PROPOSED ADDITION
for:
79 BLACKMORE POND CIRCLE
WEST WAREHAM, MA

DRAWING LIST:

FRAMING LUMBER

1.) ALL FRAMING LUMBER SHALL BE KILN DRIED 19% MAXIMUM MOISTURE CONTENT. LUMBER SHALL MEET AS A MINIMUM DESIGN VALUES FOR "SPRUCE-PINE-FIR" AS PER MASSACHUSETTS STATE BUILDING CODE.
2.) ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN AND MINIMUM REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE.
3.) CONNECTORS SHOWN ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY AN ENGINEER. INSTALLATION OF ALL CONNECTORS SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTOR'S INSTRUCTIONS AND MUST EMPLOY ALL REQUIRED FASTENERS.
4.) ALL CONNECTORS SHALL BE HOT DIP GALVANIZED.
5.) INSTALL ALL CONNECTOR FASTENERS BEFORE LOADING THE JOINT.
6.) SPLIT WOOD IS NOT ACCEPTABLE FOR ANY CONNECTIONS.
7.) ALL EXPOSED FRAMING MEMBERS SHALL BE TREATED AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE.
8.) ALL MANUFACTURED LVL WOOD FRAMING COMPONENTS SHALL HAVE THE PHYSICAL PROPERTIES AS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.
9.) TJI FLOOR JOIST SHALL BE AS MANUFACTURED BY TRUSS JOIST MacMILLAN AND AS SIZED ON THE DRAWINGS. ALL FASTENING, BEARING, AND STIFFENING SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
10.)ALL PLYWOOD SHALL BE APA PERFORMANCE RATED PANELS CONFORMING TO THE REQUIREMENTS AND COMPLIANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE.

NOTE:

THIS IS A SCHEMATIC FRAMING PLAN CREATED BY THE DESIGNER TO AID THE BUILDER. G.C. SHALL VERIFY ALL FRAMING MEMBERS AND BUILDING CODE FOR EXACT SIZE AND SPACING. G.C. SHALL VERIFY SIZES, HEIGHTS, AND WIDTHS WITH THE BUILDING CODE AND OR BUILDING INSPECTOR PRIOR TO CONSTRUCTION FOR FULL COMPLIANCE.

SURVEY NOTE:

PLANS WHERE PRODUCED WITH A LIMITED SURVEY. ALL DIMENSIONS AND EXISTING ASSEMBLIES ARE TO BE VERIFIED POST DEMOLITION BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO NOTIFY DESIGNER OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION TO INSURE PROPER INSTALLATION OF ALL NEW EQUIPMENT.

SCOPE OF WORK:

PROPOSED SECOND FLOOR ADDITION AND RECONFIGURATION OF FIRST FLOOR.

DESIGN CRITERIA:

COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION.

COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, AMENDMENTS 9TH EDITION.

INSTRUMENTS OF SERVICES

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE DESIGNER.

Note:
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Note:
All sub-trades and fabricators shall be responsible for field verifying all dimensions to ensure proper location and fit of all field construction and manufactured items called for or shown on this drawing.

Description	Date
PROPOSED Renovation	
☐ Approved ☐ Approved as Noted	by

COMPREHENSIVE DESIGN-BUILD SERVICES SINCE 1981

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No.	Date	Revision
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Drawing Title: Cover Sheet

Date 04.07.2021 | Drawing No. A0.1
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Project:
PROPOSED RENOVATION
At:
79 BLACKMORE POND CIR
WEST WAREHAM, MA

GENERAL NOTES:

1. SCOPE: WORK TO INCLUDE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. EACH CONTRACTOR TO FURNISH ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
2. CODES: ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND DESIGNER AGAINST ANY CLAIM OR LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
4. QUALITY: WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
5. COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND MECHANICAL TRADES WHETHER THEY RECEIVE THEIR CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTOR'S INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
6. MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS, AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
7. EXAMINATION OF THE SITE AND DOCUMENTS: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. HE SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
8. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
9. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
10. TRASH REMOVAL: EACH CONTRACTOR SHALL PROVIDE FOR TRASH REMOVAL. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR ITS REMOVAL AND BACK CHARGE THE CONTRACTOR.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
12. DESIGN LIVE LOADS: ROOF 35#/SQ. FT.; FIRST FLOOR 40#/SQ. FT.; SECOND FLOOR 30 #/SQ.FT..
13. HEATING, PLUMBING, AIR CONDITIONING AND ELECTRICAL ARE PART OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, DUCTS, INSERTS, BOXES, HANGERS ETC.
14. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
15. SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE CONTRACTOR; FOUNDATION AND FOOTING DESIGN SHALL BE MODIFIED AS REQUIRED TO COMPLY WITH LOCAL AND STATE CODES REGARDING LOCAL SOIL CONDITIONS. (VERIFY SOILS PRIOR TO INSTALLATION OF FOOTINGS).
16. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE DESIGNER SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
17. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES, DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
18. IT IS THE OWNERS RESPONSIBILITY TO SELECT ALL FINISHES: I.E.; PAINT/STAIN, VINYL WALL COVERING, FLOOR MATERIAL, MOLDINGS, AND ELECTRICAL RECEPTACLES, ETC.. IT IS THE CONTRACTORS RESPONSIBILITY TO PURCHASE AND INSTALL ALL ITEMS AS THE OWNER SELECTS THEM.
19. BASEMENT PORTION OF THE PREMISES SHALL BE DRY. THIS CONDITION IS TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
20. GENERAL CONTRACTOR TO PROVIDE WORKMAN'S COMP. INSURANCE CERTIFICATE, BUILDERS RISK INSURANCE TO COVER COMPLETED VALUE OF PROJECT, INSURANCE TO BE REVIEWED WITH OWNER PRIOR TO SUBMITTING BID.
21. RECOMMENDED CONTRACT: CONSTRUCTION CONTRACT DOCUMENT SHALL BE "AIA – A101 OWNER – CONTRACTOR AGREEMENT FORM – STIPULATED SUM DATED (97)".

DOORS:

1. ALL EXTERIOR DOORS ARE TO BE AS MANUFACTURED BY TYPE "X" OR EQUAL. SPECIFIC TYPES ARE AS INDICATED ON PLANS. FINAL SELECTION BY OWNER.
2. FRENCHWOOD GLIDING PATIO DOORS AS MANUFACTURED BY TYPE "X". (SEE PLANS FOR LOCATION) VERIFY IF LOW "E" GLASS IS REQUIRED, TO INCLUDE SCREENS. COLOR OF PERMASHIELD TO BE SAND. FINAL SELECTION BY OWNER.
3. INTERIOR DOORS TO BE PREMOLDED – 6 PANEL DOORS. FINAL SELECTION BY OWNER.

WINDOWS:

1. ALL WINDOWS TO BE AS MANUFACTURED BY TYPE "X", WINDOWS TO BE PERMASHIELD, HIGH PERFORMANCE, WITH SCREENS, VERIFY IF LOW "E" GLASS IS REQUIRED, COLOR OF PERMASHIELD TO BE SAND. FINAL SELECTION BY OWNER.

EXTERIOR:

1. DWELLING EXTERIOR SHALL BE WITH EIFS FINISH SYSTEM. AS MANUFACTURED BY TYPE"X".
2. NOT USED.
3. CONTRACTOR TO FURNISH AND INSTALL WATER AND ICE SHIELD UNDER ROOF SHINGLES AT ALL EAVES, VALLEY'S, ETC..
4. TYPE "X" ROOF SHINGLES – 30 YEAR WARRANTY, AS MANUFACTURED BY TYPE "X" OR EQUAL, TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. OWNER TO SELECT COLOR.
5. CONTRACTOR TO PROVIDE AND INSTALL A VENTED METAL DRIP EDGE OR SCREENED SOFFIT VENT AT ALL EVES.
6. EXTERIOR COLUMNS: SIMILAR TO 8 X 8 COLUMNS AS MANUFACTURED BY TYPE "X" WITH BASES AND CAPITALS, COLUMNS TO BE STRUCTURAL.
7. BUILT–IN IRONING BOARD AS MANUFACTURED BY TYPE "X".
8. PAINTING AND/OR STAINING, TO BE BY GENERAL CONTRACTOR, OWNER TO SELECT COLORS. PAINT AS MANUFACTURED BY TYPE "X"; STAIN AS MANUFACTURED BY TYPE "X".
9. CONTRACTOR TO FURNISH AND INSTALL LOUVER SHUTTERS, CONTRACTOR TO PROVIDE SAMPLES TO OWNER FOR APPROVAL, OWNER TO SELECT STYLE AND FINISHES.
10. CHIMNEY: CONTRACTOR TO REVIEW BRICK/MASONRY DESIGN OF CHIMNEY WITH OWNER, PRIOR TO SUBMITTING BID.
11. DECKING FOR VERANDA TO BE 5/4 X 4 TYPE "X".
12. DECKING FOR DECKS TO BE 5/4 X 5 PRESSURE TREATED.

INTERIOR:

1. ALL INTERIOR WOOD TRIM, I.E.; MOLDINGS, CHAIR–RAIL, CORNER BLOCKS, PLINTH BLOCKS, DOORS TRIM, CASINGS ETC. TO BE AS MANUFACTURED BY TYPE "X". CONTRACTOR TO PROVIDE SAMPLES TO OWNER FOR APPROVAL. ALL TO BE CLEAR, STAIN GRADE.
2. BASEBOARDS THROUGHOUT TO BE 1X8 CLEAR, STAIN GRADE WITH APPLIED MOULDING.
3. CONTRACTOR TO PROVIDE FOR WIDE WINDOW SILLS AT ALL WINDOWS.
4. CONTRACTOR SHALL PROVIDE CROWN MOULDINGS IS SELECTED ROOMS, TO BE REVIEWED WITH OWNER.
5. DOOR MOULDING @ BASE TO BE ABOVE PLINTH BLOCKS, TYPICAL THROUGHOUT.
6. CONTRACTOR TO REVIEW WITH OWNER EACH CLOSET INTERIOR AS TO SHELVING/RODS/DRAWERS/ETC..
7. ALL INTERIOR WALLS ARE TO RECEIVE A PLASTER SKIM COAT APPLIED TO ACHIEVE A SMOOTH, CONSISTENT FINISH.
8. ALL CEILINGS ARE TO RECEIVE A FINISH, OWNER TO SELECT TEXTURE.
9. CONTRACTOR TO FURNISH AND INSTALL A CENTRAL VACUUM CLEANING SYSTEM AS MANUFACTURED BY TYPE "X", OR APPROVED EQUAL, TO BE REVIEWED AND APPROVED BY OWNER.
10. ALL SUBFLOORING IS TO BE LEVEL, WITH FLUSH JOINTS AND PREPPED TO RECEIVE FINISH FLOORING, AS INDICATED ON PLANS AND AS SELECTED BY OWNER.
11. INTERIOR FINISHES I.E.: PAINTING AND/OR STAINING, TO BE BY GENERAL CONTRACTOR, OWNER TO SELECT COLORS.
12. CONTRACTOR SHALL CARRY AN ALLOWANCE IN THE BID FOR THE FOLLOWING ITEMS: KITCHEN CABINETS/COUNTERS, BATHROOM VANITIES/COUNTER TOPS/CABINETS, BUILT–IN FOR MASTER BEDROOM, CABINETS/COUNTERS IN PANTRY, BUILT–INS @ FIREPLACE IN FAMILY ROOM, OWNER TO SELECT COLOR/DESIGN.
13. CERAMIC TILE: OWNER TO SELECT CERAMIC TILE FOR; FLOOR, BASE, WALLS, ALL TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
14. CARPETING: FURNISHED AND INSTALLED BY OWNER.
15. GLASS SHOWER ENCLOSURE TO BE REVIEWED/SELECTED BY OWNER
16. STAIR RAILS, BALUSTERS, ETC. TO BE AS MANUFACTURED BY TYPE "X", CONTRACTOR TO PROVIDE SAMPLES TO OWNER FOR APPROVAL, OWNER TO SELECT STYLE AND FINISHES.
17. HARDWARE: I.E.; LOCKSETS, PASSAGE SETS TO BE AS MANUFACTURED BY SCHLAGE.
18. CONTRACTOR TO PROVIDE DUROCK OR WONDERBOARD AT ALL TUB, SHOWER WALLS.
19. ALL APPLIANCES ARE FURNISHED BY OWNER, WIRED AND INSTALLED BY CONTRACTOR.
20. FIREPLACE/MANTLE: CONTRACTOR TO REVIEW: BRICK OR MARBLE OR STONE FINISH AND SELECTION OF FIREPLACE MANTLE DESIGN WITH OWNER.

HEATING:

1. THERMOSTAT LOCATION TO BE COORDINATED WITH A/C CONTRACTOR & OWNER.
2. CONTRACTOR TO FURNISH AND INSTALL TOE SPACE HEATER: UNDER MASTER BATHROOM VANITY, KITCHEN CABINETS, PANTRY CABINET, SECOND FLOOR BATHROOMS FOR HEAT. CONTRACTOR TO COORDINATE WITH PLUMBING CONTRACTOR, AS TO PROVIDING ADEQUATE HEAT FOR THESE ROOMS.
3. HEATING SYSTEM WILL FORCED HOT WATER VIA FIN TUBE RADIATION, BY GAS, CONTRACTOR TO SIZE BOILER AND COORDINATE ZONING WITH OWNER.

AIR CONDITIONING/VENTILATION:

1. CONTRACTOR TO PROVIDE AND INSTALL CENTRAL AIR CONDITIONING SYSTEM FOR THE FIRST FLOOR.
2. CONTRACTOR TO INSTALL DUCTWORK FOR FUTURE CENTRAL AIR CONDITIONING SYSTEM FOR THE SECOND FLOOR.
3. CONTRACTOR TO FURNISH AND INSTALL EXHAUST FANS FOR EACH BATHROOM AND LAV, AS MANUFACTURED BY NUTONE, BROAN OR APPROVED EQUAL.

ELECTRICAL:

1. CONTRACTOR TO PROVIDE 200 AMP ELECTRICAL SERVICE.
2. CONTRACTOR SHALL FURNISH AND INSTALL WIRING FOR TELEPHONE JACKS AND CABLE TV OUTLETS, LOCATIONS TO BE SELECTED BY OWNER.
3. CONTRACTOR TO PROVIDE AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE.
4. CONTRACTOR TO COORDINATE WITH OWNER FOR INSTALLATION OF OWNERS SECURITY ALARM SYSTEM.
5. OWNER TO SELECT TYPE AND COLOR OF ALL ELECTRICAL RECEPTACLES AND SWITCHES, DESIGNER SERIES, AS MANUFACTURED. BY LUTRON.
6. ALL RECESSED DOWNLIGHTS TO BE AS MANUFACTURED BY LIGHTOLIER, PROGRESS, OR EQUAL.
7. CONTRACTOR TO FURNISH AND INSTALL SURFACE MOUNTED, BARE BULB FLOURSCENT LIGHT FIXTURES IN BASEMENT (UNFINISHED AREAS), MECHANICAL ROOM AND GARAGE, REVIEW LOCATION OF FIXTURE AND SWITCHING WITH OWNER.
8. LIGHTING FIXTURE LAYOUT ON PLANS ARE SUGGESTED, REVIEW ALL LIGHTING WITH OWNER PRIOR TO ROUGH–IN.
9. CONTRACTOR TO FURNISH AND INSTALL SURFACE MOUNTED, 18" BARE BULB FLOURSCENT LIGHT FIXTURES IN SELECTED CLOSETS, SEE PLAN.
10. ALL RECEPTACLES, LIGHTING, SWITCHES, ETC. TO BE REVIEWED WITH OWNER PRIOR TO INSTALLATION.
11. CONTRACTOR TO PROVIDE 3 WATERPROOF OUTLETS AT EACH DECK LEVEL AND 4 WATERPROOF OUTLETS AT VERANDA.
12. ELECTRICAL RECEPTACLES AS PER CODE.

PLUMBING:

1. ALL PLUMBING FIXTURES TO BE AS MANUFACTURED BY TYPE "X", COLOR, TO BE REVIEWED, SELECTED AND APPROVED BY OWNER, PRIOR TO SIGNING OF CONTRACT.
2. ALL FAUCETS, TRIM, ACCESSORIES, ETC. AS MANUFACTURED BY TYPE "X", TO BE REVIEWED, SELECTED AND APPROVED BY OWNER, PRIOR TO SIGNING OF CONTRACT.

THESE NOTES ARE A GENERIC SET OF GUIDE LINES WHICH HAVE BEEN ASSEMBLED FOR USE ON THIS PROJECT. THEY HAVE BEEN ASSEMBLED TO HELP BOTH THE OWNER AND THE BUILDER. IT IS POSSIBLE THAT NOT ALL PORTIONS BE USED, USE AND REFER TO ONLY THOSE PORTIONS THAT PERTAIN TO THIS PROJECT.

Note:
All sub–trades and fabricators shall be responsible for field verifying all dimensions to ensure proper location and fit of all field construction and manufactured items called for or shown on this drawing.

Description: PROPOSED Renovation

☐ Approved
☐ Approved as Noted
Date
by

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No.	Date	Revision
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Drawing Title: General Notes

Date	04.07.2021
Scale	AS SHOWN
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Proj. No.	2020–100

Project: PROPOSED RENOVATION At: 79 BLACKMORE POND CIR WEST WAREHAM, MA

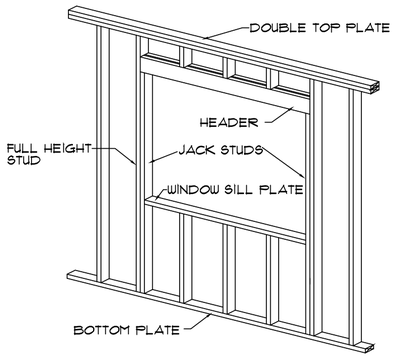

Table 9. Wall Openings – Headers in Loadbearing Walls

Header Span (ft.)	Minimum Header Size	Requirements at Each End of Header		
		Number of Full-Height Studs	Uplift (lb.)	Lateral (lb.)
Headers in Loadbearing Walls				
2	2 - 2x4	1	277	132
3	2 - 2x4	2	416	198
4	2 - 2x4	2	554	264
5	2 - 2x4	3	693	330
6	2 - 2x6	3	831	396
7	2 - 2x6	3	970	462
8	2 - 2x12	3	1,108	528
9	3 - 2x10	3	1,247	594
10	3 - 2x12	4	1,385	660
11	4 - 2x10	4	1,524	726

AMERICAN WOOD COUNCIL

Table 9. Wall Openings – Headers in Non-Loadbearing Walls (continued)

Header Span (ft.)	Minimum Header Size	Requirements at Each End of Header		
		Number of Full-Height Studs	Uplift (lb.)	Lateral (lb.)
Headers in Non-Loadbearing Walls and Window Sill Plates[1]				
2	1 - 2x4 (flat)	1	60	132
3	1 - 2x4 (flat)	2	90	198
4	1 - 2x4 (flat)	2	120	264
5	1 - 2x4 (flat)	3	150	330
6	1 - 2x6 (flat)	3	180	396
7	1 - 2x6 (flat)	3	210	462
8	1 - 2x6 (flat)	3	240	528
9	2 - 2x6 (flat)	3	270	594
10	2 - 2x8 (flat)	4	300	660
11	2 - 2x8 (flat)	4	330	726
12	2 - 2x6 (flat)	5	360	792

1 For non-loading bearing walls and window sill plates, 2 -2x4 (flat) can be substituted for 1 -2x6 (flat)

110 MPH EXPOSURE B WIND ZONE

Table 2. General Nailing Schedule

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. along edges
Floor Framing			
Joist to Sill, Top Plate or Girder (Toe-nailed) (Fig. 14)	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	each joist
Joist on Ledger to Beam (Toe-nailed)	3- 8d	3-10d	per joist
Band Joist to Joist (End-nailed) (Fig. 14)	3-16d	4-16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed) (Fig. 14)	2-16d	3-16d	per foot
Roof Sheathing			
Wood Structural Panels			
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 w/o gable overhang	8d	10d	6" edge / 6" field
gable endwall rake or rake truss w/ structural outlookers	8d	10d	6" edge / 6" field
gable endwall rake or rake truss w/ lookout blocks	8d	10d	4" edge / 4" field
Ceiling Sheathing			
Gypsum Wallboard	5d coolers	-	7" edge / 10" field
Wall Sheathing			
Wood Structural Panels			
studs spaced up to 24" o.c.	8d	10d	6" edge / 12" field
1/2" and 25/32" Fiberboard Panels	8d[1]	–	3" edge / 6" field
1/2" Gypsum Wallboard	5d coolers	–	7" edge / 10" field
Floor Sheathing			
Wood Structural Panels			
1" or less	8d	10d	6" edge / 12" field
greater than 1"	10d	16d	6" edge / 6" field

1 Corrosion resistant 11 gage roofing nails and 18 gage staples are permitted, check IBC for additional requirements.

Nails. Unless otherwise stated, sizes given for nails are common wire sizes. Box and pneumatic nails of equivalent diameter and equal or greater length to the specified common nails may be substituted unless otherwise prohibited.

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NOTES:

1. LAPS IN WALL TOP PLATES 4' WITH 16-16D NAILS
2. BLOCKING IN ALL ROOF RAFTERS PARALLEL TO EXTERIOR WALLS, TWO 24' SPACES AT 4' CC MAX.
   A.) SIMILAR BLOCKING IN ALL FLOOR FRAMING PARALLEL TO EXTERIOR WALLS.
3. EXTERIOR WALL SHEATHING NAILING:
   A.) ALL WALLS BELOW UPPER LEVEL 8D@4" CC EDGES, 12" CC FIELD
   B.) ALL WALLS ABOVE UPPER LEVEL 8D @ 6" CC EDGES, 12" CC FIELD.
4. SEE SHEET A0.4 FOR WALL SHEAR PANEL DETAILS.
5. SEE SHEET A0.5 FOR PORTAL FRAME DETAILS.

Description: PROPOSED Renovation

Date

Approved
Approved as Noted
by

COMPREHENSIVE DESIGN/BUILD SERVICE 1992

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No.	Date	Revision

Drawing Title: Shear Wall Location Plan

Date 04.07.2021 | Scale | Drawn amp | Checked | Approved | Sheet of

Drawing No. A0.3

Proj. No. 2020-100

Project
PROPOSED RENOVATION
At:
79 BLACKMORE POND CIR
WEST WAREHAM, MA

3.2.4 Sheathing and Cladding Attachment

3.2.4.1 Roof Sheathing

Roof sheathing attachment shall be in accordance with the minimum nailing requirements specified in Table 3.10.

3.2.4.2 Wall Sheathing

Wall sheathing attachment shall be in accordance with the minimum nailing requirements specified in Table 3.11.

3.2.4.3 Floor Sheathing

Floor sheathing shall be attached with a minimum of 8d common nails spaced at a maximum of 6 inches on center at panel edges and 12 inches on center in the panel field.

3.2.4.4 Roof Cladding

Roof cladding shall be attached in accordance with the manufacturer's recommendations.

3.2.4.5 Wall Cladding

Wall cladding shall be attached in accordance with the minimum nailing requirements in Table 3.11 or comply with the manufacturer's recommendations.

3.5.3 Wood Roof Truss Systems

Wood roof truss systems shall meet the requirements of 2.5.3. See Table 3.27 for representative metal plate connected wood roof truss span tables. Actual design spans will vary by truss manufacturer as a result of specific design conditions.

3.5.4 Roof Sheathing

3.5.4.1 Sheathing

Roof sheathing shall be in accordance with the minimum requirements of Tables 3.12A and 3.12B. 3.5.4.2 Sheathing Edge Support Edges of all 7/16 inch structural panel roof sheathing supported at 24 inches on center, shall be supported with blocking or edge clips.

3.5.5 Roof Diaphragm Bracing

For 3-second gust wind speeds greater than 100 mph, blocking and connections shall be provided, at panel edges perpendicular to roof framing members in the first two bays of framing, and shall be spaced at a maximum of 4 feet on center. Nailing requirements are given in Table 3.1 (see Figure 3.1b).

EXCEPTION: When an attic floor or ceiling diaphragm is used to brace the gable endwall or when a hip roof system is used, additional roof diaphragm blocking is not required.

3.2.1.7 Wall Assembly or Sill Plate to Foundation

Sill plates or wall bottom plates shall be anchored to the foundation system to resist lateral and shear loads from wind in accordance with the requirements of Table 3.2. Prescriptive solutions are provided for sill plate to foundation in Table 3.2A, and for bottom plate to foundation in Table 3.2B. Sill plates or wall bottom plates shall be anchored to the foundation system to resist shear loads from seismic in accordance with the requirements of Table 3.3. Prescriptive solutions are provided for sill or bottom plate to foundation in Table 3.3A. A minimum of one anchor bolt shall be provided within 6 to 12 inches of each end of each plate. Anchor bolts shall have a minimum embedment of 7 inches in concrete foundations and slabs-on-grade or 7 inches in masonry block foundations when resisting lateral and shear loads only (see Figures 3.2a-c). Anchor bolts shall be located within 12 inches of corners and at spacings specified in Tables 3.2A-B or Table 3.3A, but not exceeding 6 feet on center. Sill plates or bottom plates shall have full bearing on the foundation system.

3.2.2.1 Roof Assembly to Wall Assembly

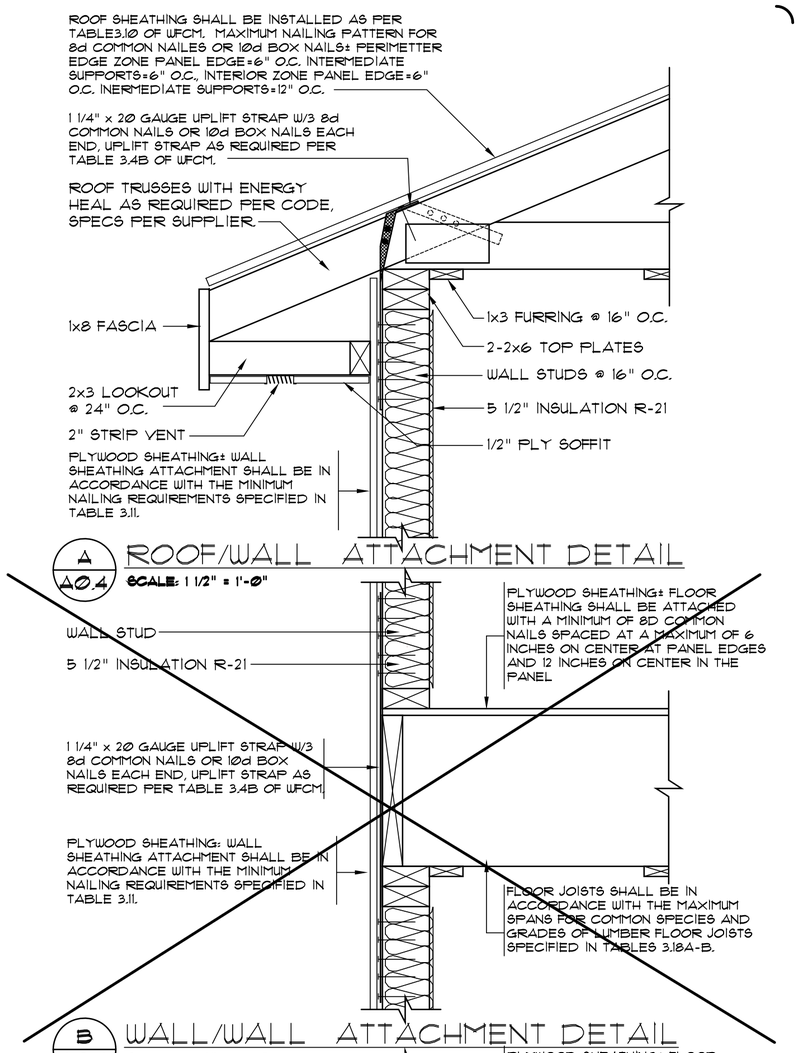
Rafter or truss to wall stud uplift connections shall be in accordance with the requirements of Table 3.4. Prescriptive solutions are provided in Table 3.4B. When rafters or trusses are not located directly above studs, rafters or trusses shall be attached to the wall top plate and the wall top plate shall be attached to the wall stud with uplift connections in accordance with Table 3.4.

3.2.2.2 Wall Assembly to Wall Assembly

Story to story uplift connections from upper story wall stud to lower story wall stud shall be in accordance with the requirements of Table 3.4. Prescriptive solutions are provided in Table 3.4B. When upper story wall studs are not located directly above lower story wall studs, the studs shall be attached to a common member in the floor assembly with uplift connections in accordance with Table 3.4.

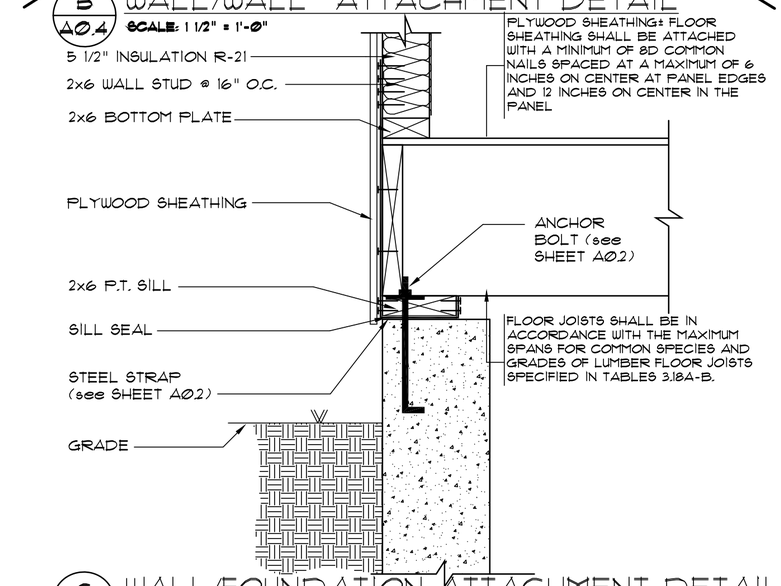
3.2.2.3 Wall Assembly to Foundation

First floor wall studs shall be connected to the foundation, sill plate, or bottom plate in accordance with the requirements of Table 3.2. Prescriptive solutions for stud to foundation, sill plate, or bottom plate are provided in Table 3.4B (see Figures 3.2a-e). A minimum of a 1 1/4"x20 gage ASTM A653 Grade 33 steel strap shall be nailed to the studs in accordance with Table 3.4B and have a minimum embedment of 7 inches in concrete foundations and slabs-on-grade, 15 inches in masonry block foundations, or be lapped under the plate and nailed in accordance with Table 3.4B (see Figures 3.2a-c). When the steel strap is lapped under the bottom plate, 3-inch square washers shall be used on the anchor bolts and anchor bolt spacings shall not exceed the requirements specified in Table 3.2C. Steel straps embedded in or in contact with slab-on-grade or masonry block foundations shall be hot-dipped galvanized after fabrication, or manufactured from G185 or Z450 galvanized steel.

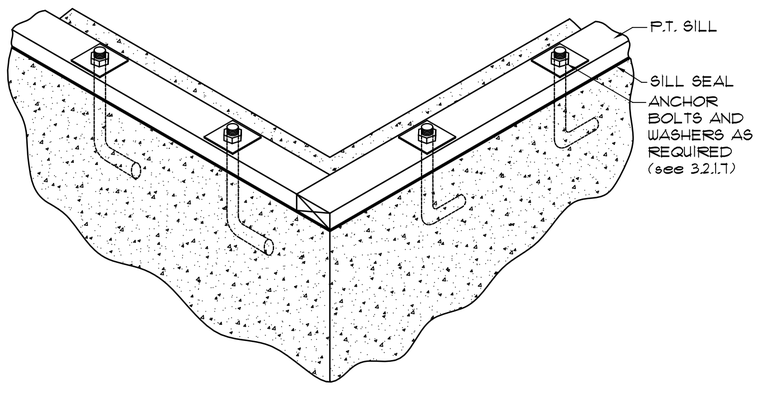


A A0.4 ROOF/WALL ATTACHMENT DETAIL
SCALE: 1 1/2" = 1'-0"

B A0.4 WALL/WALL ATTACHMENT DETAIL
SCALE: 1 1/2" = 1'-0"



C A0.4 WALL/FOUNDATION ATTACHMENT DETAIL
SCALE: 1 1/2" = 1'-0"



D A0.4 SILL/FOUNDATION ATTACHMENT DETAIL
SCALE: N.T.S.

Note:
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Note:
All sub-trades and fabricators shall be responsible for field verifying all dimensions to ensure proper location and fit of all field conditions and existing conditions. Items called for or shown on this drawing.

Description: PROPOSED Renovation
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Approved as Noted
by

COMPREHENSIVE DESIGN-BUILD SERVICES SINCE 1995
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No.	Date	Revision

Drawing Title: Roof/Wall/Foundation Attachment Details
Date 04.07.2021
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TABLE R404.1.2(3)
MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203 mm) NOMINAL FLAT CONCRETE BASEMENT WALLS[b, c, d, e, f, h, i]

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT[g] (feet)	MINIMUM VERTICAL REINFORCEMENT—BAR SIZE AND SPACING (inches)		
		Soil classes[a] and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 37
	7	NR	6 @ 36	6 @ 35
	8	6 @ 41	6 @ 35	6 @ 26
9	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 35
	7	NR	6 @ 35	6 @ 32
	8	6 @ 36	6 @ 32	6 @ 23
	9	6 @ 35	6 @ 25	6 @ 18
10	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 35
	7	NR	6 @ 35	6 @ 29
	8	6 @ 35	6 @ 29	6 @ 21
	9	6 @ 34	6 @ 22	6 @ 16
	10	6 @ 27	6 @ 17	6 @ 13

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa/m, 1 pound per square inch = 6.895 kPa.

a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.

b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi (420 MPa), concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.2.3.7.2.

c. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).

d. NR indicates no vertical reinforcement is required.

e. Deflection criterion is $L/240$, where L is the height of the basement wall in inches.

f. Interpolation is not permitted.

g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.

h. See Section R404.1.2.2 for minimum reinforcement required for basement walls supporting above-grade concrete walls.

i. See Table R611.3 for tolerance from nominal thickness permitted for flat walls.

GENERAL NOTES:

CONCRETE

1.) ALL CONCRETE WORK AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301-89).
2.) ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI, WITH MAXIMUM 1 INCH AGGREGATE AND MAXIMUM 6 % AIR ENTRAINMENT FOR EXTERIOR CONCRETE EXPOSED TO MOISTURE.
3.) ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615 GRADE 60.
4.) CONCRETE COVER OF REINFORCING BARS SHALL BE AS FOLLOWS:
   A.) 3" AT CONCRETE PLACED DIRECTLY AGAINST EARTH.
   B.) 2" AT ALL OTHER LOCATIONS.
5.) NO HORIZONTAL CONSTRUCTION JOINTS ARE ALLOWED, UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR ALLOWED IN WRITING BY AN ENGINEER.
6.) ALL GROUT FOR BASE PLATES SHALL BE NON-SHRINK AND NON-METALLIC, WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
7.) CONSULT OWNER REGARDING CONCRETE ADDITIVE FOR CORROSION PROTECTION OR REINFORCING.

FOUNDATIONS (May not Apply)

1.) THE ALLOWABLE PRESUMED SOIL BEARING CAPACITY IS 2000 PSF, WHICH IS TO BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION.
2.) FOOTING SHALL BE CARRIED TO LOWER ELEVATION THAN SHOWN ON THE DRAWINGS IF REQUIRED TO REACH PROPER BEARING CAPACITY.
3.) WALLS ACTING AS RETAINING WALLS SHALL NOT BE BACKFILLED WITHOUT BRACING UNTIL ALL SUPPORTING SOIL AND SLABS ARE IN PLACE AND AT ADEQUATE STRENGTH.
4.) COMPACT ALL FILL UNDER FOOTINGS AND SLABS TO 95 % MAXIMUM DRY DENSITY AND VERIFY.
5.) PROVIDE 1/2" DIA. x 10" LONG ANCHOR BOLTS WITH 2" HOOK

COMPACTED FILL:

1. FOOTINGS TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL - 95% OF MAXIMUM DRY DENSITY.
2. ALL SOFT/ORGANIC OR UNSTABLE AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.
3. PROVIDE 6 MIL POLY FILM VAPOR BARRIER UNDER CONCRETE SLAB AND AS NOTED ON DRAWINGS.

PERIMETER FOUNDATION DRAINAGE: (MAY NOT APPLY)

1. CONTRACTOR TO FURNISH AND INSTALL PERIMETER FOUNDATION DRAINAGE SYSTEM SET IN CRUSHED GRAVEL.

MASONRY

1.) MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6-88) STRENGTH OF MASONRY f'm= 1500 PSI.
2.) VERTICAL REINFORCING OF MASONRY WALLS SHALL BE AS INDICATED ON THE DRAWINGS. ALL CORES OF MASONRY UNITS SHALL BE FILLED WITH GROUT. REINFORCING BAR LAPS SHALL BE 2'-6" MIN.
3.) HORIZONTAL JOINT REINFORCING FOR MASONRY SHALL BE EQUAL TO DUR-O-WALL TRUSS MANUFACTURED WITH WIRE CONFORMING TO ASTM A 82, AND COATED FOR CORROSION PROTECTION IN ACCORDANCE WITH ASTM A 153, CLASS B-2. ALL WIRE SHALL BE 9 GAGE MINIMUM. PROVIDE MINIMUM LAP OF 6" AND USE PREFABRICATED T's OR CORNER SECTIONS AT ALL WALL INTERSECTIONS.
4.) MULTI-WYTHE WALL SHALL HAVE FULLY MORTARED COLLAR JOINTS AND CONTINUOUS HORIZONTAL JOINT REINFORCING BETWEEN WYTHES, OR AS A MINIMUM 3/16" GALVANIZED WALL TIES AT 6" O.C. EACH WAY.
5.) CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90.
6.) GROUT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 146 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
7.) VERTICAL AND BOND BEAM REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 615.
8.) MORTAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 270 AND SHALL BE TYPE M.
9.) QUALITY ASSURANCE TESTING AND INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 530.1/ASCE 6/88.

SECTION R406
FOUNDATION WATERPROOFING AND DAMPPROOFING

R406.1 Concrete and masonry foundation dampproofing. Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the top of the footing to the finished grade. Masonry walls shall have not less than 3/8 inch (9.5 mm) portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m 2) of acrylic modified cement.
3. One-eighth inch (3.2 mm) coat of surface-bonding cement complying with ASTM C 887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

Exception: Parging of unit masonry walls is not required where a material is approved for direct appli- cation to the masonry.

Concrete walls shall be dampproofed by applying any one of the above listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

R406.2 Concrete and masonry foundation waterproofing. In areas where a high water table or other severe soil-water con- ditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the top of the footing to the finished grade. Walls shall be waterproofed in accordance with one of the following:

1. Two-ply hot-mopped felts.
2. Fifty five pound (25 kg) roll roofing.
3. Six-mil (0.15 mm) polyvinyl chloride.
4. Six-mil (0.15 mm) polyethylene.
5. Forty-mil (1 mm) polymer-modified asphalt.
6. Sixty-mil (1.5 mm) flexible polymer cement.
7. One-eighth inch (3 mm) cement-based, fiber-reinforced, waterproof coating.
8. Sixty-mil (0.22 mm) solvent-free liquid-applied syn- thetic rubber.

Exception: Organic-solvent-based products such as hydro- carbons, chlorinated hydrocarbons, ketones and esters shall not be used for ICF walls with expanded polystyrene form material. Use of plastic roofing cements, acrylic coatings, latex coatings, mortars and pargings to seal ICF walls is per- mitted. Cold-setting asphalt or hot asphalt shall conform to type C of ASTM D 449. Hot asphalt shall be applied at a temperature of less than 200°F (93°C).

All joints in membrane waterproofing shall be lapped and sealed with an adhesive compatible with the membrane.

R406.3 Dampproofing for wood foundations. Wood foundations enclosing habitable or useable spaces located below grade shall be dampproofed in accordance with Sections R406.3.1 through R406.3.4.

R406.3.1 Panel joint sealed. Plywood panel joints in the foundation walls shall be sealed full length with a caulking compound capable of producing a moisture-proof seal under the conditions of temperature and moisture content at which it will be applied and used.

R406.3.2 Below-grade moisture barrier. A 6-mil-thick (0.15 mm) polyethylene film shall be applied over the below-grade portion of exterior foundation walls prior to backfilling. Joints in the polyethylene film shall be lapped 6 inches (152 mm) and sealed with adhesive. The top edge of the polyethylene film shall be bonded to the sheathing to form a seal. Film areas at grade level shall be protected from mechanical damage and exposure by a pressure preservatively treated lumber or plywood strip attached to the wall several inches above finish grade level and extending approximately 9 inches (229 mm) below grade. The joint between the strip and the wall shall be caulked full length prior to fastening the strip to the wall. Other cover- ings appropriate to the architectural treatment may also be used. The polyethylene film shall extend down to the bot- tom of the wood footing plate but shall not overlap or extend into the gravel or crushed stone footing.

R406.3.3 Porous fill. The space between the excavation and the foundation wall shall be backfilled with the same material used for footings, up to a height of 1 foot (305 mm) above the footing for well-drained sites, or one-half the total back-fill height for poorly drained sites. The porous fill shall be covered with strips of 30-pound (13.6 kg) asphalt paper or 6-mil (0.15 mm) polyethylene to permit water seepage while avoiding infiltration of fine soils.

R406.3.4 Backfill. The remainder of the excavated area shall be backfilled with the same type of soil as was removed during the excavation.

R406.4 Precast concrete foundation system dampproofing. Except where required by Section R406.2 to be waterproofed, precast concrete foundation walls enclosing habitable or useable spaces located below gradeshall be dampproofed in accordance with Section R406.1.

Note:
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Note:
All sub-trades and fabricators shall be responsible for field verifying all dimensions to ensure proper location and fit of all field construction and manufactured items called for or shown on this drawing.

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No.	Date	Revision

Drawing Title: Foundation Notes
Drawing No.: A0.5
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Sheet: of
Proj. No.: 2020-100

Project:
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RENOVATION
At:
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WEST WAREHAM, MA

FIGURE 3
SHEAR AND UPLIFT SPLICE AT BAND JOIST

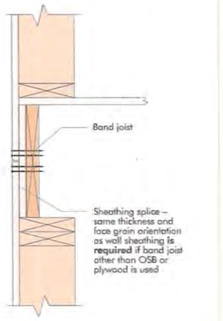
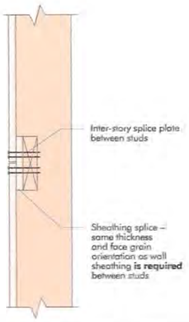


FIGURE 4
SHEAR AND UPLIFT SPLICE BETWEEN SHEATHING/SIDING AND PLATES



7. LIMITATIONS

Recommendations provided in this report are subject to the following conditions:

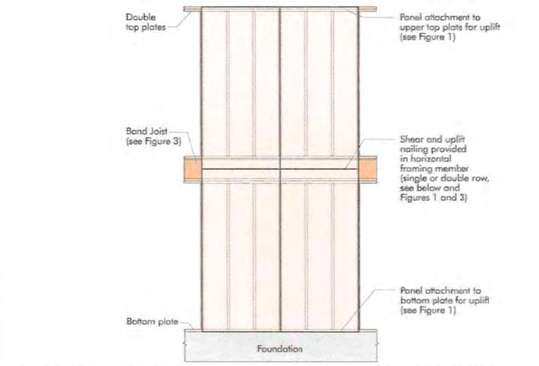
a) The structural systems provided in this report shall be designed by a design professional qualified in wood design and installed in accordance with the installation requirements specified in this report.

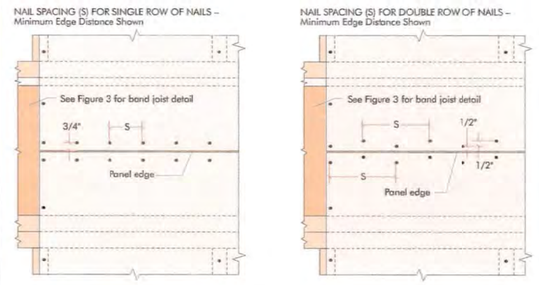
b) The structural systems shall be constructed with wood structural panels meeting the requirements of DOC PS1 or PS2 and trademarked by an approved agency required by the code.

c) The structural systems shall be limited to dry service conditions where the average equilibrium moisture content for solid-sawn lumber is less than 16 percent.

d) This report is subject to review in one year. The latest copy of this report can be downloaded from www.apawood.org/publications.

FIGURE 2A
PANEL ATTACHMENT FOR UPLIFT





Note that the designer must still size the hold down for the ends of the isolated shear wall segment based only on the unit shear, as is done in shear walls designed for shear only. Similarly, for the perforated shear wall method, hold downs are required at the ends of the perforated wall and are designed in the same manner as walls without wind uplift. Uplift forces resulting from wind uplift at headers over windows and doors may still have to be resisted by straps or other tie-down devices as when conventionally framed.

6. INSTALLATION REQUIREMENTS

The installation of wood structural panel walls for resisting combined shear and wind uplift loads shall be as follows:

a) Multiple rows of nails applied at panel ends and edges shall be installed in accordance with Figure 1. Panel splice occurs across studs or horizontal framing such as rim boards shall be installed in accordance with Figure 2.

b) Panels shall be installed with strength axis parallel to studs.

c) All horizontal joints shall occur over framing and shall be attached per Figure 1.

d) On single-story construction, panels shall be attached to bottom plates and top member of the double top plate. Lowest plate shall be attached to foundation with minimum 5/8-inch bolts with minimum embedment of 7 inches or connectors of sufficient capacity to resist the uplift and shear loads developed in the wood structural panel sheathing or siding walls.

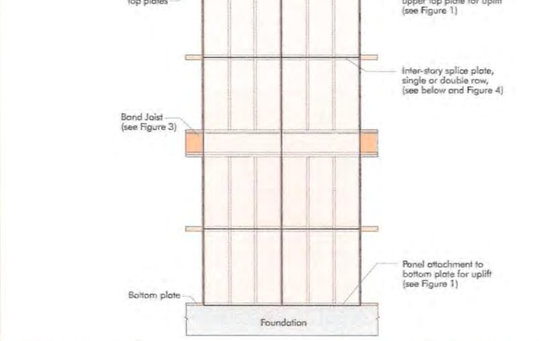
e) On two-story construction, upper panels shall be attached to the top member of the upper double top plate and to band joist at bottom of panel. The panel edges need not fall in the center of the band joist. Upper attachment of lower panel shall be made to band joist and lower attachment made to lowest plate at first-floor framing, which shall be attached to foundation with minimum 5/8-inch bolts with minimum embedment of 7 inches or connectors of sufficient capacity to resist the wind uplift and shear loads developed in the wood structural panel sheathing or siding walls. When a shear and uplift connection is made at a band joist or with an inter-story splice, the band joists and/or splice plates must have the ability to withstand the resulting tensile stresses perpendicular to the grain. Since sawn lumber, glulam and most SCL do not have a published allowable tensile stress perpendicular to the grain, the shear and uplift connection can be made by a wood structural panel splice plate that is sandwiched between the wall sheathing/siding and the band joist or splice plate. This wood structural panel splice plate must be of the same thickness, grade and orientation as the wall sheathing/siding material. This can be seen in Figures 3 and 4. Note that OSB or plywood band joists are a suitable material for the shear and uplift splice connections shown in Figures 2A, 2B, 3 and 4.

If a wood structural panel splice plate is to be used over a lumber band joist, due to the potential for shrinkage of the lumber as it dries out, the wood structural panel splice plate shall be cut slightly under height (approximately 1/4 inch) to permit room for shrinkage of the band joist.

f) Where windows and doors interrupt wood structural panel sheathing or siding, framing anchors or connectors shall be used to resist the appropriate wind uplift loads, as required.

g) Additional installation information is provided in APA Guide, *Wood Structural Panels for Combined Uplift and Shear Resistance*, Form J325 (www.apawood.org/publications).

FIGURE 2B
PANEL ATTACHMENT FOR UPLIFT



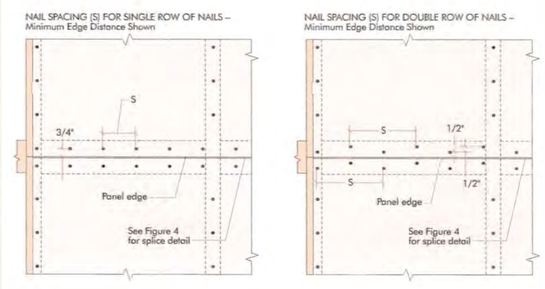
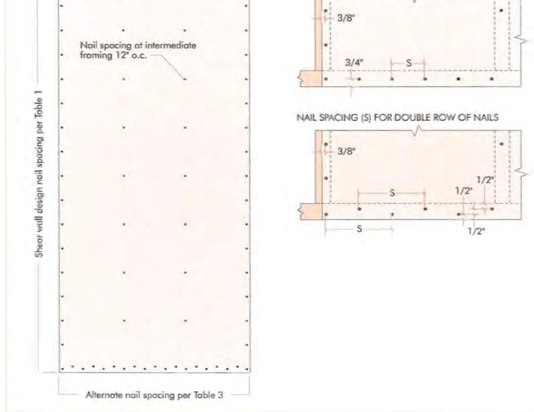


FIGURE 1
PANEL ATTACHMENT FOR UPLIFT



FRAMING LUMBER

1.) ALL FRAMING LUMBER SHALL BE KILN DRIED 19% MAXIMUM MOISTURE CONTENT. LUMBER SHALL MEET AS A MINIMUM THE FOLLOWING DESIGN VALUES FOR "SPRUCE-PINE-FIR":
   A. 2x STUD CONSTRUCTION GRADE Fb=800, Fv=70, Fc=750
   B. 2x JOISTS/RAFTERS NO. 1 GRADE Fb=1150, Fv=70
   C. POSTS NO. 1 GRADE Fb=800, Fv=65, Fc=675
2.) ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN AND MINIMUM REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE APENDEX M.
3.) CONNECTORS SHOWN ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY AN ENGINEER. INSTALLATION OF ALL CONNECTORS SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTOR'S INSTRUCTIONS AND MUST EMPLOY ALL REQUIRED FASTENERS.
4.) ALL CONNECTORS SHALL BE HOT DIP GALVANIZED.
5.) INSTALL ALL CONNECTOR FASTENERS BEFORE LOADING THE JOINT.
6.) SPLIT WOOD IS NOT ACCEPTABLE FOR ANY CONNECTIONS.
7.) ALL EXPOSED FRAMING MEMBERS SHALL BE TREATED PER AWPA C2/C9/ CCA 025 AND MEMBERS IN CONTACT WITH SOIL SHALL BE TREATED PER AWPA C23/C24 CCA 060. JOB SITE FABRICATION CUTS AND BORES SHALL BE TREATED IN ACCORDANCE WITH AWPA STD M4.
8.) ALL MANUFACTURED LVL WOOD FRAMING COMPONENTS SHALL HAVE THE FOLLOWING PHYSICAL PROPERTIES AS A MINIMUM: E=20x10 6psi, Fb=2900, Fv=240.
9.) TJI FLOOR JOIST SHALL BE AS MANUFACTURED BY TRUS JOIST MacMILLAN AND AS SIZED ON THE DRAWINGS. ALL FASTENING, BEARING, AND STIFFENING SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
10.)ALL PLYWOOD SHALL BE APA PERFORMANCE RATED PANELS CONFORMING TO THE FOLLOWING MINIMUM REQUIREMENTS:
   A. FLOOR- STURD-I-FLOOR T&G, EXPOSURE 1, 5/8", SPAN RATING 16".
   B. WALL SHEATHING- EPOSURE 1, 1/2", SPAN RATING 16".
   C. ROOF SHEATHING- EXPOSURE 1, 1/2", SPAN RATING 16".

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Date
by

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No.	Date	Revision

Drawing Title: Proposed Shear Wall Panels
Date: 04.07.2021
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Proj. No.: 2020–100
Sheet of

Project:
PROPOSED RENOVATION
At:
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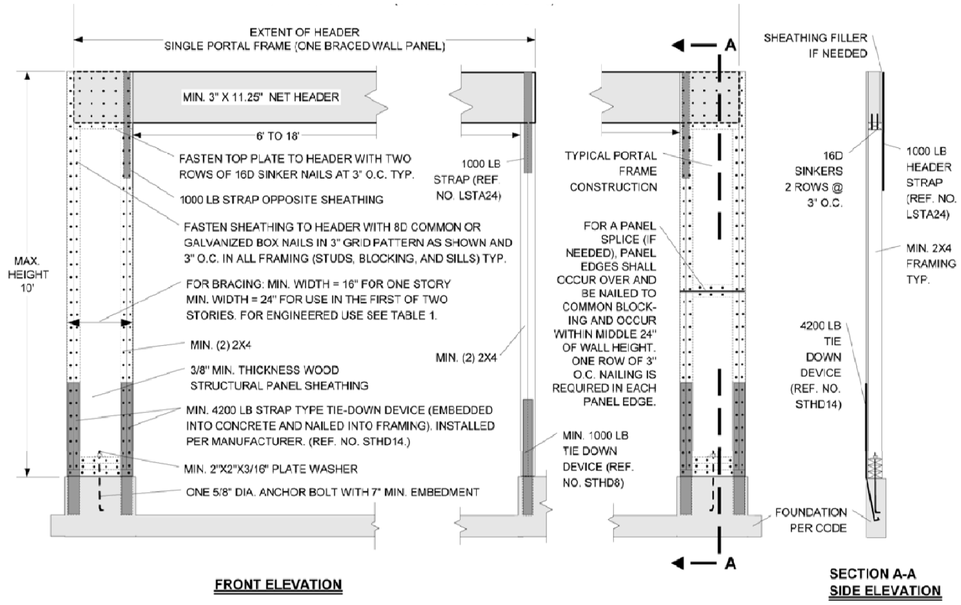
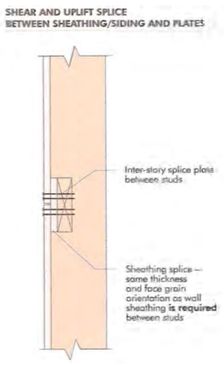
WEST WAREHAM, MA

Figure 1. Construction details for APA portal-frame design with hold downs





APA TECHNICAL TOPICS

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A PORTAL FRAME WITH HOLD DOWNS FOR ENGINEERED APPLICATIONS

Engineered Design Use

While the APA portal-frame design, as shown in Figure 1, was envisioned primarily for use as bracing in conventional light-frame construction, it can also be used in engineered applications. The portal frame is not actually a narrow shear wall because it transfers shear by means of a semi-rigid, moment-resisting frame. The extended header is integral in the function of the portal frame, thus, the effective frame width is more than just the wall segment, but includes the header length that extends beyond the wall segment. For this shear transfer mechanism, the wall aspect ratio requirements of the code do not technically apply to the wall segment of the APA portal frame.

Monotonic and cyclic testing has been conducted on the APA portal-frame design (APA, 2002 and 2003). Recommended design values for engineered use of the portal frames are provided in Table 1. Design values are derived from the cyclic test data using a rational procedure that considers both strength and stiffness. The design value derivation procedure ensures that the code (IBC) drift limit and an adequate safety factor are maintained. For seismic design, APA recommends using the Design Coefficients and Factors for light-frame walls with shear panels – wood structural panels.

Since design values are based on testing conducted with the portal frame attached to a rigid test frame using embedded strap-type hold downs, design values should be limited to portal frames constructed on similar rigid base foundations, such as a concrete foundation, stem wall or slab, and which use a similar embedded strap-type hold down.

References

APA, 2003, *Cyclic Evaluation of APA Sturd-I-Frame® for Engineered Design*, APA Report T2002-46, APA – The Engineered Wood Association, Tacoma, WA

APA, 2003, *Cyclic Evaluation of APA Sturd-I-Frame® with 10-ft Height and Lumber Header*, APA Report T2003-11, APA – The Engineered Wood Association, Tacoma, WA

APA, 2003, *Cyclic Evaluation of APA Sturd-I-Frame® as Wall Bracing*, APA Report T2002-70, APA – The Engineered Wood Association, Tacoma, WA

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Table 1. Recommended allowable design values for APA portal frame used on a rigid base foundation for wind or seismic loading[a,b,c,d]

Minimum Width (inches)	Maximum Height (feet)	Ultimate Load (pounds)	ASD Allowable Design Values per Frame Segment		Load Factor
			Shear (pounds)	Deflection (inch)	
16	8	2,780	1,000	0.32	2.8
	10	2,180	600	0.40	3.6
24	8	4,720	1,700	0.32	2.8
	10	3,630	1,000	0.34	3.6

[a] Design values are based on use of Douglas-fir or southern pine framing. For other species of framing, use the specific gravity adjustment factor = [1-(0.5-SG)], where SG = specific gravity of the actual framing. This adjustment shall not be greater than 1.
[b] For construction as shown in Figure 1.
[c] Values are for a single portal frame. For multiple portal frames, allowable design values can be multiplied by number of frames (e.g., two = 2x, three = 3x, etc.).
[d] Interpolation of design values for heights between 8 and 10 feet is permitted.

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Drawing Title: Proposed Portal Frame
Drawing No. A0.7
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Date 04.07.2021
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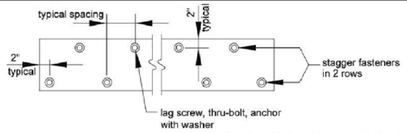
Placement of lag screws or bolts in deck ledgers
The lag screws or bolts shall be placed two inches from the bottom or top of the deck ledgers and between two and five inches from the ends. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger (see Figure 19). Proper installation of lag screws or bolts shall be verified by the building official.

Figure 19: Ledger Board Fastener Spacing and Clearances

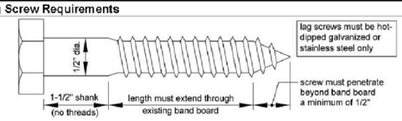


Thru-Bolts
Thru-bolts shall have a minimum diameter of ½". Pilot holes for thru-bolts shall be $^{17}/_{32}$" to $^{9}/_{16}$" in diameter. Thru-bolts require washers at the bolt head and nut.

Expansion and Adhesive Anchors
Use approved expansion or adhesive anchors when attaching a ledger board to a concrete or solid masonry wall as shown in Figure 15 or a hollow masonry wall with a grouted cell as shown in Figure 16. Expansion and adhesive anchor bolts shall have a minimum diameter of ½". Minimum embedment length shall be per the manufacturer's recommendations. All anchors must have washers.

Lag Screws
Lag screws shall have a minimum diameter of ½" (see MINIMUM REQUIREMENTS). Lag screws may be used only when the field conditions conform to those shown in Figure 14. See Figure 20 for lag screw length and shank requirements. All lag screws shall be installed with washers.

Figure 20: Lag Screw Requirements



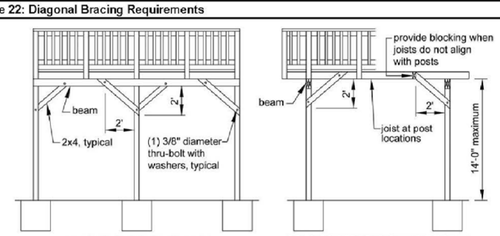
Lag screw installation requirements: Each lag screw shall have pilot holes drilled as follows: 1) Drill a ½" diameter hole in the ledger board, 2) Drill a $^{7}/_{16}$" diameter hole into the band board of the existing house. DO NOT DRILL A ½" DIAMETER HOLE INTO THE BAND BOARD.

The threaded portion of the lag screw shall be inserted into the pilot hole by turning. DO NOT DRIVE LAG SCREWS WITH A HAMMER. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each lag screw shall be thoroughly tightened (snug but not over-tightened to avoid wood damage).

DECK STABILITY

Decks greater than 2 feet above grade shall be provided with diagonal bracing or be attached to the exterior wall of the house.

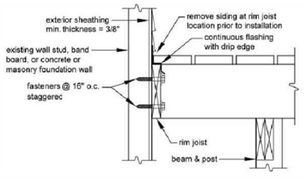
Figure 22: Diagonal Bracing Requirements



Diagonal Bracing: Provide diagonal bracing both parallel and perpendicular to the beam at each post as shown in Figure 22. When parallel to the beam, the bracing shall be bolted to the post at one end and beam at the other. When perpendicular to the beam, the bracing shall be bolted to the post at one end and a joist or blocking between joists at the other. When a joist does not align with the bracing location, provide blocking between the next adjacent joists.

Attachment to House: Attach the deck rim joist to the existing house exterior wall as shown in Figure 23. The wall must be sheathed with minimum $^{3}/_{8}$" wood structural panel sheathing. Use lag screws or thru-bolts when fastening to an existing band joist or wall stud; use expansion anchors or epoxy anchors when fastening to concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD. Fasteners shall be 16" on center and staggered in 2 rows. Flashing over the rim joist is required and must be installed in accordance with the flashing provisions in the LEDGER ATTACHMENT REQUIREMENTS.

Figure 23: Attachment of Free-Standing Deck to House for Lateral Support



GUARD REQUIREMENTS [R312]

All decks greater than 30" above grade are required to have a guard as shown in Figure 24. If a guard is installed when one is not required, it must meet these requirements. Guard systems not meeting these requirements may be used when approved by the authority having jurisdiction.

Figure 24: Typical Guard Detail

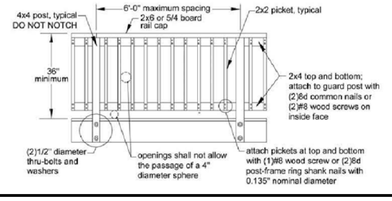


Figure 1A: Joist Span – Deck Attached at House

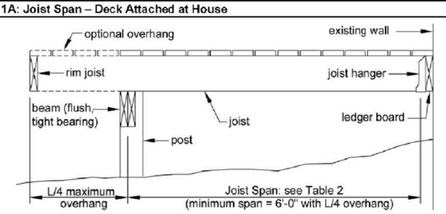
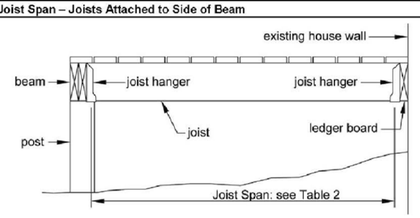


Figure 1B: Joist Span – Joists Attached to Side of Beam



DECK FRAMING PLAN

A framing plan shows the joist and beam layout; the location of the ledger board, posts, and footings, and the type, size, and spacing of the ledger board fasteners. See Figure 5 for an example of a typical deck framing plan.

Figure 5: Typical Deck Framing Plan

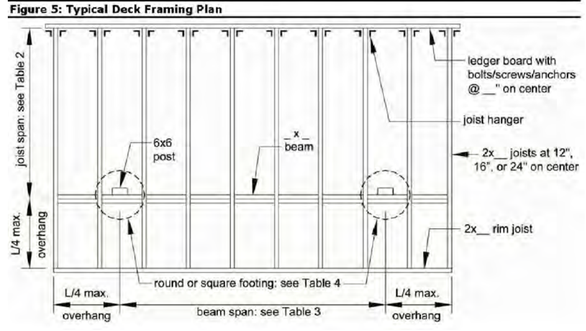


Figure 8: Post-to-Beam Attachment Requirements

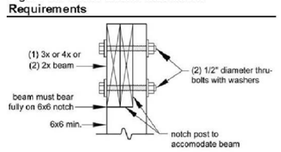
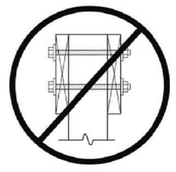


Figure 9: Prohibited Post-to-Beam Attachment Condition



RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

Figure 10: Alternate Approved Post-to-Beam Column Cap Attachment

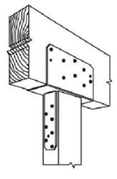


Figure 11: Rim Joist Connection Details

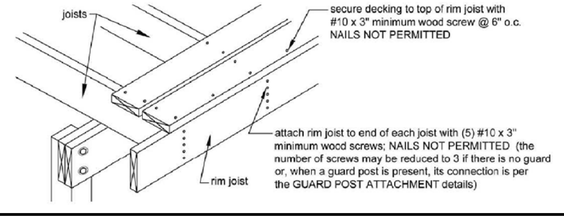


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Figure 30: Stair Guard Requirements

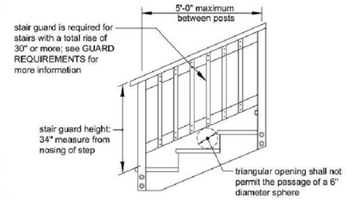
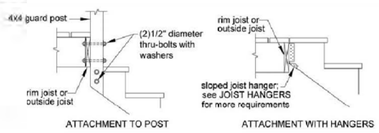


Figure 31: Stair Stringer Attachment Detail



STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on one side (see Figure 32). The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 30). Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. The hand grip portion, if circular, shall be between $1^1/_4$" and 2" in diameter.

Shapes other than circular shall have a perimeter dimension of at least 4" and not greater than $6^1/_4$" with a maximum cross sectional dimension of $2^1/_4$". All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts only at a turn in the stair.

Figure 32: Handrail Requirements

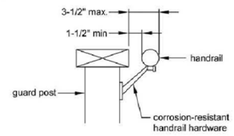


Figure 33: Miscellaneous Stair Requirements

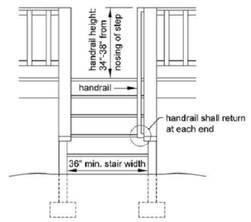
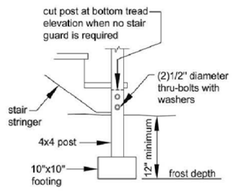


Figure 34: Stair Footing Detail



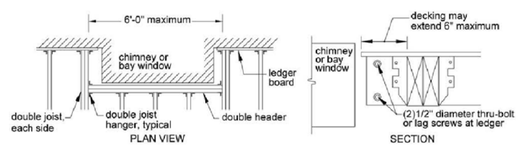
STAIR LIGHTING REQUIREMENTS

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated [R303.6]. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

FRAMING AT CHIMNEY OR BAY WINDOW

All members at a chimney or bay window shall be framed in accordance with Figure 35. Headers may span a maximum of 6'-0". When a chimney or bay window is wider than 6'-0", one or more 6x6 posts may be added to reduce header spans to less than 6'-0". In such cases, the post footing must meet the requirements in the FOOTINGS section. Headers with a span length greater than 6'-0" require a plan submission.

Figure 35: Detail for Framing Around a Chimney or Bay Window

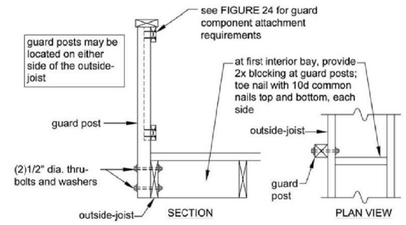


GUARD POST ATTACHMENTS

Deck guard posts shall be a minimum 4x4 (nominal) No.2 or higher grade (for species listed in Table 1) or with an adjusted bending design value not less than 1,050 psi.

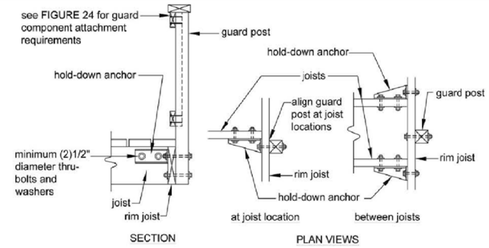
GUARD POST TO OUTSIDE-JOIST: Guard posts for guards which run parallel to the deck joists shall be attached to the outside-joist per Figure 25.

Figure 25: Guard Post to Outside Joist Detail



GUARD POST TO RIM JOIST: Guard posts for guards that run perpendicular to the deck joists shall be attached to the rim joist in accordance with Figure 26. As shown in Figure 26, hold-down anchors must be installed to attach the guard post and rim joist to the deck joists. There shall be a minimum of two bolts at the hold-down anchors' attachment to the joist. Only hold-down anchor models meeting these minimum requirements shall be used.

Figure 26: Guard Post to Rim Joist Detail



STAIR REQUIREMENTS [R311.5]

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure 28. If the stringer span exceeds these dimensions, then an intermediate landing will be required. A flight of stairs shall not have a vertical rise larger than 12 feet between floor levels or landings. All intermediate stair landings must be designed and constructed as a free-standing deck using the details in this package.

Figure 27: Tread and Riser Detail

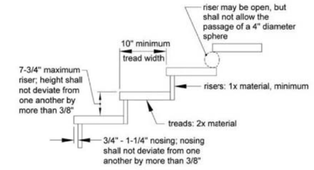


Figure 28: Stair Stringer Requirements

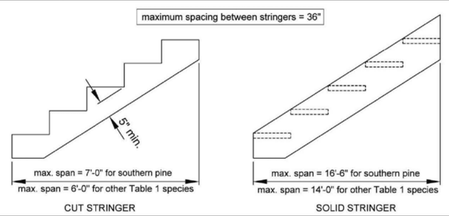
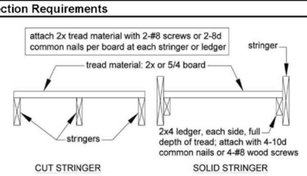


Figure 29: Tread Connection Requirements



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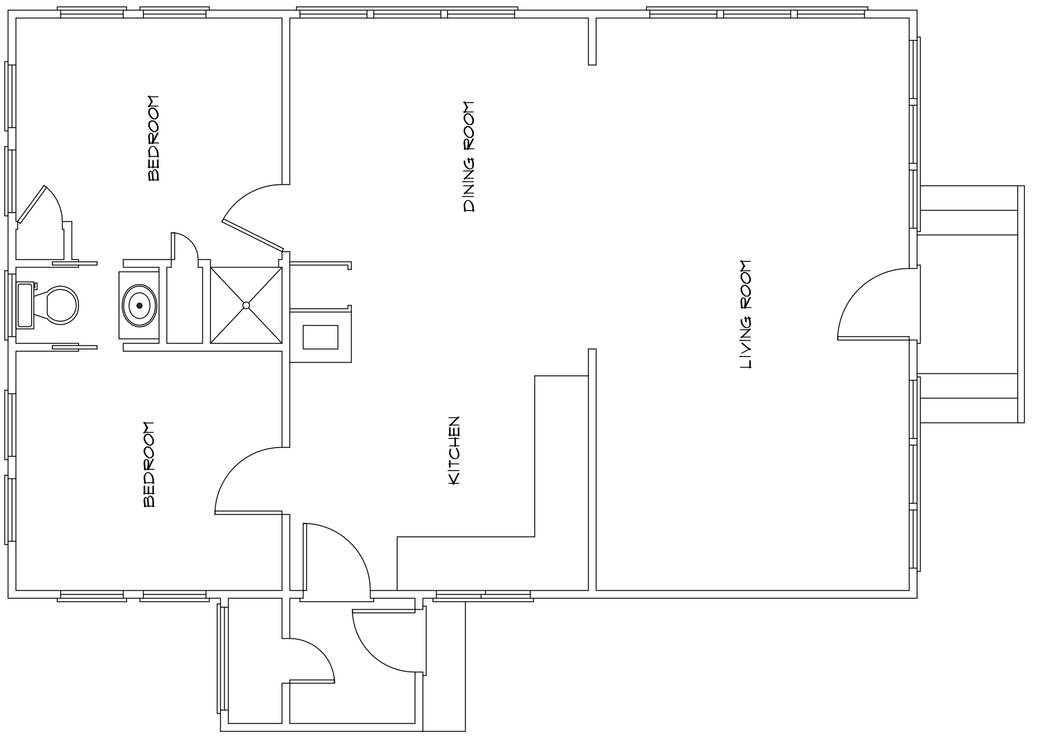
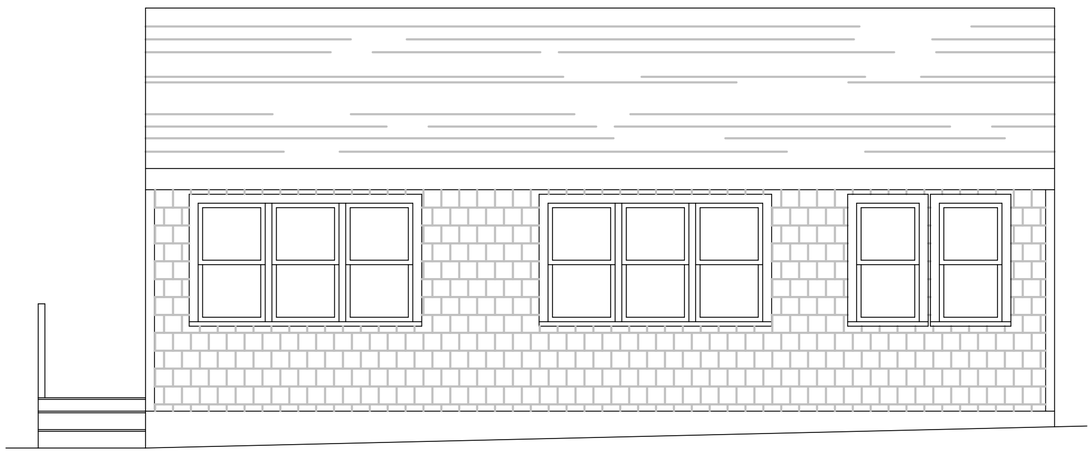


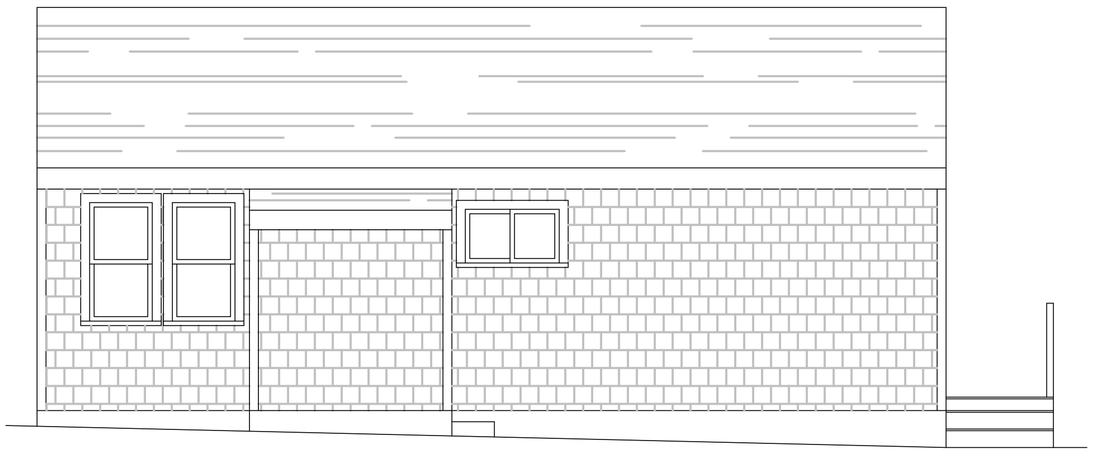
A EX2.1 EXISTING CONDITIONS FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



C EX3.1 EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

A EX3.1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



D EX3.1 EXISTING LEFT ELEVATION
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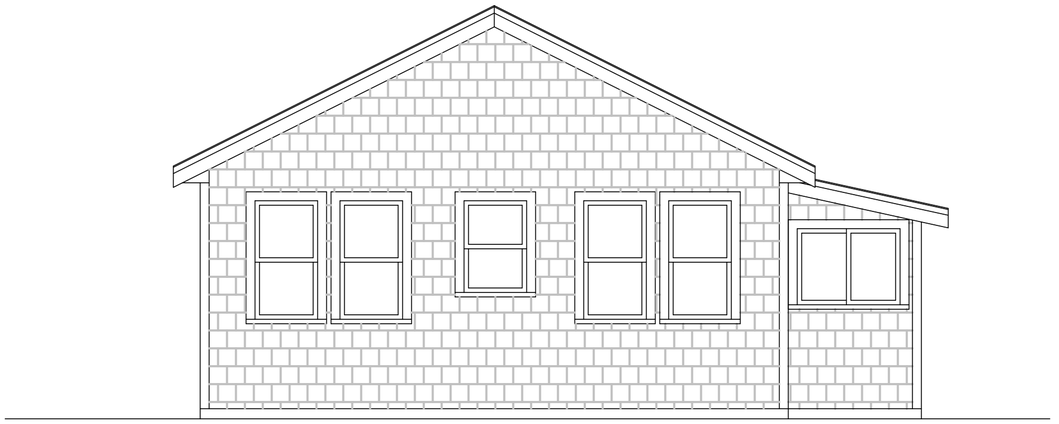

B EX3.1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

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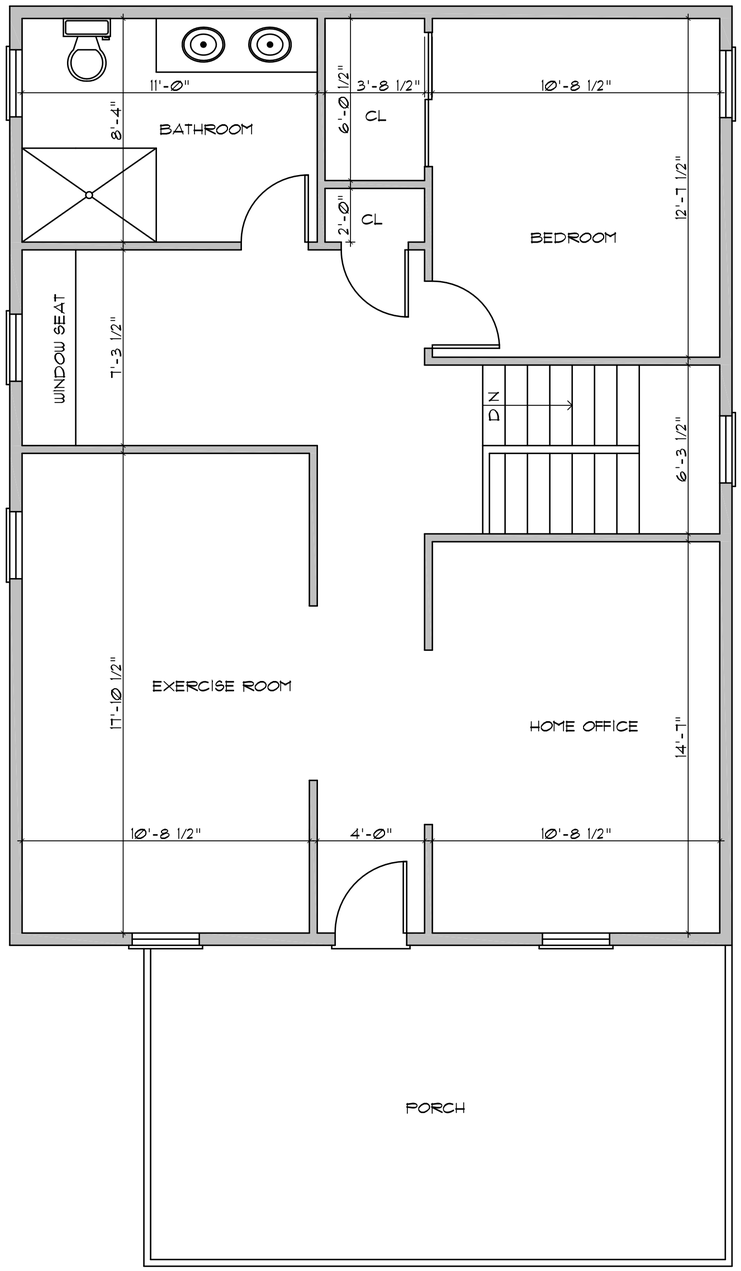
Drawing No. EX3.1
Proj. No. 2020-100

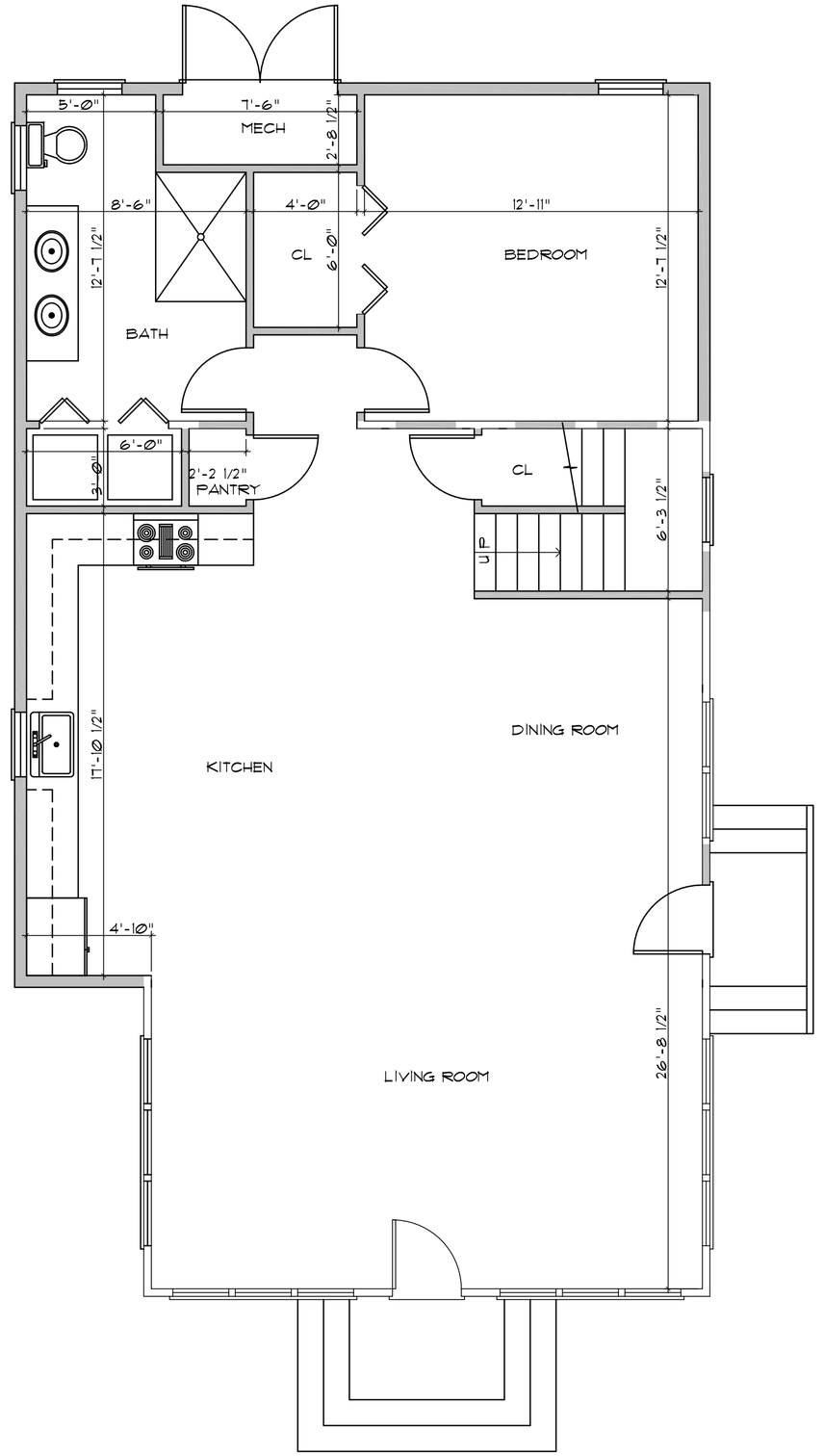
Project
PROPOSED
RENOVATION
At:
79 BLACKMORE POND CIR
WEST WAREHAM, MA



B
A2.1

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



A
A2.1

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Note:
All sub-trades and fabricators shall be responsible for field verifying all dimensions to ensure proper location and fit of all field construction and manufactured items called for or shown on this drawing.

Description	Date
PROPOSED Renovation	
Approved Approved as Noted	by

COMPREHENSIVE DESIGN-BUILD SERVICES SINCE 1961
CDBS
a Division of Integrated House Wrights, LLC
P.O.BOX 578 WEST WAREHAM, MA 02576-0578
T/F: 508.291.1061
email: armando@cdbsdesigns.com

No.	Date	Revision

Drawing Title: PROPOSED FIRST & SECOND FLOOR PLAN

Date 04.07.2021
Scale AS SHOWN
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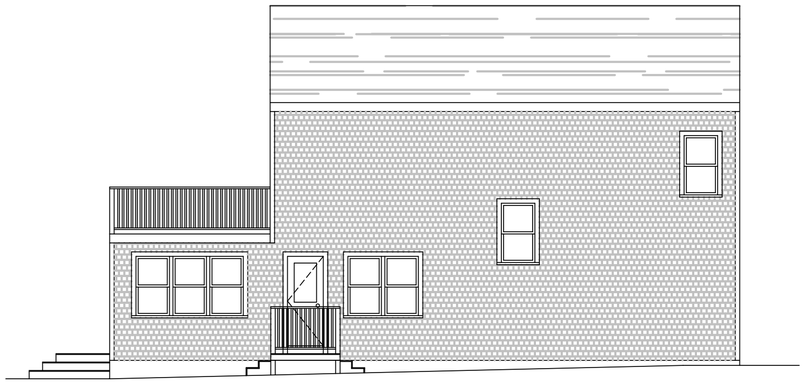
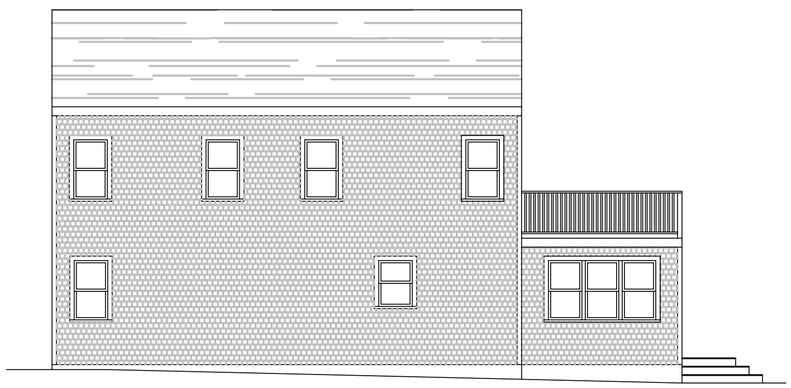
Drawing No. A2.1
Proj. No. 2020-100

Project: PROPOSED RENOVATION AT:
79 BLACKMORE POND CIR
WEST WAREHAM, MA

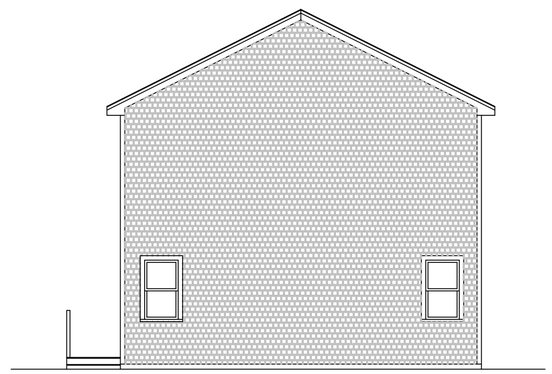


C
A3.1
PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

A
A3.1
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



D
A3.1
PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



B
A3.1
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

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Description: PROPOSED Renovation

Approved
Approved as Noted
Date
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No.	Date	Revision

Drawing Title: PROPOSED ELEVATIONS

Date 04.07.2021
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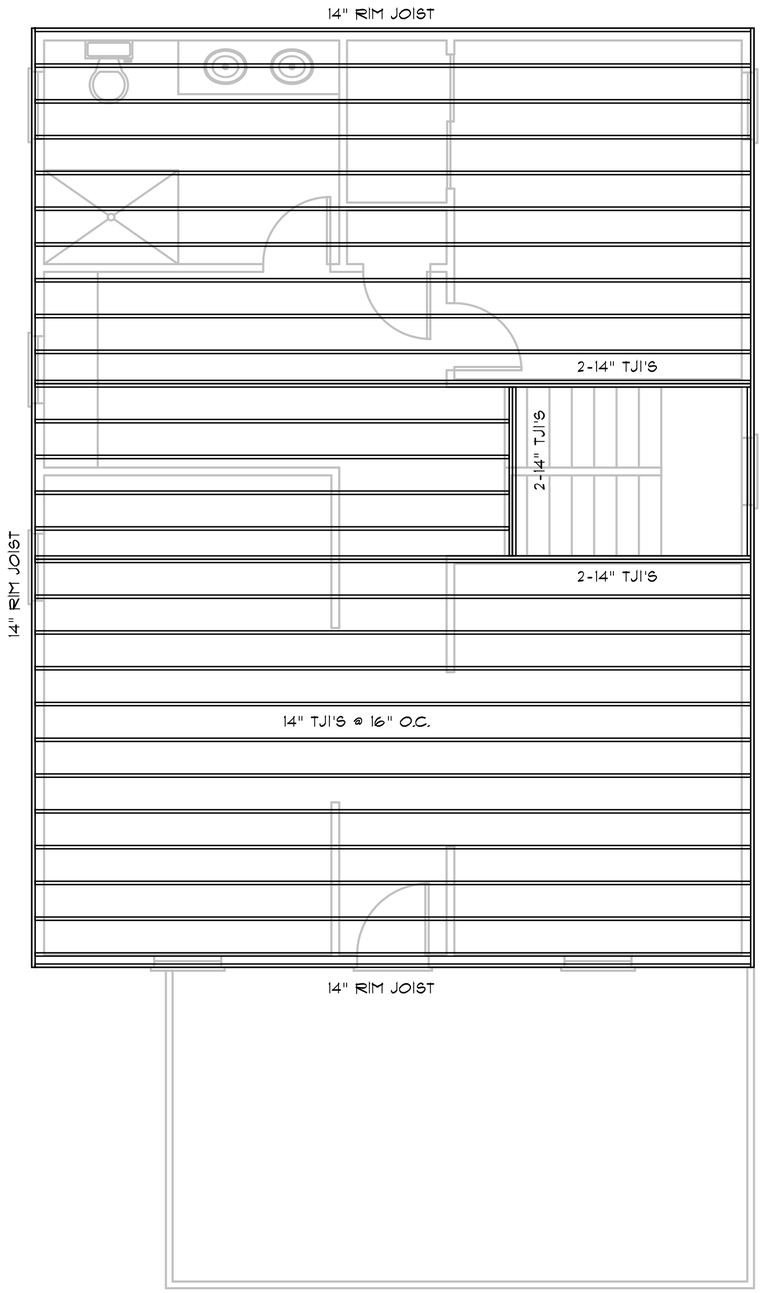
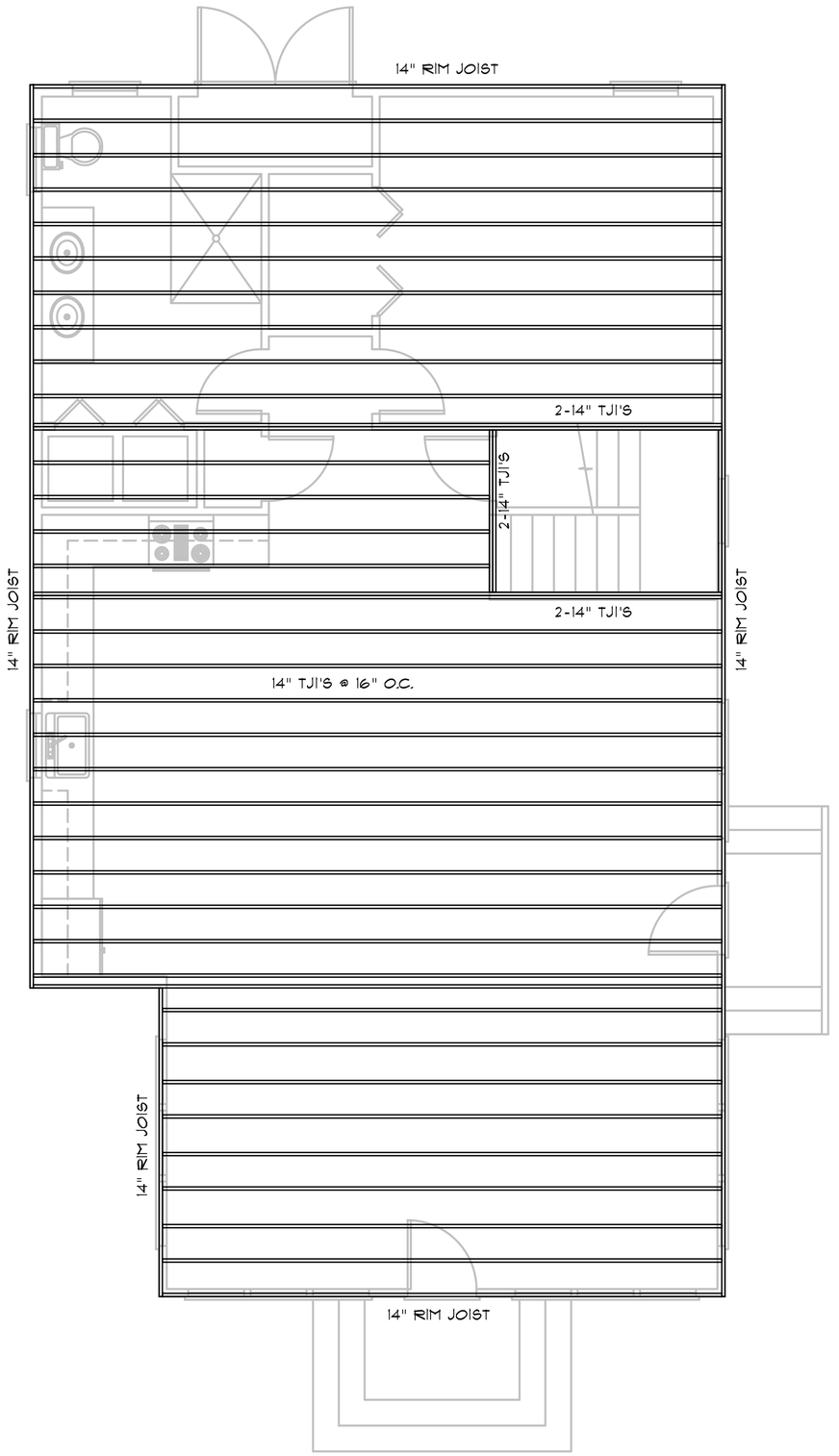
Drawing No. A3.1
Proj. No. 2020-100

Project
PROPOSED RENOVATION
At:
79 BLACKMORE POND CIR
WEST WAREHAM, MA



B / A5.1 PROPOSED SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



A / A5.1 PROPOSED FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

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Description: PROPOSED Renovation

Approved / Approved as Noted — Date — by

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No.	Date	Revision

Drawing Title: PROPOSED FIRST & SECOND FLOOR FRAMING PLAN

Date 04.07.2021 | Drawing No. A5.1
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Project: PROPOSED RENOVATION At: 79 BLACKMORE POND CIR WEST WAREHAM, MA