown on any drawing shall be considered typical for all similar conditions.
7. Notify architect of any contemplated structural alteration in reasonable time to render and document the architect's decision.
8. Structural materials and components shall have prior approval of the architect.
9. Structural work on this project shall be performed under the supervision of an inspector approved by the architect. Alterations or modifications not indicated on the drawings shall be approved by the architect in writing before such work is initiated. The architect will periodically observe structural elements to assure general compliance with the contract documents, but detailed inspection and testing requirement will be prepared by an independent testing agent hired by the owner. Deficiencies not indicated on the drawings or exposed during construction shall be corrected as directed by the architect.
10. Structural alteration shall be preceded by adequate shoring and bracing.
11. Screw-type shoring posts shall be provided for existing work during the removal of existing bearing walls and structural members and the installation of new structural
12. Temporary shores shall be placed as close as practicable to the existing structural work being removed.
13. Headers shall be placed across top of shoring posts and shall be snug tight against underside of the structure above.
14. Shoring shall bear on sleepers to prevent damage to the structure below.
15. Temporary shores shall be individually designed, erected, supported, braced and maintained by the contractor to safely support all dead loads presently carried by the existing structural work being removed and any construction live loads.
16. Structural steel shall be completely installed before removing any shores.
17. Shores shall be released gradually and left loosely in place for at least 2 days to allow for structural shake out.
18. Damaged joists shall be replaced as directed by the Architect.

- STRUCTURAL DESIGN LOADS
1. Dead loads
 2. Live loads
 - (A) Typical residential floor - 40 PSF
 - (B) Decks/balconies - 60 PSF
 - (C) Garage floor - 50 PSF
 - (D) Roof snow load - 30 PSF plus drift
Pg= 35 PSF; Is=1.0; Ce=1.0; C1=1.1;
 3. Wind loads - Per Mass. Code and ASCE7-10; Exposure 'B' Risk Category II -Basic Wind Speed V ult. = 131 mph

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ALTERATIONS TO:
8 BEACH PLUM LANE
WAEHAM, MA

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SCALE :	as noted
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FILE NO. :	Perms

ROOF FRAMING

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