

WARREN QOZB, LLC - BANQUET HALL

59 MAIN STREET WAREHAM, MA

FOR PERMIT - FOR CONSTRUCTION

ABBREVIATIONS

A.S.F.	ABOVE SUB-FLOOR
A.F.F.	ABOVE FINISH FLOOR
BLDG.	BUILDING
BOT.	BOTTOM
CL	CLEAR
CLNG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DBL	DOUBLE
DN	DOWN
DWG	DRAWING
ELEV.	ELEVATION
EQ.	EQUAL
E.W.	EACH WAY
EXIST.	EXISTING
EXT.	EXTERIOR
FL	FLOOR
FTG	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GWB	GYPSPUM WALL BOARD
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.F.	INSIDE FACE
MECH.	MECHANICAL
MID.	MIDDLE
MIN.	MINIMUM
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OUTSIDE FACE
OPNG	OPENING
OPP.	OPPOSITE
PLY.	PLYWOOD
PREFAB.	PRE-FABRICATED
REF.	REFER TO
REINF.	REINFORCED
REDD	REQUIRED
RM	ROOM
R.O.W.	RIGHT OF WAY
SCHED.	SCHEDULE
SIM.	SIMILAR
SQ.	SQUARE FOOT
SQ.FT.	STANDARD
STD	TO BE DETERMINED
TBD	TOP OF
T.O.	TOP OF WALL
T.O.W.	UNLESS NOTED OTHERWISE
UNO	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD

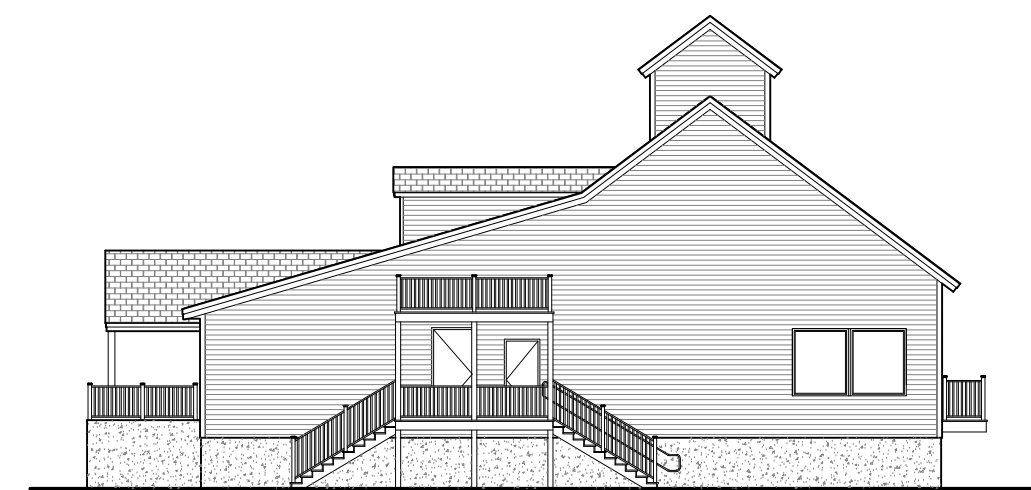
DRAWING LIST

ARCHITECTURAL

A0.00	COVER SHEET
A0.01	GENERAL NOTES
A0.02	GENERAL TABLES & SCHEDULES
A1.00	LOWER LEVEL FLOOR PLAN
A1.01	ENTRY LEVEL FLOOR PLAN
A1.02	LOWER LEVEL EGRESS PLAN
A1.03	ENTRY LEVEL EGRESS PLAN
A1.04	ROOF PLAN
A2.00	EXTERIOR ELEVATIONS
A2.01	EXTERIOR ELEVATIONS
A3.00	BUILDING SECTIONS
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
A3.03	RAMP & STAIR SECTIONS
A4.00	WALL DETAILS, DOOR & WINDOW SCHEDULES

STRUCTURAL

PC-1	PILE CAP PLAN
F-1	FOUNDATION PLAN
F-2	DETAILS
F-3	DETAILS
F-4	DETAILS
F-5	DETAILS
S-1	ENTRY LEVEL FLOOR FRAMING PLAN
S-2	ROOF FRAMING PLAN
S-3	DETAILS



BUILDING DESIGN NOTES:

USE GROUP : ASSEMBLY (A2)
CONSTRUCTION TYPE: 5B

DESIGN LOADS

DESIGN WIND LOAD:
BASIC WIND SPEED 138 M.P.H.
CATEGORY 2 SAFFIR SIMPSON SCALE
WIND IMPORTANCE FACTOR $I_w = 1.00$
EXPOSURE ZONE C
COMPONENT AND CLADDING WIND PRESSURES IN ACCORDANCE WITH ASCE 07-10

DESIGN SEISMIC LOAD:

SEISMIC IMPORTANCE FACTOR $I_s = 1.00$
ACCELERATION PARAMETERS $S_s = 0.173$ $S_1 = 0.059$
SITE CLASSIFICATION D
SEISMIC FORCE RESISTING SYSTEM - SHEAR WALL ASSEMBLIES
SEISMIC RESPONSE COEFFICIENT $C_s = 0.02$
RESPONSE MODIFICATION FACTOR R=7

DESIGN SNOW LOAD:

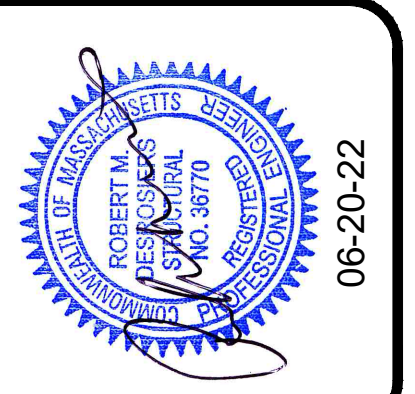
GROUND SNOW LOAD $P_g = 30$ PSF
SNOW EXPOSURE FACTOR $C_e = 1.00$
SNOW LOAD IMPORTANCE FACTOR $I_s = 1.00$
THERMAL FACTOR $C_t = 1.10$
FLAT ROOF SNOW LOAD $P_f = 30$ PSF

DESIGN LIVE LOADS:

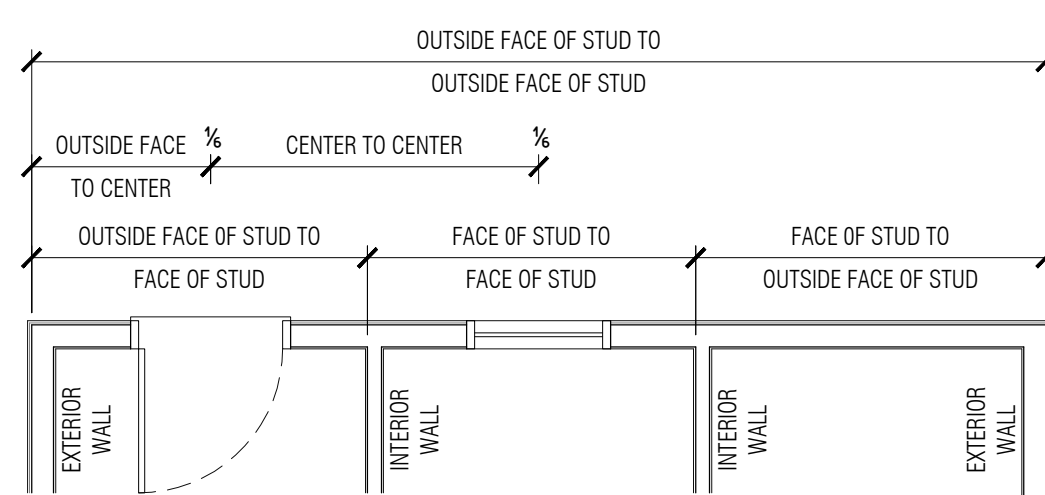
FLOOR LOADS 100 PSF
EXTERIOR DECKS 100 PSF

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TYPICAL DRAWING DIMENSIONING



CONTRACTOR REVIEW

CONTRACTOR(S) ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS THEREFROM.

CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS, UTILITY LOCATIONS AND SITE CONDITIONS PRIOR TO, AND DURING CONSTRUCTION.

CONTRACT DOCUMENTS AND DRAWINGS

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE WORK INDICATED.

THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS AND WORKMANSHIP THROUGHOUT. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR(S) SHALL VERIFY AND BE MADE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF ASAP ENGINEERING AND DESIGN CO., INC.

ERRORS, OMISSIONS AND CONFLICTS

ANY ERRORS, OMISSIONS AND/OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF ASAP ENGINEERING AND DESIGN CO., INC. AND THE OWNER BEFORE PROCEEDING WITH WORK.

ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ASAP ENGINEERING AND DESIGN CO., INC. AND THE OWNER BEFORE PROCEEDING WITH CONSTRUCTION.

CHANGES

ASAP ENGINEERING AND DESIGN CO., INC. WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS, OR SPECIFICATIONS UNLESS APPROVED IN ADVANCE OF CONSTRUCTION.

MATERIALS AND EQUIPMENT

ALL MATERIALS USED IN THE CONSTRUCTION OF THIS SPACE MUST BE ASBESTOS FREE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S), WHEN PREPARING FOR AND PROCEEDING WITH CONSTRUCTION IN THE PREMISES, TO COMPLY WITH ALL REQUIREMENTS OF ALL APPLICABLE LAWS CONCERNING HAZARDOUS SUBSTANCES. THE CONTRACTOR(S) SHALL NOT PERMIT THE INSTALLATION OR USE OF ANY HAZARDOUS SUBSTANCES IN ANY COMPONENT OF THE PREMISES.

CONTRACTOR(S) SHALL PROTECT NEW MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED.

CONTRACTOR(S) SHALL BE RESPONSIBLE FOR SUPPLYING ONLY THOSE MATERIALS SPECIFICALLY APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

INSTALL ALL MATERIALS AND EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.

CURRENT BUILDING CODES

- 2015 IBC/2015 IRC
- 780 CMR 9th EDITION
- 521 CMR 2006
- 248 CMR 10.00
- IEBC 2015
- IECC 2015
- 524 CMR
- ISPC 2015

STRUCTURAL ENGINEER

ASAP ENGINEERING & DESIGN Co., Inc.
155 EAST GROVE STREET, RT. 28
MIDDLEBORO, MA 02346

TEL: 508.946.3561
FAX: 508.946.1653

OWNER

DANNY WARREN
18 CHURCH STREET
CARVER, MA

TEL: 508.728.4836

CONTRACTOR

OWNER'S NAME
ADDRESS 1
ADDRESS 2

TEL: ###.###.####

COVER SHEET

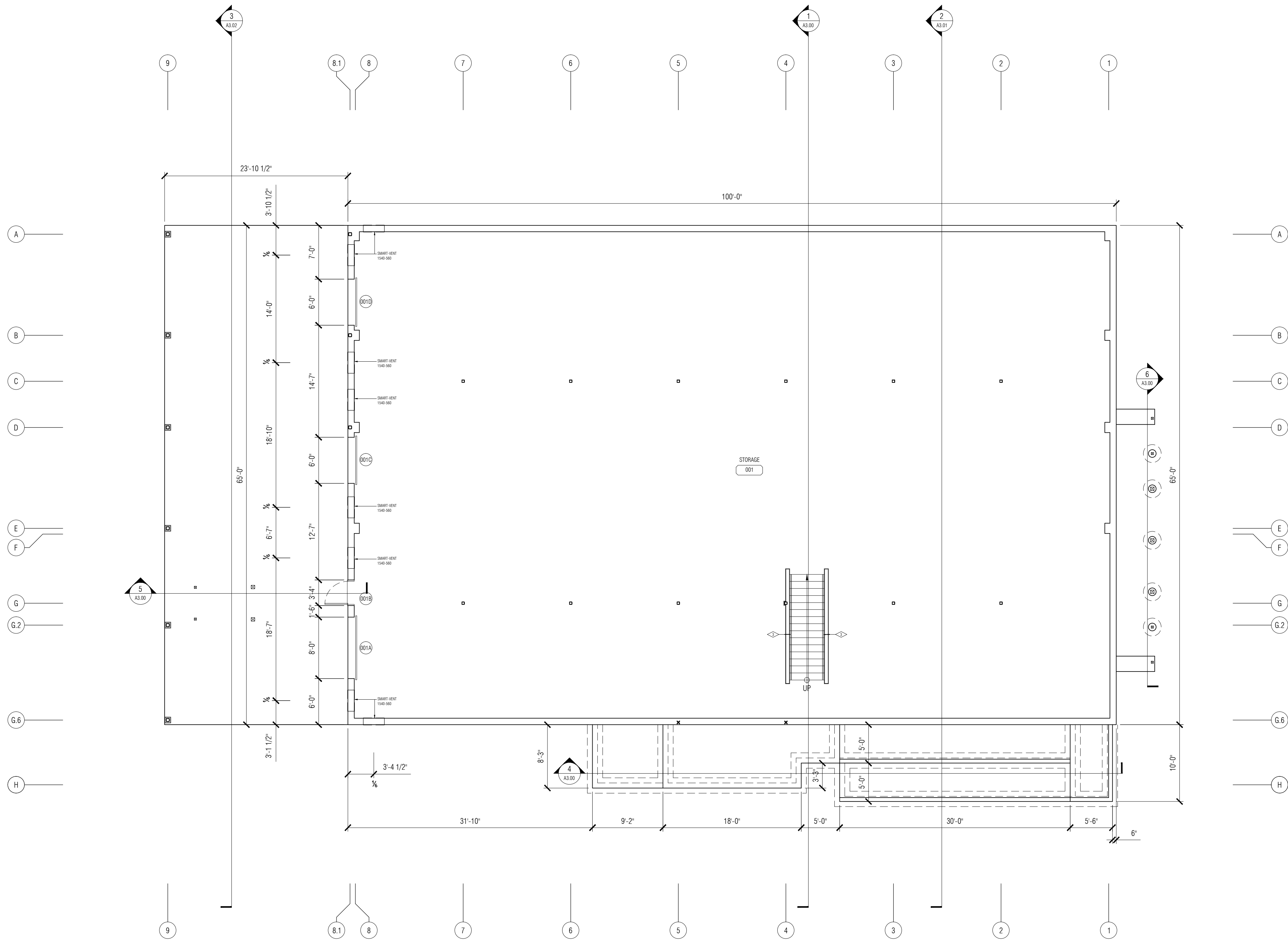
Project Name and Address

WARREN QOZB, LLC - BANQUET
59 MAIN STREET
WAREHAM, MA

Sheet Title

ORIGINAL	MDT	06-20-22
Revision	Author	Date

Contract	Sheet
2020-089	A0.00
Project	Danny Warren
Date	Jun. 20. 2022



1 LOWER LEVEL FLOOR PLAN
 $\frac{1}{8}'' = 1'-0''$

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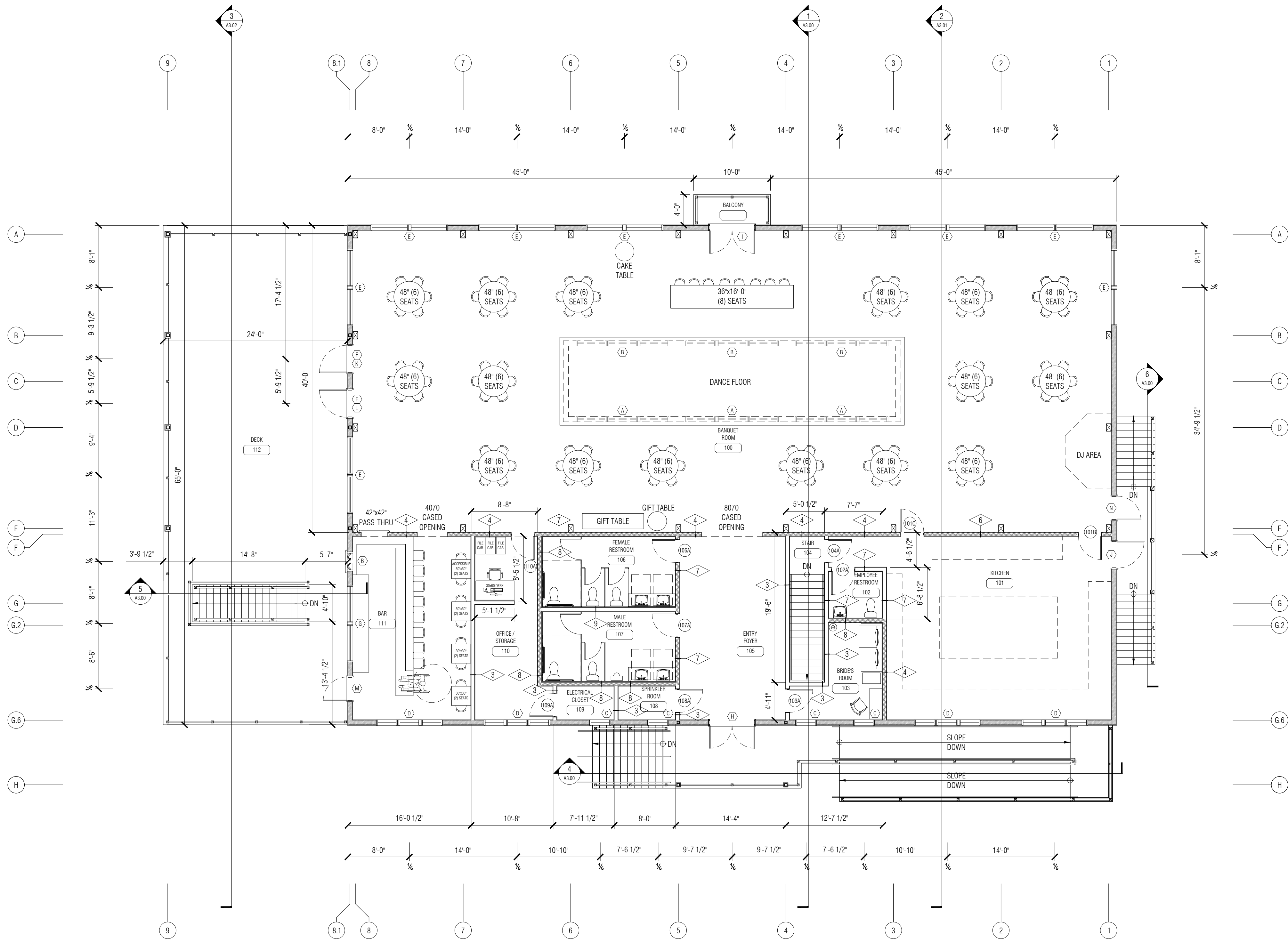
06-20-22

LOWER LEVEL FLOOR PLAN

WARREN QOZB, LLC - BANQUET
 59 MAIN STREET
 WAREHAM, MA

Sheet Title	Project Name and Address	Revision	Name	Date
		ORIGINAL	MDT	06-20-22

Contract	2020-089	Sheet	A1.00
Project	Danny Warren	Date	Jun. 20, 2022



1 ENTRY LEVEL FLOOR PLAN
 1/8" = 1'-0"

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06-20-22

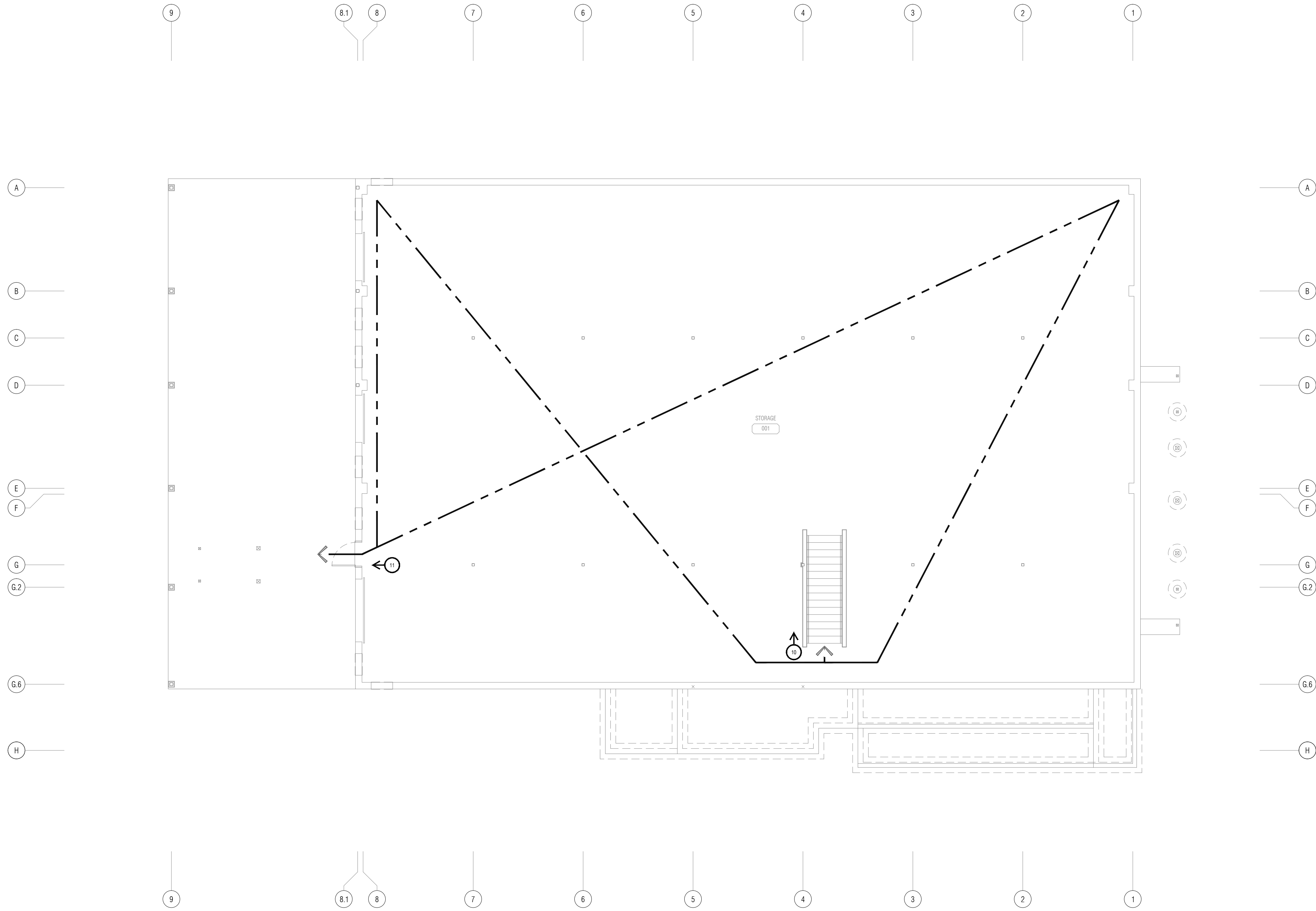
ENTRY LEVEL FLOOR PLAN

WARREN QOZB, LLC - BANQUET
 59 MAIN STREET
 WAREHAM, MA

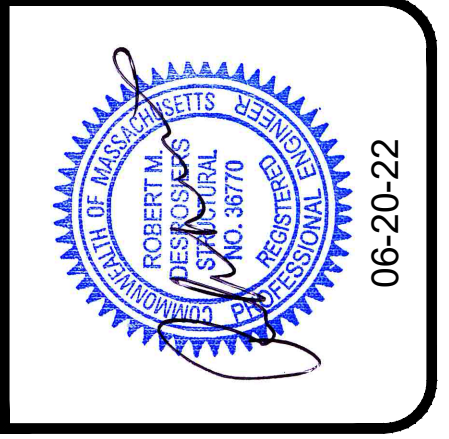
Revision	Name	Date
ORIGINAL	MDT	06-20-22

Contract	2020-089
Project	Danny Warren
Date	Jun. 20, 2022

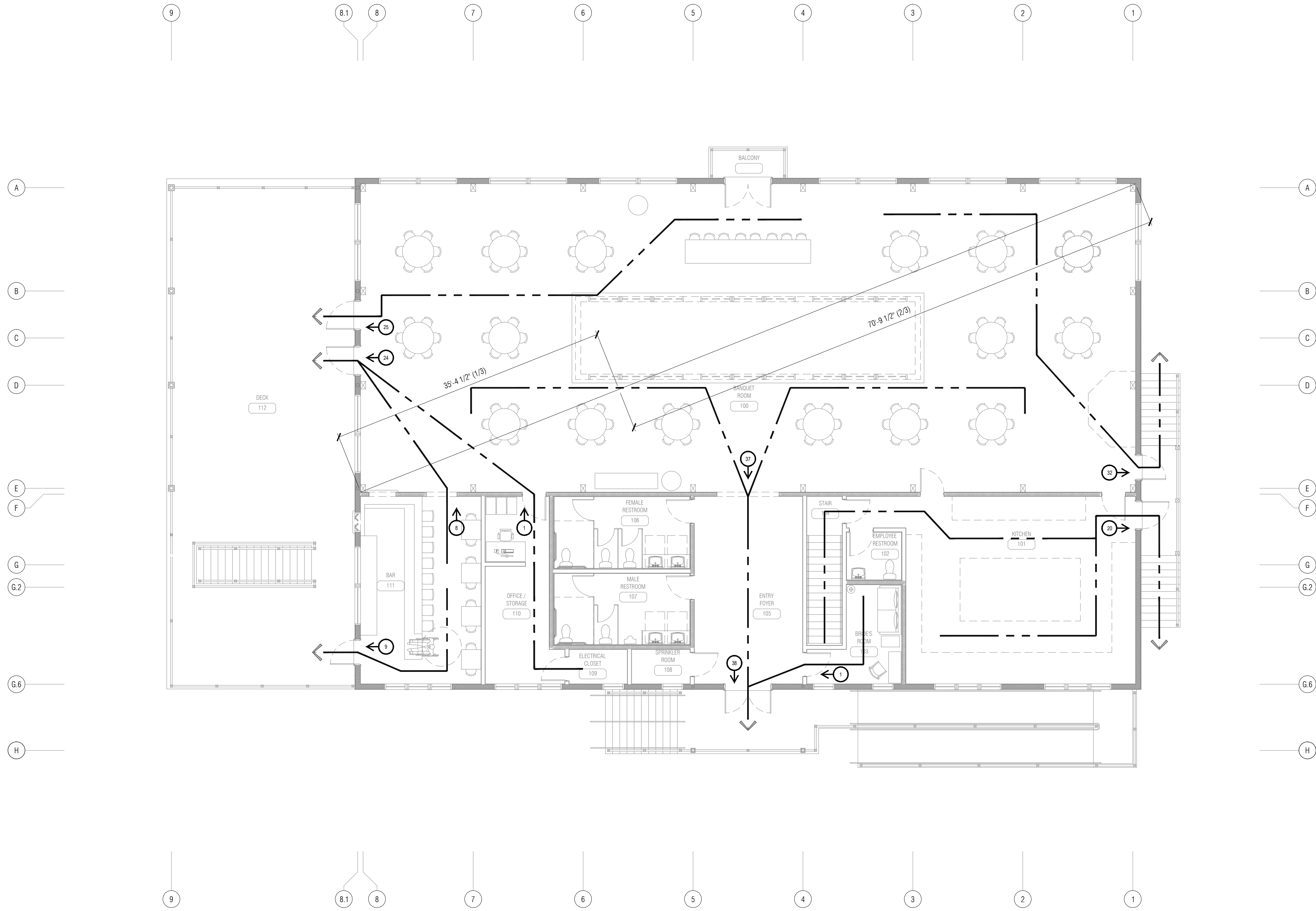
A1.01



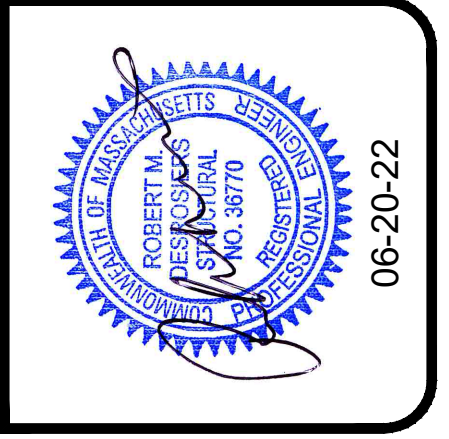
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Sheet Title		
LOWER LEVEL EGRESS PLAN		
Project Name and Address		
WARREN QOZB, LLC - BANQUET 59 MAIN STREET WAREHAM, MA		
ORIGINAL	MDT	06-20-22
Revision	Name	Date
Contract	Sheet	
2020-089	A1.02	
Project	Date	
Danny Warren	Jun. 20, 2022	



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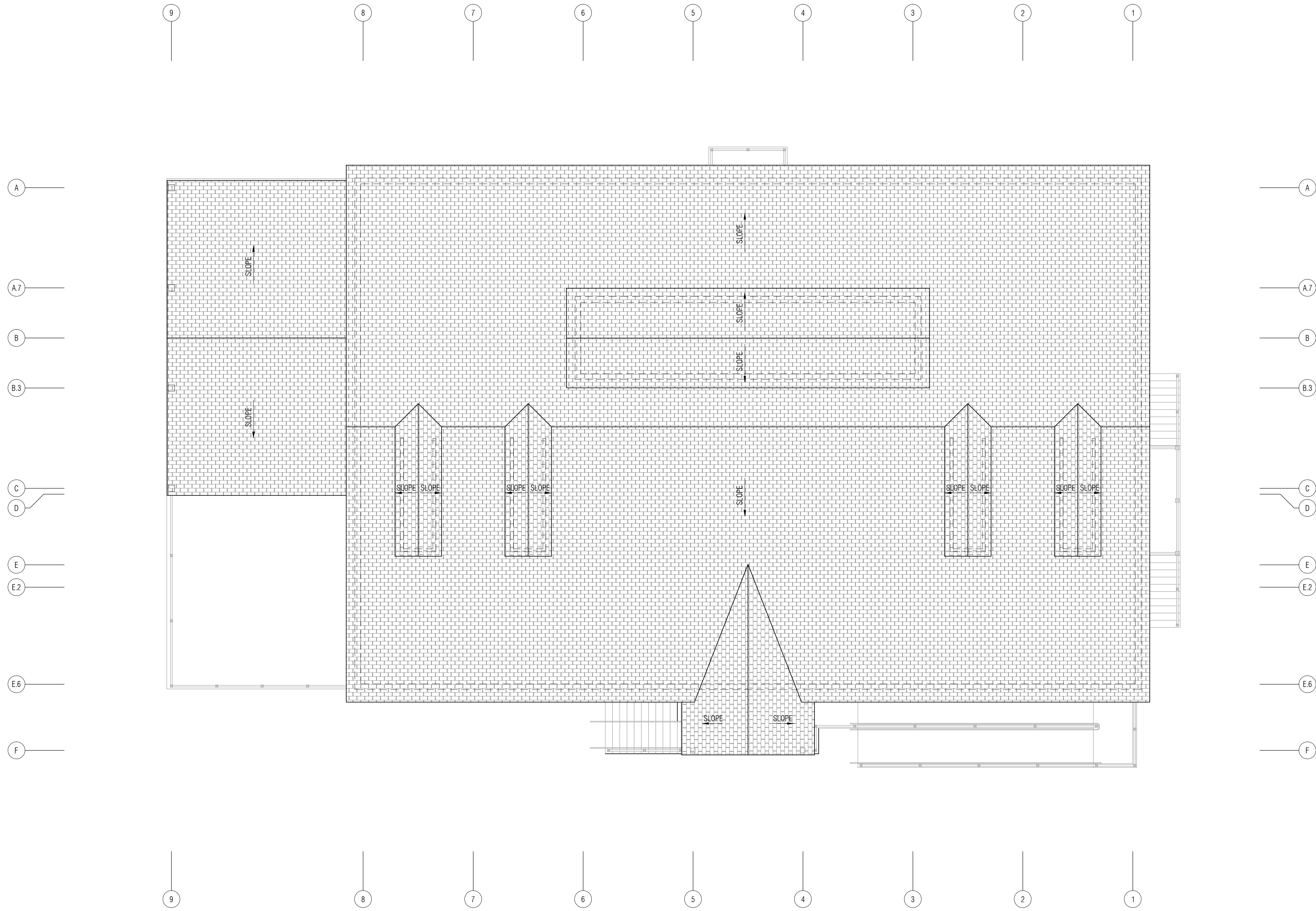


ENTRY LEVEL EGRESS PLAN

WARREN QOZB, LLC - BANQUET
 59 MAIN STREET
 WAREHAM, MA

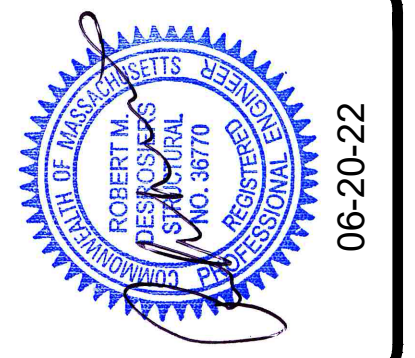
Revision	Name	Date
ORIGINAL	MDT	06-20-22

Contract 2020-089	Sheet A1.03
Project Danny Warren	
Date Jun. 20, 2022	



1 ROOF PLAN
 $\frac{1}{8}'' = 1'-0''$

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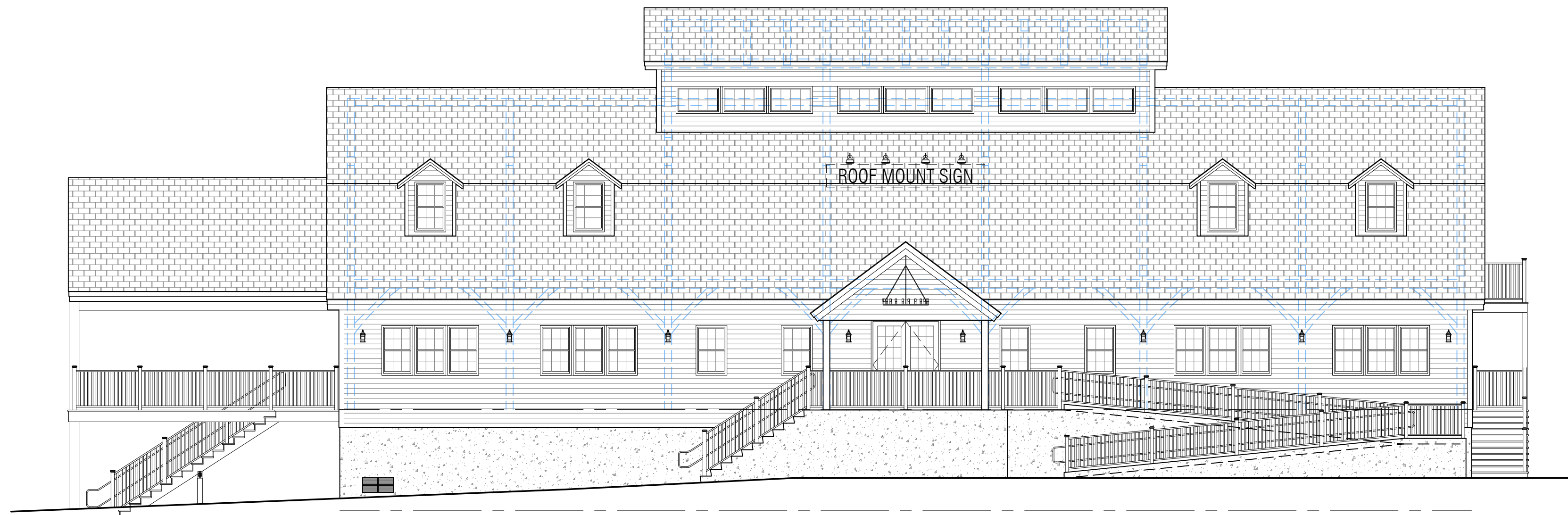


Sheet Title		
ROOF PLAN		
Project Name and Address		
WARREN QOZB, LLC - BANQUET 59 MAIN STREET WAREHAM, MA		
ORIGINAL	MDT	06-20-22
Revision	Name	Date

Contract	Sheet
2020-089	A1.04
Project	
Danny Warren	
Date	
Jun. 20, 2022	

PER TOWN OF WAREHAM ZONING
 AVERAGE GROUND ELEVATION AS DEFINED BY:
 780 CMR, MASSACHUSETTS BUILDING CODE
 GRADE PLANE ELEV. 9.9'

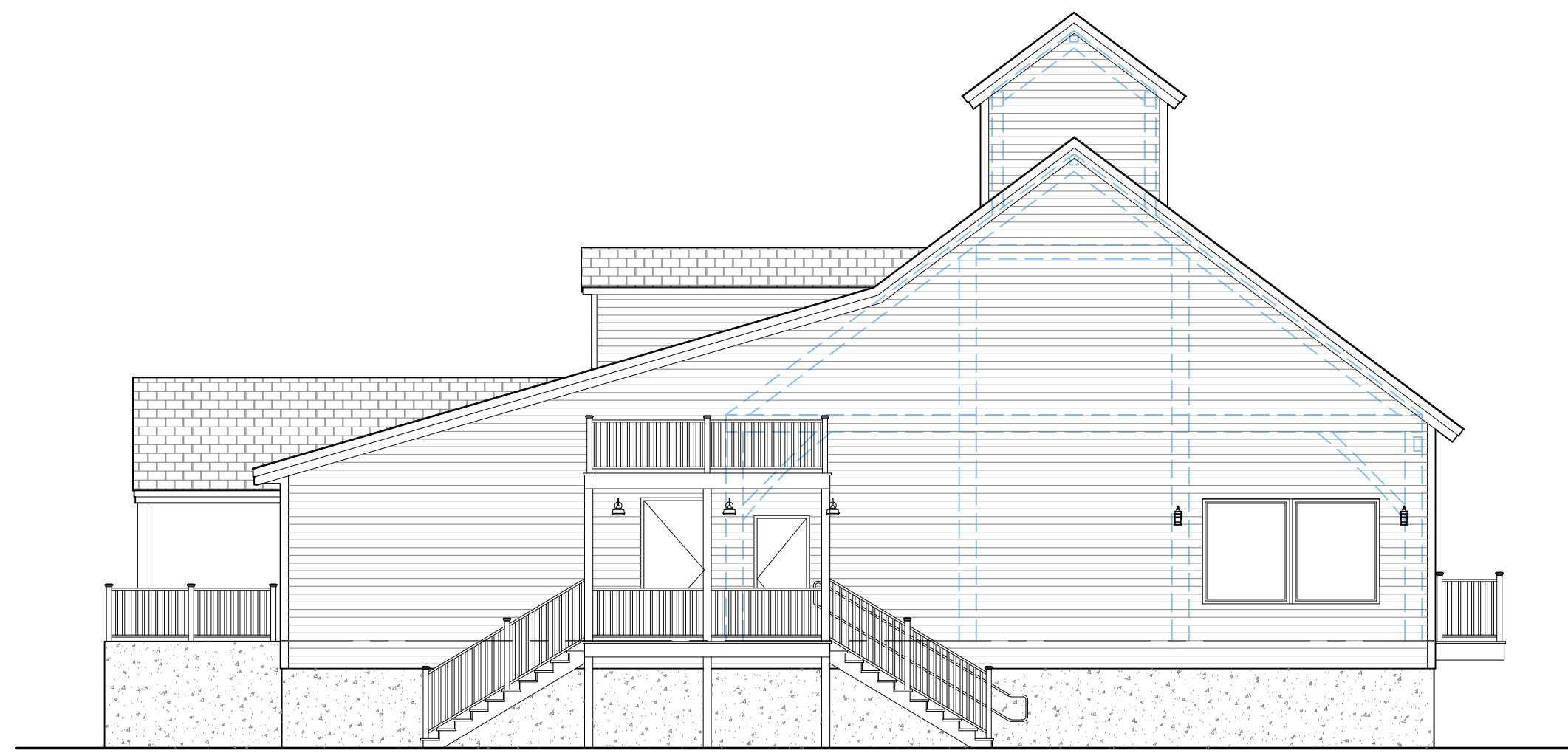
- TOP OF MONITOR ROOF
49'-9"
- TOP OF RIDGE
45'-6 1/2"
- TOP OF DECK RIDGE
37'-6 1/2"
- TOP OF ENTRY RIDGE
31'-11"
- TOP OF FINISH FLOOR
17'-11"
- TOP OF DECK
17'-0 1/2"
- TOP OF GRADE (HIGH)
11'-0"
- GRADE PLANE
9.9'
- TOP OF BASEMENT SLAB
8'-2"
- TOP OF GRADE (LOW)
8'-0"



- ALLEN & ROTH
EXTERIOR
WALL LIGHT
BERLIN
- WESTINGHOUSE
ACADEMY
SINGLE LIGHT
GOOSENECK WALL SCONCE w/ CHROME CAGE
- GRAY BARN
LIAM
48" ROUND WAGON WHEEL
CHANDELIER
MATTE BLACK

1 EXTERIOR ELEVATION - WEST
 1/8" = 1'-0"

- TOP OF MONITOR ROOF
49'-9"
- TOP OF RIDGE
45'-6 1/2"
- TOP OF DECK RIDGE
37'-6 1/2"
- TOP OF ENTRY RIDGE
31'-11"
- TOP OF FINISH FLOOR
17'-11"
- TOP OF DECK
17'-0 1/2"
- TOP OF GRADE (HIGH)
11'-0"
- GRADE PLANE
9.9'
- TOP OF BASEMENT SLAB
8'-2"
- TOP OF GRADE (LOW)
8'-0"



2 EXTERIOR ELEVATION - SOUTH
 1/8" = 1'-0"

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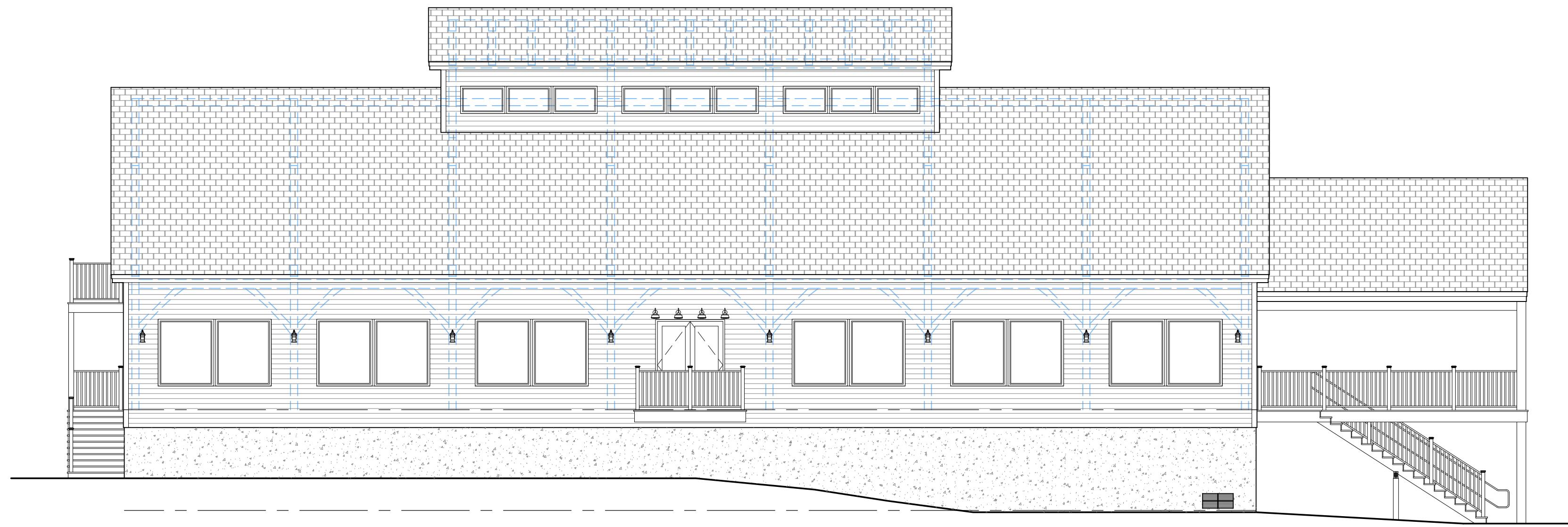
EXTERIOR ELEVATIONS
 WARREN QOZB, LLC - BANQUET
 59 MAIN STREET
 WAREHAM, MA

Revision	Name	Date
ORIGINAL	MDT	06-20-22

Contract 2020-089	Sheet A2.00
Project Danny Warren	
Date Jun. 20, 2022	

PER TOWN OF WAREHAM ZONING
 AVERAGE GROUND ELEVATION AS DEFINED BY:
 780 CMR, MASSACHUSETTS BUILDING CODE
 GRADE PLANE ELEV. 9.9'

- TOP OF MONITOR ROOF
49'-9"
- TOP OF RIDGE
49'-6 1/2"
- TOP OF DECK RIDGE
37'-6 1/2"
- TOP OF ENTRY RIDGE
31'-11"
- TOP OF FINISH FLOOR
17'-1"
- TOP OF DECK
17'-2 1/2"
- TOP OF GRADE (HIGH)
11'-0"
- GRADE PLANE
9.9'
- TOP OF BASEMENT SLAB
8'-2"
- TOP OF GRADE (LOW)
8'-0"



- ALLEN & ROTH
EXTERIOR
WALL LIGHT
BERLIN
- WESTINGHOUSE
ACADEMY
SINGLE LIGHT
GOOSENECK WALL SCONCE w/ CHROME CAGE
- GRAY BARN
LIAM
48" ROUND WAGON WHEEL
CHANDELIER
MATTE BLACK

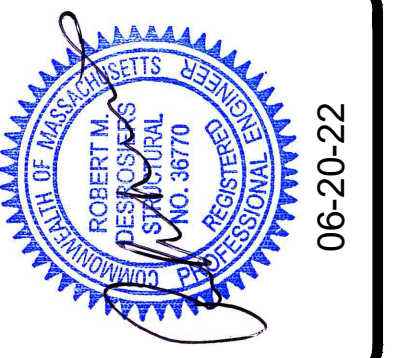
1 EXTERIOR ELEVATION - EAST
 1/8" = 1'-0"

- TOP OF MONITOR ROOF
49'-9"
- TOP OF RIDGE
49'-6 1/2"
- TOP OF DECK RIDGE
37'-6 1/2"
- TOP OF ENTRY RIDGE
31'-11"
- TOP OF FINISH FLOOR
17'-1"
- TOP OF DECK
17'-2 1/2"
- TOP OF GRADE (HIGH)
11'-0"
- GRADE PLANE
9.9'
- TOP OF BASEMENT SLAB
8'-2"
- TOP OF GRADE (LOW)
8'-0"



2 EXTERIOR ELEVATION - NORTH
 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

WARREN QOZB, LLC - BANQUET
 59 MAIN STREET
 WAREHAM, MA

Revision	Name	Date
ORIGINAL	MDT	06-20-22

Contract 2020-089	Sheet A2.01
Project Danny Warren	
Date Jun. 20, 2022	

TOP OF MONITOR RIDGE
52'-7"

TOP OF RIDGE
45'-6 1/2"

TOP OF DECK RIDGE
37'-6 1/2"

TOP OF ENTRY RIDGE
31'-11"

TOP OF WALL
26'-0"

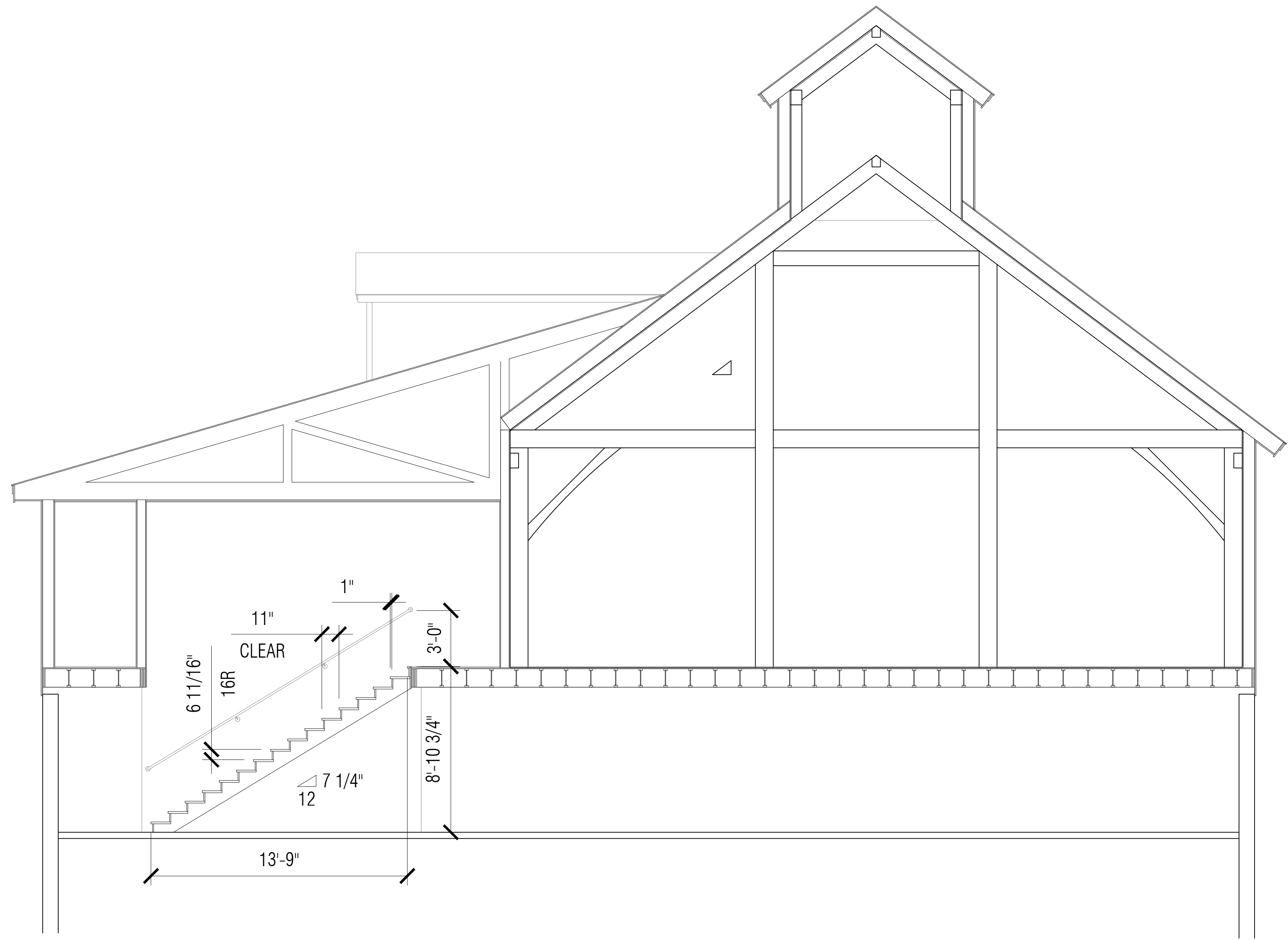
TOP OF FINISH FLOOR
17'-1"

TOP OF DECK
17'-0 1/2"

TOP OF GRADE (HIGH)
11'-0"

TOP OF BASEMENT SLAB
8'-2"

TOP OF GRADE (LOW)
8'-0"



1 BUILDING SECTION
1/2" = 1'-0"

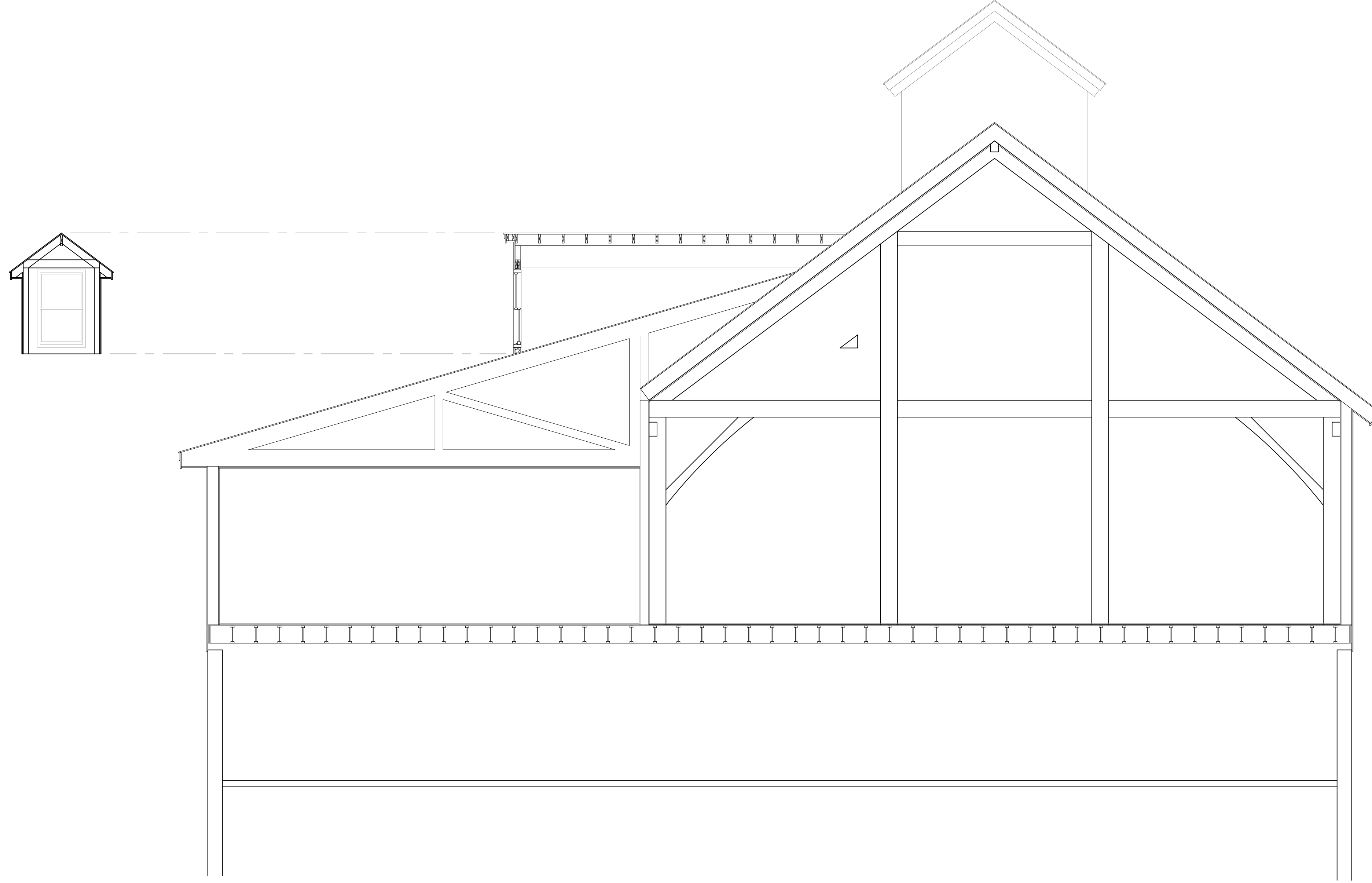
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BUILDING SECTIONS
WARREN QOZB, LLC - BANQUET
59 MAIN STREET
WAREHAM, MA

Revision	Name	Date
ORIGINAL	MDT	06-20-22

Contract 2020-089	Sheet A3.00
Project Danny Warren	
Date Jun. 20, 2022	



2 BUILDING SECTION
 $\frac{3}{4}'' = 1'-0''$

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BUILDING SECTIONS
 WARREN QOZB, LLC - BANQUET
 59 MAIN STREET
 WAREHAM, MA

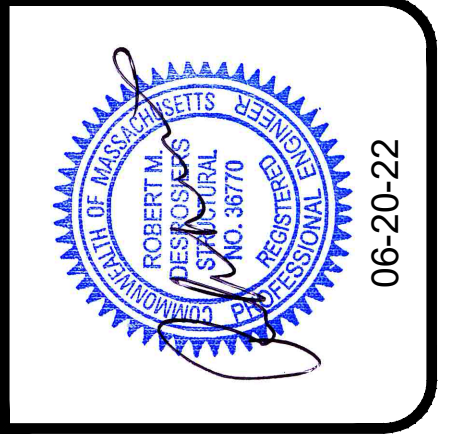
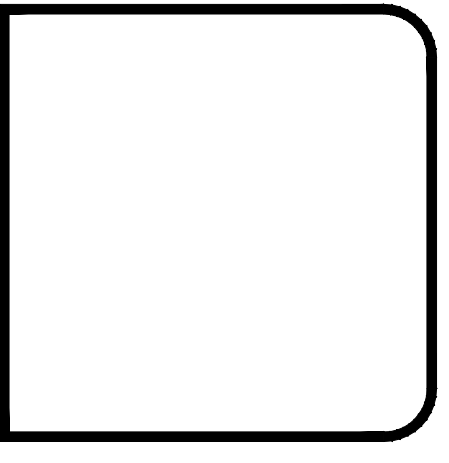
Revision	Name	Date
ORIGINAL	MDT	06-20-22

Contract 2020-089	Sheet A3.01
Project Danny Warren	
Date Jun. 20, 2022	

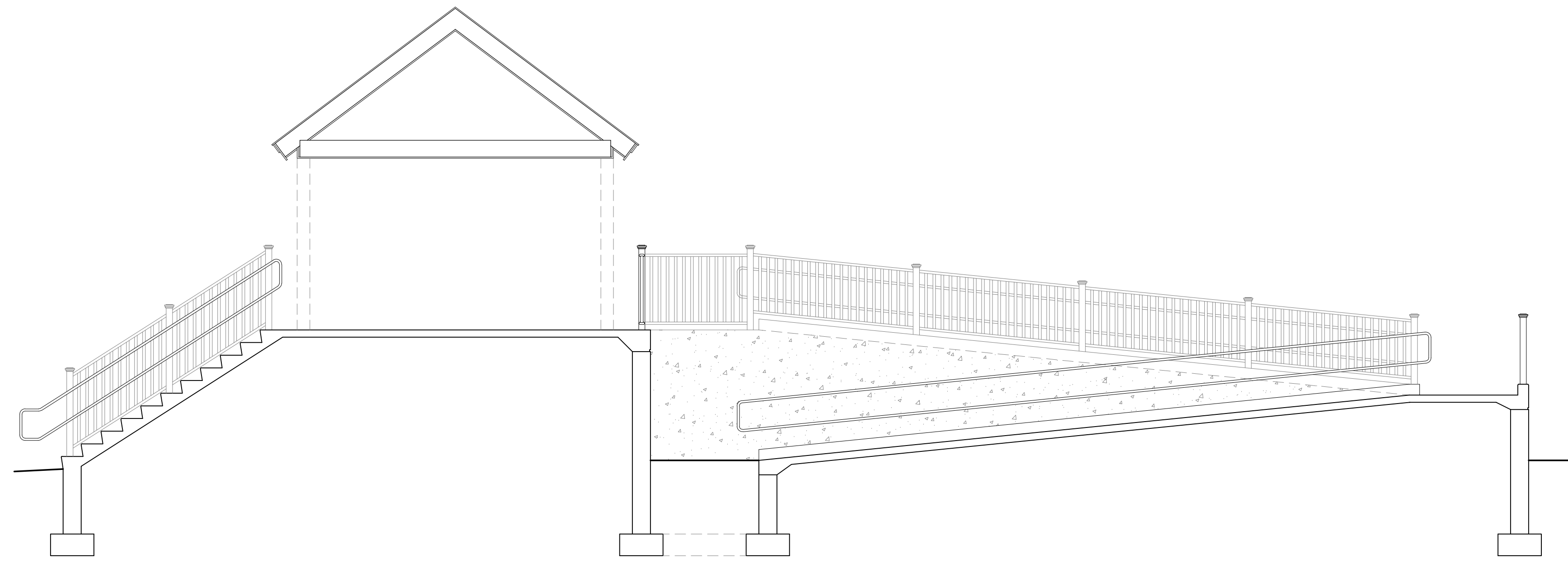


3 BUILDING SECTION
 1/2" = 1'-0"

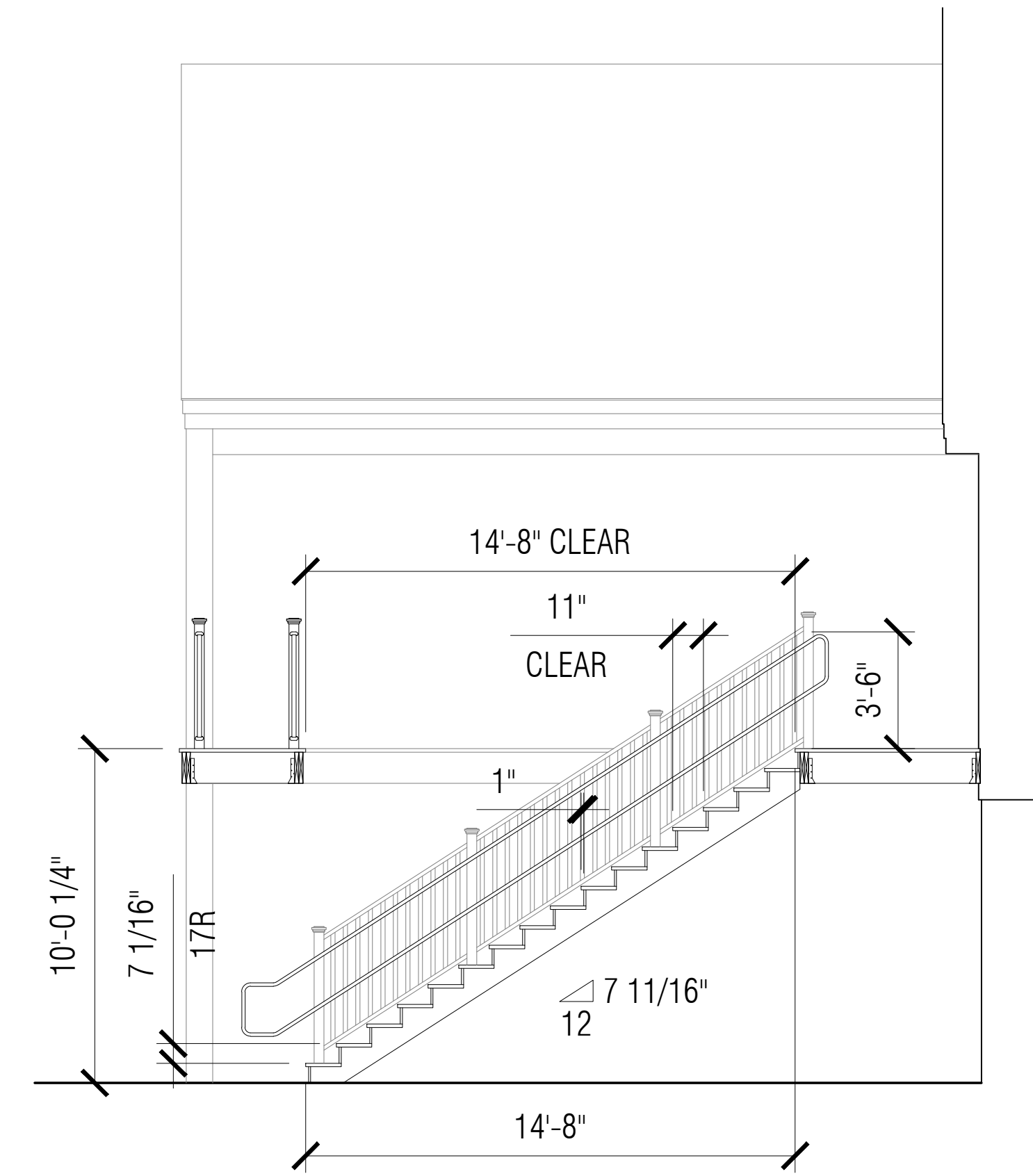
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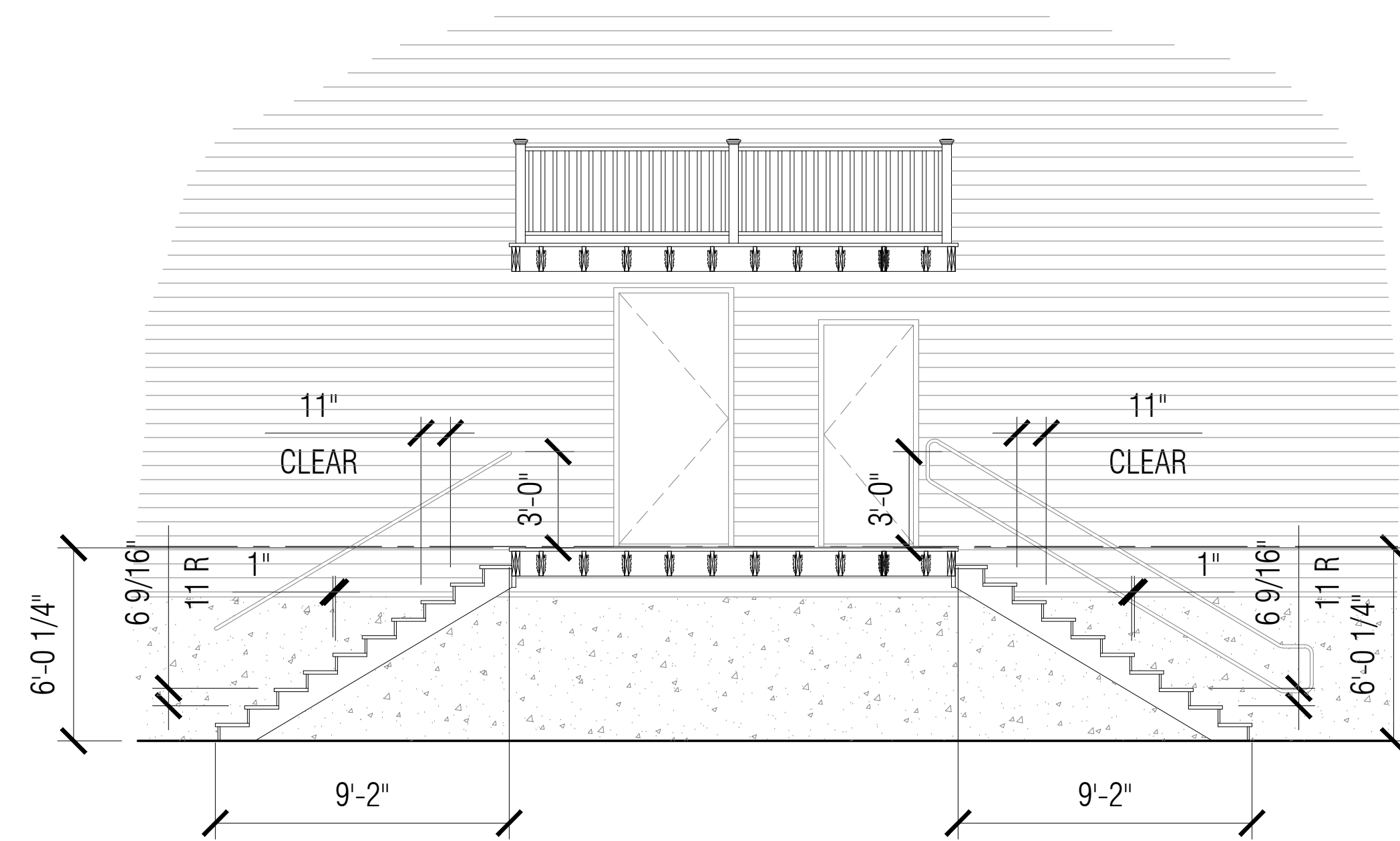
BUILDING SECTIONS		
WARREN QOZB, LLC - BANQUET		
59 MAIN STREET WAREHAM, MA		
Sheet Title	Project Name and Address	
ORIGINAL	MDT	06-20-22
Revision	Name	Date
Contract	Sheet	
2020-089	A3.02	
Project	Date	
Danny Warren	Jun. 20, 2022	



4 SECTION @ RAMP
1/2" = 1'-0"



5 SECTION @ DECK STAIR
1/2" = 1'-0"



6 SECTION @ DELIVER & EGRESS STAIR
1/2" = 1'-0"

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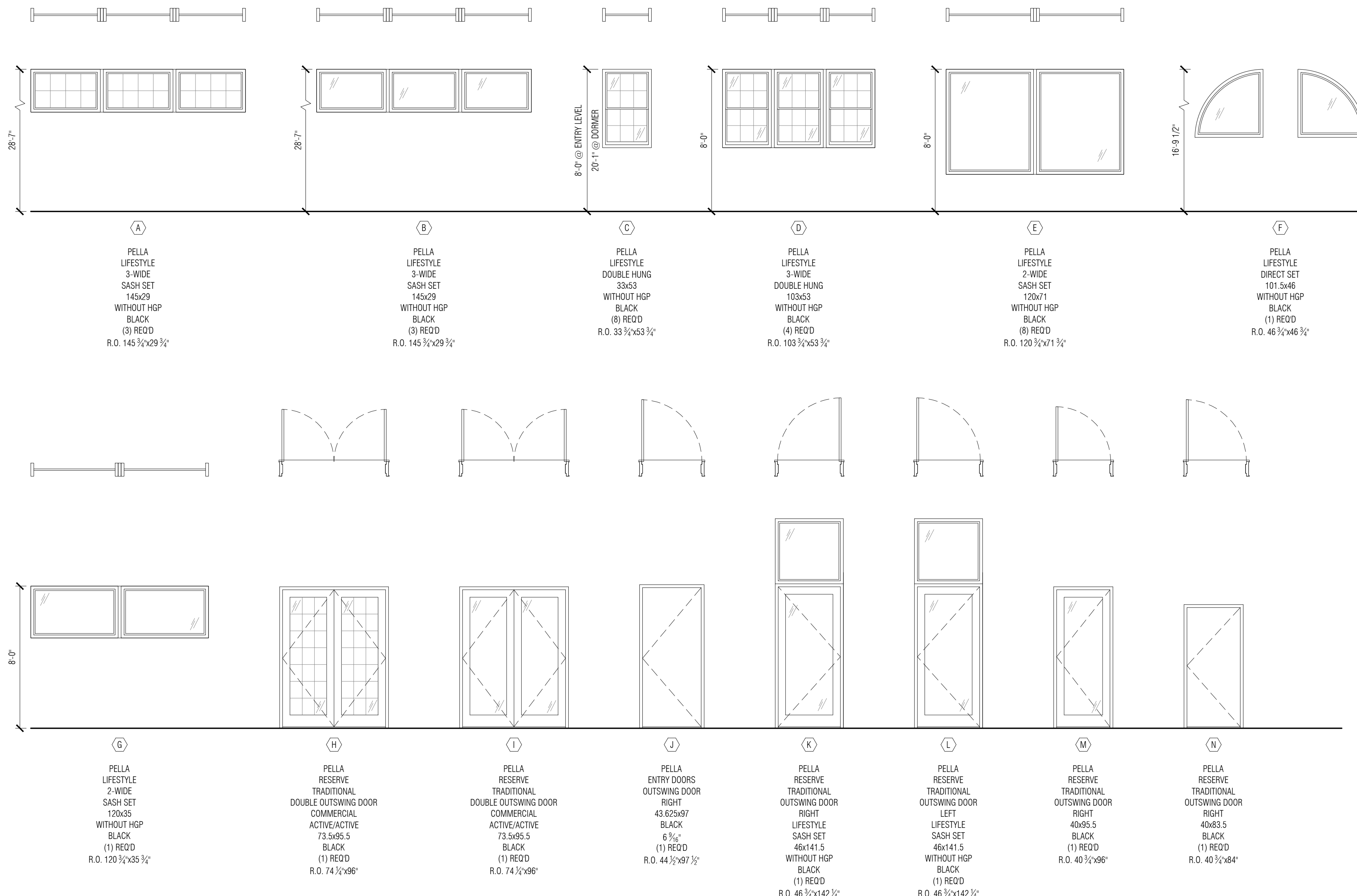
RAMP STAIR SECTIONS

WARREN QOZB, LLC - BANQUET
59 MAIN STREET
WAREHAM, MA

Revision	Name	Date
ORIGINAL	MDT	06-20-22

Contract	2020-089
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A3.03



DOOR SCHEDULE - BASEMENT

TAG	ROOM NAME	TYPE	WIDTH	HEIGHT	MATERIAL	AMB TYPE	GLAZING	FIRE RATING	HARDWARE	NOTES
001A	STORAGE	1	8'-0"	6'-6"	STL	N/A	N/A	0 HR	N/A	INSULATED
001B	STORAGE	2	3'-0"	6'-8"	STL	N/A	N/A	0 HR	1	INSULATED
001C	STORAGE	1	6'-0"	6'-6"	STL	N/A	N/A	0 HR	N/A	INSULATED
001D	STORAGE	1	6'-0"	6'-6"	STL	N/A	N/A	0 HR	N/A	INSULATED

DOOR SCHEDULE - FIRST FLOOR

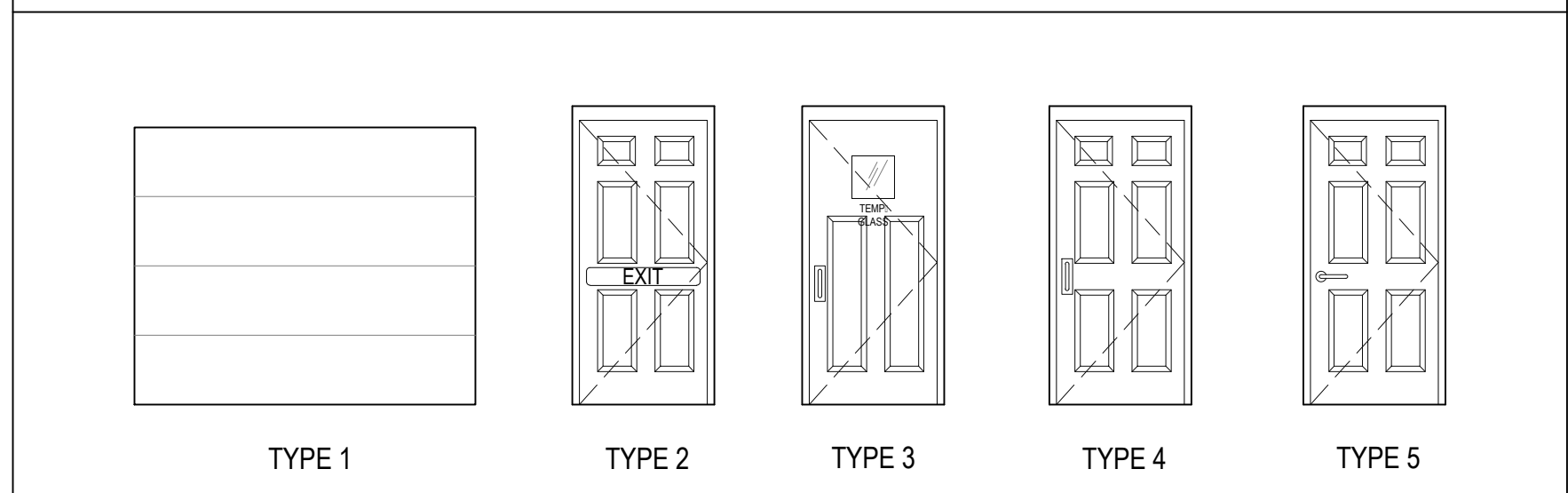
TAG	ROOM NAME	TYPE	WIDTH	HEIGHT	MATERIAL	AMB TYPE	GLAZING	FIRE RATING	HARDWARE	NOTES
101A	KITCHEN	3	3'-0"	7'-0"	WD	WD	TG	0 HR	4	-
101B	KITCHEN	3	3'-0"	7'-0"	WD	WD	TG	0 HR	4	-
102A	EMPLOYEE RESTROOM	4	3'-0"	6'-8"	WD	WD	N/A	0 HR	3	-
103A	BRIDE'S ROOM	5	3'-0"	7'-0"	WD	WD	N/A	0 HR	3	-
104A	STAIR	5	3'-0"	6'-8"	STL	WD	N/A	0 HR	6	INSULATED
106A	FEMALE RESTROOM	4	3'-0"	7'-0"	WD	WD	N/A	0 HR	5	-
107A	MALE RESTROOM	4	3'-0"	7'-0"	WD	WD	N/A	0 HR	5	-
108A	SPRINKLER ROOM	5	3'-0"	7'-0"	WD	WD	N/A	0 HR	2	-
109	ELECTRICAL CLOSET	5	3'-0"	6'-8"	WD	WD	N/A	0 HR	6	-
110	OFFICE / STORAGE	5	3'-0"	7'-0"	WD	WD	N/A	0 HR	2	-

MATERIALS:
 WD - WOOD
 ADZ - ANODIZED ALUMINUM
 STL - STEEL
 STF - STOREFRONT
 VIN - VINYL
 CLD - CLAD
 FG - FIBERGLASS
 KD - KNOCKED DOWN STEEL

FINISHES:
 NAT - NATURAL FINISH
 STN - STAINED
 PTD - PAINTED
 PDC - POWDER COATED

GLAZING TYPES:
 SGL - SINGLE PANE
 DBL - DOUBLE PANE INSULATED
 TPL - TRIPLE PANE INSULATED
 -IG - INSULATED GLASS
 -TG - TEMPERED GLASS
 -LG - LAMINATED SAFETY
 -E - LOW-E
 -A - ARGON FILLED

DOOR TYPES



DOOR HARDWARE SETS

SET 1:
 KEYPED ENTRY SET
 PANIC SET (PUSH SIDE)
 ACCESSIBLE PULL PLATE (PULL SIDE)
 AUTOMATIC CLOSER
 (3) 5 KNUCKLE HINGES
 WEATHER STRIP
 EXTERIOR ACCESSIBLE THRESHOLD
 (3) SILENCERS
 (1) FLOOR / WALL STOP AS REQ'D

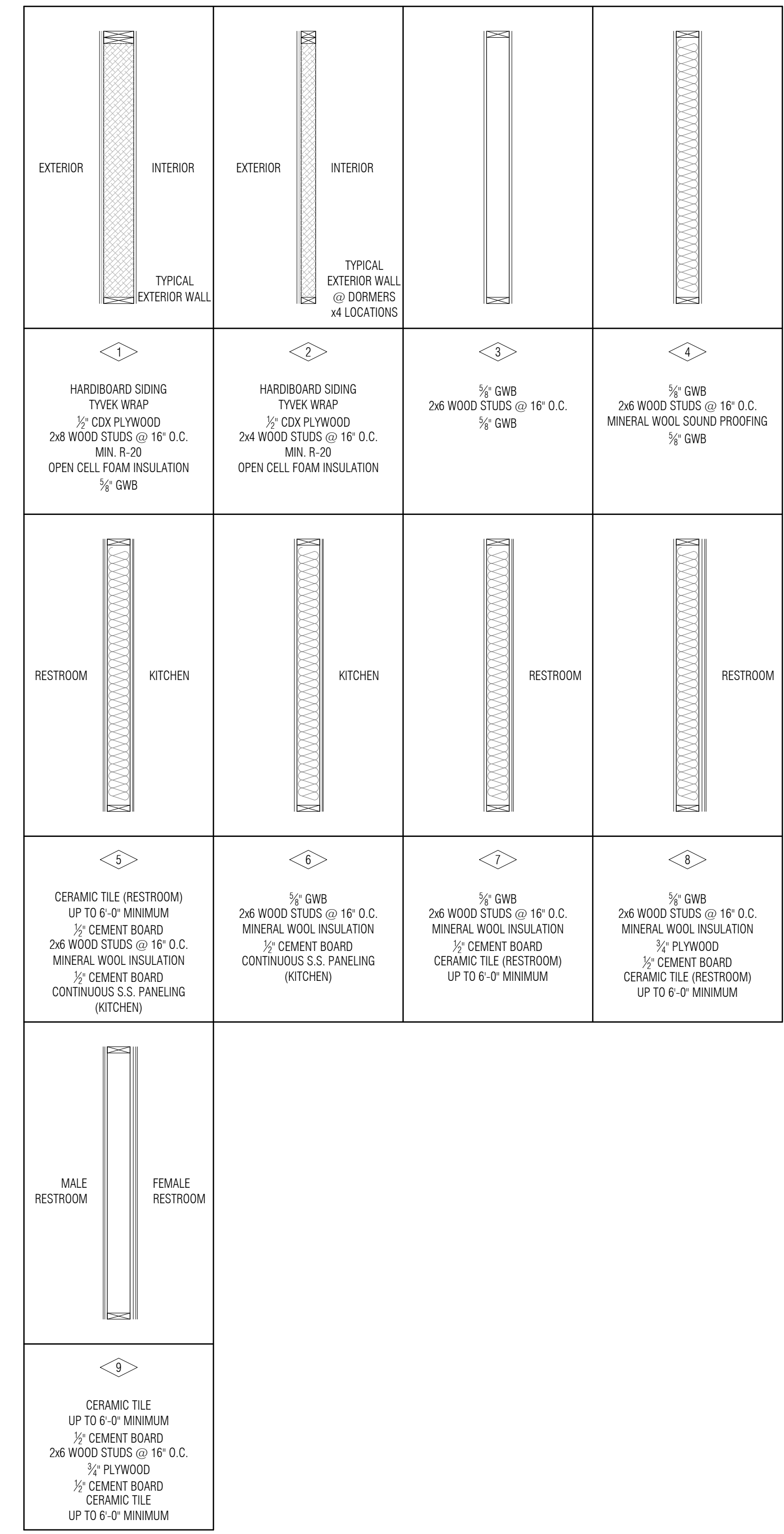
SET 2:
 (1) LOCKING SET
 (3) 5 KNUCKLE HINGES
 (3) SILENCERS
 (1) FLOOR / WALL STOP AS REQ'D
 TRANSITION STRIP

SET 3:
 (1) PRIVACY LOCKING SET
 AUTOMATIC CLOSER
 ACCESSIBLE PULL PLATE (PULL SIDE)
 (3) 5 KNUCKLE HINGES
 (3) SILENCERS
 (1) FLOOR / WALL STOPS AS REQ'D
 (1) KICK PLATE (PUSH SIDE)
 ACCESSIBLE TRANSITION STRIP
 (1) COAT HOOK

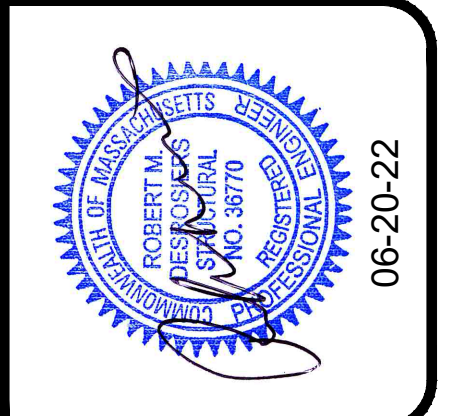
SET 4:
 PUSH PLATE (PUSH SIDE)
 PULL PLATE (PULL SIDE)
 (3) 5 KNUCKLE SPRING HINGES
 (3) SILENCERS
 (1) FLOOR / WALL STOP AS REQ'D
 TRANSITION STRIP

SET 5:
 PUSH PLATE (PUSH SIDE)
 ACCESSIBLE PULL PLATE (PULL SIDE)
 (1) TOE PULL PLATE
 AUTOMATIC CLOSER
 (3) 5 KNUCKLE HINGES
 (3) SILENCERS
 (1) FLOOR / WALL STOP AS REQ'D
 (1) KICK PLATE (PUSH SIDE)
 ACCESSIBLE TRANSITION STRIP AS REQ'D

SET 6:
 PASSAGE SET
 (3) 5 KNUCKLE HINGES
 (3) SILENCERS
 (1) WALL STOP
 (1) KICK PLATE (PUSH SIDE)



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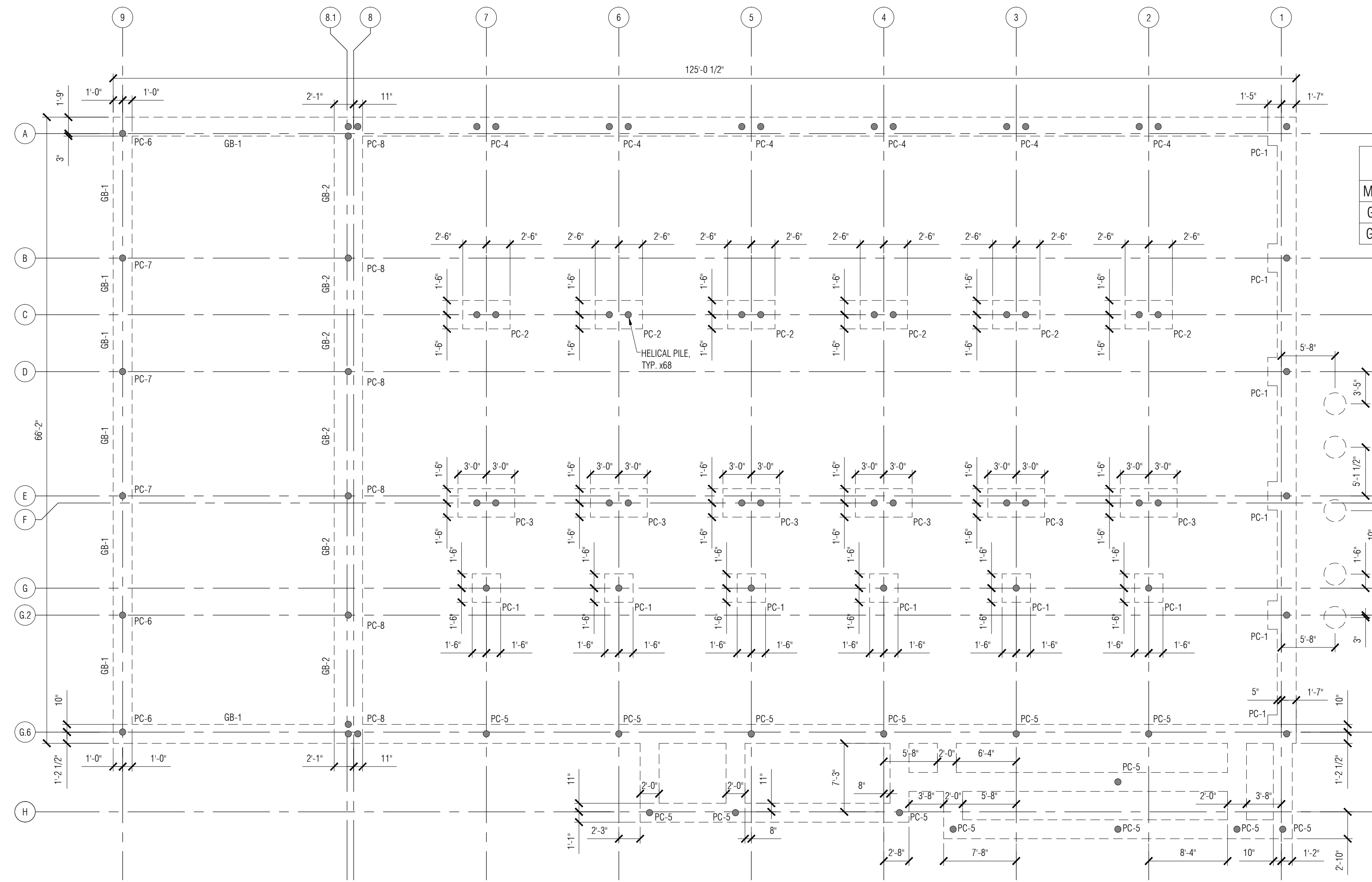


WARREN QOZB, LLC - BANQUET
 59 MAIN STREET
 WAREHAM, MA

Revision	Name	Date
ORIGINAL	MDT	06-20-22

Contract: 2020-089
 Project: Danny Warren
 Date: Jun. 20, 2022

Sheet: **A4.00**

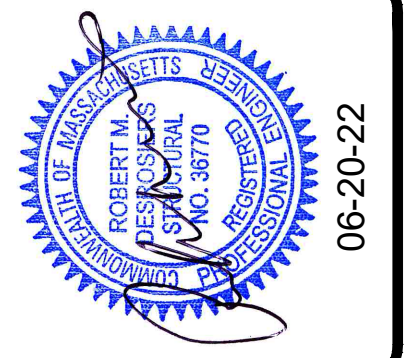


PILE CAP SCHEDULE					
MARK	LOAD	SIZE	REINF.	PILES	NO.
PC-1	21.1k	3'-0"x3'-0"x12"	#5 @ 10" O.C. E.W.	1-15T	12
PC-2	33.6k	3'-0"x5'-0"x16"	(5) #6 L.W. (6) #6 S.W.	2-10T	6
PC-3	55.9k	3'-0"x6'-0"x16"	(5) #6 L.W. (7) #6 S.W.	2-15T	6
PC-4	50.8k	2'-0"x12"xCONT. FTG	(2) #5 CONT. (6) #5 S.W.	2-15T	6
PC-5	26.3k	2'-0"x12"xCONT. FTG	(2) #5 CONT. (3) #5 S.W.	1-15T	14
PC-6	13.3k	2'-0"x2'-0"x CONT. GB-1	SEE GRADE BEAM SCHEDULE	1-10T	3
PC-7	26.2k	2'-0"x2'-0"x CONT. GB-1	SEE GRADE BEAM SCHEDULE	1-15T	3
PC-8	26.2k	2'-0"x3'-0"x CONT. GB-2	SEE GRADE BEAM SCHEDULE	2-15T	6

GRADE BEAM SCHEDULE				
MARK	SIZE	MAIN REINF.	STIRRUPS	NO.
GB-1	2'-0"Wx2'-0"H	(3) #6 TOP & BOT.	#3 @ 16" O.C.	116 L.F.
GB-2	3'-0"Wx2'-0"H	(4) #6 TOP & BOT.	#3 @ 16" O.C.	66 L.F.

1 PILE CAP PLAN
1/8" = 1'-0"

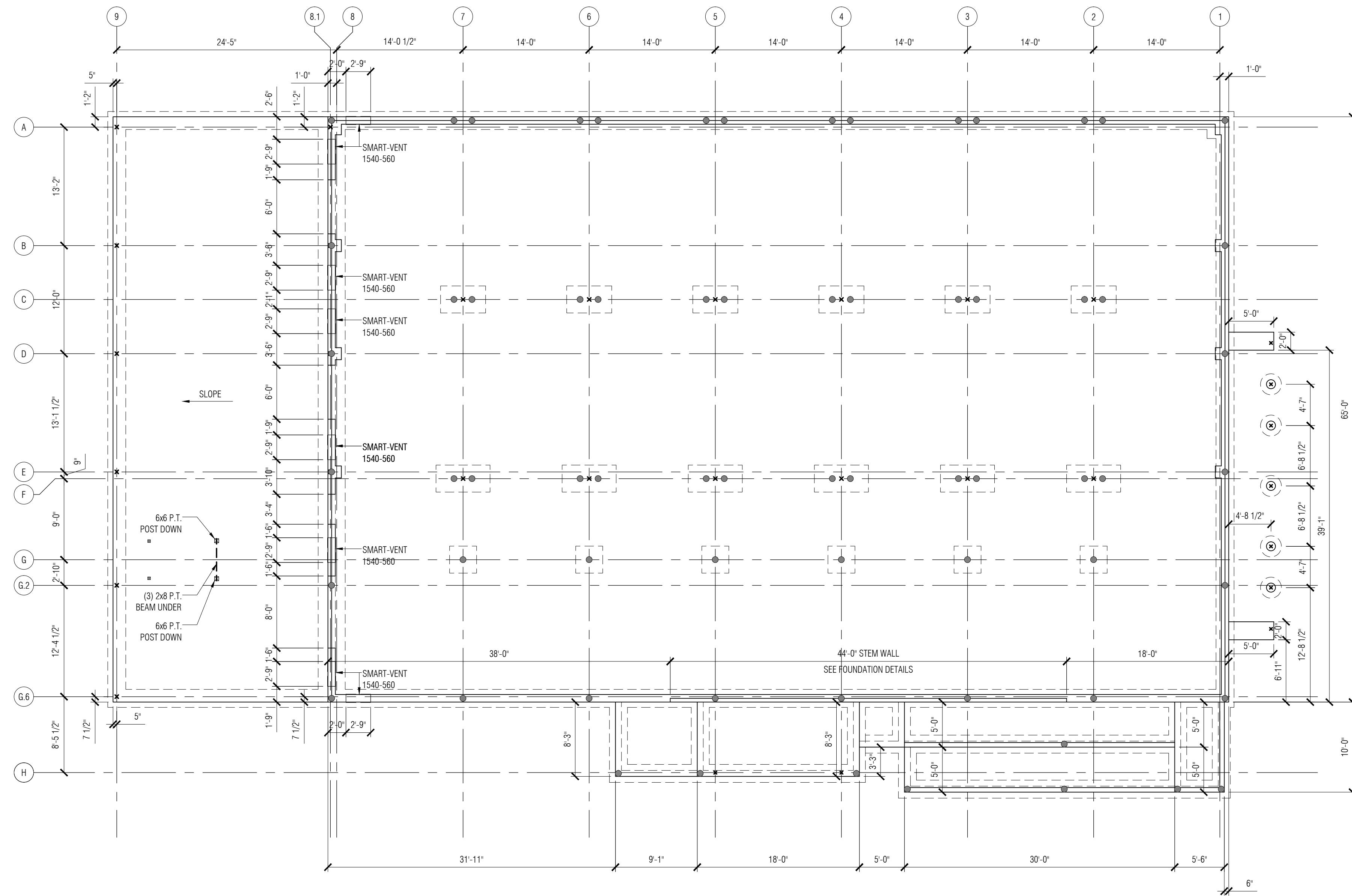
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Design Co., Inc.
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Middletown, MA 02946
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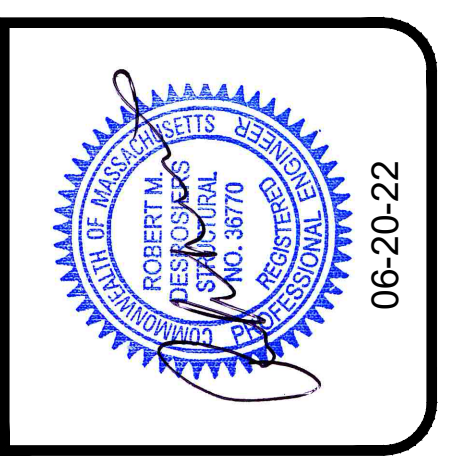
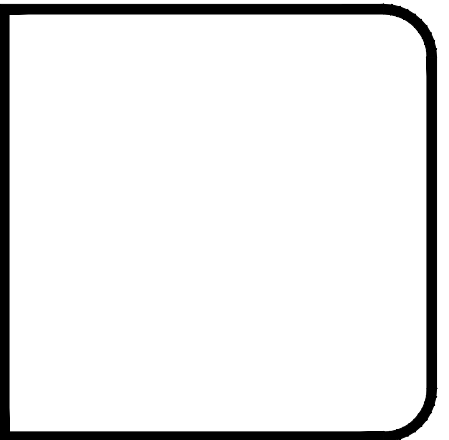
PILE CAP PLAN
WARREN COZB, LLC - BANQUET
59 MAIN STREET
WAREHAM, MA

Revision	Name	Date
ORIGINAL	MDT	06-20-22

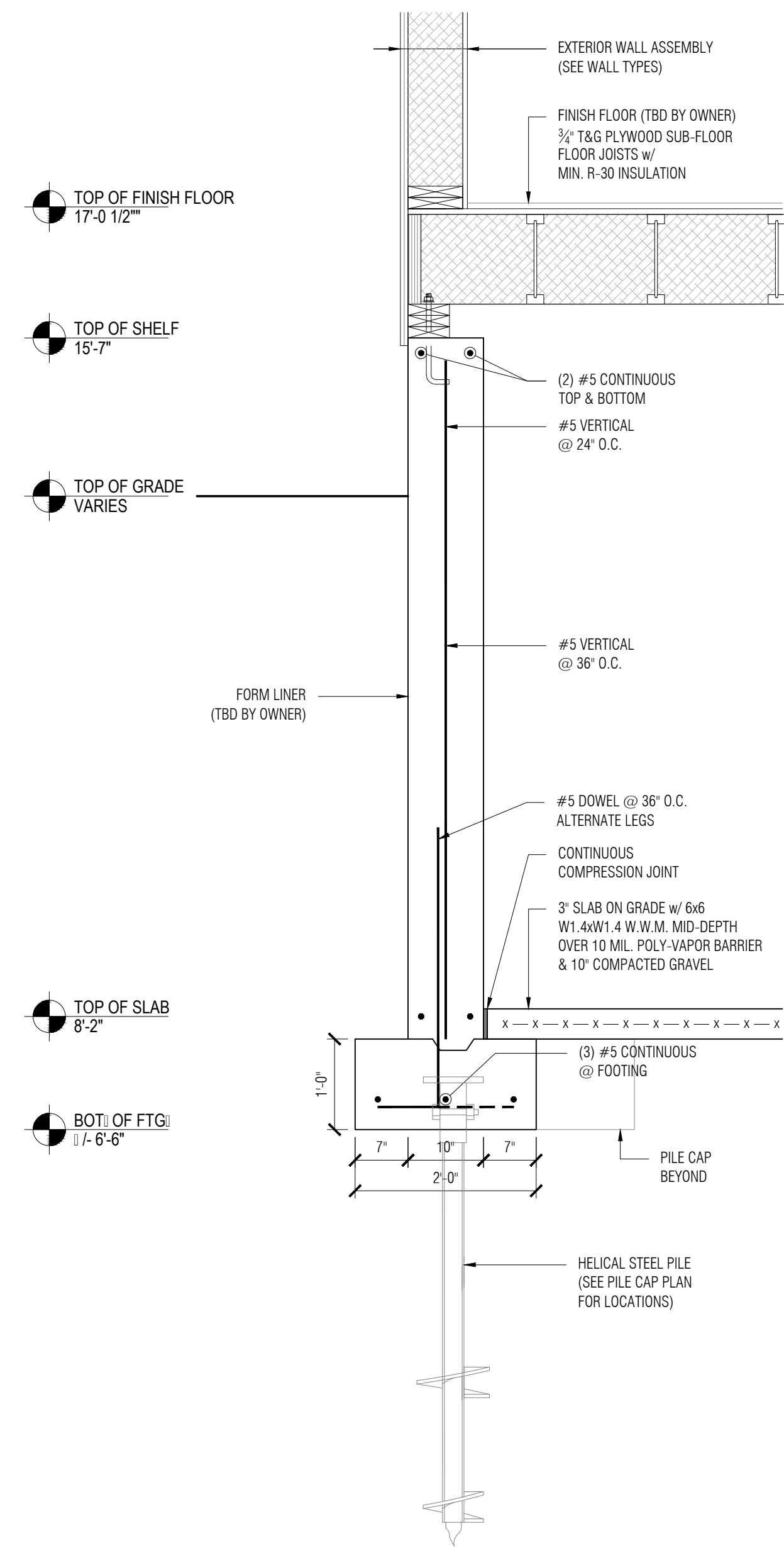
Contract 2020-089	Sheet PC-1
Project Danny Warren	
Date Jun. 20, 2022	



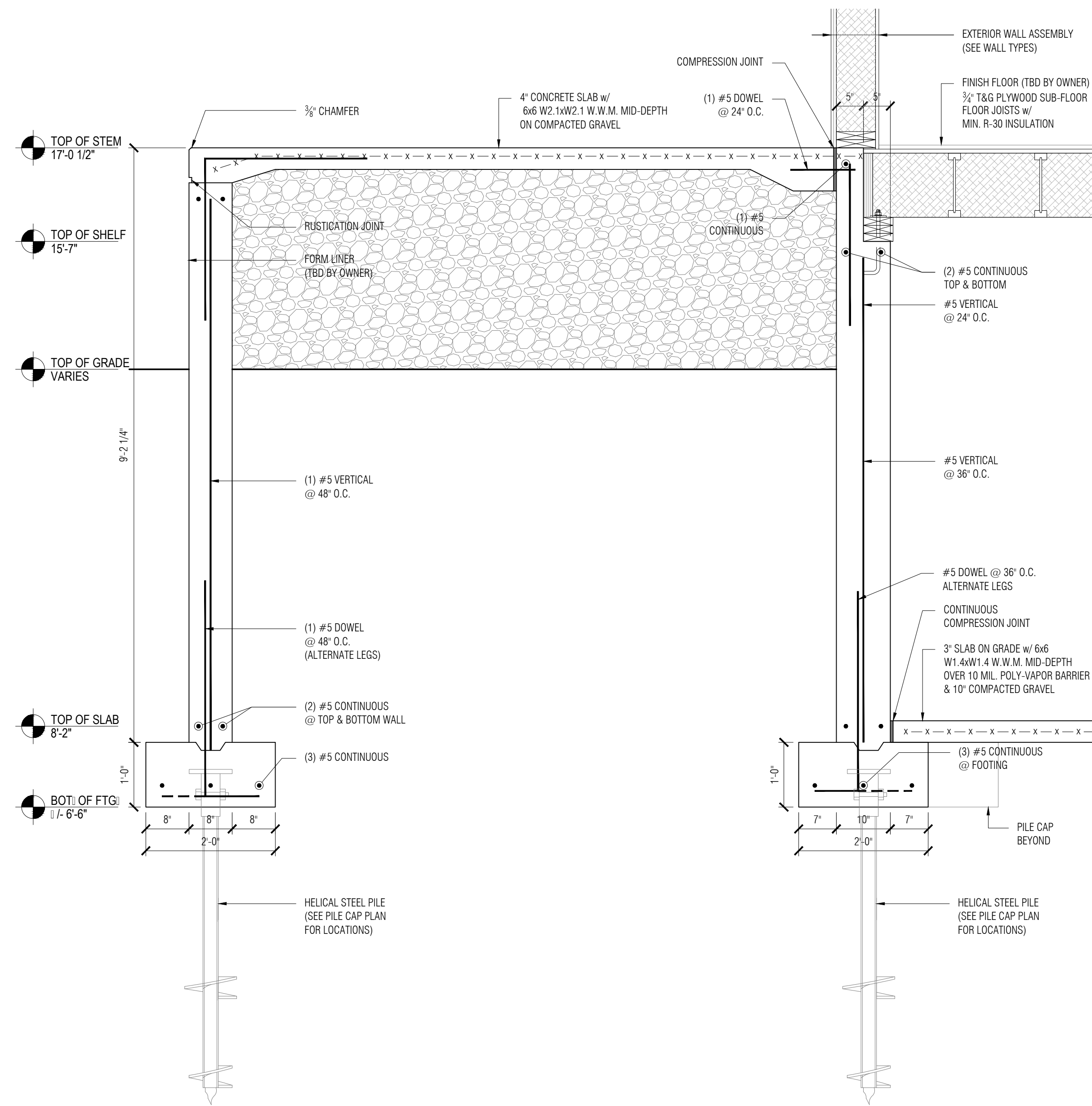
1 FOUNDATION PLAN
 $\frac{1}{8}'' = 1'-0''$



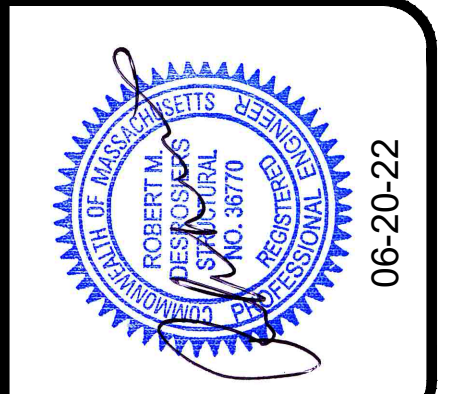
FOUNDATION PLAN		
WARREN QOZB, LLC - BANQUET 59 MAIN STREET WAREHAM, MA		
Sheet Title	Project Name and Address	
ORIGINAL	MDT	06-20-22
Revision	Name	Date
Contract	Sheet	
2020-089	F-1	
Project	F-1	
Danny Warren		
Date	Jun. 20, 2022	



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



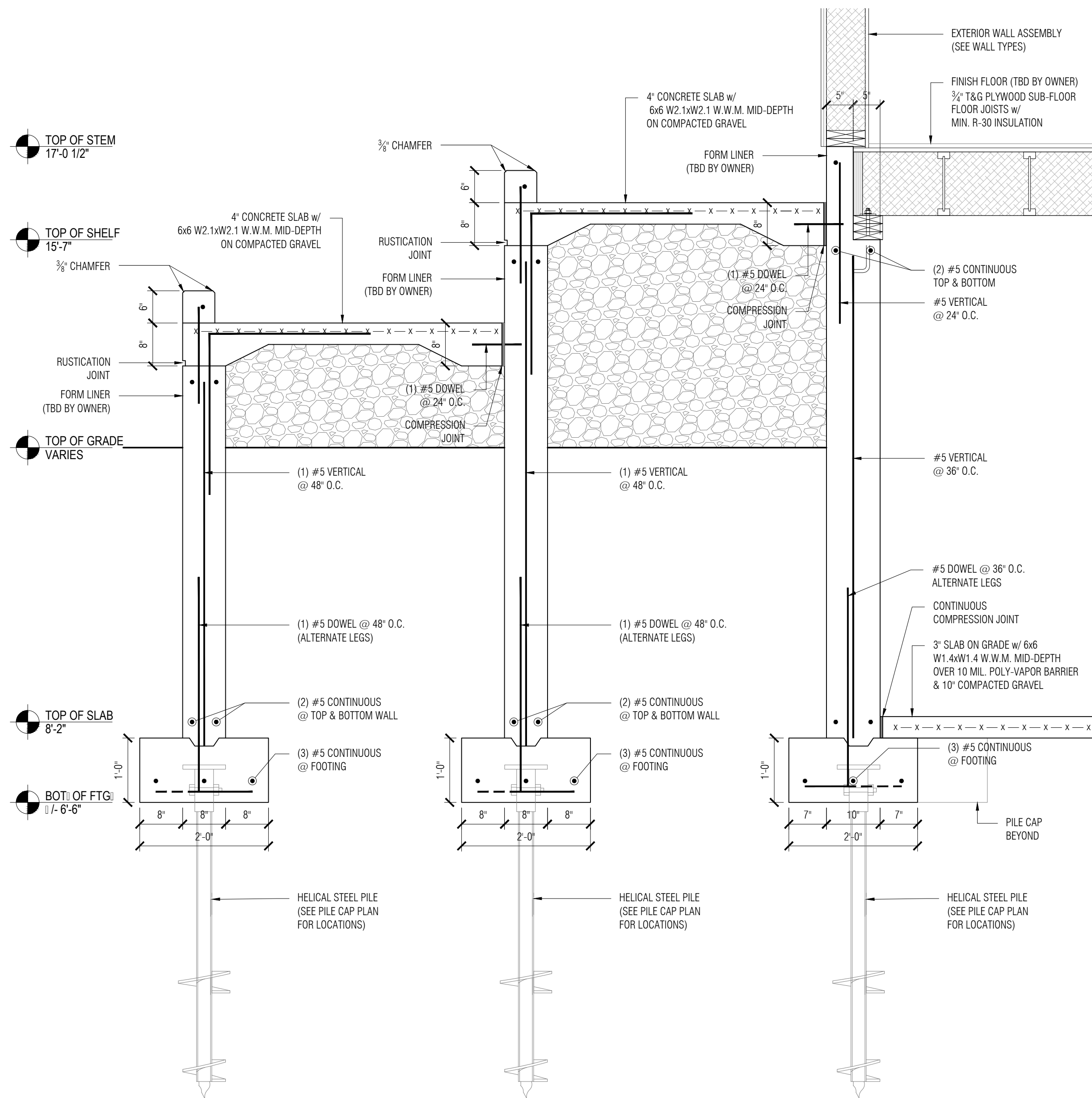
2 FOUNDATION SECTION DETAIL
3/4" = 1'-0"



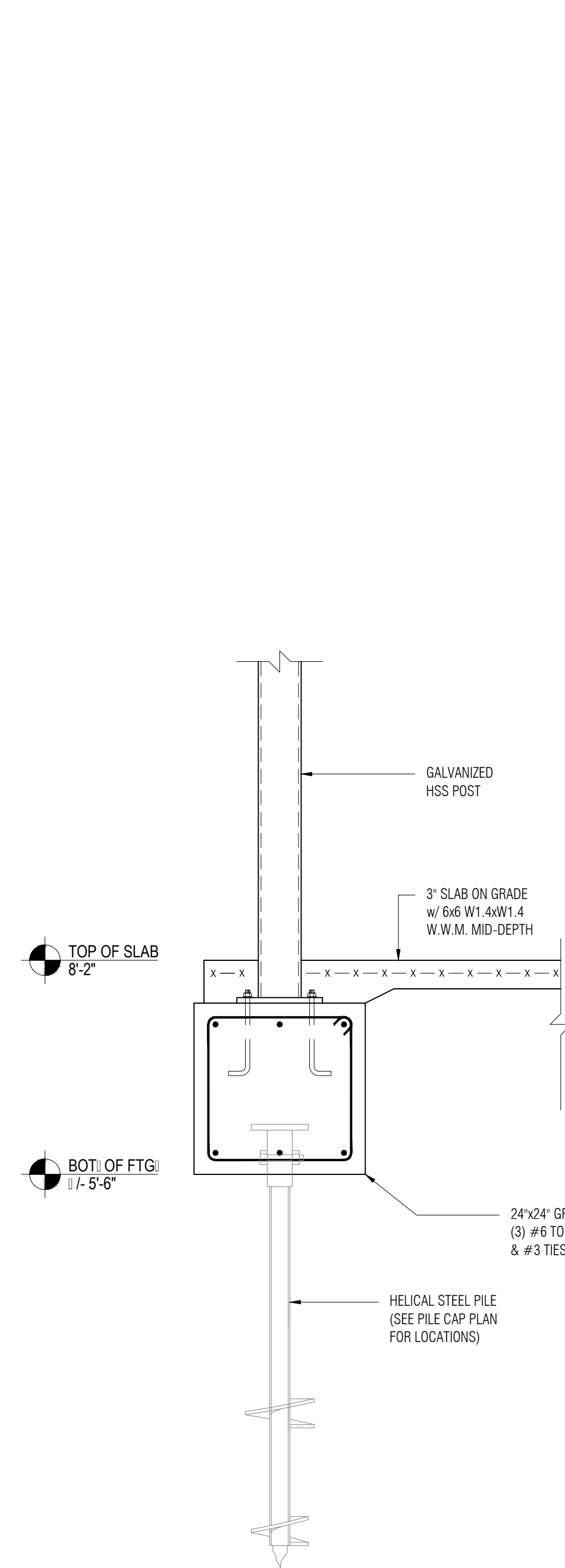
DETAILS
WARREN QOZB, LLC - BANQUET
59 MAIN STREET
WAREHAM, MA

Revision	Author	Date
ORIGINAL	MDT	06-20-22

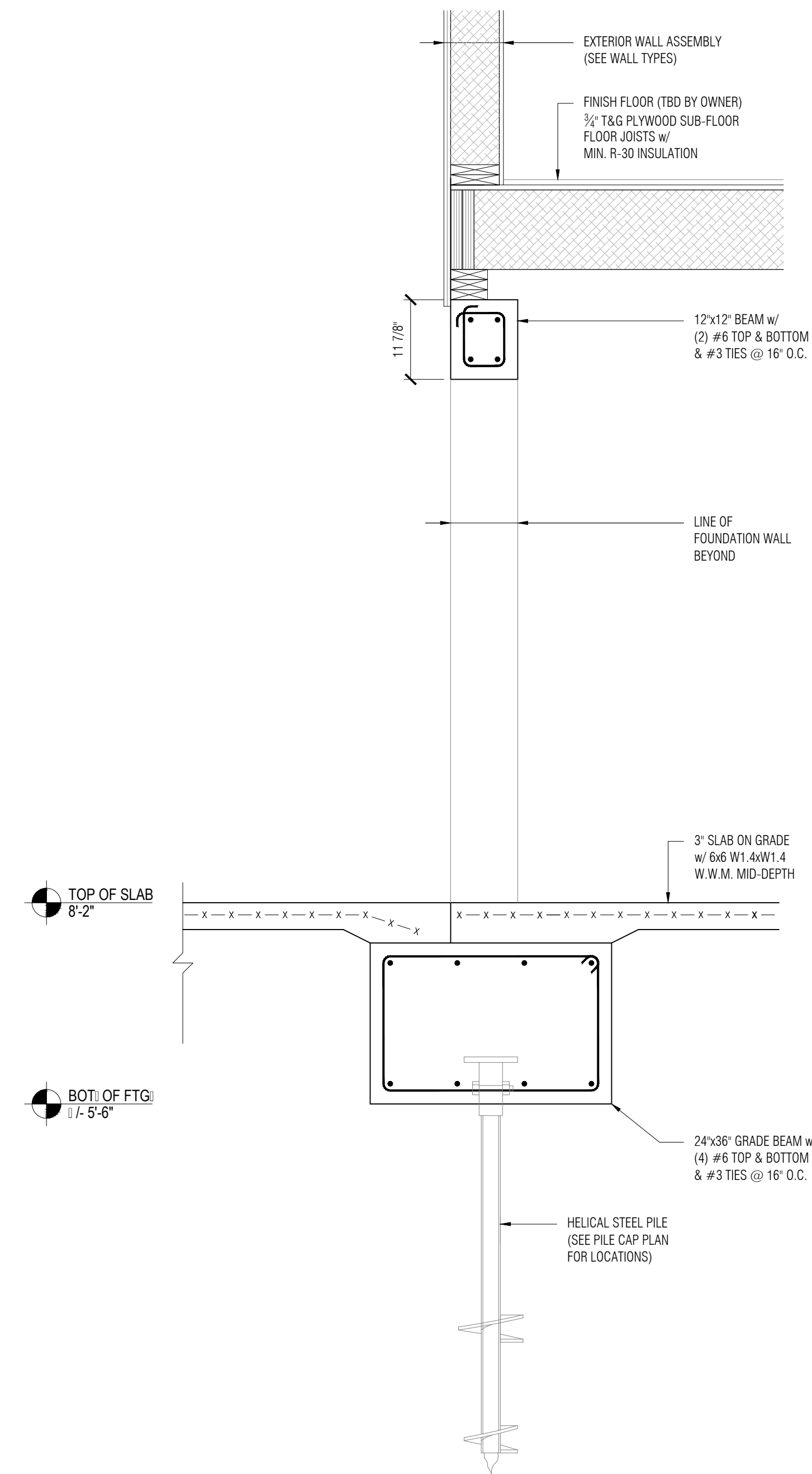
Contract	2020-089
Project	Danny Warren
Date	Jun. 20, 2022
Sheet	F-2



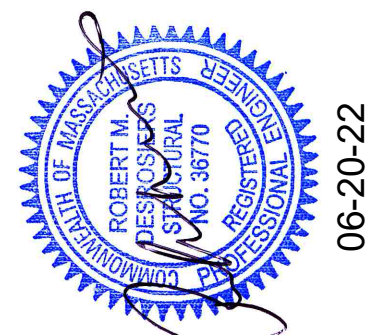
3 FOUNDATION SECTION DETAIL
3/4" = 1'-0"



4 GRADE BEAM DETAIL (GB-1)
3/4" = 1'-0"



5 GRADE BEAM DETAIL (GB-2)
3/4" = 1'-0"



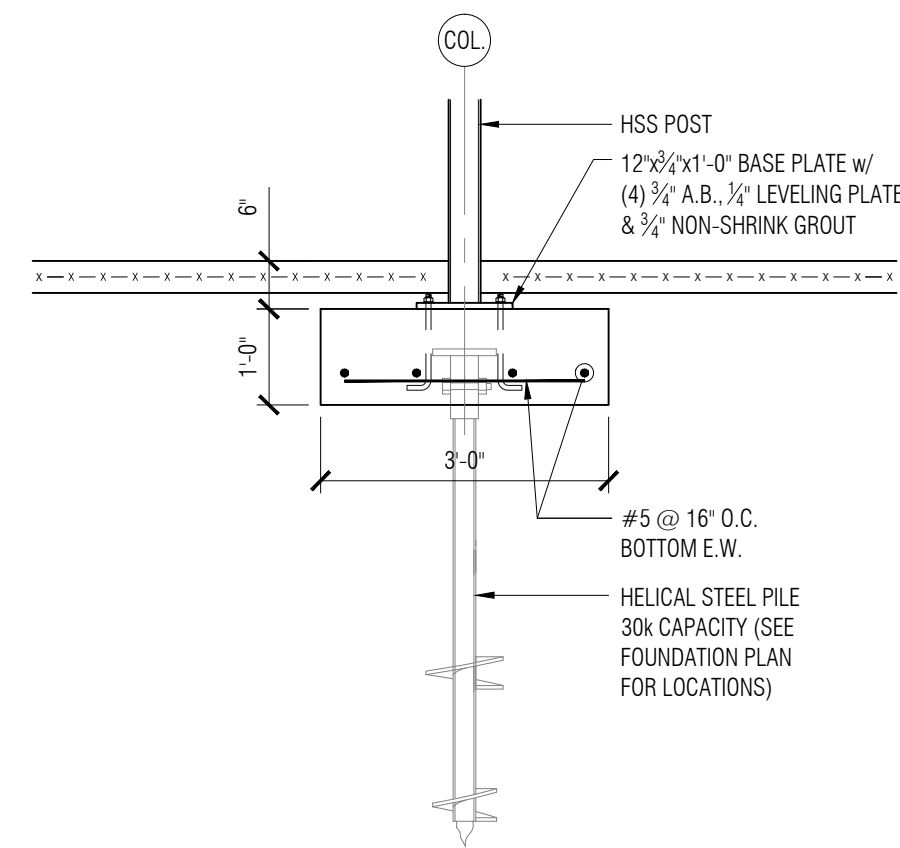
06-20-22

DETAILS

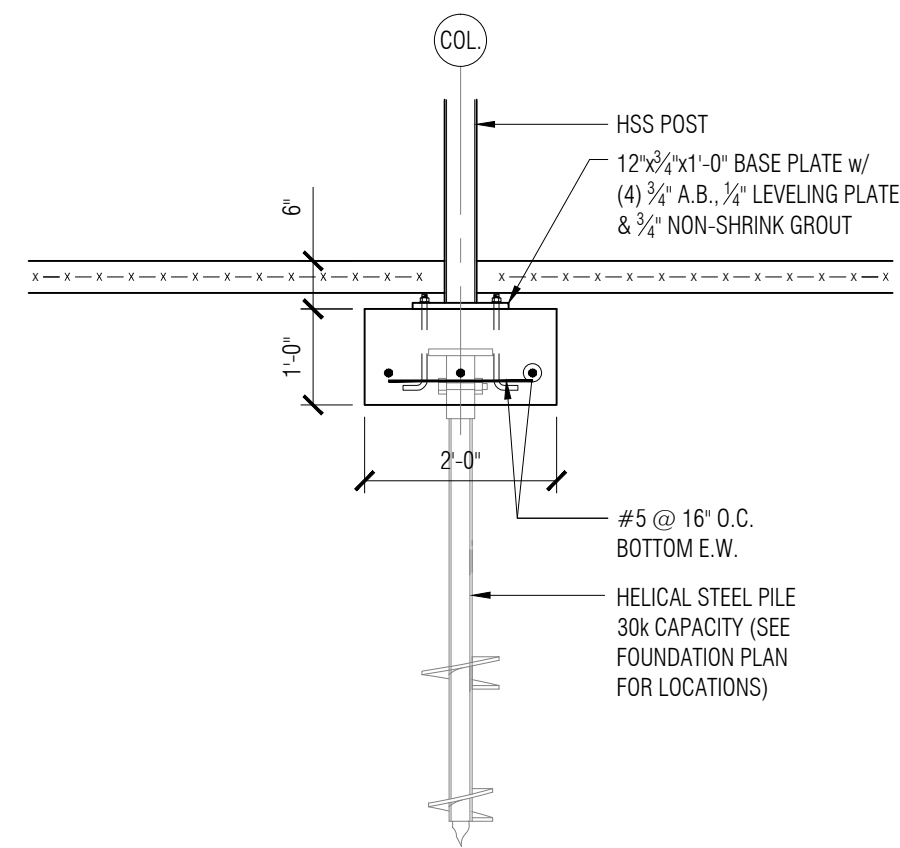
WARREN COZB, LLC - BANQUET
59 MAIN STREET
WAREHAM, MA

Sheet Title	WARREN COZB, LLC - BANQUET	
Project Name and Address	59 MAIN STREET WAREHAM, MA	
Revision	Author	Date
ORIGINAL	MDT	06-20-22

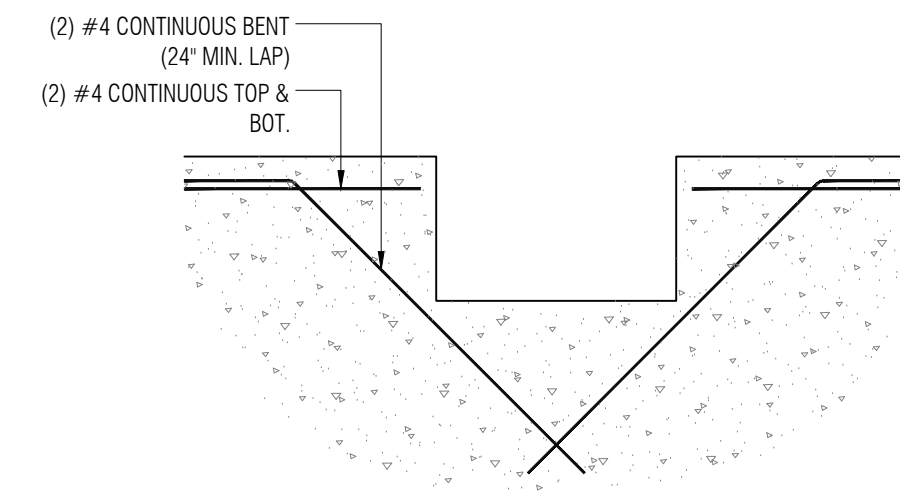
Contract	Sheet
2020-089	F-3
Project	
Danny Warren	
Date	
Jun. 20, 2022	



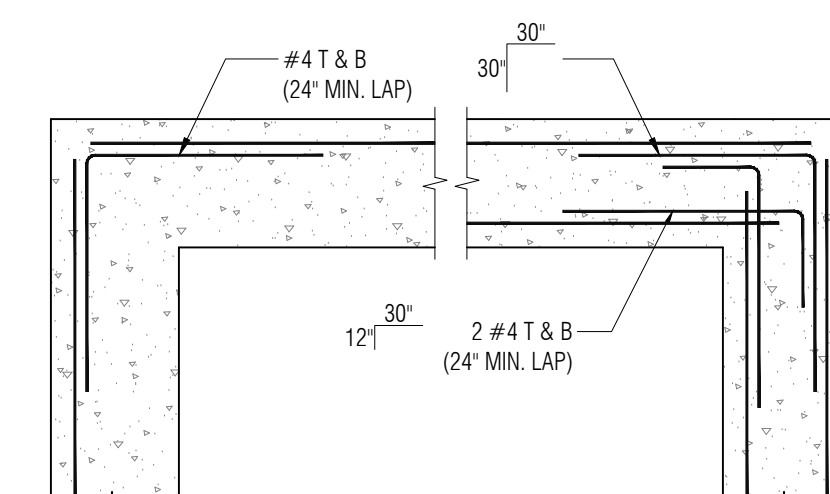
6 FOOTING DETAIL
1/2" = 1'-0"



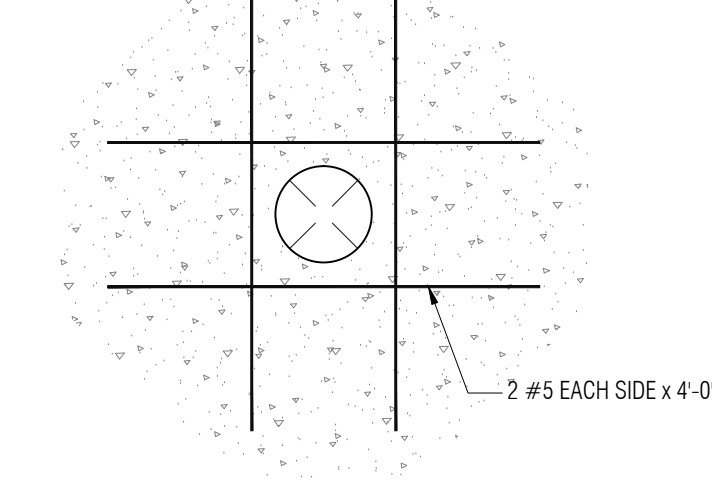
7 FOOTING DETAIL
1/2" = 1'-0"



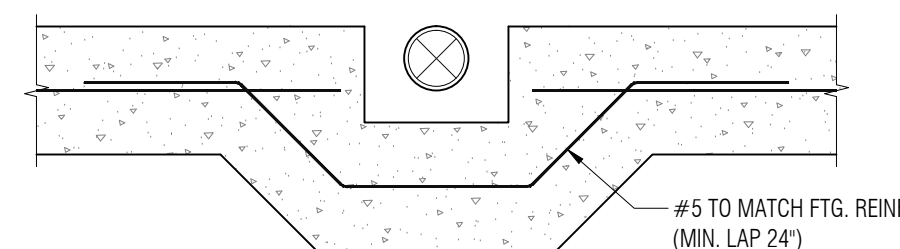
8 TYP. REINFORCING @ FDN OPENING
1/2" = 1'-0"



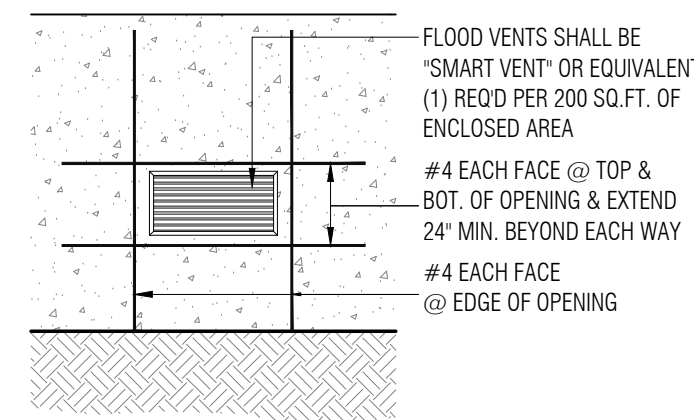
9 TYP. CORNER REINFORCING DETAIL
1/2" = 1'-0"



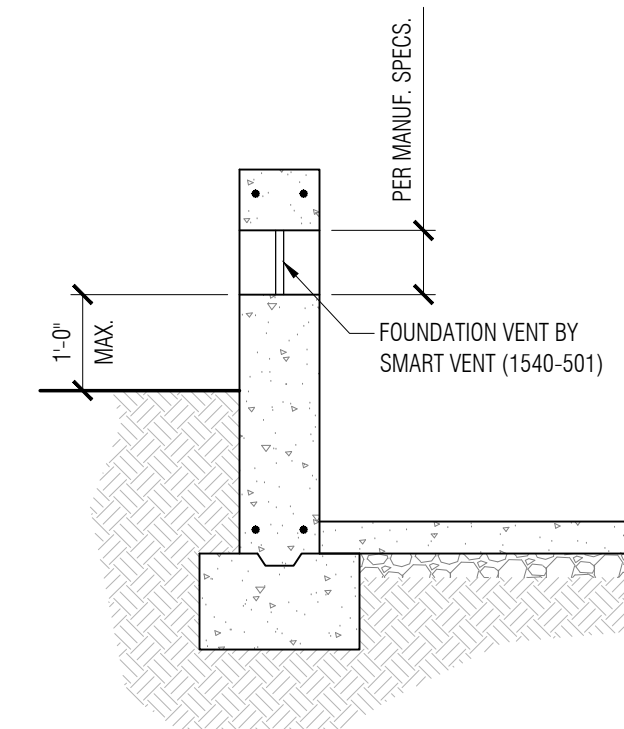
10 FDN WALL PENETRATION DETAIL
1/2" = 1'-0"



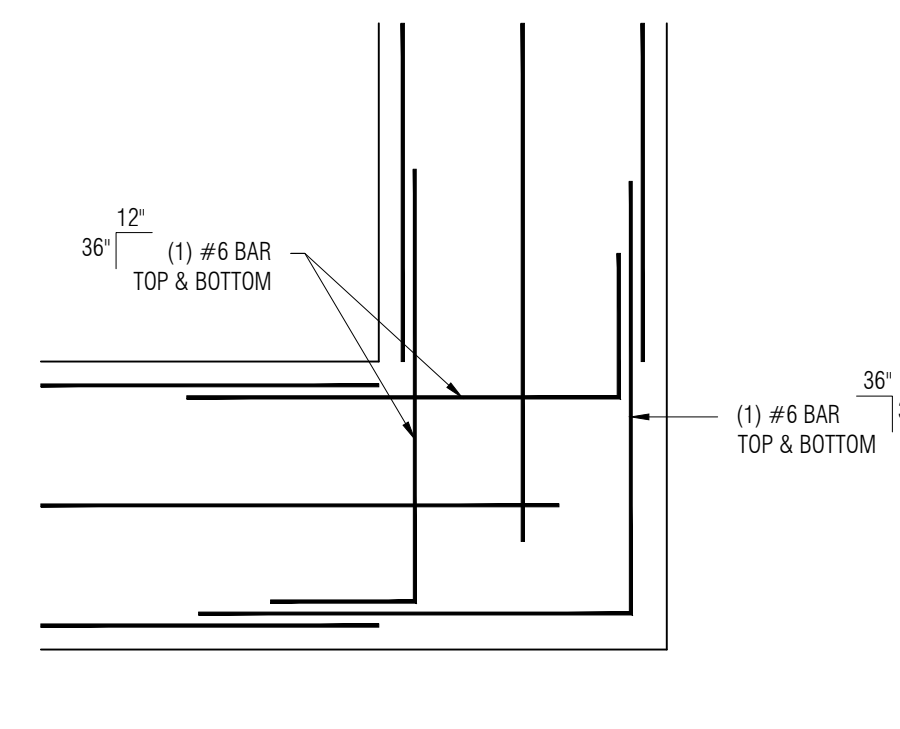
11 TYP. DROP FTG. @ UTILITIES
1/2" = 1'-0"



12 FLOOD VENT @ FDN DETAIL
1/2" = 1'-0"



13 FLOOD VENT SECTION
1/2" = 1'-0"



14 GRADE BEAM CORNER REINFORCING
1/2" = 1'-0"



DETAILS

WARREN QOZB, LLC - BANQUET
59 MAIN STREET
WAREHAM, MA

Sheet Title	WARREN QOZB, LLC - BANQUET	
Project Name and Address	59 MAIN STREET WAREHAM, MA	
Revision	Author	Date
ORIGINAL	MDT	06-20-22

Contract	Sheet
2020-089	F-4
Project	
Danny Warren	
Date	
Jun. 20, 2022	

FOUNDATIONS

-G.C. shall coordinate all dimensions, openings, and elevations w/ architectural drawings and manufacturer's specifications.

-Excavate to lines and grades required to properly install the foundations on inorganic, undisturbed soil or controlled structural backfill as required by the engineer. No footing shall be placed upon frozen ground or in water.

-Backfill below footings and slabs shall be made w/ approved granular materials placed in 6" layers. Layers shall be compacted to 95% density at optimum moisture content, as defined by ASTM D1557, Method D.

-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 adjustments of footing elevations due to field conditions must have the approval of the engineer.

-Soil bearing capacity: footings must be placed on soil w/ a minimum bearing capacity of 3000 pounds per square foot.

-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 engineer.

-Provide foundation drainage, waterproofing/ damp-proofing, and foundation wall insulation as indicated on the architectural drawings and shall be no less than requirements of the state building code.

-Provide metal or PVC sleeves in the foundation walls for sewer, gas, electric, and water lines, as required.

-Any site conditions requiring a deviation from these plans shall be brought to the attention of the engineer immediately.

CONCRETE

-Footings shall be poured on undisturbed soil and shall be formed and have a 2x4 key way.

-Slab on grade shall be poured over a 10 mil polyethylene vapor barrier. Precaution shall be taken to prevent puncturing the vapor barrier during pouring operations.

-Install 4" PVC perforated drain pipe in crushed stone at interior perimeter of all foundation walls. Drain to sump or to daylight.

-All concrete work shall be performed in conformance w/ 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 slab-on-grade, and other concrete not otherwise specified - 3000 PSI. Exterior slabs exposed to weather - 4000 PSI.

-Reinforcing steel: typical - ASTM A615, Grade 60. Field bent - ASTM A615, Grade 40. All steel reinforcing bars shall be free of mill scale and rust. All reinforcing bars below base flood elevation shall be epoxy coated or galvanized.

-All wire mesh for slabs shall be ASTM A185 fabric set at the mid-depth of the slab. All reinforcing wire mesh below base flood elevation shall be epoxy coated or galvanized.

-Concrete cover provided for reinforcing bars shall be as follows:

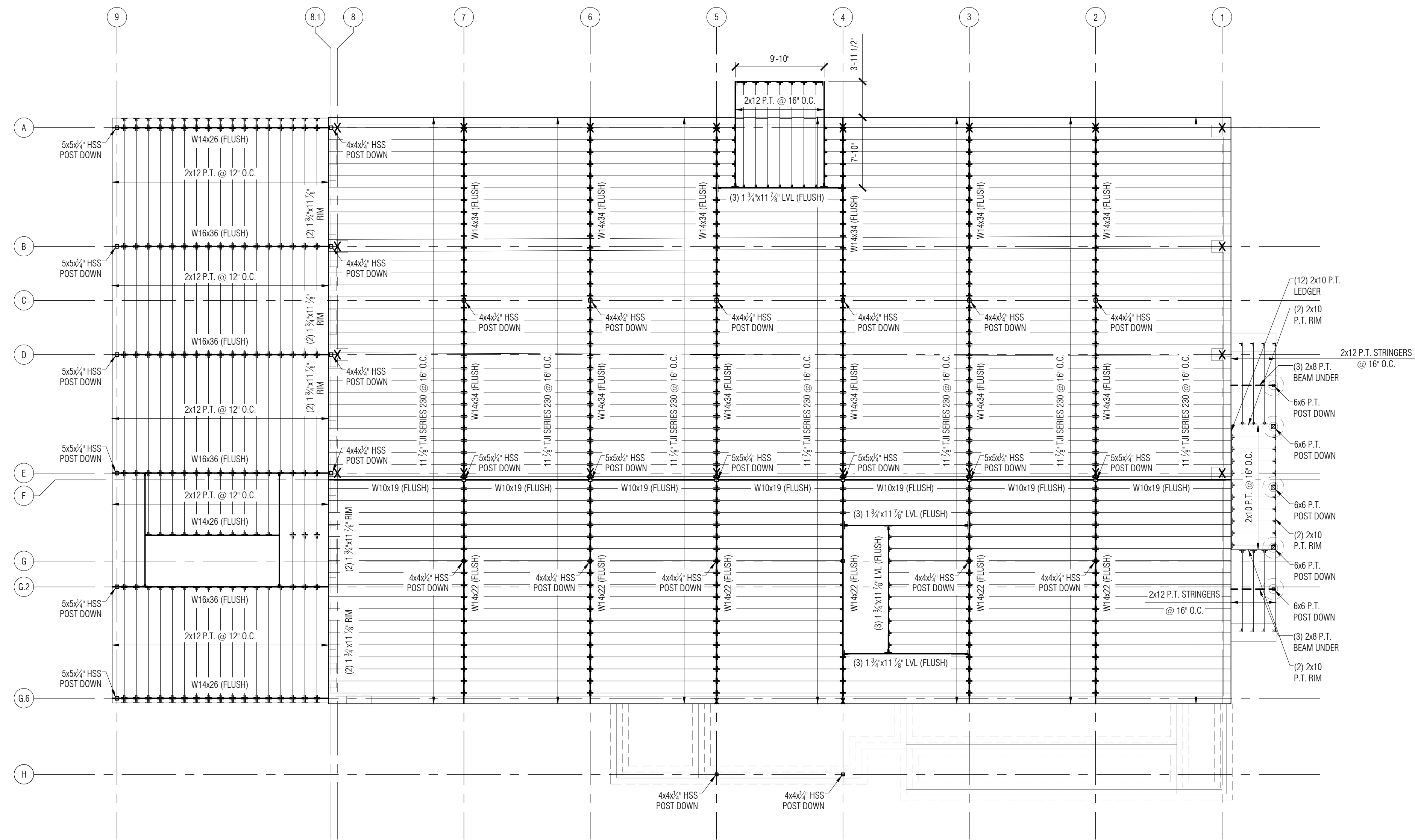
	Minimum cover, inches.
(a) Concrete cast against and permanently exposed to earth.....	3
(b) Concrete exposed to earth or weather:	
No.6 through No. 18 bars.....	2
No.5 bar, W31 or D31 wire, and smaller.....	1½
(c) Concrete not exposed to weather or in contact with ground:	
Slabs, walls, joists:	
No. 14 and No. 18 bars.....	1½
No. 11 bar and smaller.....	¾
Beams, columns:	
Primary reinforcement, ties, stirrups, spirals.....	1½

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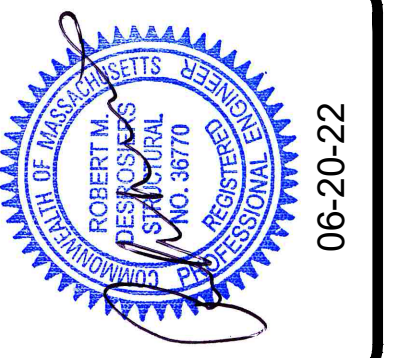


GENERAL NOTES		
Project Name and Address WARREN OZB, LLC - BANQUET 59 MAIN STREET WAREHAM, MA		
Sheet Title	Revision	Date
ORIGINAL	MDT	06-20-22
Revision	Author	Date

Contract 2020-089	Sheet F-5
Project Danny Warren	
Date Jun. 20, 2022	



1 ENTRY LEVEL FLOOR FRAMING PLAN
1/2" = 1'-0"



06-20-22

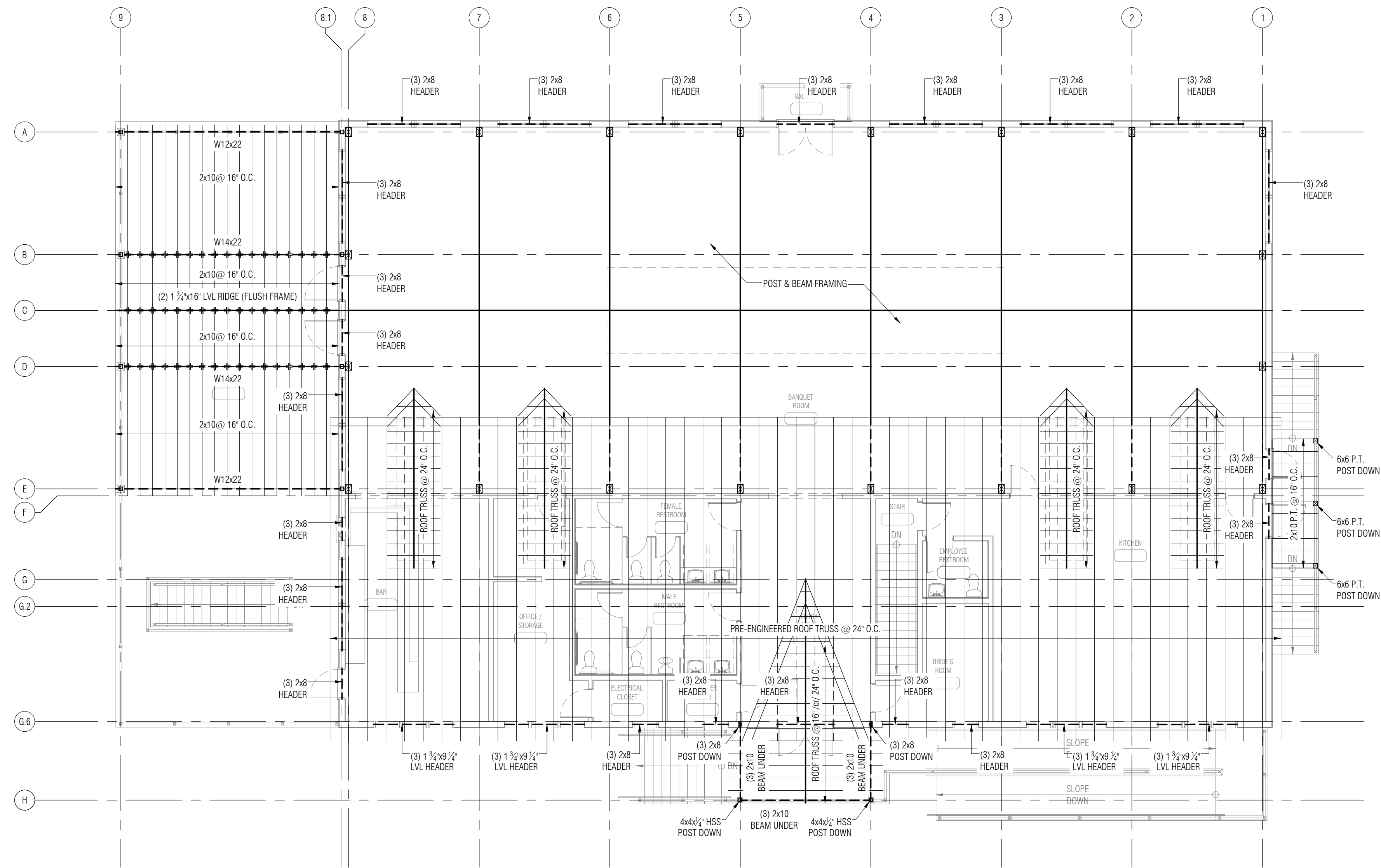
ENTRY LEVEL FLOOR FRAMING PLAN

Project Name and Address
WARREN QOZB, LLC - BANQUET
 59 MAIN STREET
 WAREHAM, MA

Sheet Title
 Project Name and Address

ORIGINAL	MDT	06-20-22
Revision	Author	Date

Contract 2020-089	Sheet S-1
Project Danny Warren	
Date Jun. 20, 2022	



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



06-20-22

ROOF FRAMING PLAN

WARREN QO2B, LLC - BANQUET
59 MAIN STREET
WAREHAM, MA

Sheet Title
Project Name and Address

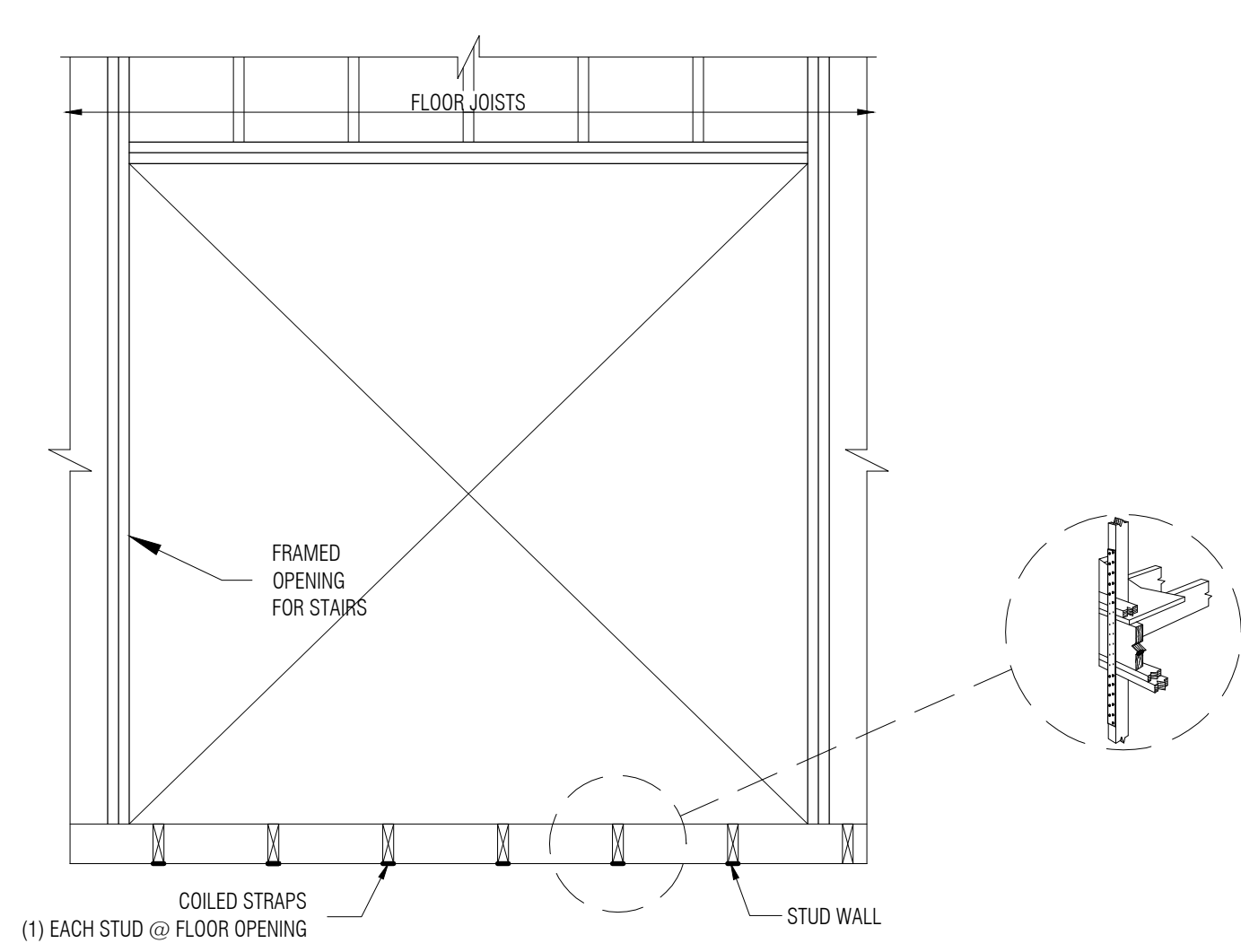
ORIGINAL	MDT	06-20-22
Revision	Author	Date

Contract
2020-089

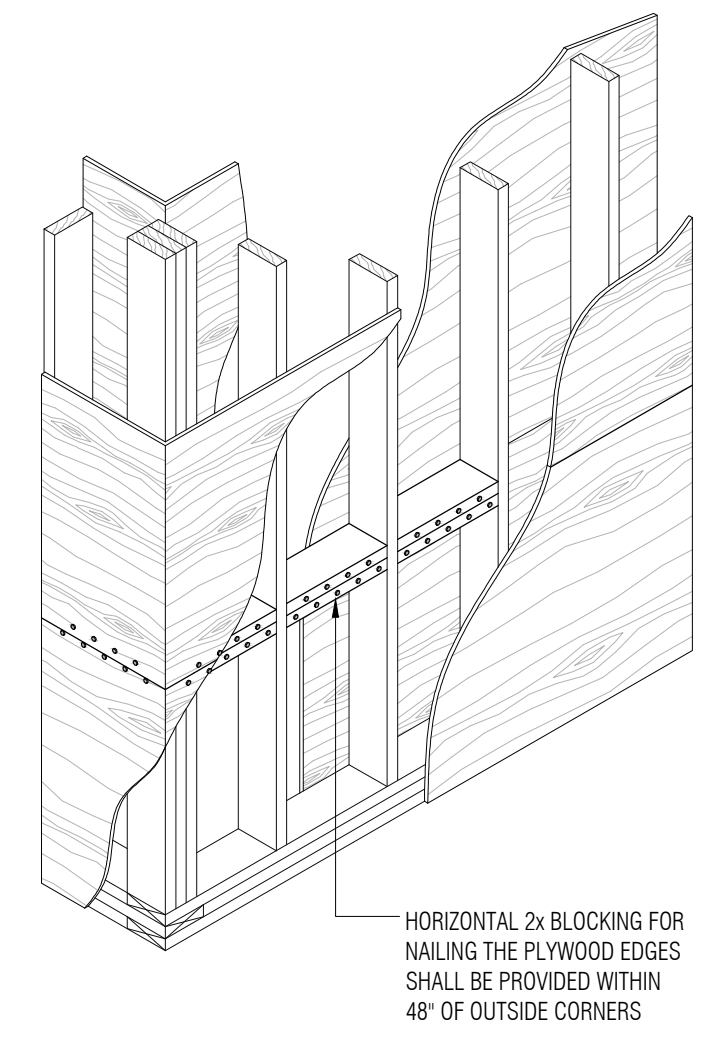
Project
Danny Warren

Date
Jun. 20, 2022

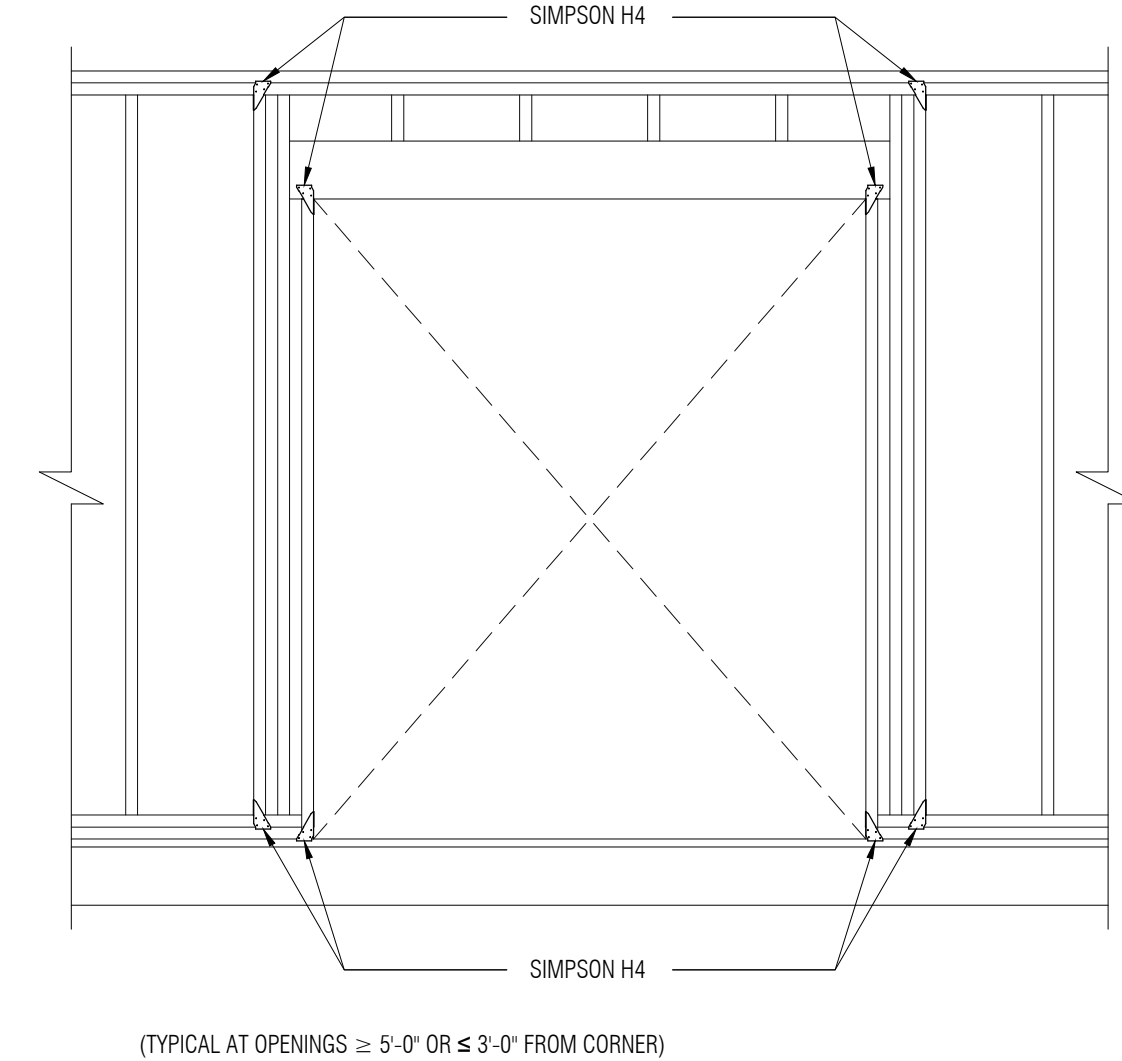
S-2



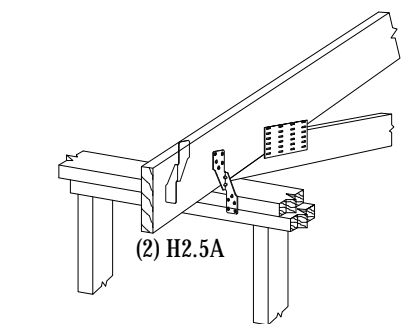
1 FLOOR OPENING EXTERIOR WALL DETAIL
1/2" = 1'-0"



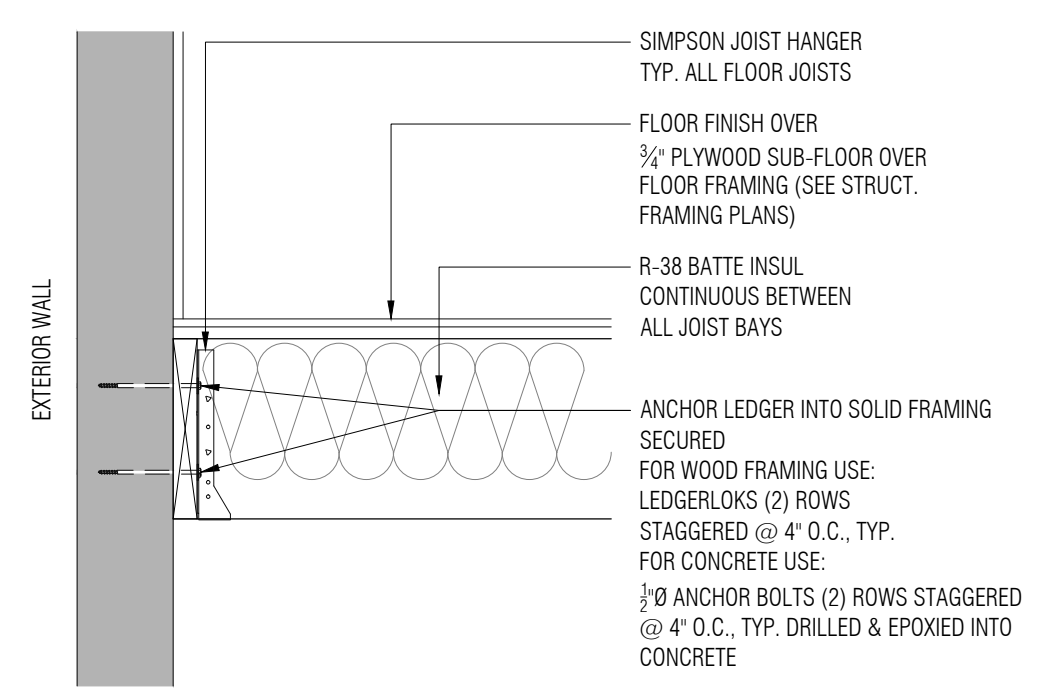
2 PLYWOOD BLOCKING DETAIL
1/2" = 1'-0"



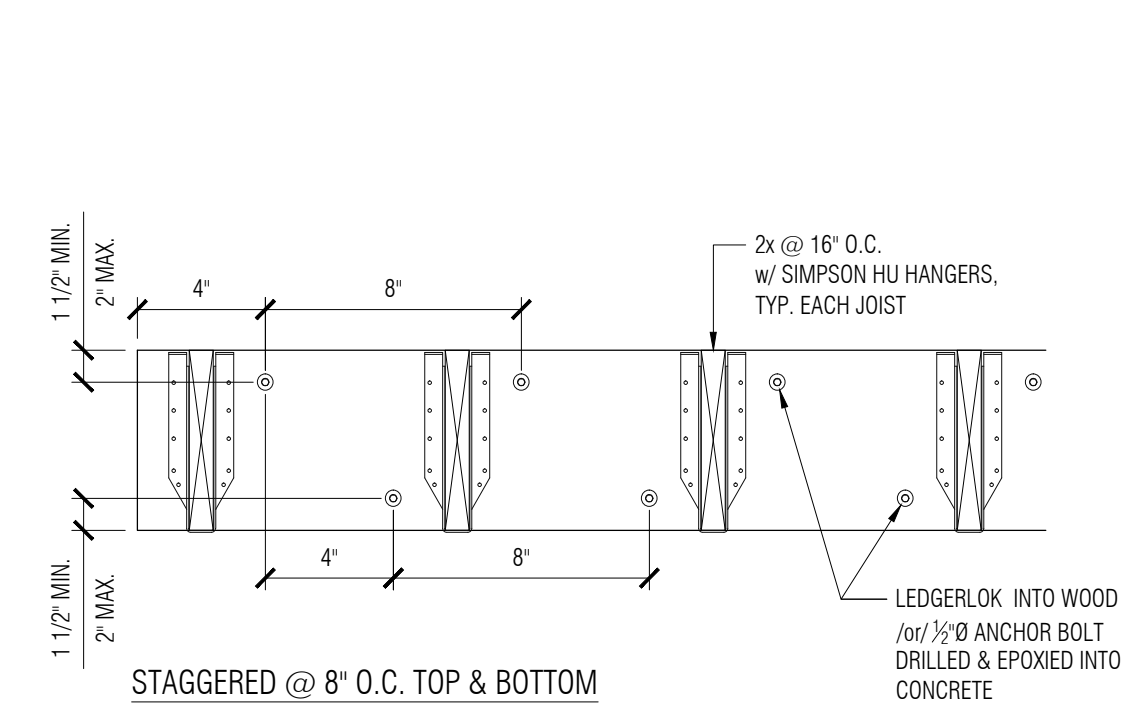
3 WALL OPENING DETAIL
1/2" = 1'-0"



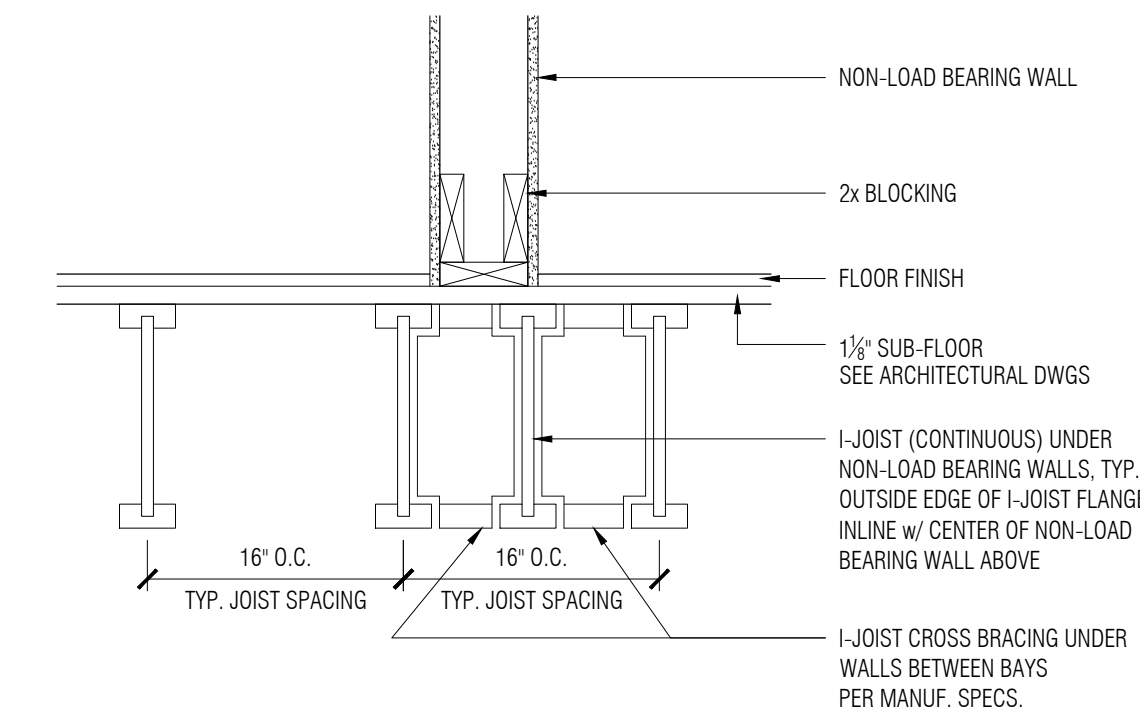
4 RAFTER CONNECTION DETAIL
1/2" = 1'-0"



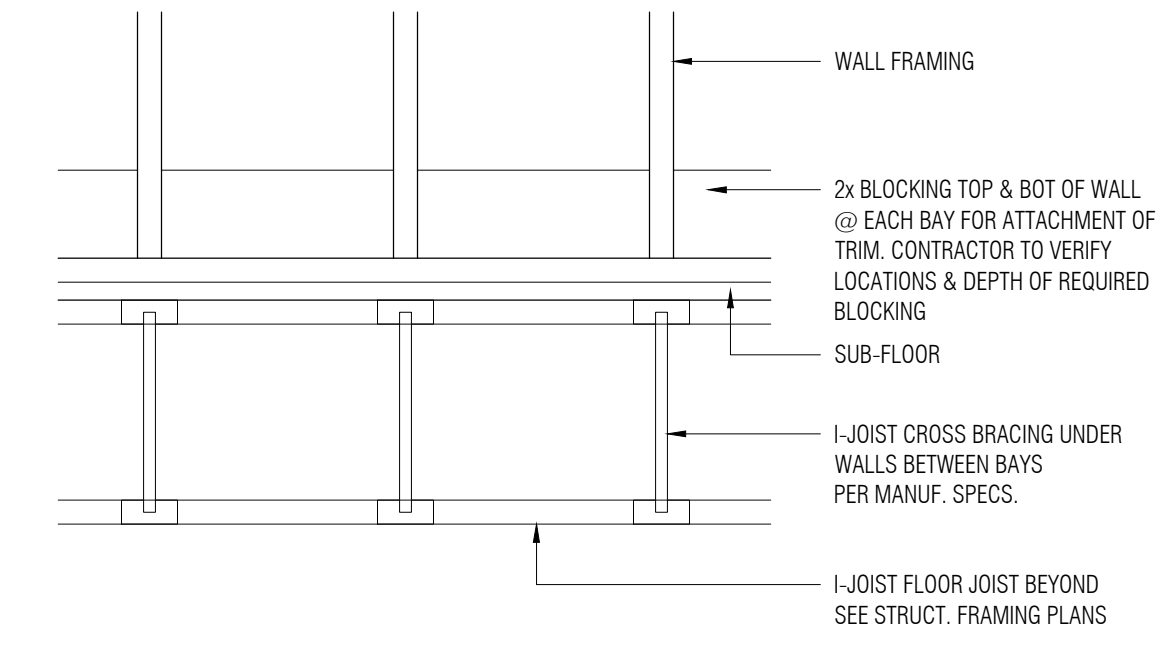
5 LEDGER SECTION DETAIL
1" = 1'-0"



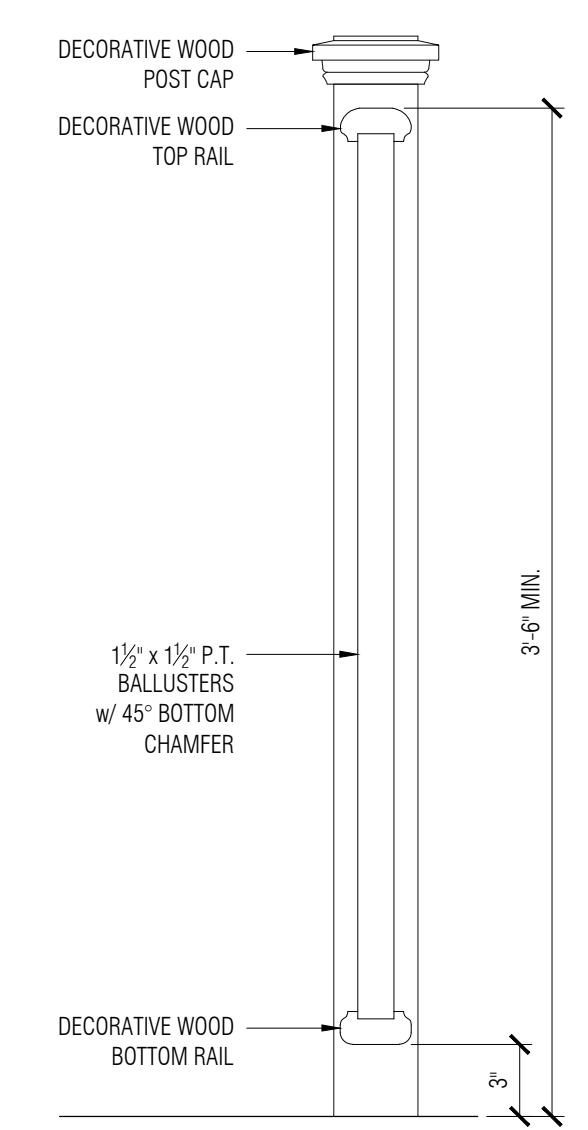
6 TYP. STAGGERED FASTENER DETAIL
1" = 1'-0"



7 NON-LOAD BEARING WALL SUPPORT
1" = 1'-0"

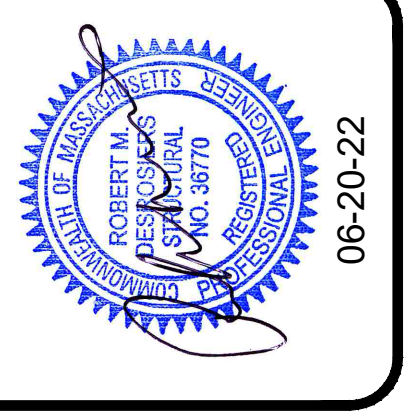


8 BASE TRIM BLOCKING DETAIL
1" = 1'-0"



9 DECK RAILING
1/2" = 1'-0"

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Project Name and Address
WARREN COZBI, LLC - BANQUET
59 MAIN STREET
WAREHAM, MA

Revision	Author	Date
ORIGINAL	MDT	06-20-22

Contract 2020-089	Sheet S-3
Project Danny Warren	
Date Jun. 20, 2022	