

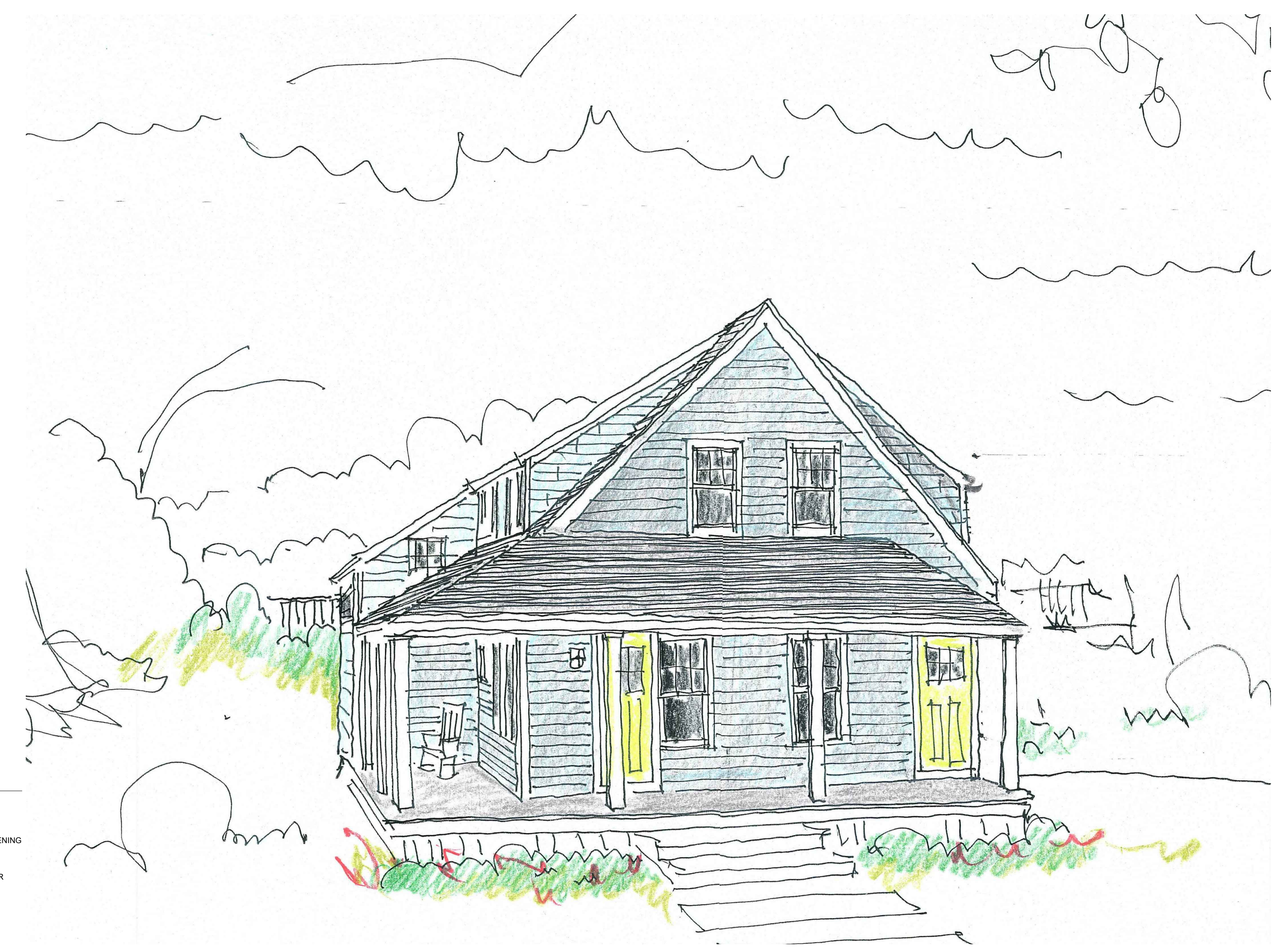
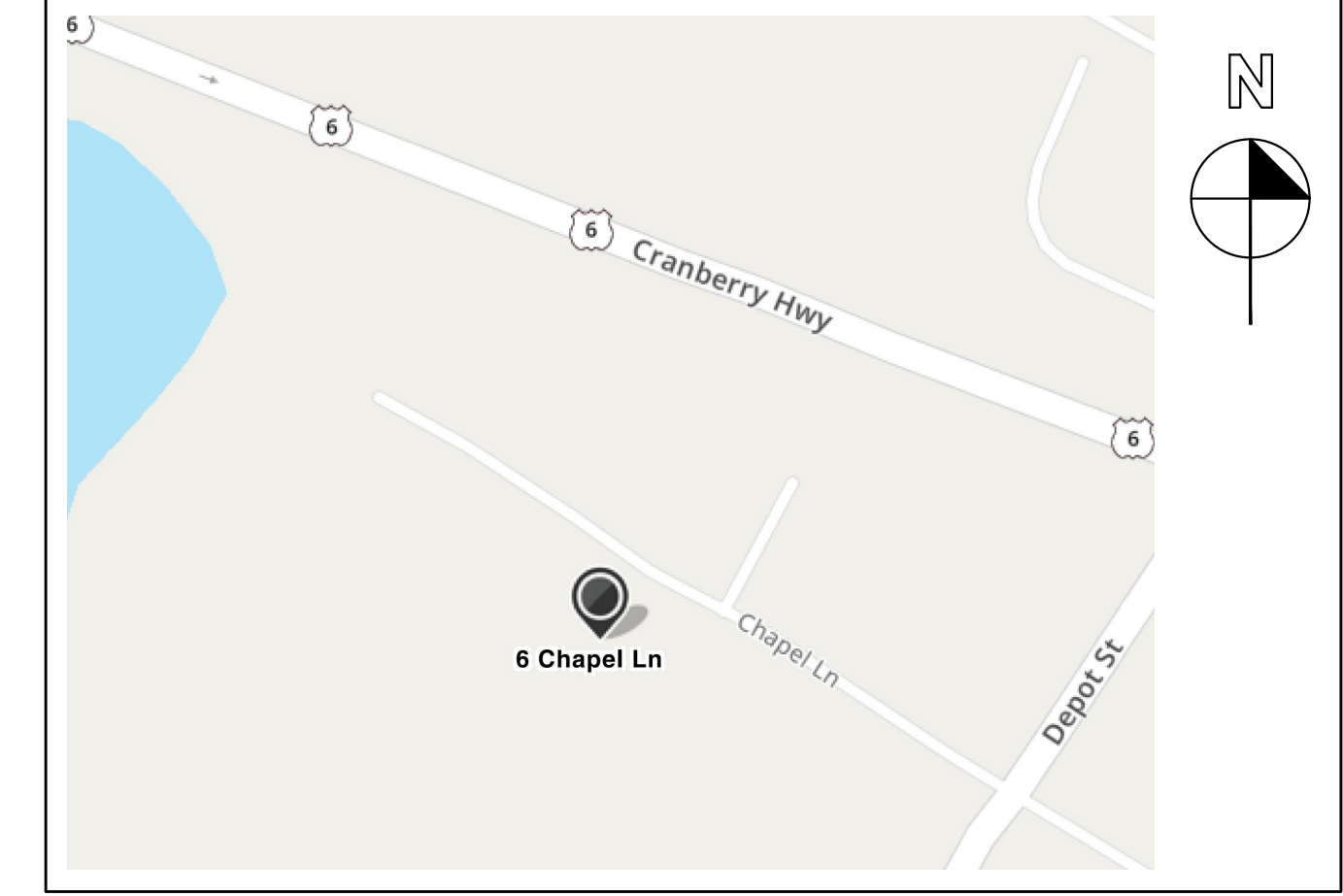
NEW TWO FAMILY DWELLING - BUILDING A

RJWB LLC
6 CHAPEL LANE
EAST WAREHAM, MA 02538

PROJECT INFORMATION

ASSESSOR'S MAP ~ 43, LOTS 1036, 1037A, 1039
1040A, 1041A, 1041B
SEE SITE PLAN BY GAF
ENGINEERING

AREA MAP



GENERAL SYMBOLS: (REFER TO OTHER DRAWINGS FOR SPECIFIC SYMBOLS)

∅	DIAMETER	4'-0"	MASONRY OPENING DIMENSIONS: TYPICAL PLAN DIMENSIONS INDICATED WITH M.O. DO NOT INCLUDE THE 3/8" MORTAR JOINT ASSOCIATED WITH MASONRY JAMB OPENINGS. SHOWN IS ACTUALLY 4'-0 3/8" WIDE OPENING.
&	AND		
@	AT		
⊕	CENTERLINE		
⊕	ELEVATION MARK		
⊕	NORTH ARROW		
X XX	SECTION NUMBER SECTION MARKER		
X XX	DRAWING SHEET NUMBER		
X XX	SECTION NUMBER		
X XX	DRAWING TITLE		
X XX	DRAWING SHEET NUMBER		

ABBREVIATIONS:

AC	AIR CONDITIONER	EA	EACH	MAHO	MAHOGANY	SC	SOLID CORE
ACC	ACCESS FLOORING	EJ	EXPANSION JOINT	MAS	MASONRY	SCHED	SCHEDULER
ACT	ACOUSTICAL CEILING TILE SYSTEM	EL	ELEVATION	MAX	MAXIMUM	SEF	SAFETY
A.F.F.	ABOVE FINISHED FLOOR	ELEC	ELECTRICAL	MDF	MEDIUM DENSITY FIBERBOARD	SG	SINGLE
ALUM	ALUMINUM	ELEV	ELEVATOR	MDO	MEDIUM DENSITY OVERLAY PLYWOOD	SHWS	SHOWERS
ASST	ASSISTANT	EQ	EQUAL	MEM	MEMBRANE	SHT	SHEET
AT	ACOUSTICAL TILE	EQUIP	EQUIPMENT	MGR	MANAGER	SPEC	SPECIFICATIONS
AV	AUDIOVISUAL	EST	ESTIMATE	MIC	MICROWAVE	SQ	SQUARE
		EXIST	EXISTING	MISC	MISCELLANEOUS	SR	SENIOR
		EXP	EXPANSION	M.O.	MASONRY OPENING	S.S.	STAINLESS STEEL
		ESPO	EXPOSED	MTD	MOUNTED	STC	SOUND TRANSMISSION CLASS STANDARD
BD	BOARD			MTL	METAL	STD	STANDARD
BE	BAKED ENAMEL					STL	STEEL
BEIT	BITUMINOUS	F.E.	FIRE EXTINGUISHER	N.I.C.	NOT IN CONTRACT	STRUC	STRUCTURAL
BKTS	BRACKETS	FIN	FINISHED			SUPER	SUPERVISOR
BLDG	BUILDING	FLP	FLUOROCOLORPOLYMER			SUPRT	SUPERSTUDENT
BLK	BLOCK	FLR	FLOOR	O.C.	ON CENTER	SUSP	SUSPENDED
BM	BEAM	FLUOR	FLUORESCENT	O/O	OUT TO OUT	SYS	SYSTEMS
BOTT	BOTTOM	FRON	FOUNDATION	OPNG	OPENING		
BRK	BRICK	FR	FRAME	OPP	OPPOSITE	TEL	TELEPHONE
		FT	FEET FOOT	OPS	OPERATIONS	T.J.	TRUST JOIST
		FTG	FOOTING	OZ	OUNCE	T.O.	TOP OF
CABT	CABINET	GALV	GALVANIZED			T.O.C.	TOP OF CONCRETE
C.I.P.	CAST IN PLACE	GB	GYPSPUM BOARD	PC	PRECAST	T.O.F.	TOP OF FOUNDATION
CJ	CONSTRUCTION JOINT	GEN	GENERAL CONTRACTOR	PCT	POCKET	TOL	TOILET(S)
CL	CENTERLINE	G.L.	GLASS	PL	PLATE	T.O.J.	TOP OF JOIST
CLO	CLOSET	GMU	GLASS MASONRY UNIT	PLNR	PLANKER	TAB	TOP AND BOTTOM
CLOS	CLOSET	GRNDS	GROUNDS	PLYWD	PLYWOOD	TR	TRAINING
CLR	CLEAR	GYP	GYPSPUM WALL BOARD	POLY	POLYETHYLENE	TRANS	TRANSPORTATION
CMPT	COMPUTER			PREFIN	PREFINISHED	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT			PSI	POUNDS PER SQUARE INCH	UTLY	UTILITY
C.O.	CASE OPENING	H.B.	HOSE BIB	PT	PRESSURE TREATED	U.O.N.	UNLESS OTHERWISE NOTED
COL	COLUMN	HDR	HEADER	PTD	PAINTED	VB	VINYL BASE
COMP	COMPONENT	HORZ	HORIZONTAL	QT	QUARRY TILE	VERT	VERTICAL
CONC	CONCRETE	HM	HOLLOW METAL			VEST	VESTIBULE
CONSTR	CONSTRUCTION	HR	HOUR			V.I.F.	VERY IN FIELD
CONT	CONTINUOUS	HT	HEIGHT				
CORR	CORROSION	INSUL	INSULATION	RAD	RADIUS	W	WITH
CORR	CORRUGATED (AT WALL DETAILS)	I.P.S.	IRON PIPE SECTION	RBLD	REBUILD	WD	WOOD
CPT	CARPET			REF	REFRIGERATOR	WDD	WINDOW
CRSE	COURSE			REFR	REINFORCING	WR	WATER RESISTANT
CT	CERAMIC TILE	JST	JOIST	RM	ROOM	XFR	TRANSFER
				RUB	RUBBER		
DBL	DOUBLE	L.C.C.	LEAD COATED COPPER				
DIA	DIAMETER	LNDY	LAUNDRY				
DIV	DIVISION	LVL	LAMINATED VENEER LUMBER				
DN	DOWN						
DOT	DEPARTMENT OF TRANSPORTATION						
DR	DOOR						
DR NO	DOOR NUMBER						
DW	DISH WASHER						
DWGS	DRAWINGS						

DRAWING INDEX

- A-1.0 PROPOSED DUPLEX FLOOR PLANS & SCHEDULES
- A-1.1 PROPOSED DUPLEX FLOOR PLANS & SCHEDULES
- A-2.0 PROPOSED EXTERIOR ELEVATIONS
- A-3.0 PROPOSED BUILDING SECTION
- S-1.1 PROPOSED FOUNDATION PLAN & NOTES
- S-1.2 PROPOSED FRAMING PLANS & DETAILS

PROJECT AREA CALCULATIONS

Basement - Crawl Space	1232 SF
First Floor Unit A	1232 SF
Second Floor Unit B	1232 SF

NEW CONSTRUCTION FOR:

RJWB LLC
6 CHAPEL LANE
EAST WAREHAM, MA 02538

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DATE ISSUED APRIL 28, 2022

UPDATED



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TITLE:
**PROPOSED
DUPLEX
FLOOR
PLANS**

File No. 20013 base plans
Date 04/28/22
Sheet No

A-1.0

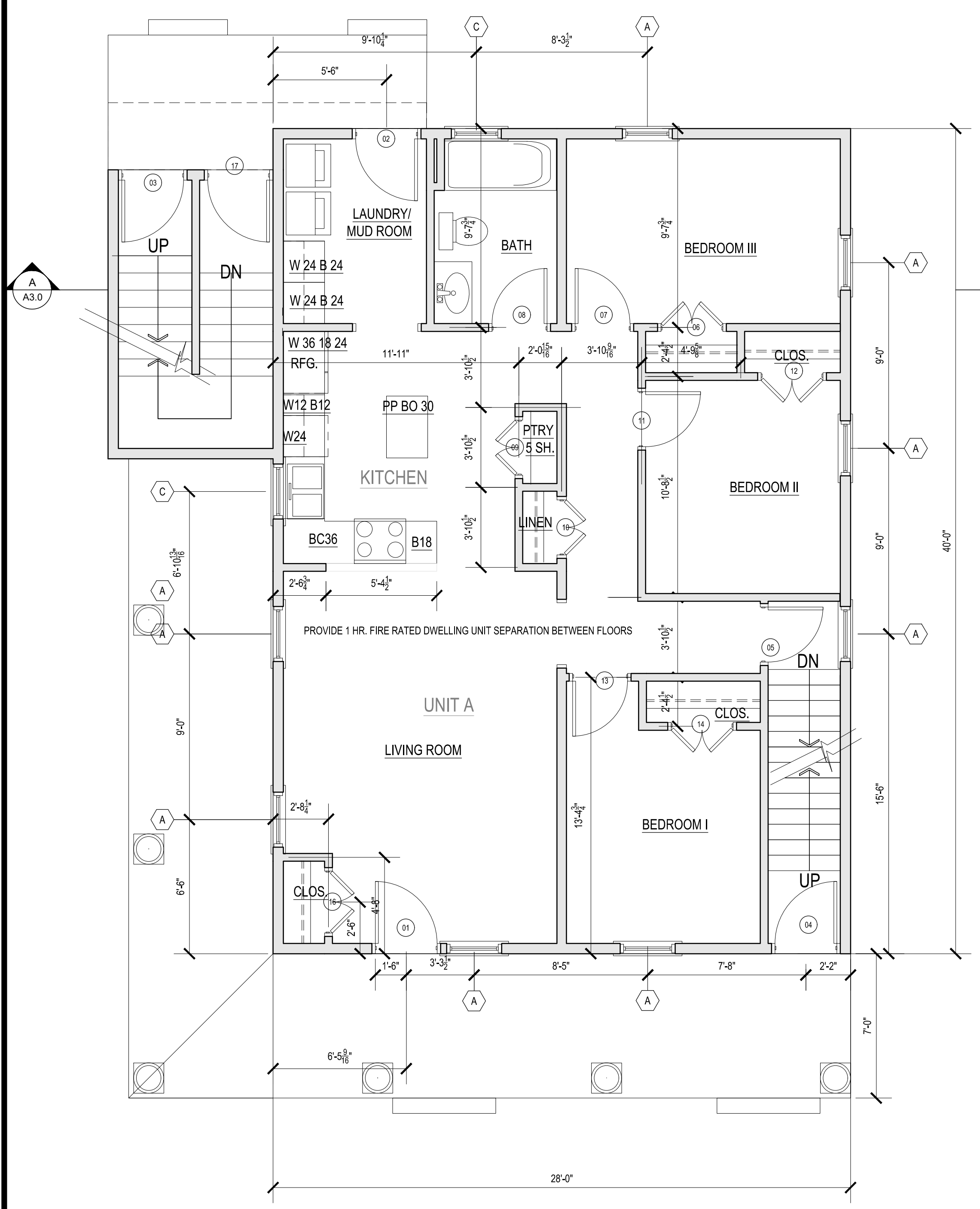
WINDOW SCHEDULE:

A	DOUBLE HUNG	2'-5" X 4'-9"	2'-5 3/4" X 4'-9 3/4"	PELLA 2957	3/4 LITE	WHITE/WHITE EGRESS WINDOW
B	DOUBLE HUNG	1'-8" X 4'-9"	1'-9 1/2" X 4'-9 3/4"	PELLA 2157	3/4 LITE	WHITE/WHITE
C	DOUBLE HUNG	2'-5" X 2'-11"	2'-5 1/2" X 2'-11 1/2"	PELLA 2935	3/4 LITE	WHITE/WHITE
D	AWNING	2'-11" X 2'-5"	2'-11 3/4" X 2'-5 3/4"	PELLA 3529	6 LITE	WHITE/WHITE
E	BASEMENT WINDOW					
F	NOT USED					

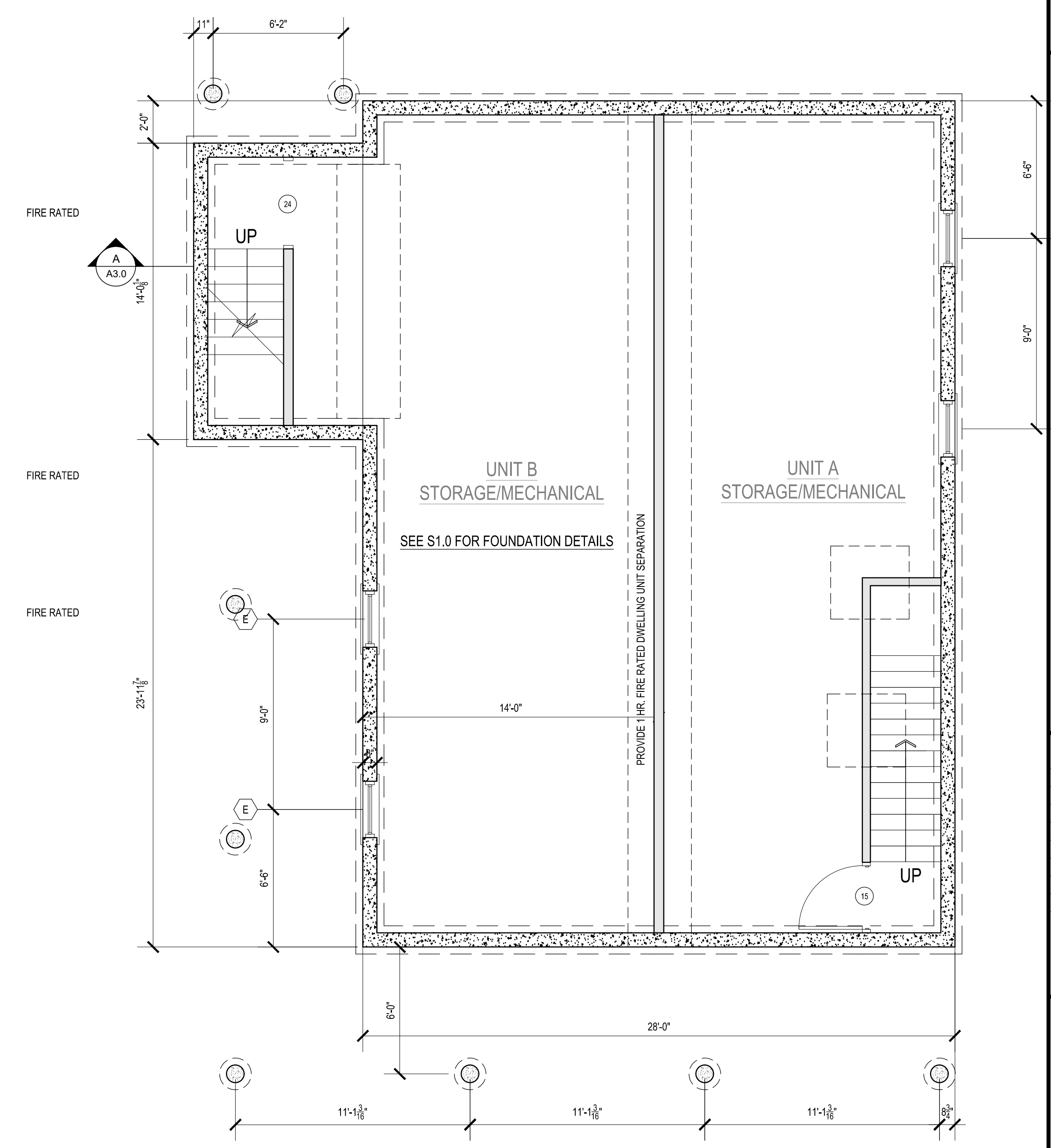
PROVIDE PRE-CUT LABELED PLYWOOD PANELS FOR IMPACT RESISTANCE PER MASS BLDG. CODE
USE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER MASS BLDG. CODE
ALL WINDOWS GLAZED WITH HIGH PERFORMANCE GLASS (INSULATED LOW E WITH ARGON GAS)
WINDOWS TO BE INSTALLED IN 2X6 EXTERIOR WALL CONSTRUCTION
ALL WINDOWS TO BE SUPPLIED WITH WHITE INSECT SCREENS
ALL WINDOW MANUFACTURE NUMBERS ARE BASED ON PELLA PRO LINE SERIES

DOOR SCHEDULE:

01	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
02	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
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2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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TITLE:
**PROPOSED
DUPLEX
FLOOR
PLANS**

File No. 20013 BASE PLANS
Date 04/28/22
Sheet No

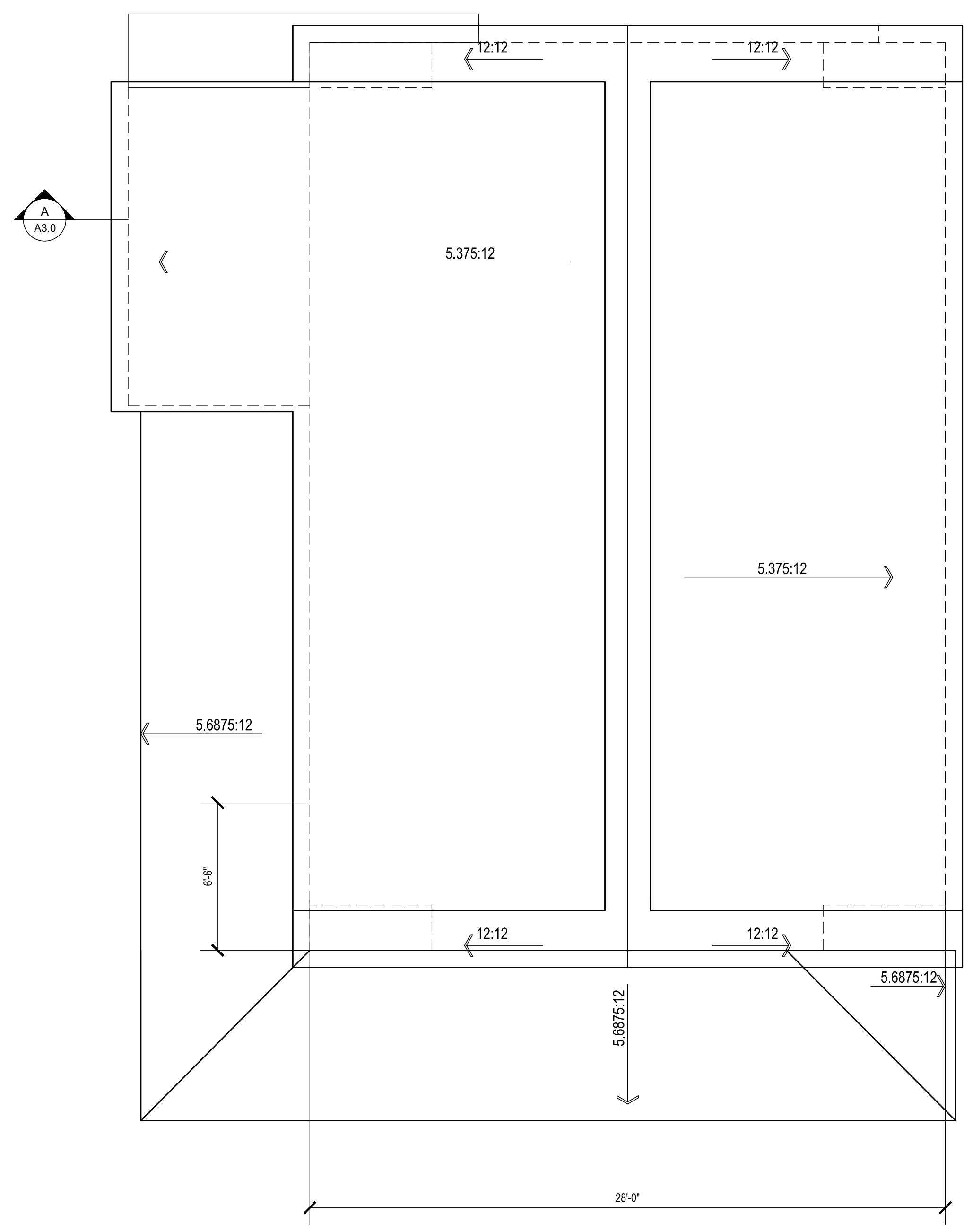
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E	BASEMENT WINDOW					
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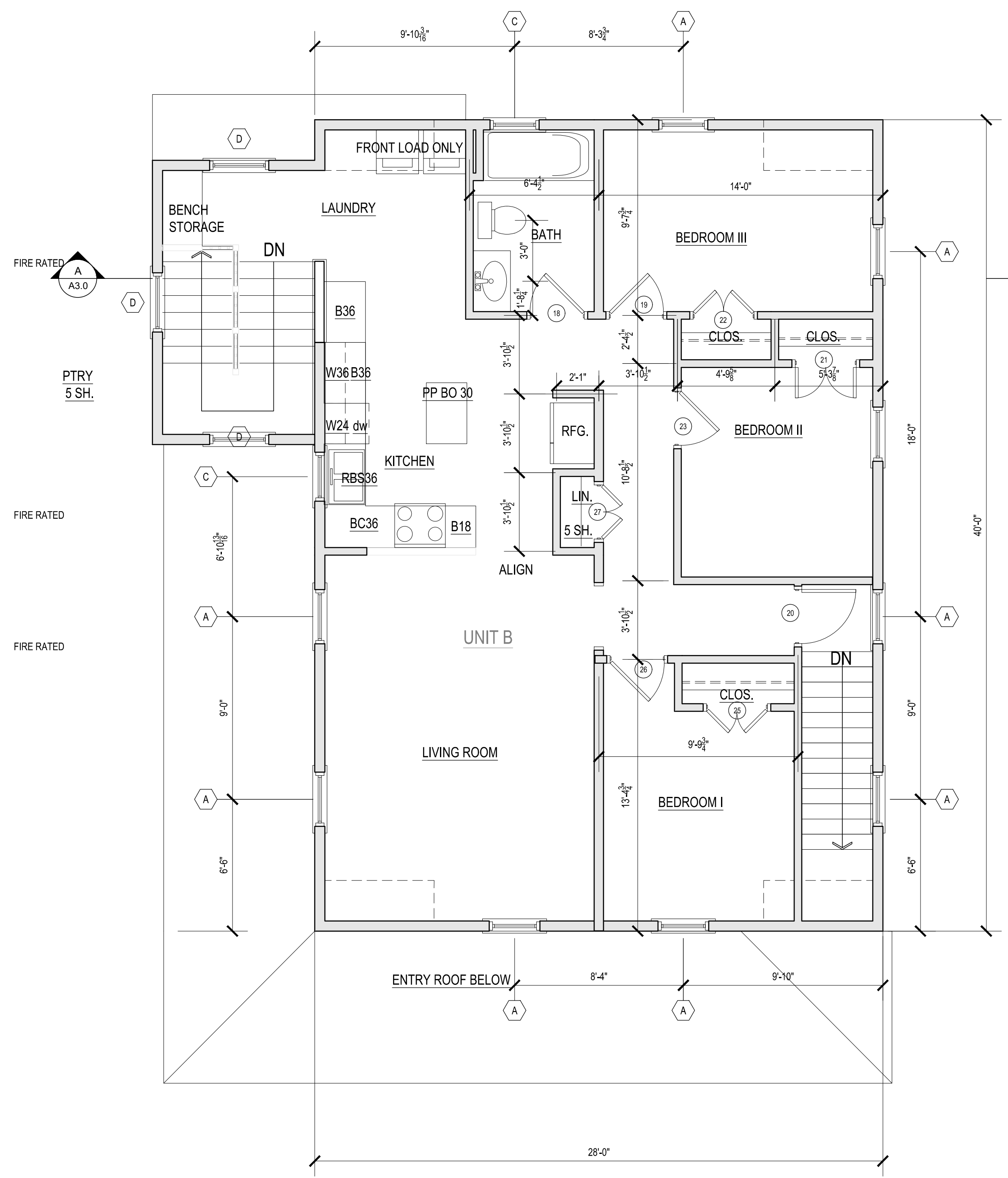
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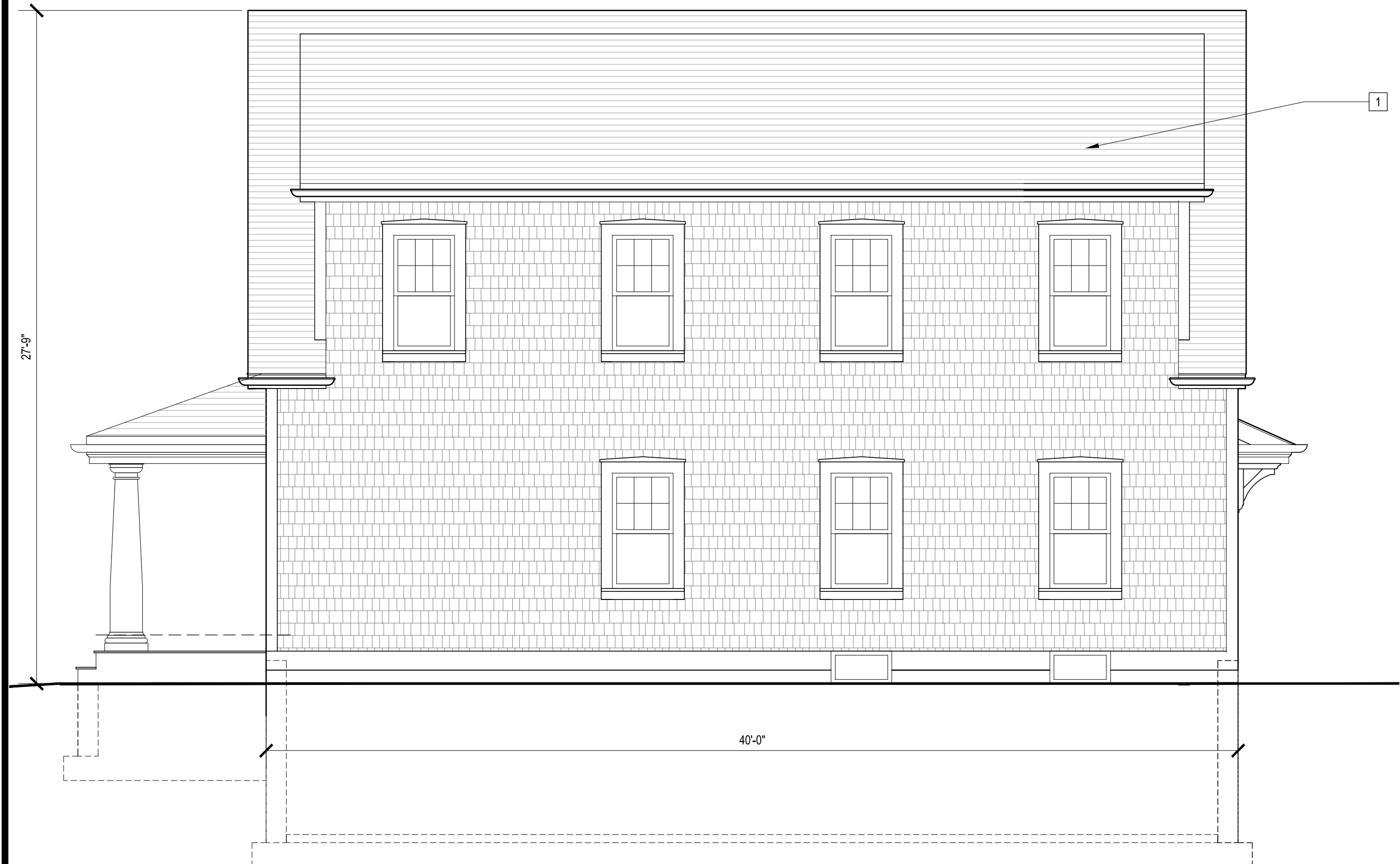
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2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

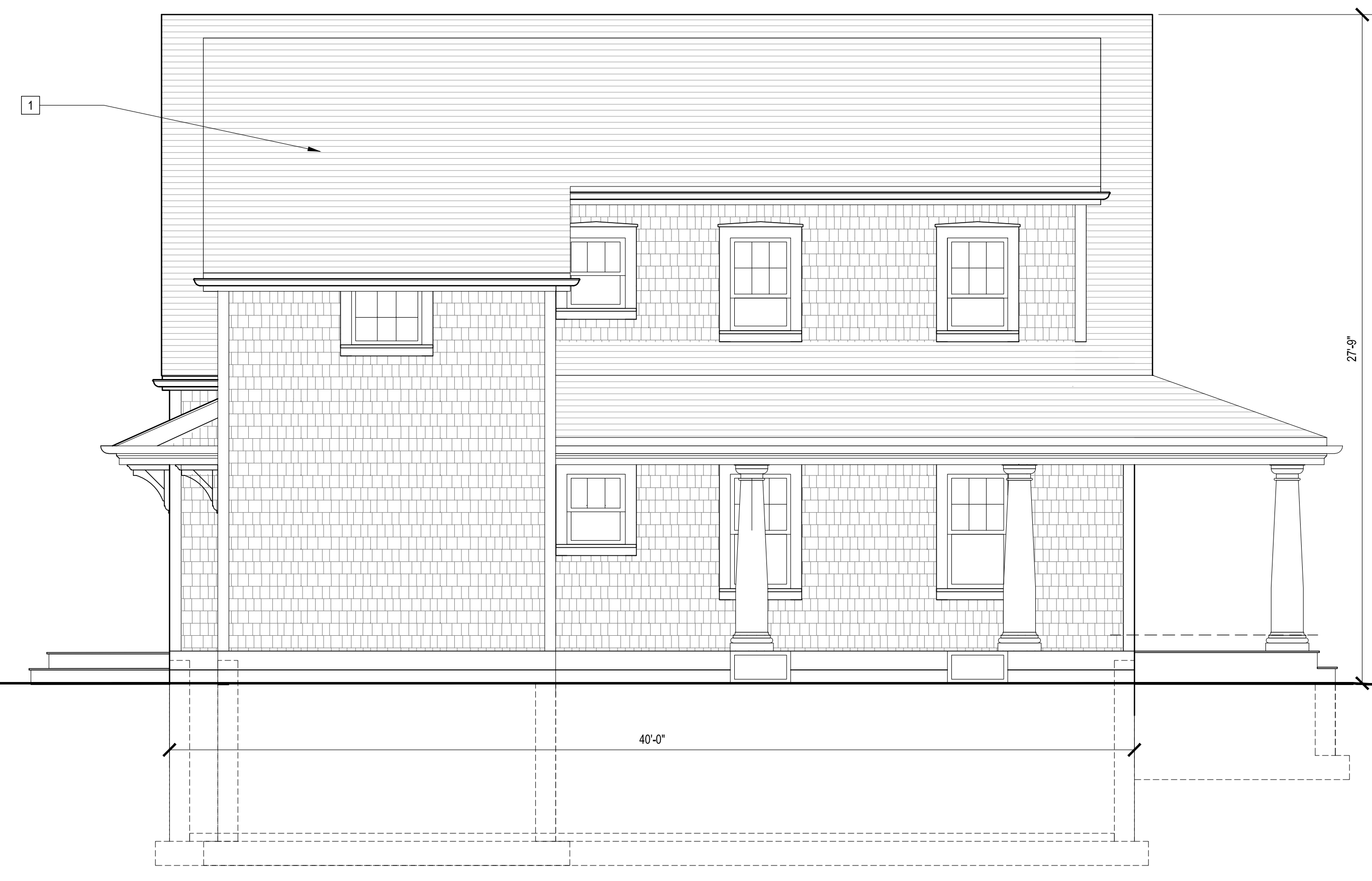


4 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

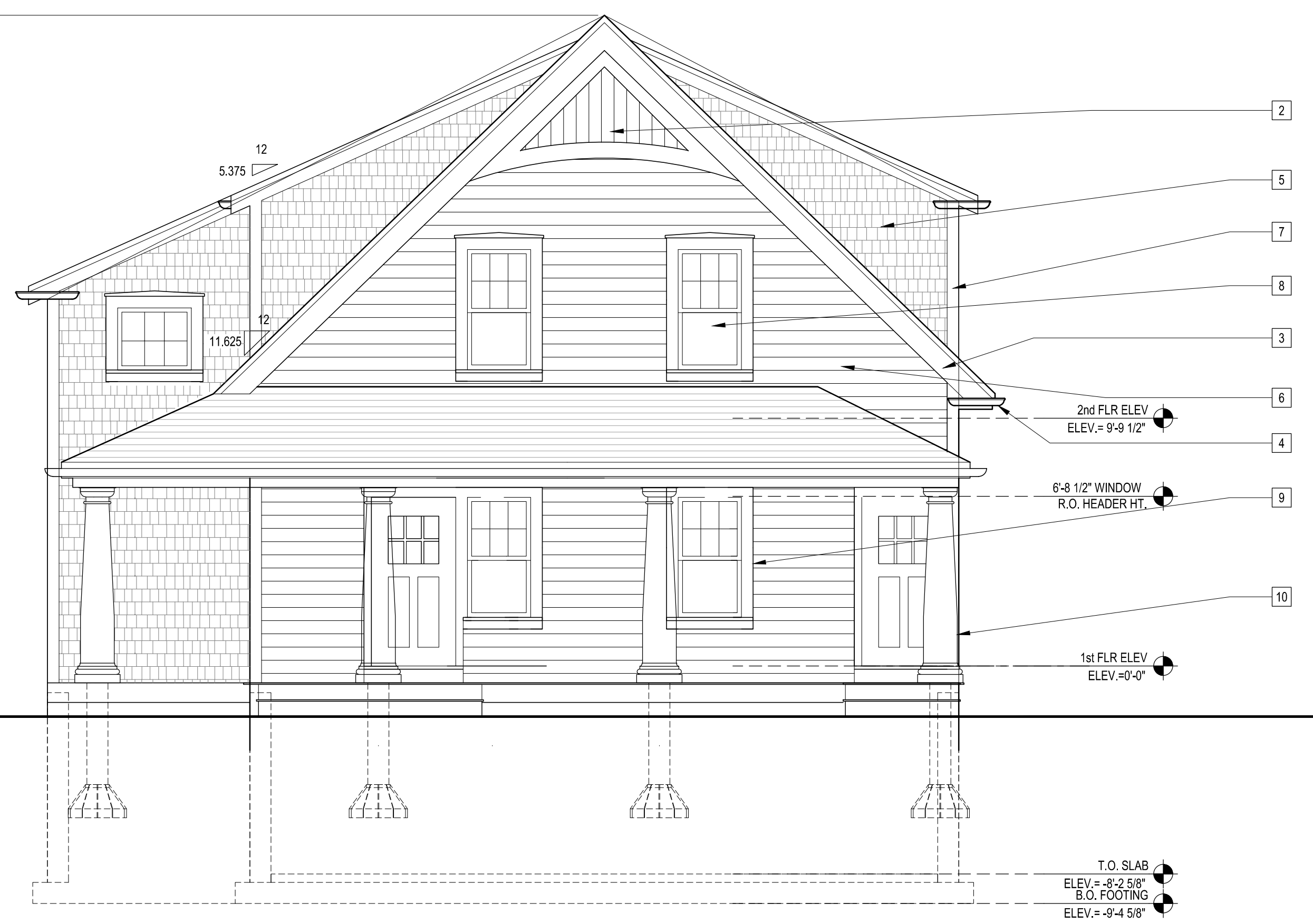
- EXTERIOR MATERIAL LEGEND:**
- 1 ARCHITECTURAL GRADE, F. G. ASPHALT ROOF SHINGLES, COLOR EQ. TO CERTAINTEEED WEATHERED WOOD
 - 2 DECORATIVE TRIM DETAIL
 - 3 1/2" x 10 COMPOSITE RAKE BOARD, PAINTED
 - 4 ALUMINUM GUTTERS & DOWNSPOUTS, WHITE
 - 5 SHINGLES @ 4" T.W. WITH CORNERBOARDS, TYP.; COLOR EQ. TO CERTAINTEEED LIGHT MAPLE
 - 6 LAP SIDING @ 5" T.W. WITH CORNERBOARDS, TYP.; COLOR EQ. TO CERTAINTEEED AUTUMN YELLOW
 - 7 1/2" x 6 COMPOSITE CORNERBOARDS, TYP.
 - 8 VINYL CLAD WOOD WINDOWS, TYP. REF. WINDOW SCHEDULE
 - 9 1/2" x 6 WINDOW CASING W/ 2x WOOD SILL AND 1/2" x 6 RIPPED APRON, PAINTED, TYP.
 - 10 DECORATIVE COLUMN ENCLOSURE



3 REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

**NEW RESIDENTIAL
BUILDING 'A'**
RJWB, LLC
6 CHAPEL LANE
E. WAREHAM, MA 02538



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Ph 508-992-3494 • Fax 508-992-3495 • www.anthif.com • email: info@anthif.com

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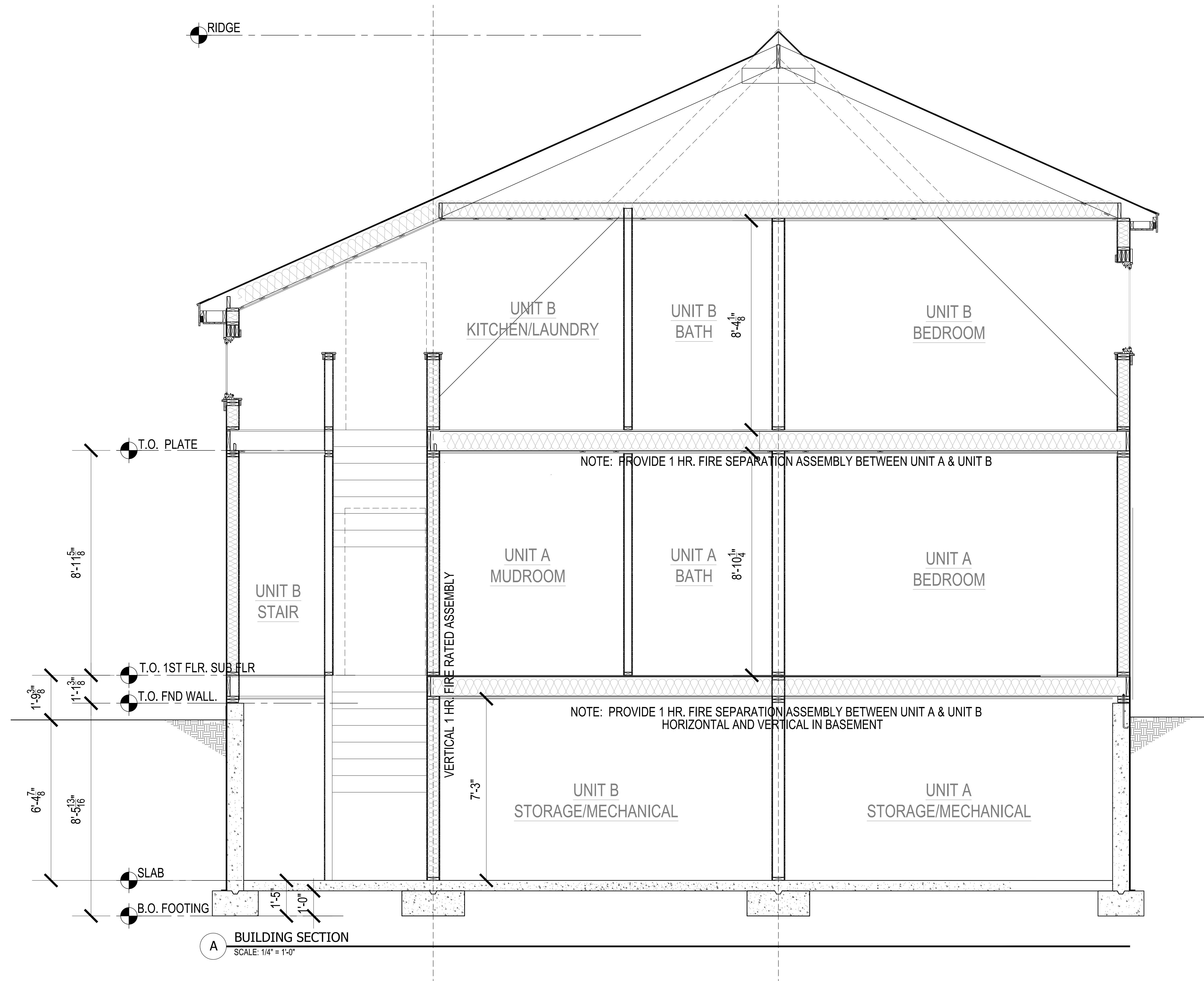
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TITLE:
**PROPOSED
EXTERIOR
ELEVATIONS**

File No. 20013 elevs A
Date 04/28/22
Sheet No

A-2.0



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

TYPICAL SECTION NOTES:

EXTERIOR WALLS:
 - SHINGLES @ 4-1/2" ± EXPOSURE
 OR CLAPBOARD SIDING
 @ 5" EXPOSURE
 - TYVEK HOUSE WRAP OR EQUAL
 - 1/2" CDX PLYWOOD SHEATHING
 - BATT INSULATION (R-21)
 - 2 x 6 STUDS - 16" O.C.
 - 1/2" GWB PAINTED

ROOF CONSTRUCTION:
 - F.G. ASPHALT SHINGLES
 (ARCHITECT GRADE)
 - 30# SATURATED BUILDING FELT
 - ICE & WATERSHIELD @ EAVES,
 VALLEYS, RISING WALLS
 - 1/2" CDX PLYWOOD ROOF
 SHEATHING
 - 2 x 10 RAFTERS w/ SIMPSON
 H2.5 CLIPS @ 16" O.C.
 (UNLESS OTHERWISE NOTED)
 - INSULATION (R-30)
 (AT ALL FINISHED LOCATIONS)
 - 1 x 3 STRAPPING @ 16" O.C.
 - 1/2" GWB PAINTED

TYP. FLOOR CONSTRUCTION:
 - 3/4" ENG. PLYWOOD SUBFLOOR
 GLUED & NAILED OVER
 - 2 X 10 @ 16" O.C. (ALT. TJI 110 @ 16" O.C.)
 - R-38 FIBERGLASS
 BATT INSULATION FOR STC 50 RATING
 (AT ALL FINISHED LOCATIONS)
 - 1 x 3 STRAPPING @ 16" O.C.
 - 5/8" FIRERATED GWB PAINTED

BASEMENT/FOUNDATION WALL:
 - BITUMINOUS DAMPPROOFING
 - 8" REINF. CONCRETE FOUNDATION WALL
 KEYED TO
 - CONT. 12" DEEP X 20" WIDE CONC. FTG.

NOTE: PROVIDE 1 HR. FIRE SEPARATION ASSEMBLY BETWEEN UNIT A & UNIT B

NOTE: PROVIDE 1 HR. FIRE SEPARATION ASSEMBLY BETWEEN UNIT A & UNIT B
 HORIZONTAL AND VERTICAL IN BASEMENT

**NEW RESIDENTIAL
 BUILDING 'A'**
 RJWB, LLC
 6 CHAPEL LANE
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TITLE:
**PROPOSED
 BUILDING
 SECTION**

File No. 20013 elevs bldg a
 Date 04/28/22
 Sheet No

A-3.0

GENERAL STRUCTURAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE (9TH EDITION)
- THE CONTRACTOR SHALL NOT SCALE THE CONTRACT DRAWINGS.
- TYPICAL AND CERTAIN SPECIFIC CONDITIONS HAVE BEEN DETAILED ON THE DRAWINGS. FOR CONDITIONS NOT SPECIFICALLY SHOWN, THE CONTRACTOR SHALL PREPARE DETAILS SIMILAR TO THOSE SHOWN AND SUBMIT THEM WITH THE RELEVANT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
- ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMISSION OF RELEVANT SHOP DRAWINGS FOR REVIEW AND PRIOR TO COMMENCEMENT OF FABRICATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF FIELD CONDITIONS WHICH ARE IN CONFLICT WITH THE STRUCTURAL CONTRACT DOCUMENTS.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, AND OTHER METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE THE STRUCTURAL CONTRACT DOCUMENTS WITH CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BEFORE COMMENCEMENT OF WORK AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.

DESIGN LOADS

- FLOOR LIVE LOADS
 - ATTIC - 20 PSF
 - FIRST FLOOR - 40 PSF
- ROOF LIVE LOADS
 - 20 PSF
- DEAD LOAD ROOF & FLOOR - 10 PSF
- WIND LOADS
 - REFERENCE WIND VELOCITY = 110 MPH
 - REFERENCE WIND PRESSURE = 21 PSF
 - EXPOSURE = B
 - DESIGN PRESSURE FOR VERTICAL PARTS OF STRUCTURE: BEYOND SALIENT CORNERS = 25.2 PSF WITHIN SALIENT CORNERS = 35.7 PSF

CAST-IN-PLACE CONCRETE

- DESIGN AND PLACEMENT OF ALL CONCRETE WORK AND REINFORCING SHALL CONFORM TO THE LATEST ACI CODES AND MANUALS 301, 315, AND 318.
- THE CONTRACTOR SHALL PROVIDE TIES AND BRACING WHERE NECESSARY DURING CONSTRUCTION, TO REMAIN IN PLACE UNTIL THE STRUCTURES ARE COMPLETE.
- DESIGN AND ERECTION OF ALL FORMWORK SHALL BE IN ACCORDANCE WITH ACI 347 AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CAST-IN-PLACE CONCRETE SHALL CONTAIN TYPE I OR II PORTLAND CEMENT AND SHALL BE SUPPLIED BY THE SAME MANUFACTURER FOR THE ENTIRE PROJECT.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. ALL INTERIOR CONCRETE SHALL BE NON AIR ENTRAINED. SEE SPECIFIC REQUIREMENTS IN THE SPECIFICATIONS.
- ALL CAST-IN-PLACE CONCRETE SHALL CONFORM WITH THE FOLLOWING:

LOCATION	STRENGTH AT 28 DAYS	MAX. SLUMP
SLABS ON GRADE	3000 PSI	3"
FOUNDATION WALLS AND FOOTINGS	3000 PSI	4"
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 OR ASTM A 616, INCLUDING SUPPLEMENT S1, GRADE 60.
- PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE. REINFORCEMENT SPLICES SHALL BE MADE ONLY AS REQUIRED OR PERMITTED ON THE CONTRACT DRAWINGS.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL BE PROVIDED IN FLAT SHEETS. IT SHALL BE SUPPORTED ON CONTINUOUS SLAB BOLSTERS AND LAPPED ONE AND ONE-HALF MESH.
- REINFORCEMENT SHALL NOT BE FIELD CUT, UNLESS OTHERWISE INDICATED. WHEN PERMITTED, REINFORCEMENT SHALL BE COLD BENT. HEATING REINFORCEMENT IS PROHIBITED.
- REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	
#5 AND SMALLER	1-1/2"
#6 TO #18	2"
SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER	1"
BEAM STIRRUPS, COLUMN AND PIER TIES	1-1/2"

CHAMFER ALL EXPOSED CONCRETE EDGES 1/2", UNLESS OTHERWISE INDICATED.

PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315 AND CRSI "MANUAL OF STANDARD PRACTICE", CHAPTER 3. ALL BAR SUPPORTS IN AREAS WHERE CONCRETE WILL BE EXPOSED SHALL HAVE PLASTIC TIPPED FEET. THE CONTRACTOR IS CAUTIONED THAT CARE MUST BE EXERCISED TO PREVENT EXPOSURE OF TIE WIRE OR OTHER MATERIALS WHICH MAY CAUSE STAINING OF EXPOSED CONCRETE. PROPER COVER SHALL BE MAINTAINED ON ALL REINFORCEMENT.

CURE CONCRETE IMMEDIATELY AFTER FINISHING IN ACCORDANCE WITH ACI 301, ACI 305R, ACI 306R, AND ACI 308.

FIELD TESTING:

- UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS, CAST ONE SET FOUR (4) CONCRETE TEST CYLINDERS (6" DIA. x 12" HIGH) FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED. FOR 16 TO 24 HOURS AFTER CASTING, PROTECT TEST SPECIMENS IN ACCORDANCE WITH ASTM C31. PROVIDE AN ON SITE CURE BOX FOR CYLINDER STORAGE DURING INCLEMENT WEATHER. DO NOT TRANSPORT SPECIMENS TO THE LABORATORY UNTIL AFTER THE INITIAL PROTECTION PERIOD.
- AT THE TIME OF CASTING EACH SET OF TEST CYLINDERS, SAMPLE CONCRETE IN ACCORDANCE WITH ASTM C172 AND PERFORM THE FOLLOWING MEASUREMENTS AT THE POINT OF CONCRETE PLACEMENT:
 - AMBIENT TEMPERATURE
 - CONCRETE TEMPERATURE
 - UNIT WEIGHT IN ACCORDANCE WITH ASTM C-138
 - SLUMP IN ACCORDANCE WITH ASTM C-143
 - AIR CONTENT IN ACCORDANCE WITH ASTM C-173 OR ATM C-231

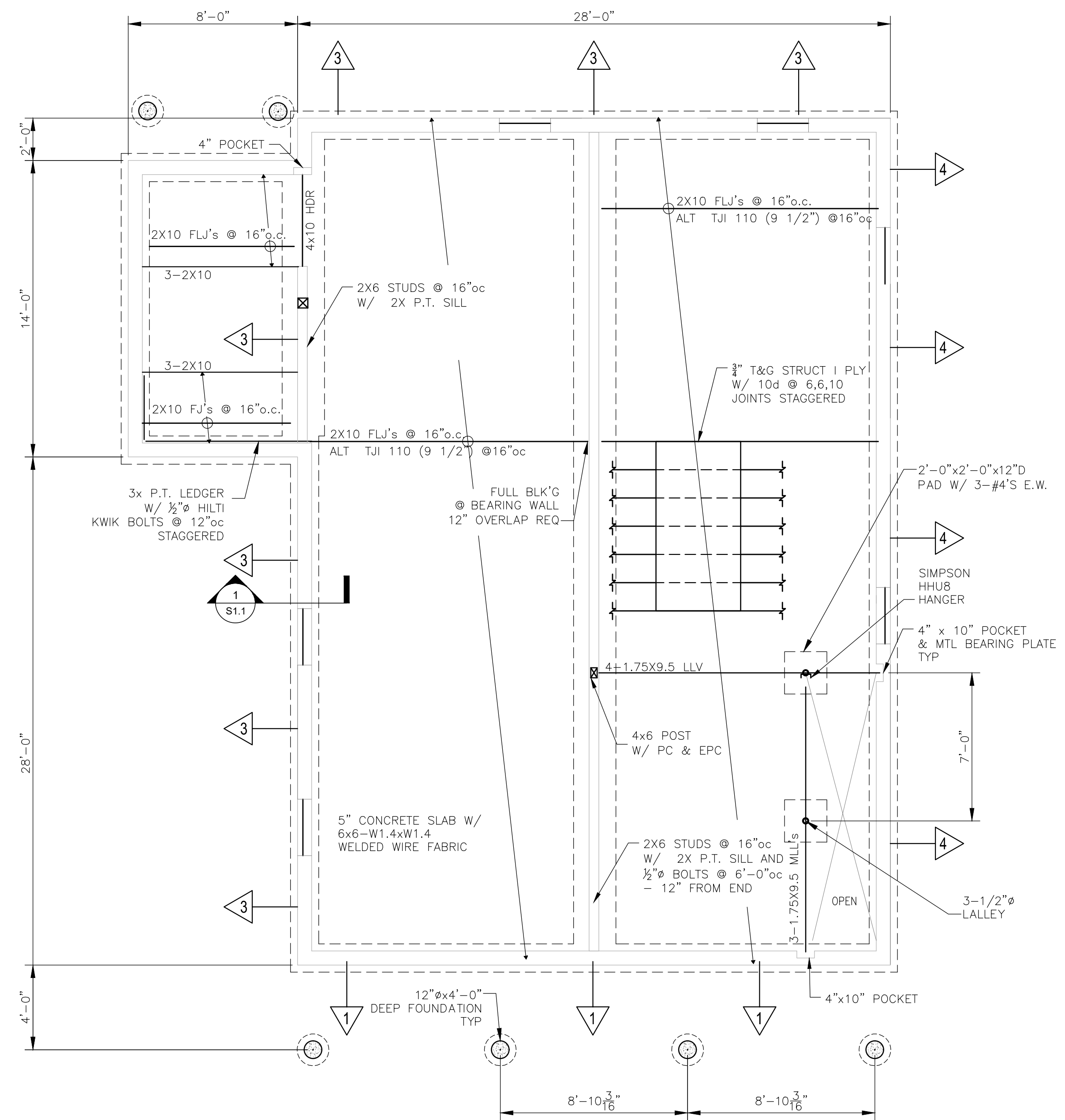
FOUNDATION AND SLAB-ON-GRADE NOTES

FOUNDATIONS SHALL BEAR ON STRATA WITH A BEARING PRESSURE OF 2000 PSF.

NO BACKFILLING AGAINST UNDERGROUND OR RETAINING WALLS SHALL OCCUR UNTIL THE WALLS HAVE ATTAINED THEIR SPECIFIED 28-DAY STRENGTHS UNLESS ADEQUATE BRACING IS PROVIDED TO RESIST HORIZONTAL LOADS IMPOSED BY BACKFILLING, EXCEPT WHERE THE DIFFERENTIAL HEIGHT OF BACKFILL ON EITHER SIDE OF THE WALL IS LESS THAN TWO FEET.

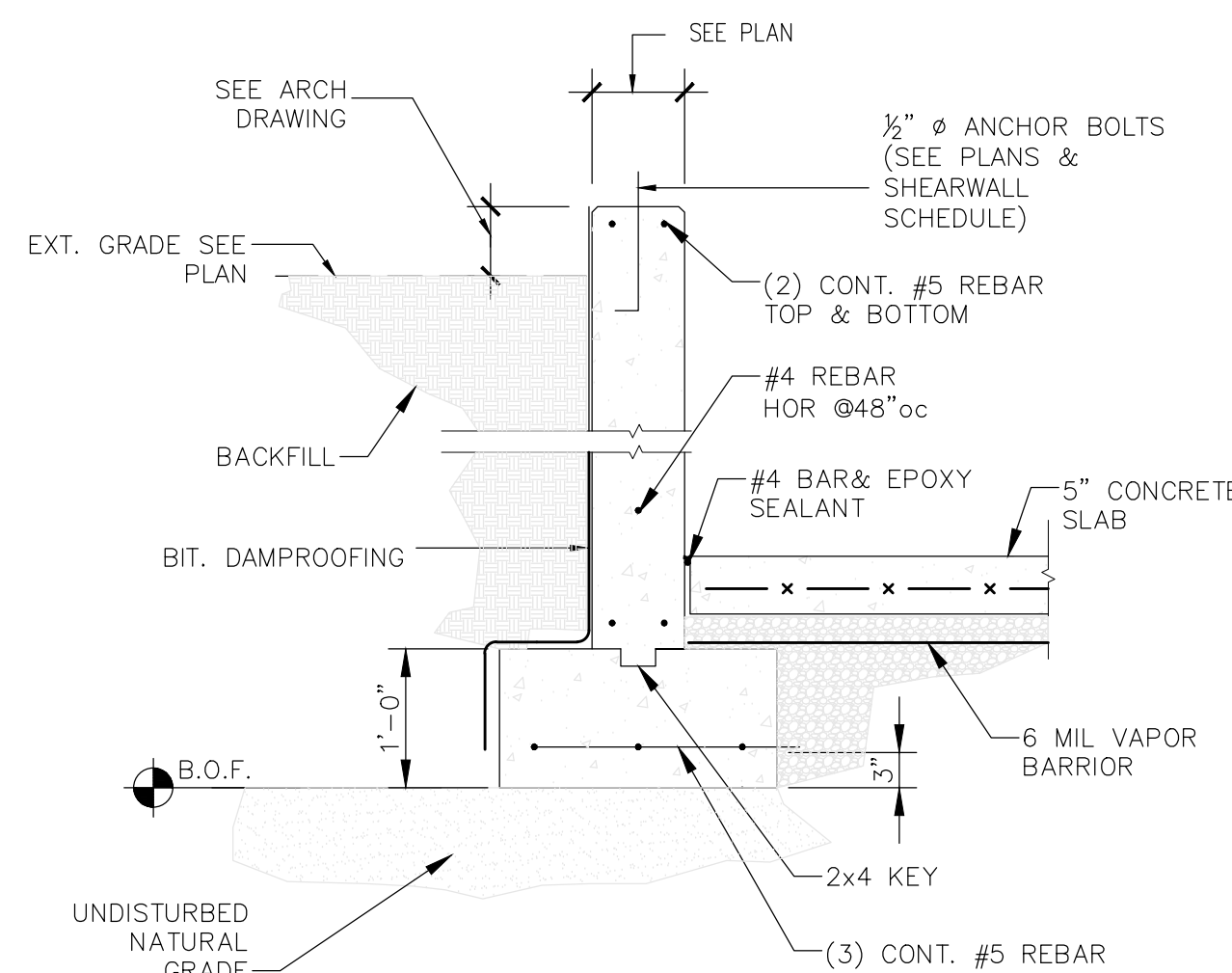
WOOD FRAMING NOTES

- ALL ROUGH FRAMING SHALL BE NO. 2 OR BETTER SPRUCE-PINE-FIR, UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS.
- ALL TWO (2) INCH NOMINAL LUMBER TO BE SEASONED TO 19% MAXIMUM MOISTURE CONTENT.
- ALL LUMBER AND PLYWOOD SHALL BE GRADE-STAMPED BY THE APPROPRIATE MANUFACTURER'S ASSOCIATION FOR THE APPROPRIATE USE.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESSURE TREATED WITH A CCA-C 0.40 PROCESS.
- ALL WOOD FRAMING SHALL BE BUILT PLUMB, LEVEL, SQUARE, AND TRUE WITH ADEQUATE BRACING AND CONNECTION HARDWARE TO ENSURE A RIGID STRUCTURE.
- ROUGH CONNECTIONS SHALL BE ACCURATELY CUT AND TIGHTLY FITTED AS NECESSITATED BY THE CONDITIONS ENCOUNTERED TO PROVIDE FULL BEARING WITHOUT USE OF SHIMS.
- ALL FLOORS AND THE ROOF SHALL BE SHEATHED WITH 3/4" TONGUE AND GROOVE STRUCTURAL 1 PLYWOOD, GLUED AND NAILED, UNLESS OTHERWISE SHOWN OR NOTED.
- ALL PLYWOOD SHALL BE LAID WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTS. STAGGER ALL JOINTS. PROVIDE BLOCKING AT ALL JOINTS ONLY WHERE SHOWN ON PLAN.
- ALL PLYWOOD SHALL BE FASTENED WITH 10d NAILS 6" ON CENTER AT SUPPORTED PANEL EDGES AND AT 10" ON CENTER AT INTERMEDIATE SUPPORTS, UNLESS OTHERWISE SHOWN OR NOTED (SPECIFIC SHEAR WALLS & DIAPHRAGMS).
- ALL INTERIOR DOOR HEADERS SHALL CONSIST OF TWO 2X8'S WITH ONE LAYER OF 1/2" PLYWOOD SPACER, UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS. FOR 2x6 EXTERIOR STUD WALLS, ALL EXTERIOR WINDOW AND DOOR HEADERS OVER THREE (3) FEET WIDE SHALL BE THREE 2X8'S WITH TWO LAYERS OF 1/2" PLYWOOD, U.N.O. AT EXTERIOR HEADERS, 1" THICK RIGID INSULATION MAY BE USED IN PLACE OF [2] 1/2" PLYWOOD SPACERS; LOCATE BETWEEN DOUBLE HEADER AT OUTSIDE FACE AND SINGLE HEADER AT INSIDE FACE.
- ALL HEADERS OVER SIX (6) FEET IN LENGTH SHALL REST ON DOUBLE STUD POSTS AS A MINIMUM, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- SIMPSON CONSTRUCTION HARDWARE (OR APPROVED EQUAL) SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND NAILING SCHEDULE. THE GENERAL CONTRACTOR MUST BE FAMILIAR WITH, AND HAVE THE APPROPRIATE PRODUCT CATALOGS ON SITE.
 - ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS IN THE SIMPSON CATALOG. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL. 16D FASTENERS ARE COMMON NAILS (8 GAGE X 3-1/2") AND CANNOT BE REPLACED WITH 16D SINKERS (9GAGE X 3-1/4") UNLESS OTHERWISE SPECIFIED.
 - BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER (PER THE 1997 NDS, SECTION 8.1.2.1).
 - INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE CONNECTION.
 - PNEUMATIC NAILERS MAY BE USED TO INSTALL CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. TOOLS WITH NAIL HOLE-LOCATING MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT.
 - JOISTS SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT AND THE GAP BETWEEN THE JOIST AND THE HEADER SHALL NOT EXCEED 1/8".
- UNLESS NOTED OTHERWISE, MINIMUM FASTENING OF WOOD MEMBERS SHALL CONFORM TO TABLE 2305.2 OF THE MASSACHUSETTS BUILDING CODE.
- ALL PLYWOOD OR OSB SHALL BE APA RATED AND SHALL BE ADEQUATELY SPACED AT JOINTS (1/8" TYP) AS REQUIRED BY APA FOR EXPANSION.
- ALL SOLID WOOD POSTS SHALL BE DOUGLASS FIR NO. 1 OR BETTER.
- BEAMS NOTED AS "PSL" SHALL BE "PARALLAM" AS MANUFACTURED BY TRUS JOIST MACMILLAN (E=1,800,000 PSI, FB=2900 PSI). PARALLAM PRODUCTS SHALL BE ADEQUATELY STORED AND COVERED AT THE JOB SITE TO BE PROTECTED FROM WATER DAMAGE PRIOR TO INSTALLATION.
- BEAMS NOTED AS "LVL" SHALL BE "MICROLLAM" AS MANUFACTURED BY TRUS JOIST MACMILLAN (E=1,900,000 PSI, FB=2600 PSI). MICROLLAM PRODUCTS SHALL BE ADEQUATELY STORED AND COVERED AT THE JOB SITE TO BE PROTECTED FROM WATER DAMAGE PRIOR TO INSTALLATION.
- TJI JOISTS SHALL BE BY TRUS-JOIST PRO 150 SERIES OR EQUAL WITH LVL FLANGES AND OSB WEBS. PROVIDE BRIDGING PER MANUFACTURER'S RECOMMENDATIONS.
- SHEAR WALL SHEATHING SHALL BE IN ACCORDANCE WITH SHEARWALL SCHEDULE. ALL SHEETS SHALL BE STAMPED WITH THE MANUFACTURER'S INFORMATION AND SHEATHING CERTIFICATION.
- ALL STUDS SHALL ALIGN WITH TRUSSES. AT TYPICAL AREAS SUCH AS OPENING JAMBS, PROVIDE STUDS OR BLOCKING TO MAINTAIN A SOLID CONTINUOUS LOAD PATH TO



FOUNDATION / FIRST FLOOR FRAMING PLAN

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



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

NEW RESIDENTIAL BUILDING 'A'
RJWB, LLC
6 CHAPEL LANE
E. WAREHAM, MA 02538



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TITLE:
PROPOSED FOUNDATION PLAN & NOTES

File No. 20013 STRUCTURAL
Date 04/28/22
Sheet No

S-1.1

SHEAR PANEL SCHEDULE							
PANEL	PLYWOOD ⁽³⁾	NAILING	q (all)	NAILS ⁽³⁾	ANCHOR BOLTS	TOP PLATE ATTACHMENT	HOLD-DOWN ATTACHMENT
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 6" O.C.	NA	A35 @ 20" O.C.	ST2115
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 4" O.C.	NA	A35 @ 14" O.C.	MST27
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 4" O.C.	1/2" @ 36" O.C.	A35 @ 14" O.C.	HD-5B&4X POST
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 4" O.C.	1/2" @ 48" O.C.	A35 @ 14" O.C.	HD-3B&2-2X POST
△	(1)15/32" CDX	10d @ 2, 2, 12	770	16d @ 8" O.C.	1/2" @ 12" O.C.	A35 @ 6" O.C.	A35 @ 6" O.C.
△		SEE NOTE	264	16d @ 16" O.C.	1/2" @ 4" O.C.	A35 @ 30" O.C.	A35 @ 30" O.C.

NOTES:

- 3X FRAMING REQUIRED AT ADJOINING PANEL EDGES
- 4X OR 2-2X NAILED WITH 16d NAILS @ 6" O.C.
- A35'S OT REQUIRED IF PANEL NAILS TO FRAMING MEMBER ABOVE TOP PLATE
- ZIP BOARD MAY BE USED IN LIEU OF PLYWOOD SHEATHING.

HEADER SCHEDULE			
OPENING	2x6 STUD WALLS		
	ROOF	ONE FLR	ONE FLR + ROOF
LESS THAN 3'-0"	2-2X6	2-2X6	2-2X6
3'-1" to 5'-0"	2-2X6	2-2X8	2-2X8
5'-1" to 7'-0"	2-2X8	2-2X10	2-2X10
7'-1" to 8'-0"	2-2X8	2-2X10	2-2X12

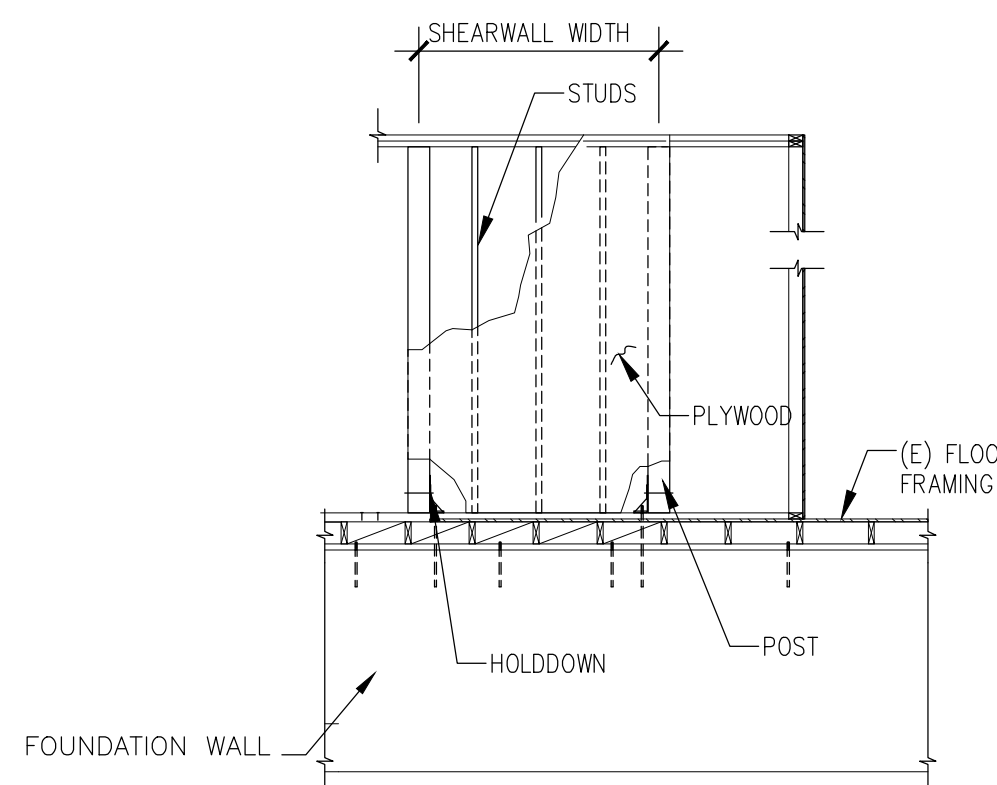
NOTES:

- PROVIDE AND INSTALL HEADERS ACCORDANCE WITH THE ABOVE SCHEDULE FOR INDICATED ROUGH OPENINGS ON ARCHITECTURAL PLANS AND UNLESS NOTED OTHERWISE. HEADER SPANS EXCEEDING TABULATED VALUES SHALL BE NOTED ON FRAMING PLANS.

- PROVIDE 3" MINIMUM BEARING AT EACH END.

SHEARWALL SCHEDULE

SCALE: NA

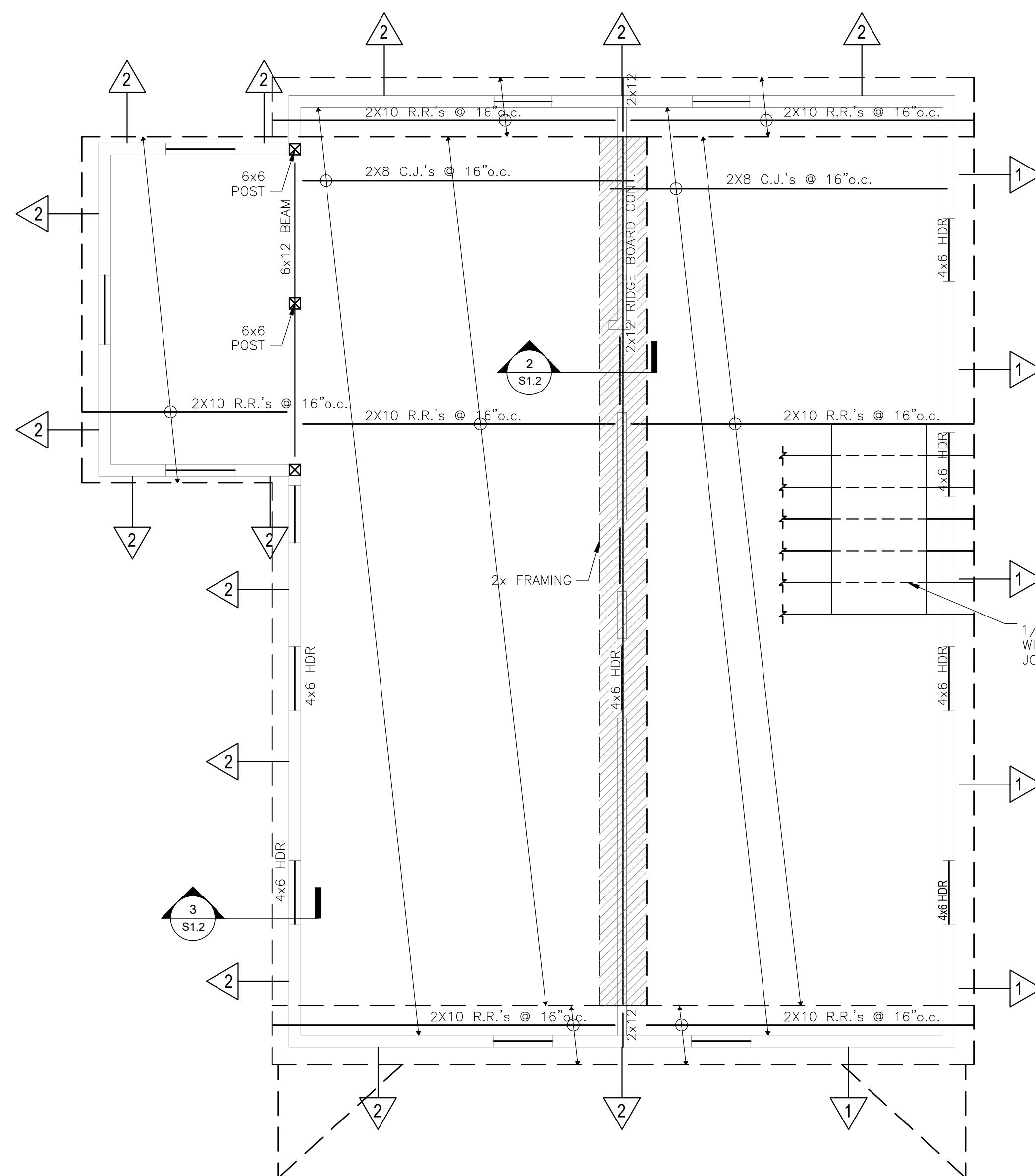


1 SHEARWALL DETAIL

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

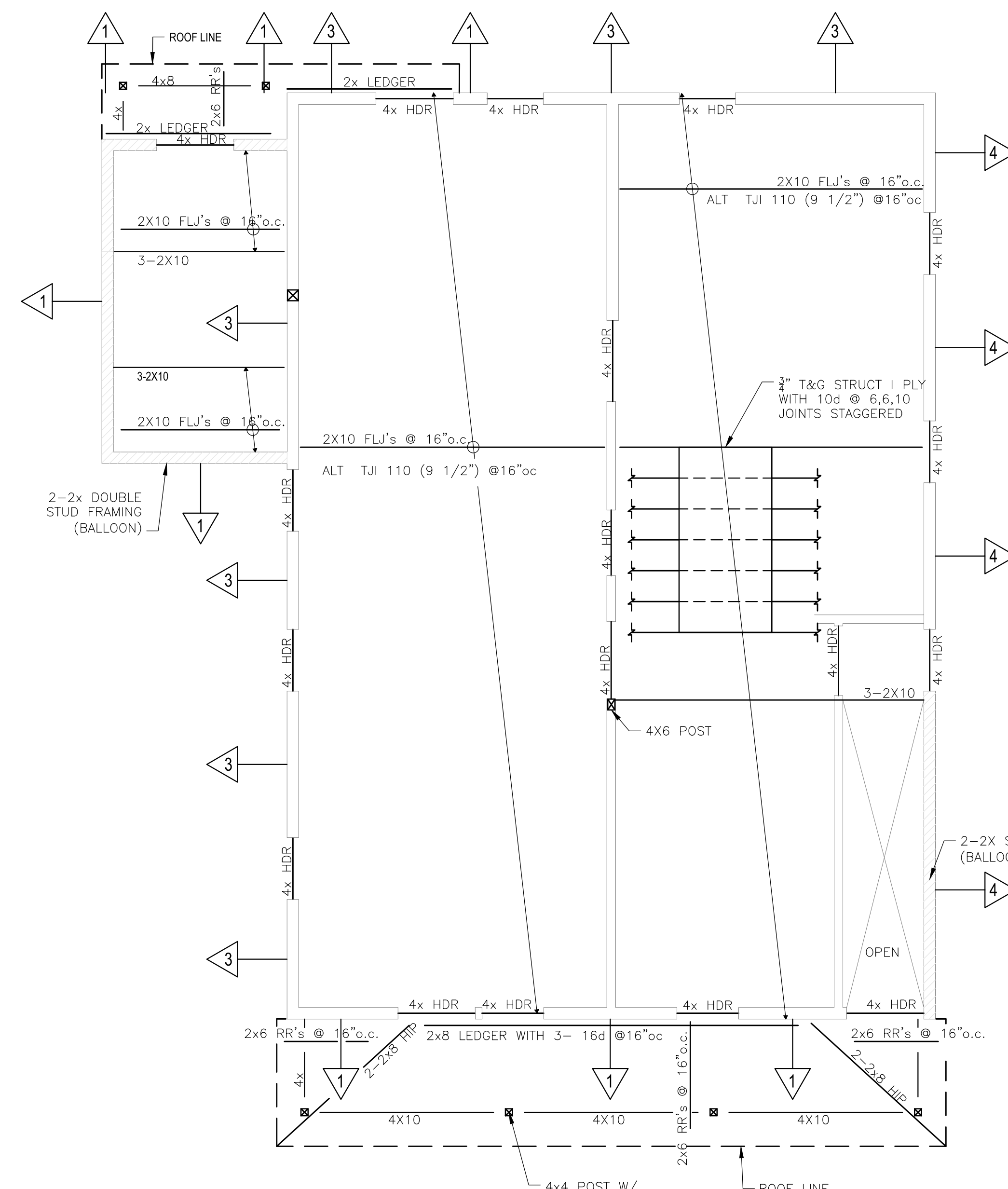
HEADER SCHEDULE

SCALE: NA



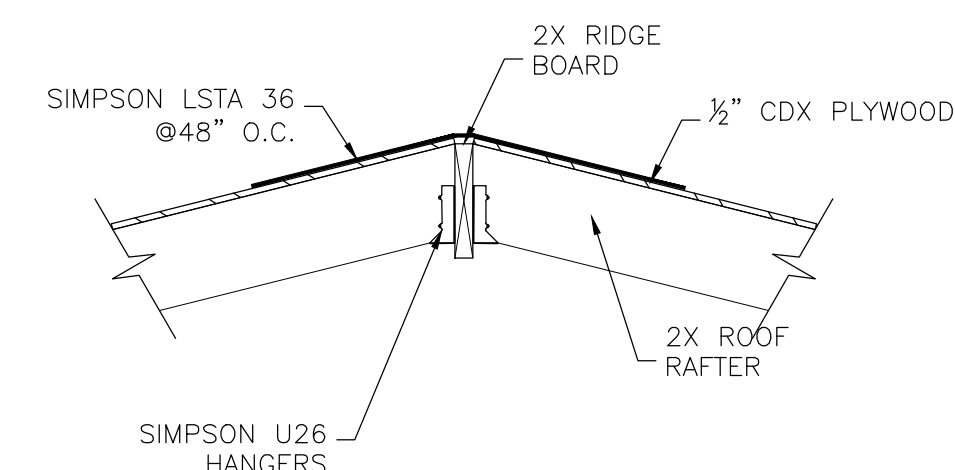
ROOF FRAMING PLAN

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



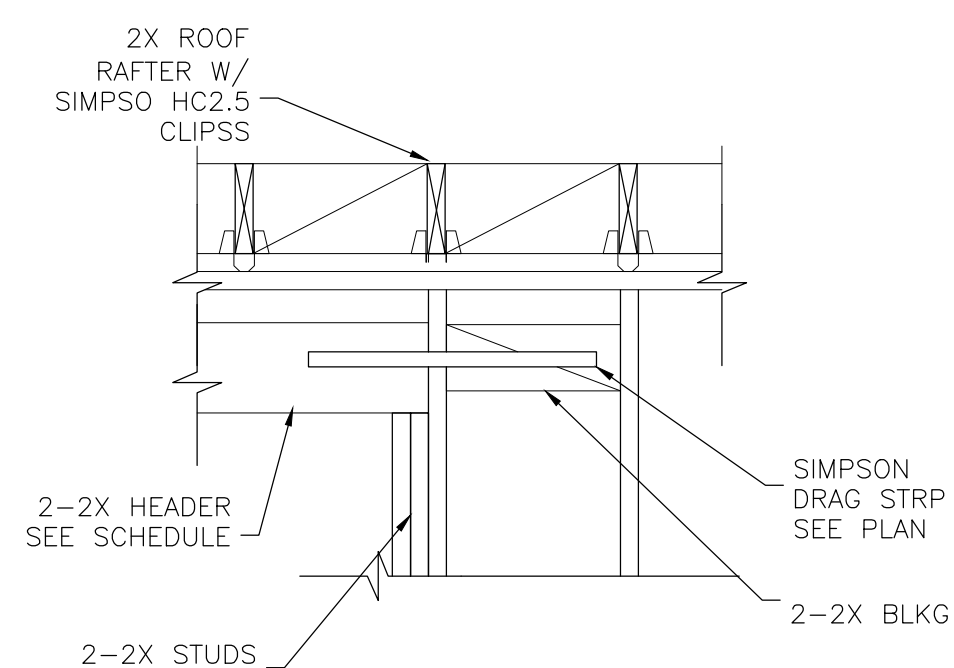
SECOND FLOOR FRAMING PLAN

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



2 RIDGE STRAP

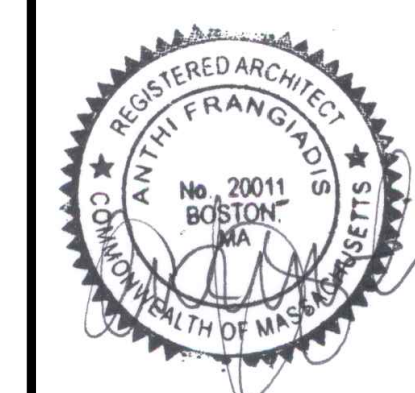
SCALE: 3/4" = 1'-0"



3 DRAG STRUT DETAIL

SCALE: 3/4" = 1'-0"

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TITLE:
PROPOSED
FRAMING
PLANS &
DETAILS

File No. 20013 STRUCTURAL
Date 04/28/22
Sheet No

S-1.2

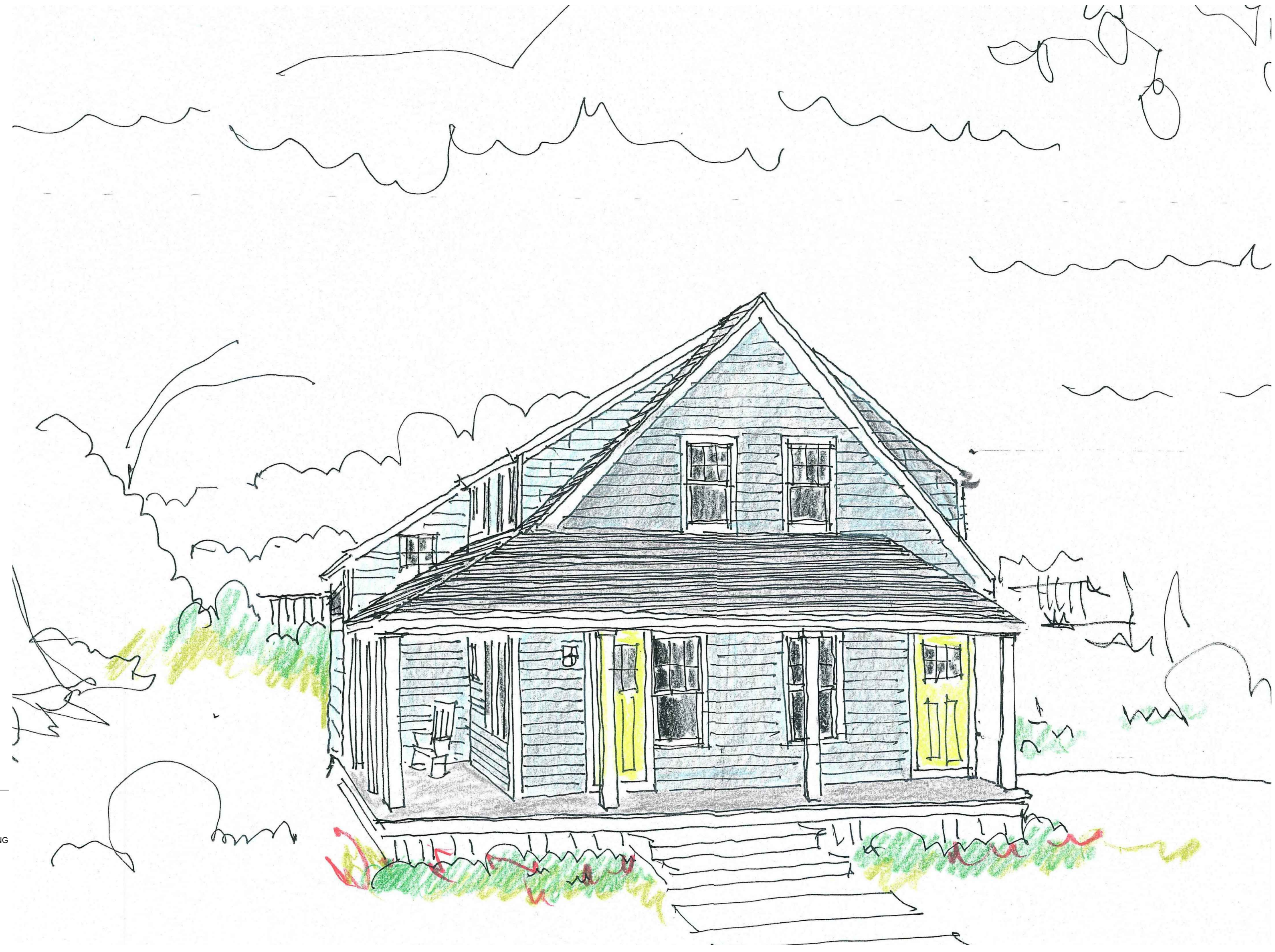
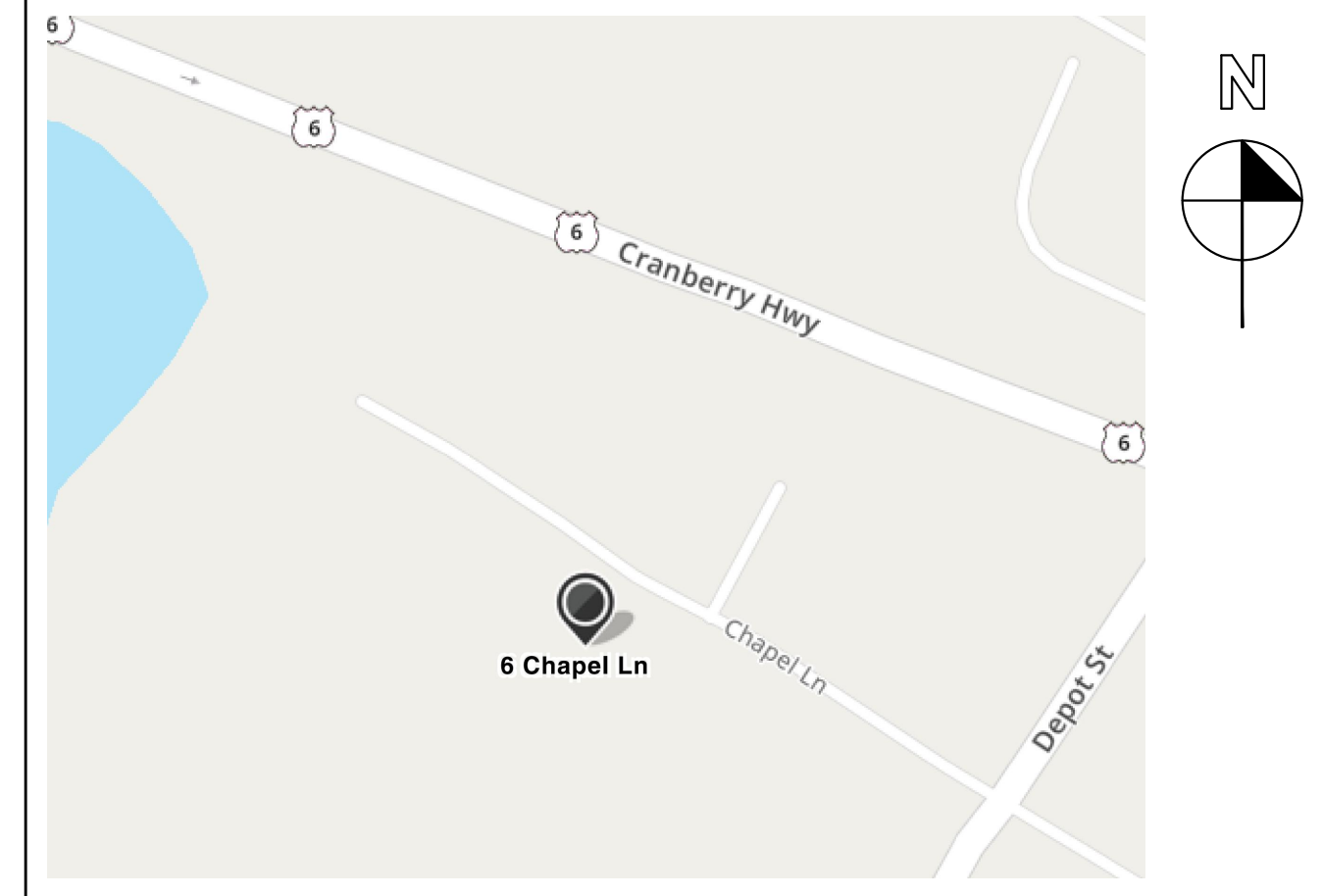
NEW TWO FAMILY DWELLING - BUILDING B

RJWB LLC
6 CHAPEL LANE
EAST WAREHAM, MA 02538

PROJECT INFORMATION

ASSESSOR'S MAP ~ 43, LOTS 1036, 1037A, 1039
1040A, 1041A, 1041B
SEE SITE PLAN BY GAF
ENGINEERING

AREA MAP



GENERAL SYMBOLS: (REFER TO OTHER DRAWINGS FOR SPECIFIC SYMBOLS)

∅	DIAMETER	4'-0"	MASONRY OPENING DIMENSIONS: TYPICAL PLAN DIMENSIONS INDICATED WITH M.O. DO NOT INCLUDE THE 3/8" MORTAR JOINT ASSOCIATED WITH MASONRY JAMB OPENINGS. SHOWN IS ACTUALLY 4'-0 3/8" WIDE OPENING.
&	AND		
@	AT		
⊕	CENTERLINE		
⊕	ELEVATION MARK		
⊕	NORTH ARROW		
X XX	SECTION NUMBER SECTION MARKER		
X XX	DRAWING SHEET NUMBER		
X XX	SECTION NUMBER SECTION MARKER		
X XX	DRAWING TITLE DRAWING SCALE		
X XX	DRAWING SHEET NUMBER		

ABBREVIATIONS:

AC	AIR CONDITIONER	EA	EACH	MAHO	MAHOGANY	SC	SOLID CORE
ACC	ACCESS FLOORING	EJ	EXPANSION JOINT	MAS	MASONRY	SCHED	SCHEDULER
ACT	ACOUSTICAL CEILING TILE SYSTEM	EL	ELEVATION	MAX	MAXIMUM	SEF	SAFETY
A.F.F.	ABOVE FINISHED FLOOR	ELEC	ELECTRICAL	MDF	MEDIUM DENSITY FIBERBOARD	SGE	SINGLE
ALUM	ALUMINUM	ELEV	ELEVATOR	MDO	MEDIUM DENSITY OVERLAY PLYWOOD	SHWS	SHOWERS
ASST	ASSISTANT	EQ	EQUAL	MEM	MEMBRANE	SHT	SHEET
AT	ACOUSTICAL TILE	EQUIP	EQUIPMENT	MGR	MANAGER	SPEC	SPECIFICATIONS
AV	AUDIOVISUAL	EST	ESTIMATE	MIC	MICROWAVE	SQ	SQUARE
		EXIST	EXISTING	MISC	MISCELLANEOUS	SR	SENIOR
		EXP	EXPANSION	M.O.	MASONRY OPENING	S.S.	STAINLESS STEEL
		ESPO	EXPOSED	MTD	MOUNTED	STC	SOUND TRANSMISSION CLASS STANDARD
BD	BOARD			MTL	METAL	STD	STEEL
BE	BAKED ENAMEL					STRUC	STRUCTURAL
BE	BITUMINOUS	F.E.	FIRE EXTINGUISHER	N.I.C.	NOT IN CONTRACT	SUPER	SUPERVISOR
BKTS	BRACKETS	FIN	FINISHED			SUPRT	SUPERSTUDENT
BLDG	BUILDING	FLP	FLUOROCOLORPOLYMER			SUSP	SUSPENDED
BLK	BLOCK	FLR	FLOOR			SYS	SYSTEMS
BM	BEAM	FLUOR	FLUORESCENT	O.C.	ON CENTER	TEL	TELEPHONE
BOTT	BOTTOM	FRON	FOUNDATION	O/O	OUT TO OUT	T.J.	TRUST JOIST
BRK	BRICK	FR	FRAME	OPNG	OPENING	T.O.	TOP OF
		FTG	FOOTING	OPP	OPPOSITE	T.O.C.	TOP OF CONCRETE
CABT	CABINET			OZ	OUNCE	T.O.F.	TOP OF FOUNDATION
C.I.P.	CAST IN PLACE	GALV	GALVANIZED	PC	PRECAST	TOL	TOILET(S)
CJ	CONSTRUCTION JOINT	GB	GYP/SUM BOARD	PCT	POCKET	T.O.J.	TOP OF JOIST
CL	CENTERLINE	GC	GENERAL CONTRACTOR	PL	PLATE	TR	TRAINING
CLO	CLOSET	GEN	GENERATOR	PLNR	PLANKER	TRNS	TRANSPORTATION
CLOS	CLOSER	GL	GLASS	PLYWD	PLYWOOD	TYP	TYPICAL
CMPRT	COMPUTER	GMU	GLASS MASONRY UNIT	POLY	POLYETHYLENE	UTLY	UTILITY
CMU	CONCRETE MASONRY UNIT	GRNDS	GROUNDS	PREFIN	PREFINISHED	U/O/N	UNLESS OTHERWISE NOTED
C.O.	CASE OPENING	GYP	GYP/SUM WALL BOARD	PSI	POUNDS PER SQUARE INCH	VB	VINYL BASE
COL	COLUMN			P.T.	PRESSURE TREATED	VERT	VERTICAL
COMP	COMPONENT			PTD	PAINTED	VEST	VESTIBULE
CONC	CONCRETE	H.B.	HOSE BIB	QT	QUARRY TILE	V.I.F.	VERY IN FIELD
CONST	CONSTRUCTION	HDR	HEADER	RAD	RADIUS	W	WITH
CORR	CORRIDOR (AT ROOM NAME)	HDRW	HARDWARE	RBLD	REBUILD	WD	WOOD
CORR	CORRUGATED (AT WALL DETAILS)	HORZ	HORIZONTAL	REF	REFRIGERATOR	W/DW	WINDOW
CPT	CARPET	HM	HOLLOW METAL	REFR	REFRIGERATING	WR	WATER RESISTANT
CRSE	COURSE	HR	HOUR	RUB	RUBBER	XFER	TRANSFER
CT	CERAMIC TILE	HT	HEIGHT				
		INSUL	INSULATION				
		I.P.S.	IRON PIPE SECTION				
		JST	JOIST				
		L.C.C.	LEAD COATED COPPER				
		LNDY	LAUNDRY				
		LVL	LAMINATED VENEER LUMBER				

DRAWING INDEX

A-1.0	PROPOSED DUPLEX FLOOR PLANS & SCHEDULES
A-1.1	PROPOSED DUPLEX FLOOR PLANS & SCHEDULES
A-2.0	PROPOSED EXTERIOR ELEVATIONS
A-3.0	PROPOSED BUILDING SECTION
S-1.1	PROPOSED FOUNDATION PLAN & NOTES
S-1.2	PROPOSED FRAMING PLANS & DETAILS

PROJECT AREA CALCULATIONS

Basement - Crawl Space	1232 SF
First Floor Unit A	1232 SF
Second Floor Unit B	1232 SF

NEW CONSTRUCTION FOR:

RJWB LLC
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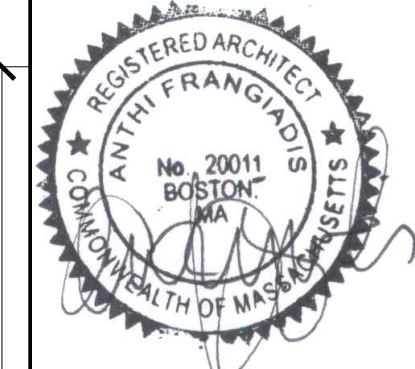
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FLOOR
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Sheet No

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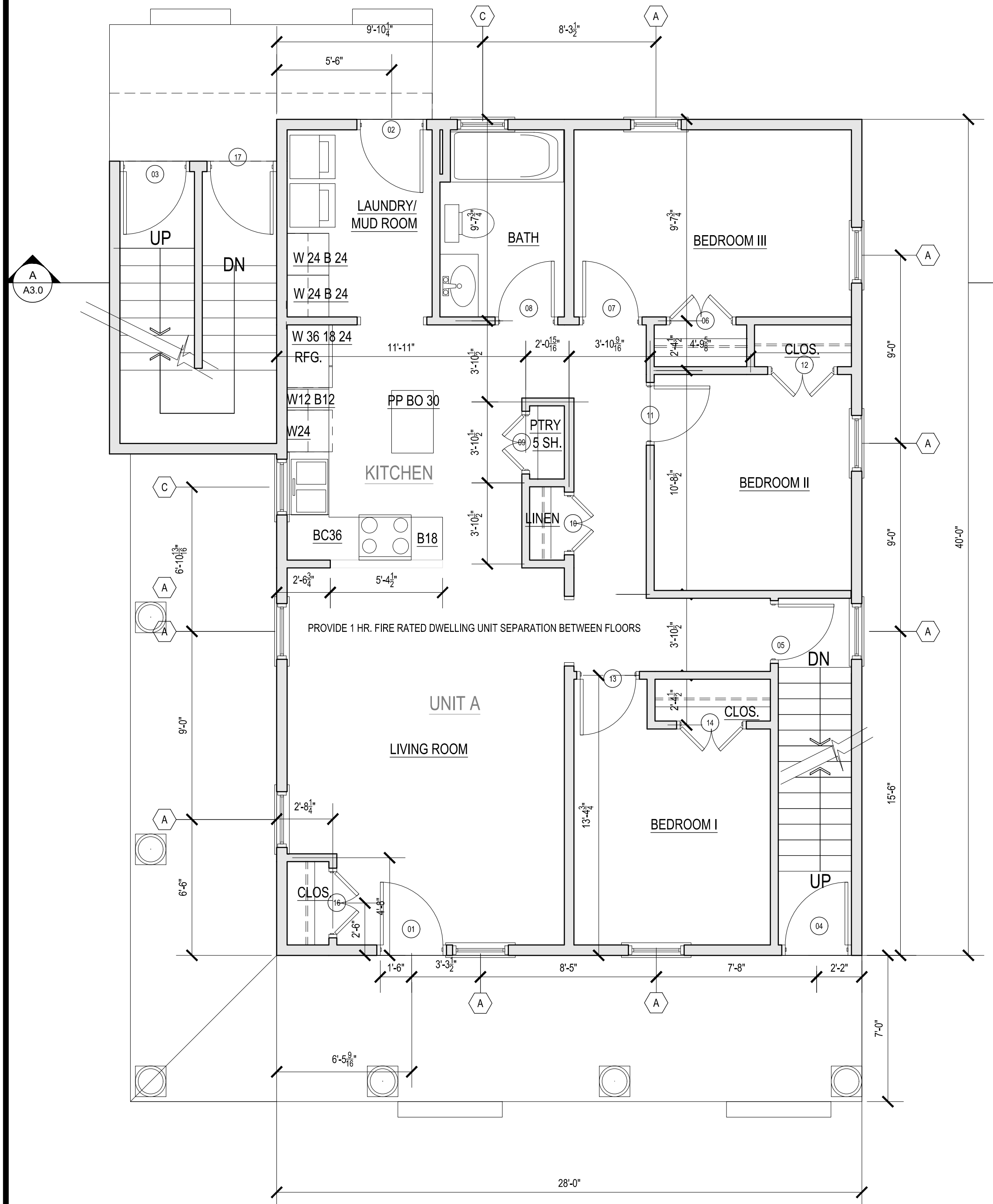
WINDOW SCHEDULE:

A	DOUBLE HUNG	2'-5" X 4'-9"	2'-5 3/4" X 4'-9 3/4"	PELLA 2957	3/4 LITE	WHITE/WHITE EGRESS WINDOW
B	DOUBLE HUNG	1'-8" X 4'-9"	1'-9 1/2" X 4'-9 3/4"	PELLA 2157	3/4 LITE	WHITE/WHITE
C	DOUBLE HUNG	2'-5" X 2'-11"	2'-5 1/2" X 2'-11 1/2"	PELLA 2935	3/4 LITE	WHITE/WHITE
D	AWNING	2'-11" X 2'-5"	2'-11 3/4" X 2'-5 3/4"	PELLA 3529	6 LITE	WHITE/WHITE
E	BASEMENT WINDOW					
F	NOT USED					

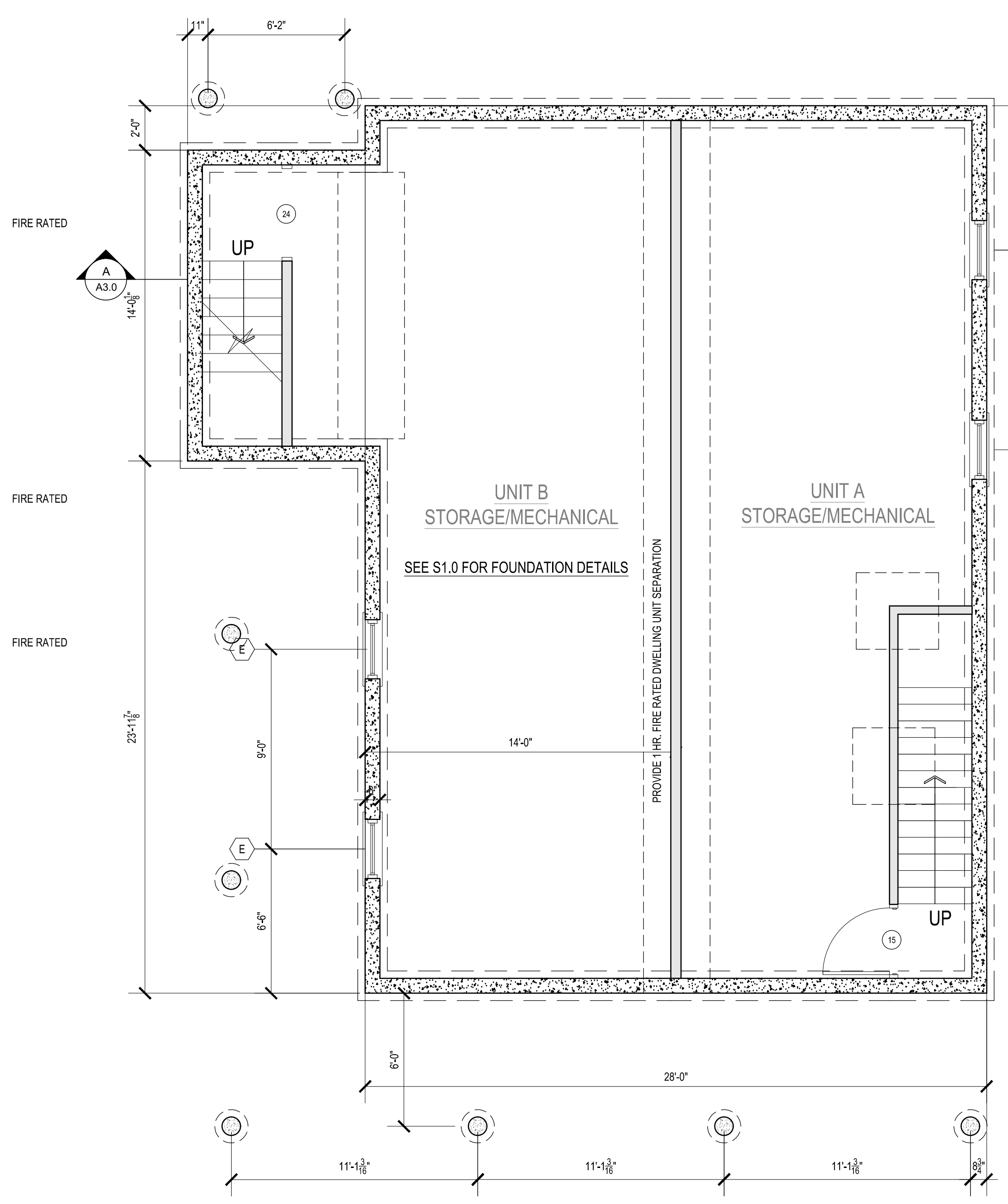
PROVIDE PRE-CUT LABELED PLYWOOD PANELS FOR IMPACT RESISTANCE PER MASS BLDG. CODE
USE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER MASS BLDG. CODE
ALL WINDOWS GLAZED WITH HIGH PERFORMANCE GLASS (INSULATED LOW E WITH ARGON GAS)
WINDOWS TO BE INSTALLED IN 2X6 EXTERIOR WALL CONSTRUCTION
ALL WINDOWS TO BE SUPPLIED WITH WHITE INSECT SCREENS
ALL WINDOW MANUFACTURE NUMBERS ARE BASED ON PELLA PRO LINE SERIES

DOOR SCHEDULE:

01	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
02	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
03	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
04	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
05	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
06	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
07	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
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17	SINGLE HINGED	3'-0" X 6'-8"	STEELCRAFT	INSULATED EXTERIOR DOOR
18	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
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2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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TITLE:
PROPOSED
DUPLEX
FLOOR
PLANS

File No. 20013 BASE PLANS
Date 04/28/22
Sheet No

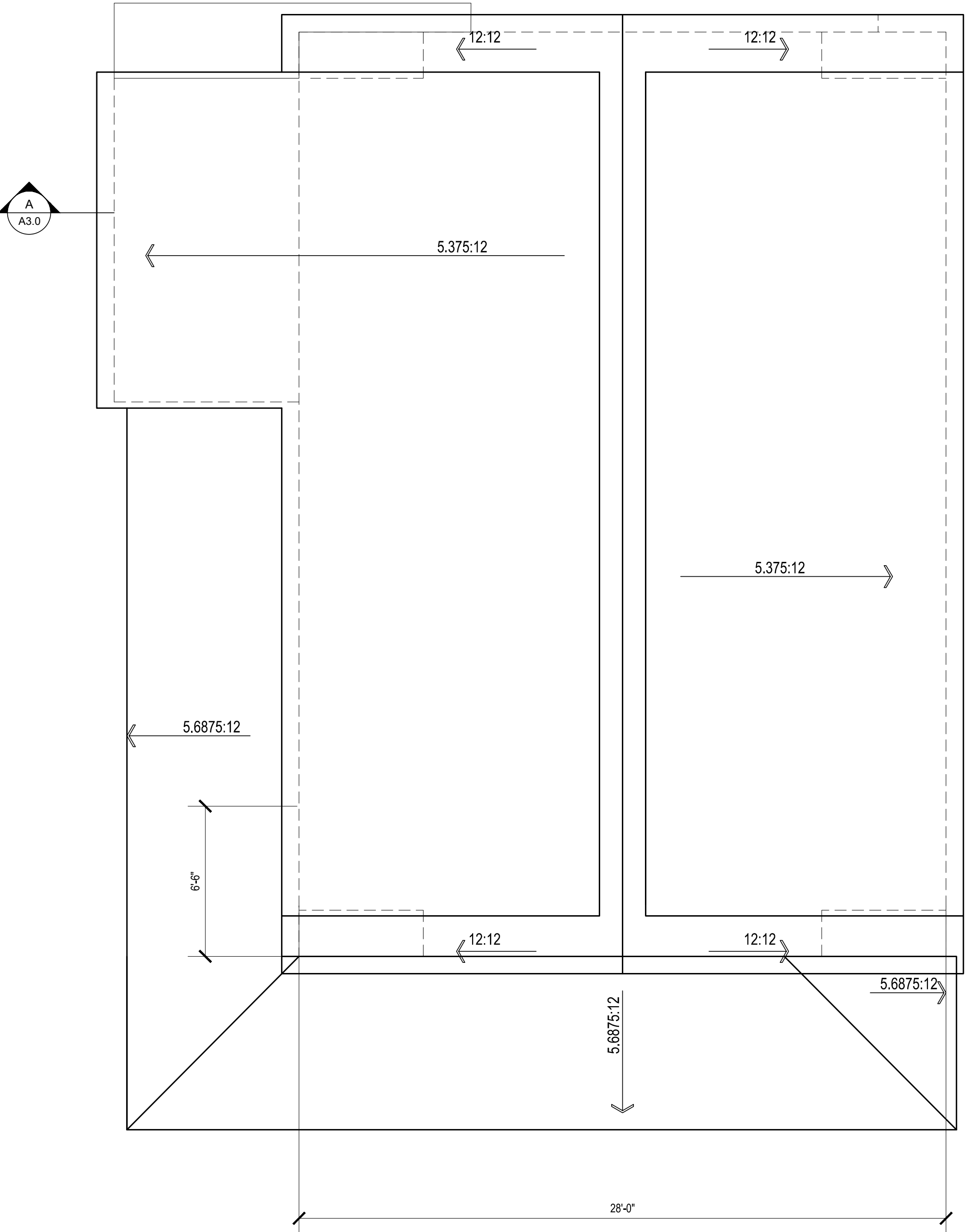
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E	BASEMENT WINDOW					
F	NOT USED					

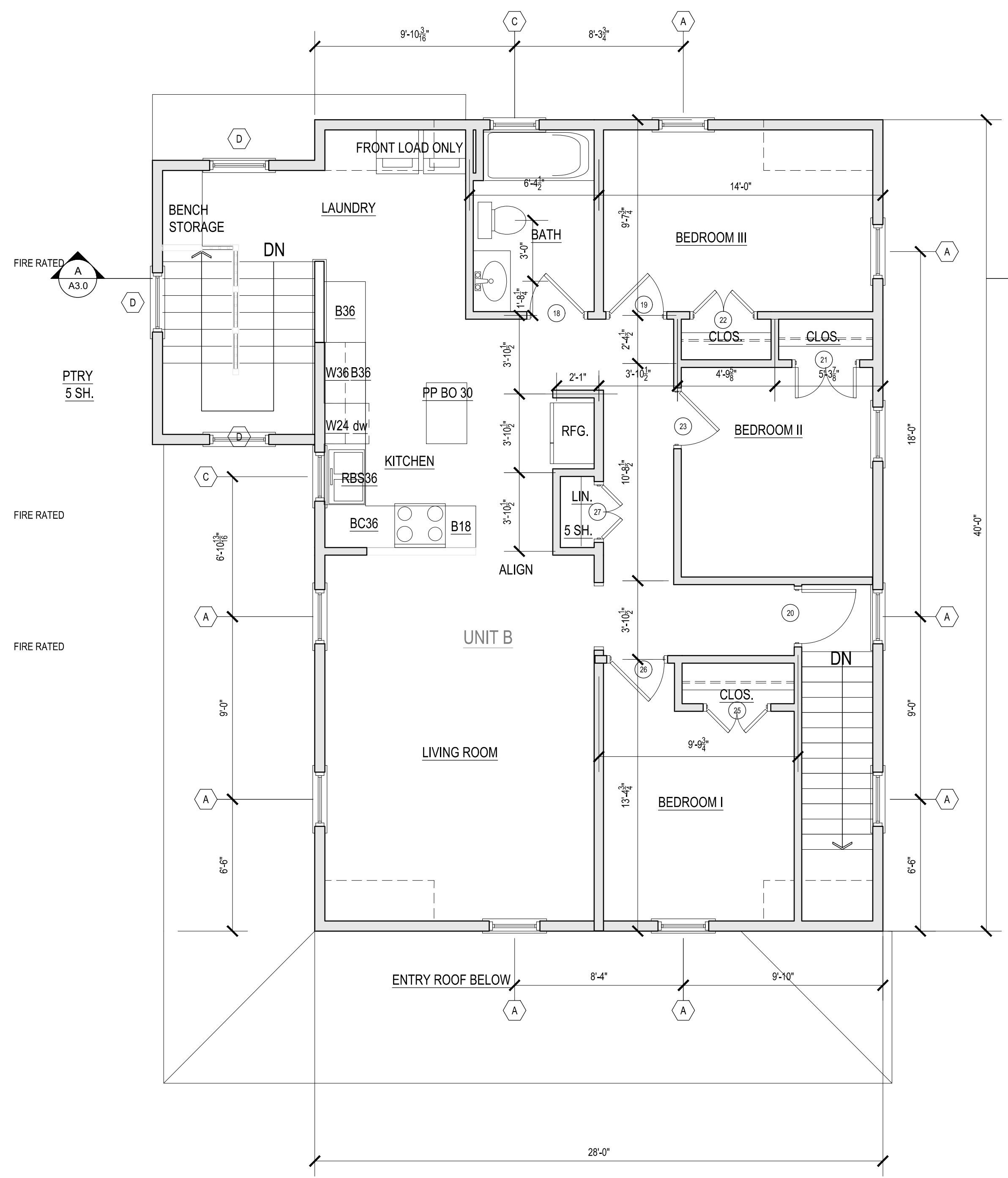
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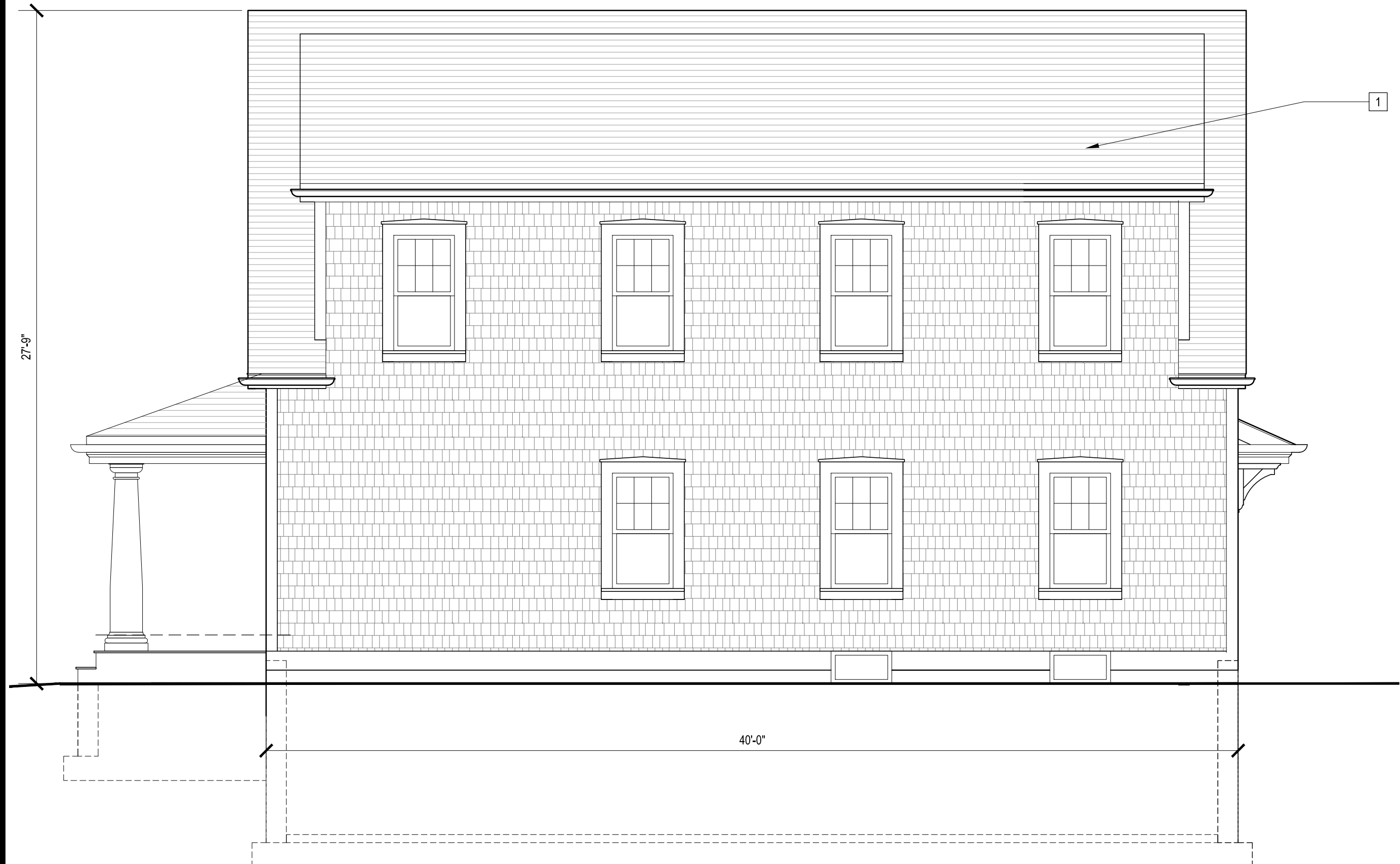
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2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

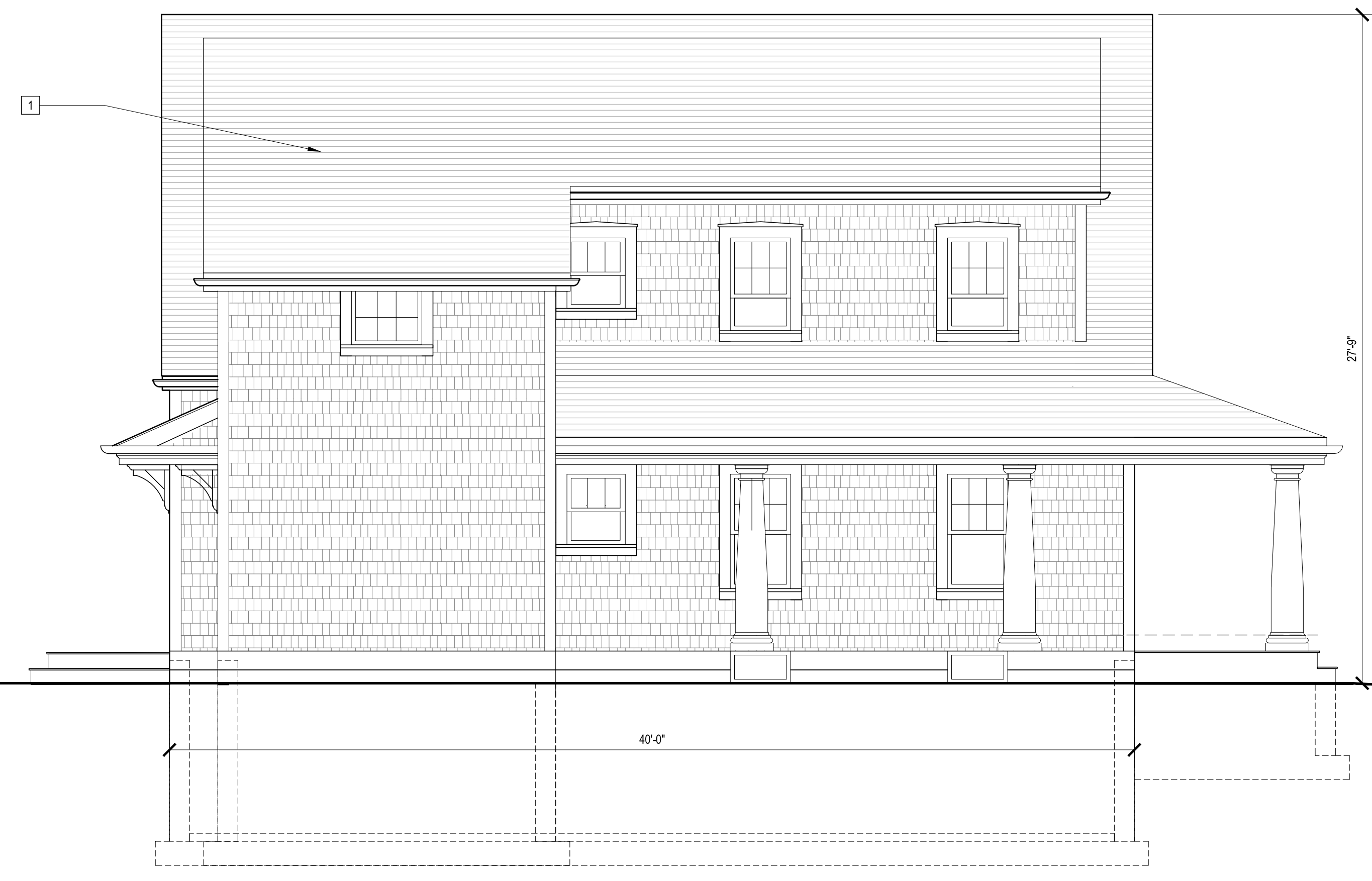


4 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

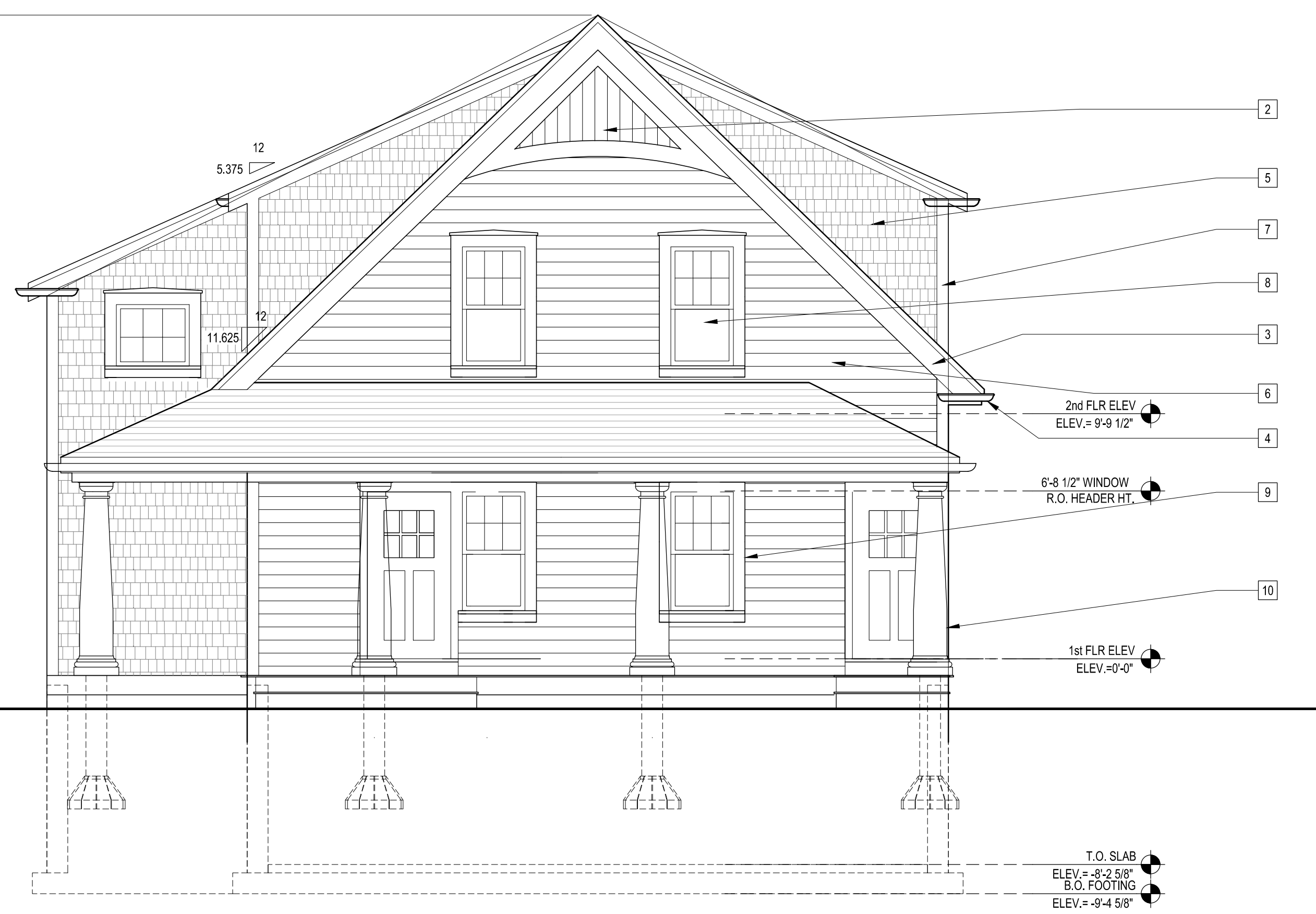
- EXTERIOR MATERIAL LEGEND:**
- 1 ARCHITECTURAL GRADE, F.G. ASPHALT ROOF SHINGLES, COLOR EQ. TO CERTAINTEEED WEATHERED WOOD
 - 2 DECORATIVE TRIM DETAIL
 - 3 1/2" x 10 COMPOSITE RAKE BOARD, PAINTED
 - 4 ALUMINUM GUTTERS & DOWNSPOUTS, WHITE
 - 5 SHINGLES @ 4" T.W. WITH CORNERBOARDS, TYP.; COLOR EQ. TO CERTAINTEEED LIGHT MAPLE
 - 6 LAP SIDING @ 5" T.W. WITH CORNERBOARDS, TYP.; COLOR EQ. TO CERTAINTEEED AUTUMN YELLOW
 - 7 1/2" X 6 COMPOSITE CORNERBOARDS, TYP.
 - 8 VINYL CLAD WOOD WINDOWS, TYP. REF. WINDOW SCHEDULE
 - 9 1/2" x 6 WINDOW CASING W/ 2x WOOD SILL AND 1/2" x 6 RIPPED APRON, PAINTED, TYP.
 - 10 DECORATIVE COLUMN ENCLOSURE



3 REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

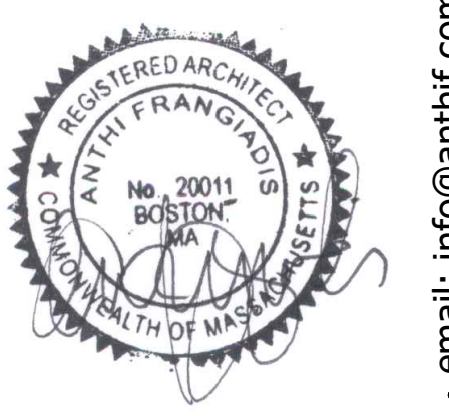


2 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

**NEW RESIDENTIAL
BUILDING 'B'**
RJWB, LLC
6 CHAPEL LANE
E. WAREHAM, MA 02558



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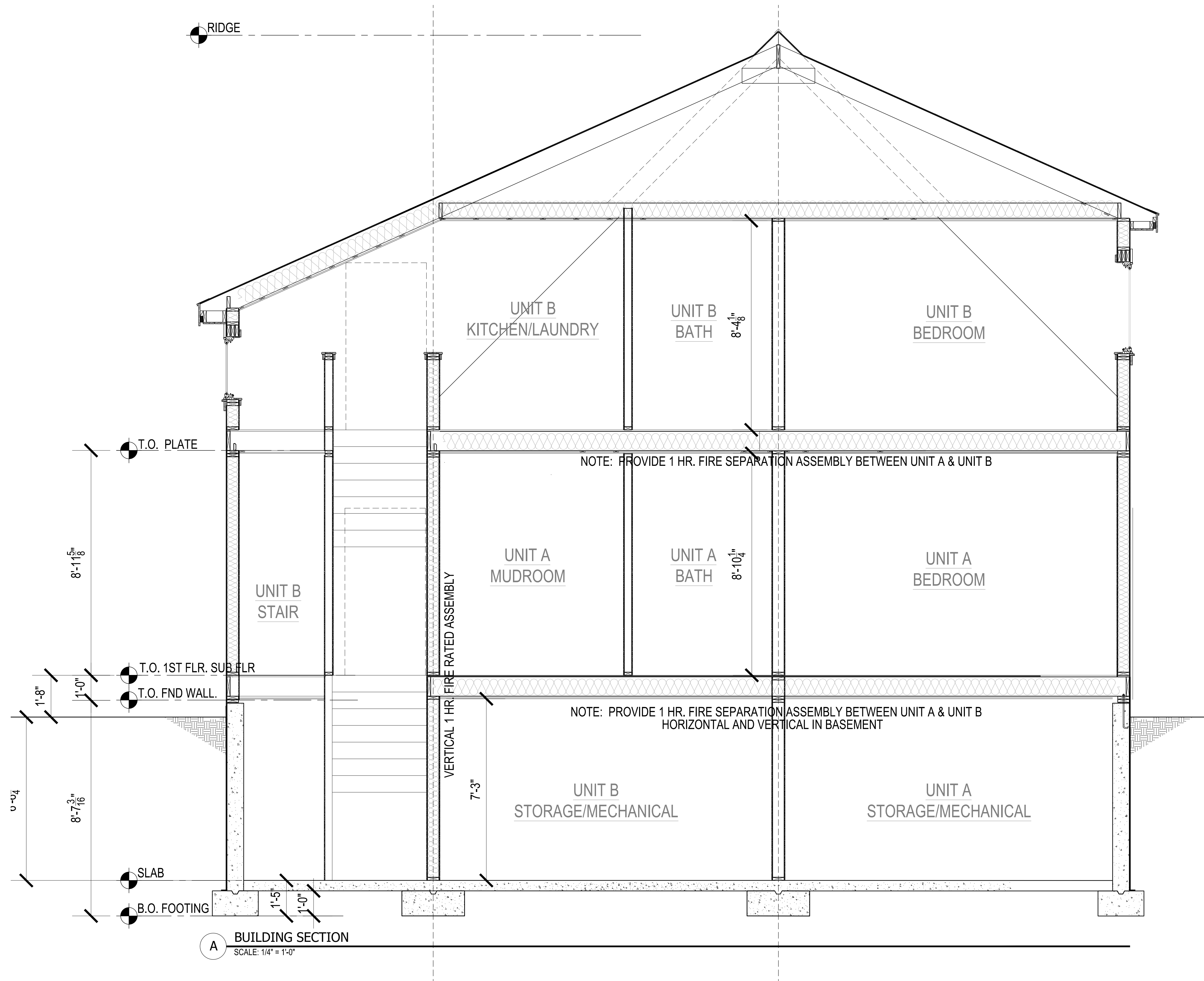
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TITLE:
PROPOSED
EXTERIOR
ELEVATIONS

File No. 20013 elevs A
Date 04/28/22
Sheet No

A-2.0



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

TYPICAL SECTION NOTES:

EXTERIOR WALLS:
 - SHINGLES @ 4-1/2" ± EXPOSURE
 OR CLAPBOARD SIDING
 @ 5" EXPOSURE
 - TYVEK HOUSE WRAP OR EQUAL
 - 1/2" CDX PLYWOOD SHEATHING
 - BATT INSULATION (R-21)
 - 2 x 6 STUDS - 16" O.C.
 - 1/2" GWB PAINTED

ROOF CONSTRUCTION:
 - F.G. ASPHALT SHINGLES
 (ARCHITECT GRADE)
 - 30# SATURATED BUILDING FELT
 - ICE & WATERSHIELD @ EAVES,
 VALLEYS, RISING WALLS
 - 1/2" CDX PLYWOOD ROOF
 SHEATHING
 - 2 x 10 RAFTERS w/ SIMPSON
 H2.5 CLIPS @ 16" O.C.
 (UNLESS OTHERWISE NOTED)
 - INSULATION (R-30)
 (AT ALL FINISHED LOCATIONS)
 - 1 x 3 STRAPPING @ 16" O.C.
 - 1/2" GWB PAINTED

TYP. FLOOR CONSTRUCTION:
 - 3/4" ENG. PLYWOOD SUBFLOOR
 GLUED & NAILED OVER
 - 2 X 10 @ 16" O.C. (ALT. TJI 110 @ 16" O.C.)
 - R-38 FIBERGLASS
 BATT INSULATION FOR STC 50 RATING
 (AT ALL FINISHED LOCATIONS)
 - 1 x 3 STRAPPING @ 16" O.C.
 - 5/8" FIRERATED GWB PAINTED

BASEMENT/FOUNDATION WALL:
 - BITUMINOUS DAMPPROOFING
 - 8" REINF. CONCRETE FOUNDATION WALL
 KEYED TO
 - CONT. 12" DEEP X 20" WIDE CONC. FTG.

**NEW RESIDENTIAL
 BUILDING 'B'**
 RJWB, LLC
 6 CHAPEL LANE
 E. WAREHAM, MA 02538



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 CHECKED BY: A.F.

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TITLE:
**PROPOSED
 BUILDING
 SECTION**

File No. 20013 elevs bldg a
 Date 04/28/22
 Sheet No

A-3.0

GENERAL STRUCTURAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE (8TH EDITION)
- THE CONTRACTOR SHALL NOT SCALE THE CONTRACT DRAWINGS.
- TYPICAL AND CERTAIN SPECIFIC CONDITIONS HAVE BEEN DETAILED ON THE DRAWINGS. FOR CONDITIONS NOT SPECIFICALLY SHOWN, THE CONTRACTOR SHALL PREPARE DETAILS SIMILAR TO THOSE SHOWN AND SUBMIT THEM WITH THE RELEVANT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
- ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMISSION OF RELEVANT SHOP DRAWINGS FOR REVIEW AND PRIOR TO COMMENCEMENT OF FABRICATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF FIELD CONDITIONS WHICH ARE IN CONFLICT WITH THE STRUCTURAL CONTRACT DOCUMENTS.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, AND OTHER METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE THE STRUCTURAL CONTRACT DOCUMENTS WITH CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BEFORE COMMENCEMENT OF WORK AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.

DESIGN LOADS

- FLOOR LIVE LOADS
 - ATTIC - 20 PSF
 - FIRST FLOOR - 40 PSF
- ROOF LIVE LOADS
 - 20 PSF
- DEAD LOAD ROOF & FLOOR - 10 PSF
- WIND LOADS
 - REFERENCE WIND VELOCITY = 110 MPH
 - REFERENCE WIND PRESSURE = 21 PSF
 - EXPOSURE = B
 - DESIGN PRESSURE FOR VERTICAL PARTS OF STRUCTURE:
 - BEYOND SALIENT CORNERS = 25.2 PSF
 - WITHIN SALIENT CORNERS = 35.7 PSF

CAST-IN-PLACE CONCRETE

- DESIGN AND PLACEMENT OF ALL CONCRETE WORK AND REINFORCING SHALL CONFORM TO THE LATEST ACI CODES AND MANUALS 301, 315, AND 318.
- THE CONTRACTOR SHALL PROVIDE TIES AND BRACING WHERE NECESSARY DURING CONSTRUCTION, TO REMAIN IN PLACE UNTIL THE STRUCTURES ARE COMPLETE.
- DESIGN AND ERECTION OF ALL FORMWORK SHALL BE IN ACCORDANCE WITH ACI 347 AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CAST-IN-PLACE CONCRETE SHALL CONTAIN TYPE I OR II PORTLAND CEMENT AND SHALL BE SUPPLIED BY THE SAME MANUFACTURER FOR THE ENTIRE PROJECT.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. ALL INTERIOR CONCRETE SHALL BE NON AIR ENTRAINED. SEE SPECIFIC REQUIREMENTS IN THE SPECIFICATIONS.
- ALL CAST-IN-PLACE CONCRETE SHALL CONFORM WITH THE FOLLOWING:

LOCATION	STRENGTH AT 28 DAYS	MAX. SLUMP
SLABS ON GRADE	3000 PSI	3"
FOUNDATION WALLS AND FOOTINGS	3000 PSI	4"
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 OR ASTM A 616, INCLUDING SUPPLEMENT S1, GRADE 60.
- PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE. REINFORCEMENT SPLICES SHALL BE MADE ONLY AS REQUIRED OR PERMITTED ON THE CONTRACT DRAWINGS.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL BE PROVIDED IN FLAT SHEETS. IT SHALL BE SUPPORTED ON CONTINUOUS SLAB BOLSTERS AND LAPPED ONE AND ONE-HALF MESH.
- REINFORCEMENT SHALL NOT BE FIELD CUT, UNLESS OTHERWISE INDICATED. WHEN PERMITTED, REINFORCEMENT SHALL BE COLD BENT. HEATING REINFORCEMENT IS PROHIBITED.
- REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	
#5 AND SMALLER	1-1/2"
#6 TO #18	2"
SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER	1"
BEAM STIRRUPS, COLUMN AND PIER TIES	1-1/2"

CHAMFER ALL EXPOSED CONCRETE EDGES 1/2", UNLESS OTHERWISE INDICATED.

PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315 AND CRSI "MANUAL OF STANDARD PRACTICE", CHAPTER 3. ALL BAR SUPPORTS IN AREAS WHERE CONCRETE WILL BE EXPOSED SHALL HAVE PLASTIC TIPPED FEET. THE CONTRACTOR IS CAUTIONED THAT CARE MUST BE EXERCISED TO PREVENT EXPOSURE OF TIE WIRE OR OTHER MATERIALS WHICH MAY CAUSE STAINING OF EXPOSED CONCRETE. PROPER COVER SHALL BE MAINTAINED ON ALL REINFORCEMENT.

CURE CONCRETE IMMEDIATELY AFTER FINISHING IN ACCORDANCE WITH ACI 301, ACI 305R, ACI 306R, AND ACI 308.

FIELD TESTING:

- UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS, CAST ONE SET FOUR (4) CONCRETE TEST CYLINDERS (6" DIA. x 12" HIGH) FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED. FOR 16 TO 24 HOURS AFTER CASTING, PROTECT TEST SPECIMENS IN ACCORDANCE WITH ASTM C31. PROVIDE AN ON SITE CURE BOX FOR CYLINDER STORAGE DURING INCLEMENT WEATHER. DO NOT TRANSPORT SPECIMENS TO THE LABORATORY UNTIL AFTER THE INITIAL PROTECTION PERIOD.
- AT THE TIME OF CASTING EACH SET OF TEST CYLINDERS, SAMPLE CONCRETE IN ACCORDANCE WITH ASTM C172 AND PERFORM THE FOLLOWING MEASUREMENTS AT THE POINT OF CONCRETE PLACEMENT:
 - AMBIENT TEMPERATURE
 - CONCRETE TEMPERATURE
 - UNIT WEIGHT IN ACCORDANCE WITH ASTM C-138
 - SLUMP IN ACCORDANCE WITH ASTM C-143
 - AIR CONTENT IN ACCORDANCE WITH ASTM C-173 OR ATM C-231

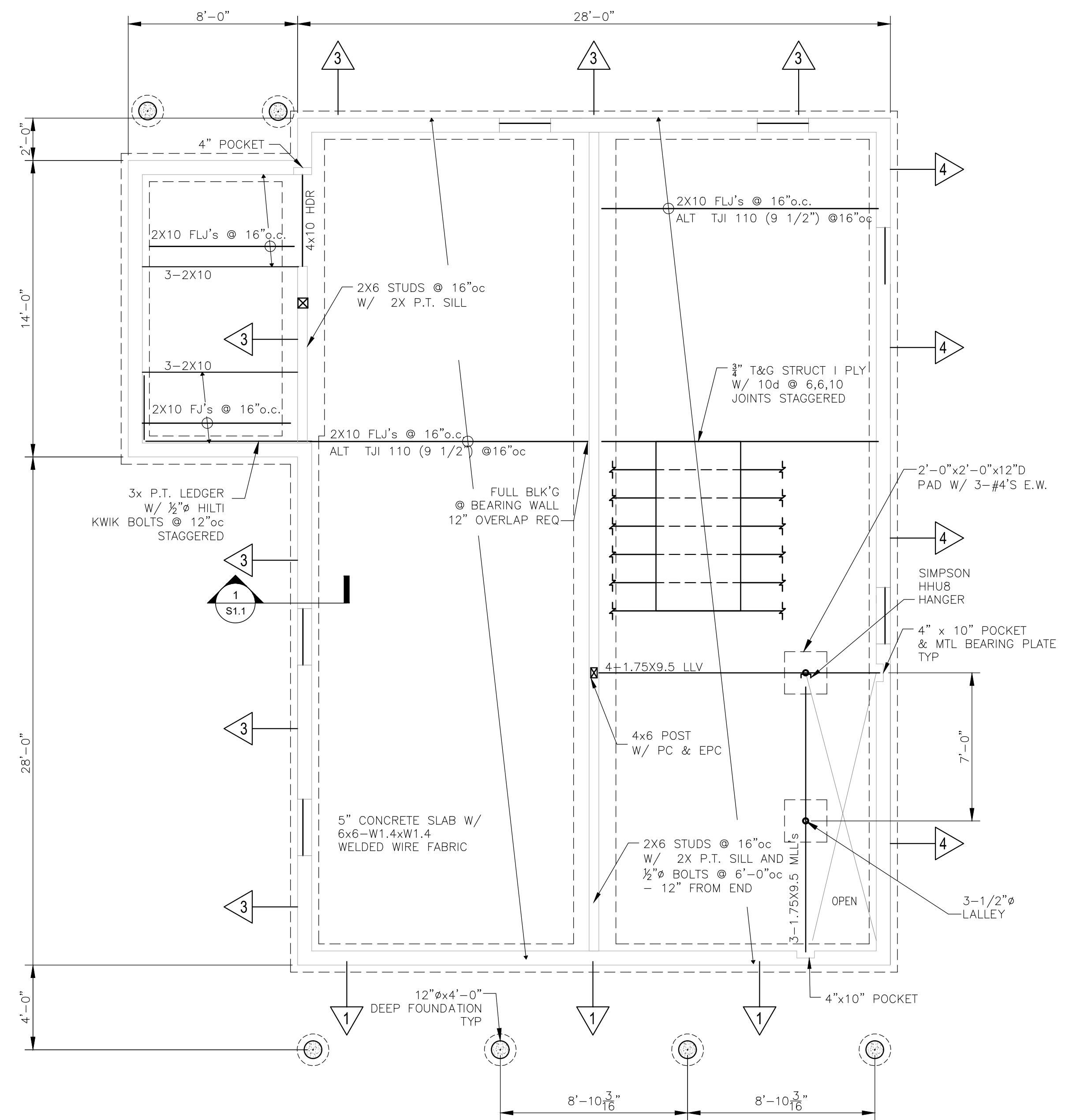
FOUNDATION AND SLAB-ON-GRADE NOTES

FOUNDATIONS SHALL BEAR ON STRATA WITH A BEARING PRESSURE OF 2000 PSF.

NO BACKFILLING AGAINST UNDERGROUND OR RETAINING WALLS SHALL OCCUR UNTIL THE WALLS HAVE ATTAINED THEIR SPECIFIED 28-DAY STRENGTHS UNLESS ADEQUATE BRACING IS PROVIDED TO RESIST HORIZONTAL LOADS IMPOSED BY BACKFILLING, EXCEPT WHERE THE DIFFERENTIAL HEIGHT OF BACKFILL ON EITHER SIDE OF THE WALL IS LESS THAN TWO FEET.

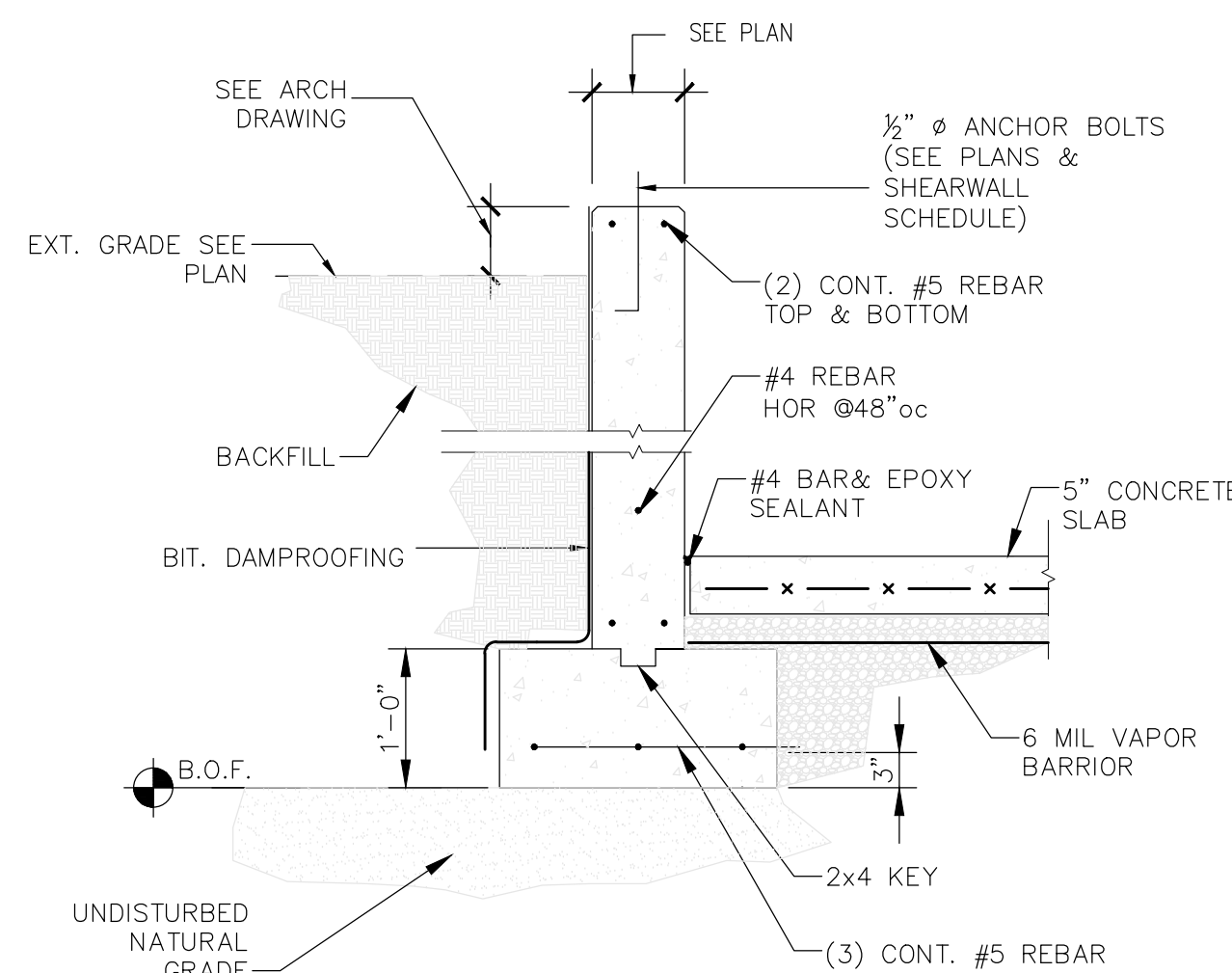
WOOD FRAMING NOTES

- ALL ROUGH FRAMING SHALL BE NO. 2 OR BETTER SPRUCE-PINE-FIR, UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS.
- ALL TWO (2) INCH NOMINAL LUMBER TO BE SEASONED TO 19% MAXIMUM MOISTURE CONTENT.
- ALL LUMBER AND PLYWOOD SHALL BE GRADE-STAMPED BY THE APPROPRIATE MANUFACTURER'S ASSOCIATION FOR THE APPROPRIATE USE.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESURE TREATED WITH A CCA-C 0.40 PROCESS.
- ALL WOOD FRAMING SHALL BE BUILT PLUMB, LEVEL, SQUARE, AND TRUE WITH ADEQUATE BRACING AND CONNECTION HARDWARE TO ENSURE A RIGID STRUCTURE.
- ROUGH CONNECTIONS SHALL BE ACCURATELY CUT AND TIGHTLY FITTED AS NECESSITATED BY THE CONDITIONS ENCOUNTERED TO PROVIDE FULL BEARING WITHOUT USE OF SHIMS.
- ALL FLOORS AND THE ROOF SHALL BE SHEATHED WITH 3/4" TONGUE AND GROOVE STRUCTURAL 1 PLYWOOD, GLUED AND NAILED, UNLESS OTHERWISE SHOWN OR NOTED.
- ALL PLYWOOD SHALL BE LAID WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTS. STAGGER ALL JOINTS. PROVIDE BLOCKING AT ALL JOINTS ONLY WHERE SHOWN ON PLAN.
- ALL PLYWOOD SHALL BE FASTENED WITH 10d NAILS 6" ON CENTER AT SUPPORTED PANEL EDGES AND AT 10" ON CENTER AT INTERMEDIATE SUPPORTS, UNLESS OTHERWISE SHOWN OR NOTED (SPECIFIC SHEAR WALLS & DIAPHRAGMS).
- ALL INTERIOR DOOR HEADERS SHALL CONSIST OF TWO 2X8'S WITH ONE LAYER OF 1/2" PLYWOOD SPACER, UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS. FOR 2X6 EXTERIOR STUD WALLS, ALL EXTERIOR WINDOW AND DOOR HEADERS OVER THREE (3) FEET WIDE SHALL BE THREE 2X8'S WITH TWO LAYERS OF 1/2" PLYWOOD, U.N.O. AT EXTERIOR HEADERS, 1" THICK RIGID INSULATION MAY BE USED IN PLACE OF [2] 1/2" PLYWOOD SPACERS; LOCATE BETWEEN DOUBLE HEADER AT OUTSIDE FACE AND SINGLE HEADER AT INSIDE FACE.
- ALL HEADERS OVER SIX (6) FEET IN LENGTH SHALL REST ON DOUBLE STUD POSTS AS A MINIMUM, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- SIMPSON CONSTRUCTION HARDWARE (OR APPROVED EQUAL) SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND NAILING SCHEDULE. THE GENERAL CONTRACTOR MUST BE FAMILIAR WITH, AND HAVE THE APPROPRIATE PRODUCT CATALOGS ON SITE.
 - ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS IN THE SIMPSON CATALOG. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL. 16D FASTENERS ARE COMMON NAILS (8 GAGE X 3-1/2") AND CANNOT BE REPLACED WITH 16D SINKERS (9GAGE X 3-1/4") UNLESS OTHERWISE SPECIFIED.
 - BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER (PER THE 1997 NDS, SECTION 8.1.2.1).
 - INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE CONNECTION.
 - PNEUMATIC NAILERS MAY BE USED TO INSTALL CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. TOOLS WITH NAIL HOLE-LOCATING MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT.
 - JOISTS SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT AND THE GAP BETWEEN THE JOIST AND THE HEADER SHALL NOT EXCEED 1/8".
- UNLESS NOTED OTHERWISE, MINIMUM FASTENING OF WOOD MEMBERS SHALL CONFORM TO TABLE 2305.2 OF THE MASSACHUSETTS BUILDING CODE.
- ALL PLYWOOD OR OSB SHALL BE APA RATED AND SHALL BE ADEQUATELY SPACED AT JOINTS (1/8" TYP) AS REQUIRED BY APA FOR EXPANSION.
- ALL SOLID WOOD POSTS SHALL BE DOUGLASS FIR NO. 1 OR BETTER.
- BEAMS NOTED AS "PSL" SHALL BE "PARALLAM" AS MANUFACTURED BY TRUS JOIST MACMILLAN (E=1,800,000 PSI, FB=2900 PSI). PARALLAM PRODUCTS SHALL BE ADEQUATELY STORED AND COVERED AT THE JOB SITE TO BE PROTECTED FROM WATER DAMAGE PRIOR TO INSTALLATION.
- BEAMS NOTED AS "LVL" SHALL BE "MICROLLAM" AS MANUFACTURED BY TRUS JOIST MACMILLAN (E=1,900,000 PSI, FB=2600 PSI). MICROLLAM PRODUCTS SHALL BE ADEQUATELY STORED AND COVERED AT THE JOB SITE TO BE PROTECTED FROM WATER DAMAGE PRIOR TO INSTALLATION.
- TJI JOISTS SHALL BE BY TRUS-JOIST PRO 150 SERIES OR EQUAL WITH LVL FLANGES AND OSB WEBS. PROVIDE BRIDGING PER MANUFACTURER'S RECOMMENDATIONS.
- SHEAR WALL SHEATHING SHALL BE IN ACCORDANCE WITH SHEARWALL SCHEDULE. ALL SHEETS SHALL BE STAMPED WITH THE MANUFACTURER'S INFORMATION AND SHEATHING CERTIFICATION.
- ALL STUDS SHALL ALIGN WITH TRUSSES. AT TYPICAL AREAS SUCH AS OPENING JAMBS, PROVIDE STUDS OR BLOCKING TO MAINTAIN A SOLID CONTINUOUS LOAD PATH TO



FOUNDATION / FIRST FLOOR FRAMING PLAN

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



FOUNDATION SECTION

SCALE: 3/4" = 1'-0"

NEW RESIDENTIAL BUILDING 'B'
 RJWB, LLC
 6 CHAPEL LANE
 E. WAREHAM, MA 02538



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TITLE:
 PROPOSED FOUNDATION PLAN & NOTES

File No. 20013 STRUCTURAL

Date 04/28/22

Sheet No

S-1.1

SHEAR PANEL SCHEDULE							
PANEL	PLYWOOD ⁽³⁾	NAILING	q (all)	NAILS ⁽³⁾	ANCHOR BOLTS	TOP PLATE ATTACHMENT	HOLD-DOWN ATTACHMENT
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 6" O.C.	NA	A35 @ 20" O.C.	ST2115
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 4" O.C.	NA	A35 @ 14" O.C.	MST27
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 4" O.C.	1/2" @ 36" O.C.	A35 @ 14" O.C.	HD-5B&4X POST
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 4" O.C.	1/2" @ 48" O.C.	A35 @ 14" O.C.	HD-3B&2-2X POST
△	(1)15/32" CDX	10d @ 2, 2, 12	770	16d @ 8" O.C.	1/2" @ 12" O.C.	A35 @ 6" O.C.	A35 @ 6" O.C.
△		SEE NOTE	264	16d @ 16" O.C.	1/2" @ 4" O.C.	A35 @ 30" O.C.	A35 @ 30" O.C.

NOTES:

- 3X FRAMING REQUIRED AT ADJOINING PANEL EDGES
- 4X OR 2-2X NAILED WITH 16d NAILS @ 6" O.C.
- A35'S OT REQUIRED IF PANEL NAILS TO FRAMING MEMBER ABOVE TOP PLATE
- ZIP BOARD MAY BE USED IN LIEU OF PLYWOOD SHEATHING.

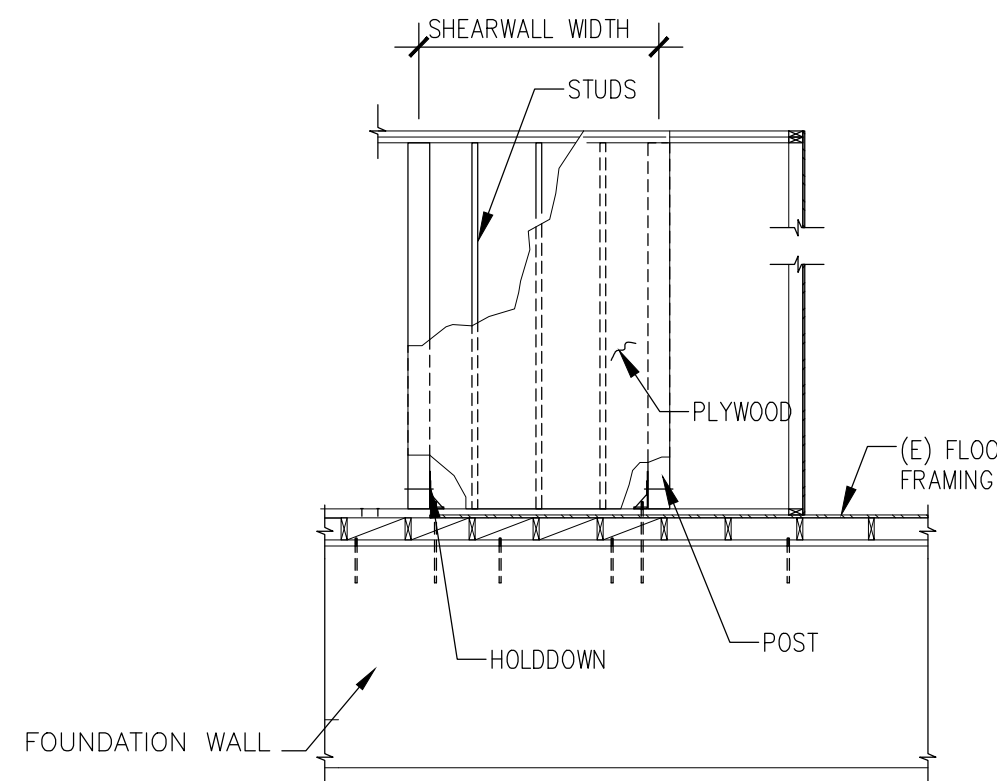
HEADER SCHEDULE			
OPENING	2x6 STUD WALLS		
	ROOF	ONE FLR	ONE FLR + ROOF
LESS THAN 3'-0"	2-2X6	2-2X6	2-2X6
3'-1" to 5'-0"	2-2X6	2-2X8	2-2X8
5'-1" to 7'-0"	2-2X8	2-2X10	2-2X10
7'-1" to 8'-0"	2-2X8	2-2X10	2-2X12

NOTES:

- PROVIDE AND INSTALL HEADERS ACCORDANCE WITH THE ABOVE SCHEDULE FOR INDICATED ROUGH OPENINGS ON ARCHITECTURAL PLANS AND UNLESS NOTED OTHERWISE. HEADER SPANS EXCEEDING TABULATED VALUES SHALL BE NOTED ON FRAMING PLANS.
- PROVIDE 3" MINIMUM BEARING AT EACH END.

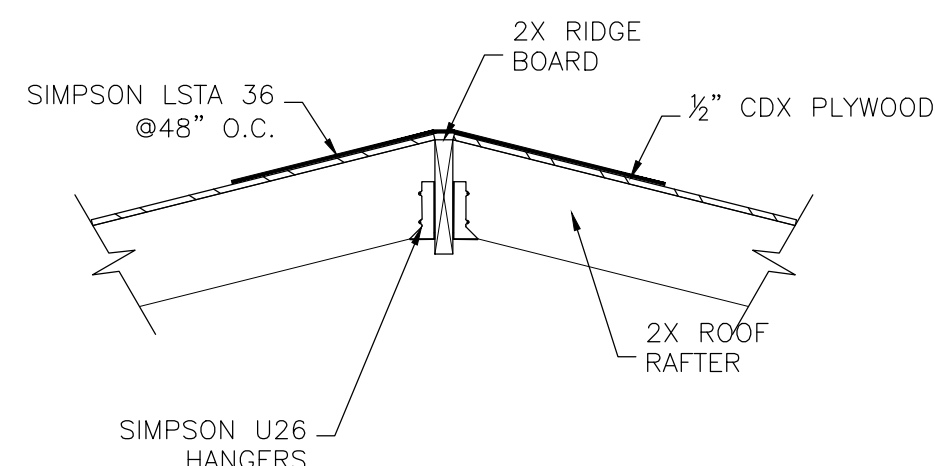
SHEARWALL SCHEDULE

SCALE: NA



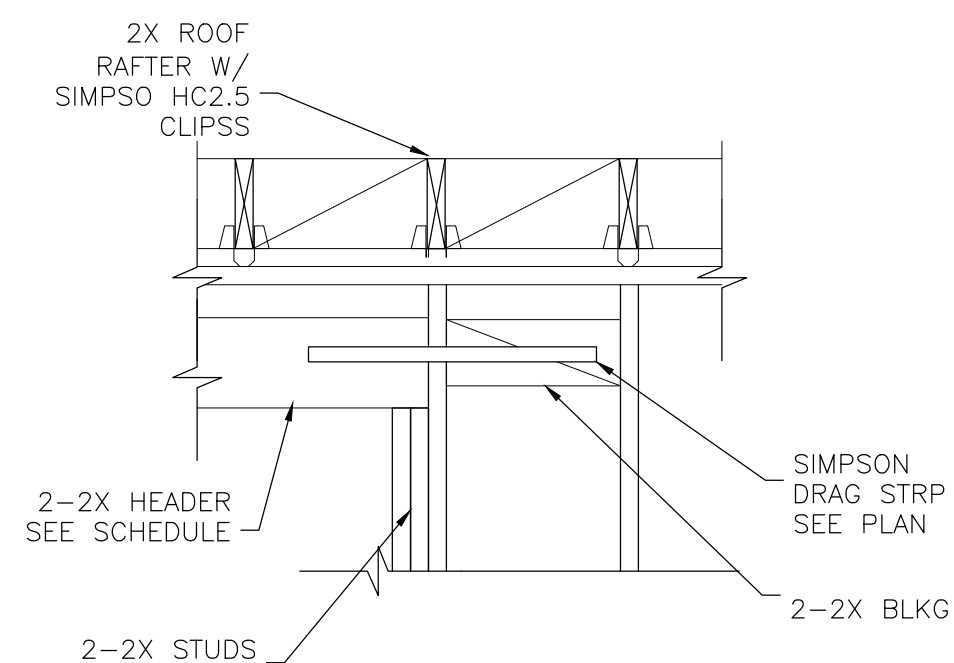
1 SHEARWALL DETAIL

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



2 RIDGE STRAP

SCALE: 3/4" = 1'-0"

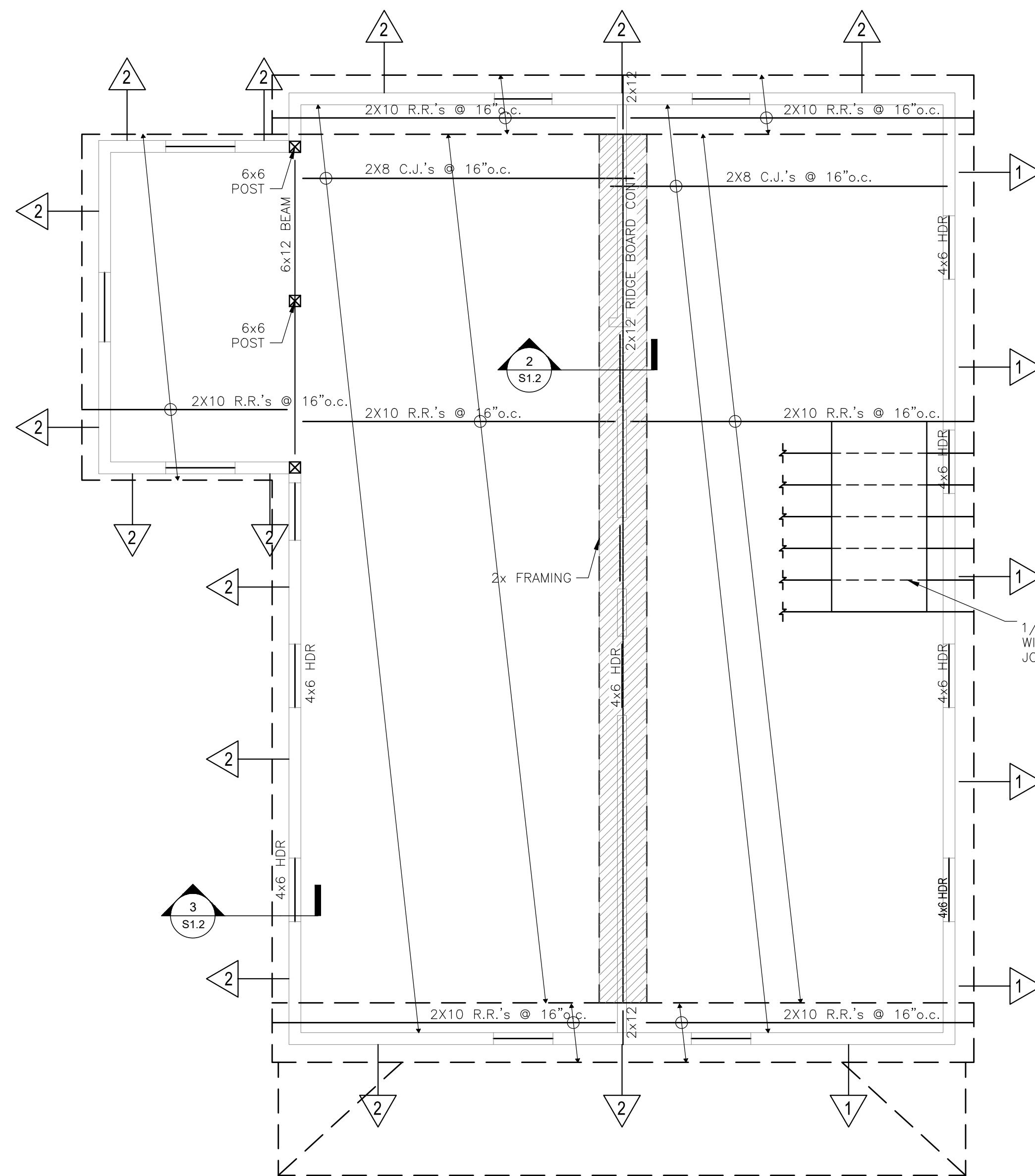


3 DRAG STRUT DETAIL

SCALE: 3/4" = 1'-0"

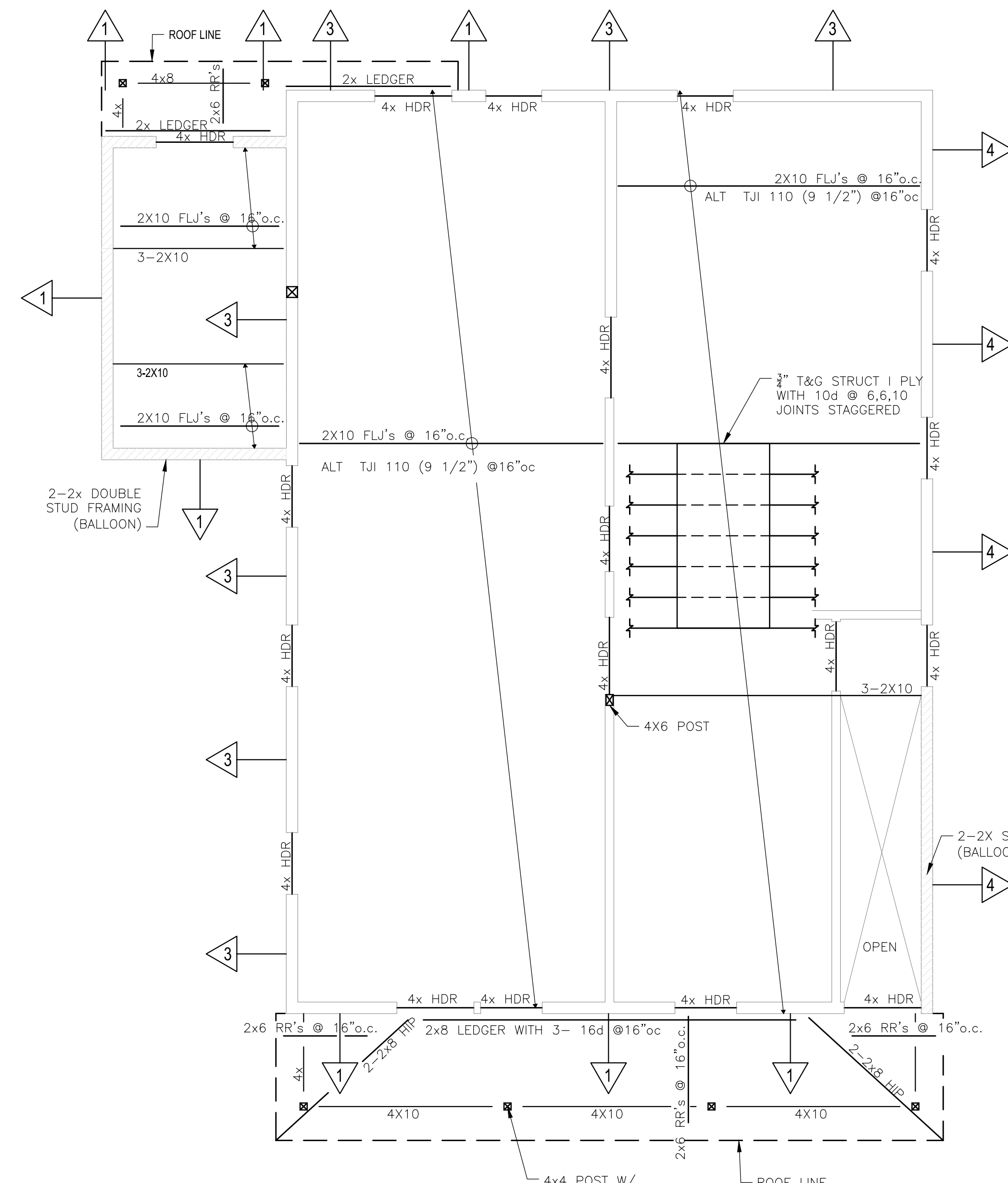
HEADER SCHEDULE

SCALE: NA



ROOF FRAMING PLAN

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



SECOND FLOOR FRAMING PLAN

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

NEW RESIDENTIAL BUILDING 'B'
 RIWB, LLC
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TITLE:
PROPOSED FRAMING PLANS & DETAILS

File No. 20013 STRUCTURAL
 Date 04/28/22
 Sheet No

S-1.2

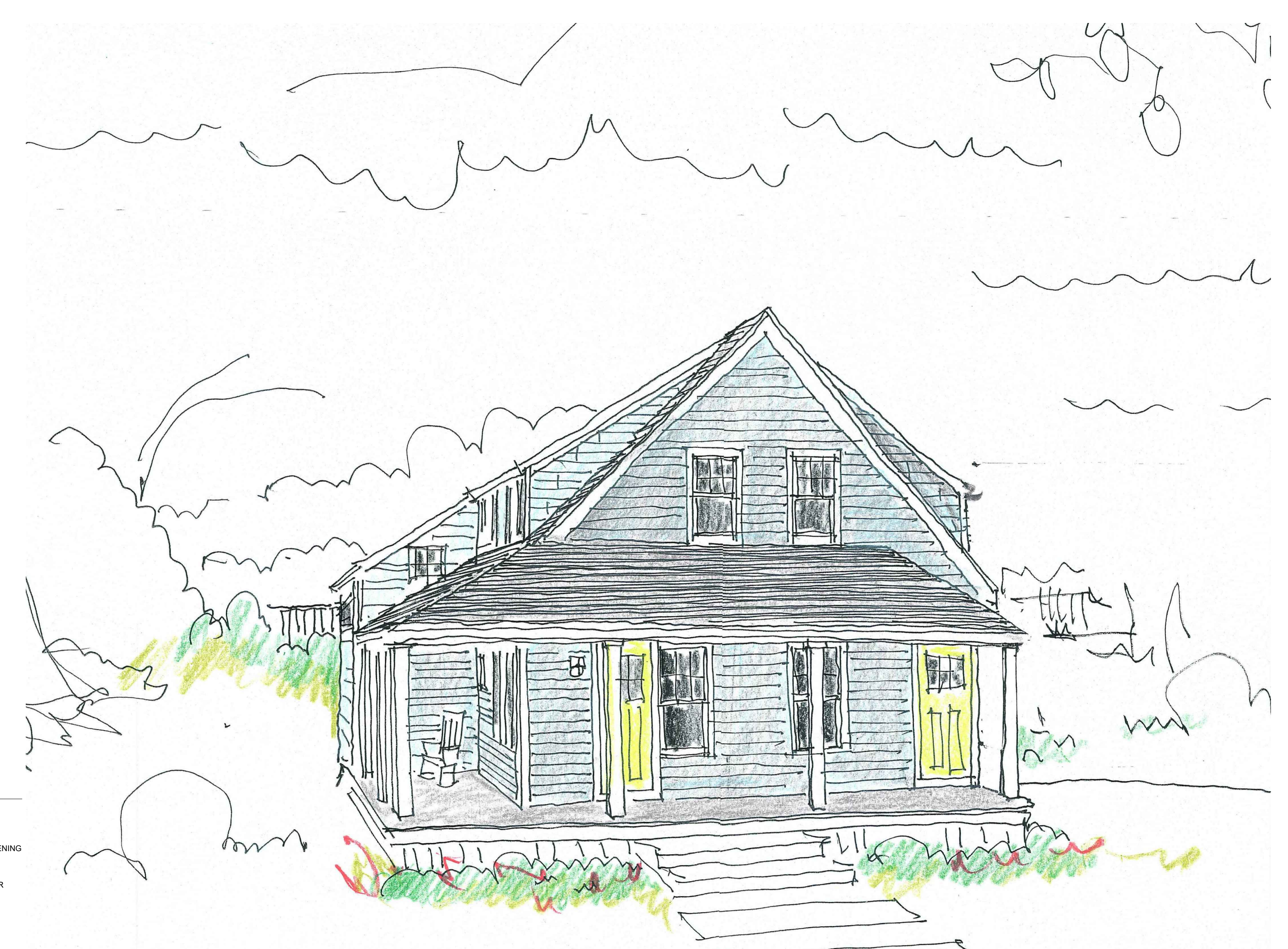
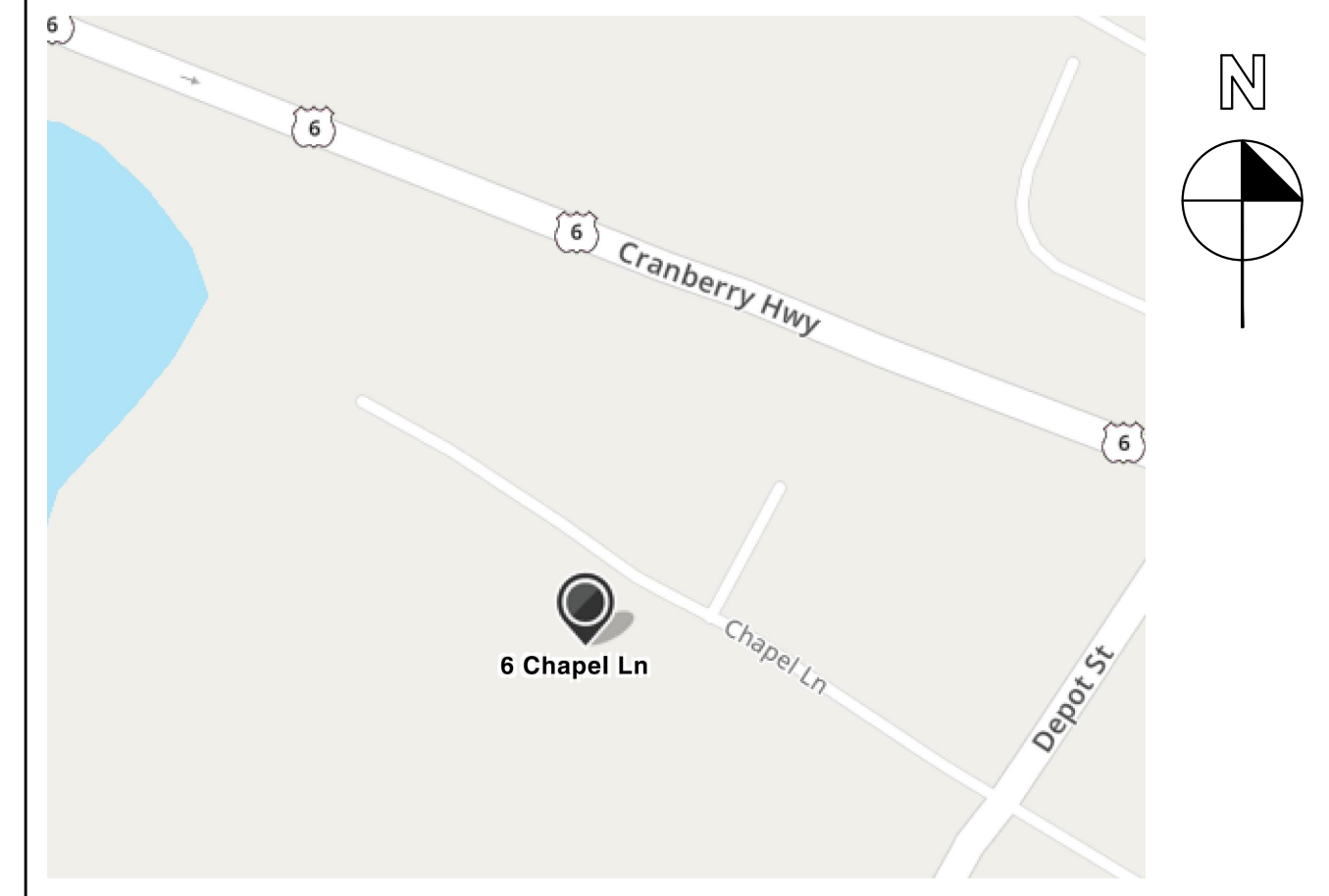
NEW TWO FAMILY DWELLING - BUILDING C

RJWB LLC
6 CHAPEL LANE
EAST WAREHAM, MA 02538

PROJECT INFORMATION

ASSESSOR'S MAP ~ 43, LOTS 1036, 1037A, 1039
1040A, 1041A, 1041B
SEE SITE PLAN BY GAF
ENGINEERING

AREA MAP



GENERAL SYMBOLS: (REFER TO OTHER DRAWINGS FOR SPECIFIC SYMBOLS)

∅	DIAMETER	4'-0"	MASONRY OPENING DIMENSIONS: TYPICAL PLAN DIMENSIONS INDICATED WITH M.O. DO NOT INCLUDE THE 3/8" MORTAR JOINT ASSOCIATED WITH MASONRY JAMB OPENINGS. SHOWN IS ACTUALLY 4'-0 3/8" WIDE OPENING.
&	AND		
@	AT		
⊕	CENTERLINE		
⊕	ELEVATION MARK		
⊕	NORTH ARROW		
⊕	SECTION NUMBER	SECTION MARKER	
⊕	DRAWING SHEET NUMBER		
⊕	SECTION NUMBER	SECTION NUMBER	
⊕	DRAWING TITLE	DRAWING TITLE	
⊕	DRAWING SHEET NUMBER	DRAWING SHEET NUMBER	

ABBREVIATIONS:

AC	AIR CONDITIONER	EA	EACH	MAHO	MAHOGANY	SC	SOLID CORE
ACC	ACCESS FLOORING	EJ	EXPANSION JOINT	MAS	MASONRY	SCHDM	SCHEDULER
ACT	ACOUSTICAL CEILING TILE SYSTEM	EL	ELEVATION	MAX	MAXIMUM	SFTY	SAFETY
A.F.F.	ABOVE FINISHED FLOOR	ELEC	ELECTRICAL	MDF	MEDIUM DENSITY FIBERBOARD	SGE	SINGLE
ALUM	ALUMINUM	ELEV	ELEVATOR	MDO	MEDIUM DENSITY OVERLAY PLYWOOD	SHWS	SHOWERS
ASST	ASSISTANT	EQ	EQUAL	MEM	MEMBRANE	SHT	SHEET
AT	ACOUSTICAL TILE	EQUIP	EQUIPMENT	MGR	MANAGER	SPEC	SPECIFICATIONS
AV	AUDIOVISUAL	EST	ESTIMATE	MIC	MICROWAVE	SQ	SQUARE
		EXIST	EXISTING	MISC	MISCELLANEOUS	SR	SENIOR
		EXP	EXPANSION	M.O.	MASONRY OPENING	S.S.	STAINLESS STEEL
		ESPO	EXPOSED	MTD	MOUNTED	STC	SOUND TRANSMISSION CLASS STANDARD
BD	BOARD	F.T.	FEET FOOT FOOTING	MTL	METAL	STD	STANDARD
BE	BAKED ENAMEL	F.E.	FIRE EXTINGUISHER	N.I.C.	NOT IN CONTRACT	STL	STEEL
BE	BITUMINOUS	FIN	FINISHED			STRUC	STRUCTURAL
BKTS	BRACKETS	FLP	FLUOROCOLORPOLYMER			SUPER	SUPERVISOR
BLDG	BUILDING	FLR	FLOOR	O.C.	ON CENTER	SUPRT	SUPPORT
BLK	BLOCK	FLUOR	FLUORESCENT	O.O.	OUT TO OUT	SUSP	SUSPENDED
BLM	BEAM	FRON	FOUNDATION	O.P.	OPENING	SYS	SYSTEMS
BOTT	BOTTOM	FR	FRAME	OPNG	OPERATIONS		
BRK	BRICK	FT	FEET FOOT FOOTING	OPP	OPPOSITE	TEL	TELEPHONE
		FTG	FOOTING	O.P.S.	OPERATIONS	T.J.	TRUST JOIST
CABT	CABINET	GALV	GALVANIZED	OZ	OUNCE	T.O.	TOP OF
C.I.P.	CAST IN PLACE	GB	GYPSONUM BOARD	PC	PRECAST	T.O.C.	TOP OF CONCRETE
CJ	CONSTRUCTION JOINT	GEN	GENERAL CONTRACTOR	PCT	POCKET	T.O.F.	TOP OF FOUNDATION
CL	CENTERLINE	GL	GLASS	PL	PLATE	TOL	TOILET(S)
CLO	CLOSET	GMU	GLASS MASONRY UNIT	PLN	PLANK	T.O.J.	TOP OF JOIST
CLOS	CLOSET	GRNDS	GROUNDS	PLYWD	PLYWOOD	TR	TOP AND BOTTOM
CLR	CLEAR	GYP	GYPSONUM WALL BOARD	POLY	POLYETHYLENE	TRN	TRAINING
CMPT	COMPUTER	H.B.	HOSE BIB	PREFIN	PREFINISHED	TRANS	TRANSPORTATION
CMU	CONCRETE MASONRY UNIT	HDR	HEADER	PSI	POUNDS PER SQUARE INCH	TYP	TYPICAL
C.O.	CASE OPENING	HWR	HARDWARE	PT	PRESSURE TREATED	UTLY	UTILITY
COL	COLUMN	HORIZ	HORIZONTAL	PTD	PAINTED	U.O.N.	UNLESS OTHERWISE NOTED
COMP	COMPONENT	HM	HOLLOW METAL	QT	QUARRY TILE	VB	VINYL BASE
CONC	CONCRETE	HR	HOUR	RAD	RADIUS	VERT	VERTICAL
CONSTR	CONSTRUCTION	HT	HEIGHT	RBLD	REBUILD	VEST	VESTIBULE
CONT	CONTINUOUS	INSUL	INSULATION	REBUL	REBUILD	V.F.	VERY IN FIELD
CORR	CORROSION	I.P.S.	IRON PIPE SECTION	REF	REFRIGERATOR	W	WITH
CORR	CORRUGATED (AT WALL DETAILS)	L.C.C.	LEAD COATED COPPER	REFR	REFRIGERATING	WD	WOOD
CPT	CARPET	LNDY	LAUNDRY	REFR	REFRIGERATING	WV	WATER RESISTANT
CRSE	COURSE	LVL	LAMINATED VENEER LUMBER	RM	ROOM	WR	WATER RESISTANT
CT	CERAMIC TILE			RUB	RUBBER	XFER	TRANSFER
DBL	DOUBLE						
DIA	DIAMETER						
DIV	DIVISION						
DN	DOWN						
DOT	DEPARTMENT OF TRANSPORTATION						
DR	DOOR						
DR NO	DOOR NUMBER						
DW	DISH WASHER						
DWGS	DRAWINGS						

DRAWING INDEX

A-1.0	PROPOSED DUPLEX FLOOR PLANS & SCHEDULES
A-1.1	PROPOSED DUPLEX FLOOR PLANS & SCHEDULES
A-2.0	PROPOSED EXTERIOR ELEVATIONS
A-3.0	PROPOSED BUILDING SECTION
S-1.1	PROPOSED FOUNDATION PLAN & NOTES
S-1.2	PROPOSED FRAMING PLANS & DETAILS

PROJECT AREA CALCULATIONS

Basement - Crawl Space	1232 SF
First Floor Unit A	1232 SF
Second Floor Unit B	1232 SF

NEW CONSTRUCTION FOR:

RJWB LLC
6 CHAPEL LANE
EAST WAREHAM, MA 02538

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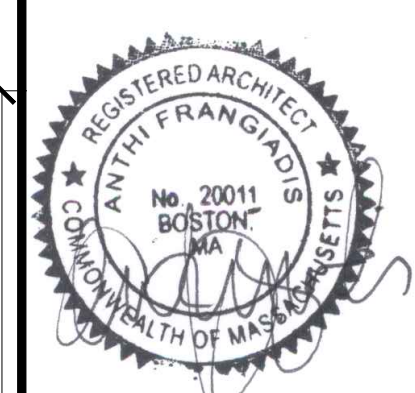
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TITLE:
**PROPOSED
DUPLEX
FLOOR
PLANS**

File No. 20013 base plans
Date 04/28/22
Sheet No

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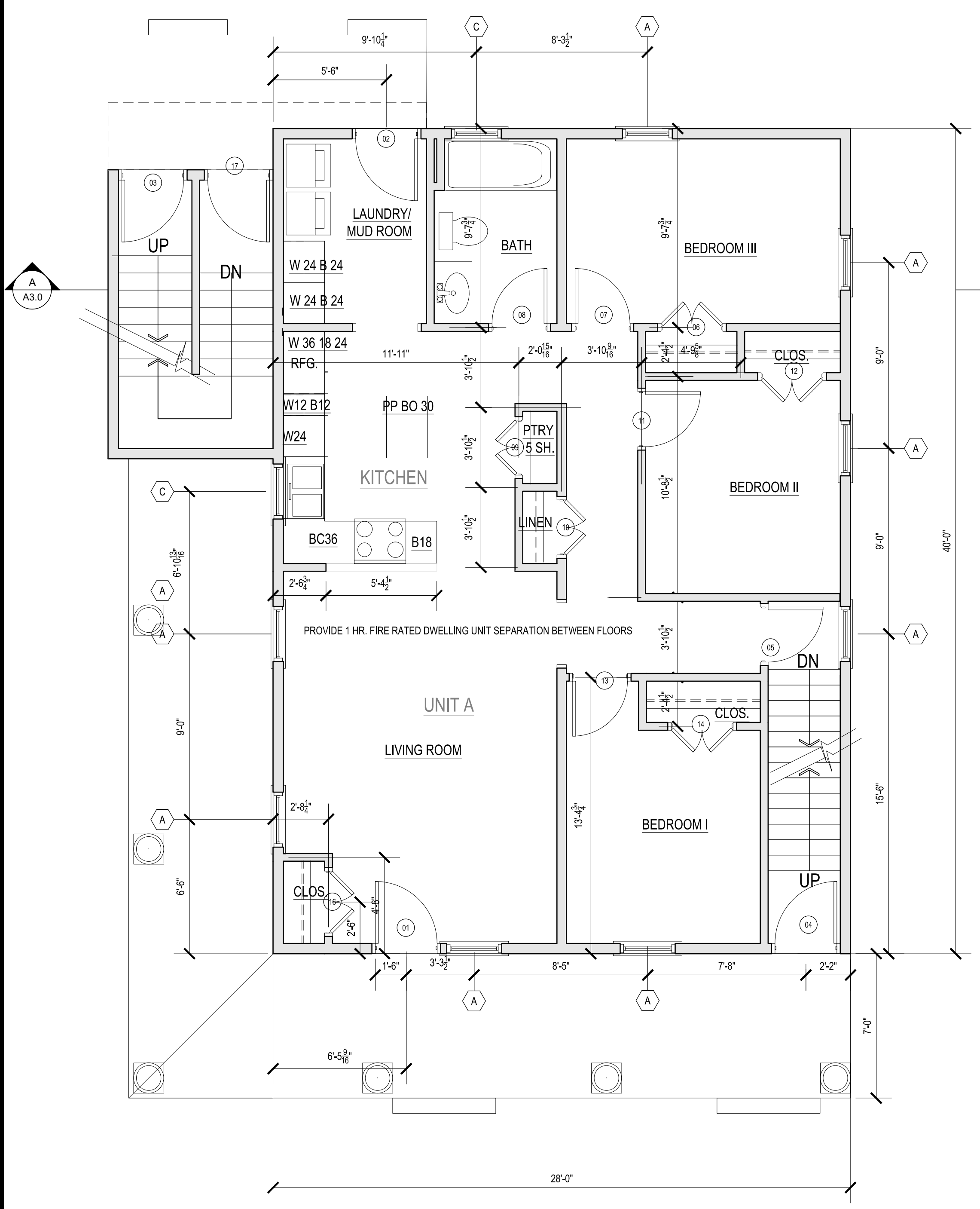
WINDOW SCHEDULE:

A	DOUBLE HUNG	2'-5" X 4'-9"	2'-5 3/4" X 4'-9 3/4"	PELLA 2957	3/4 LITE	WHITE/WHITE EGRESS WINDOW
B	DOUBLE HUNG	1'-9" X 4'-9"	1'-9 1/2" X 4'-9 3/4"	PELLA 2157	3/4 LITE	WHITE/WHITE
C	DOUBLE HUNG	2'-5" X 2'-11"	2'-5 1/2" X 2'-11 1/2"	PELLA 2935	3/4 LITE	WHITE/WHITE
D	AWNING	2'-11" X 2'-5"	2'-11 3/4" X 2'-5 3/4"	PELLA 3529	6 LITE	WHITE/WHITE
E	BASEMENT WINDOW					
F	NOT USED					

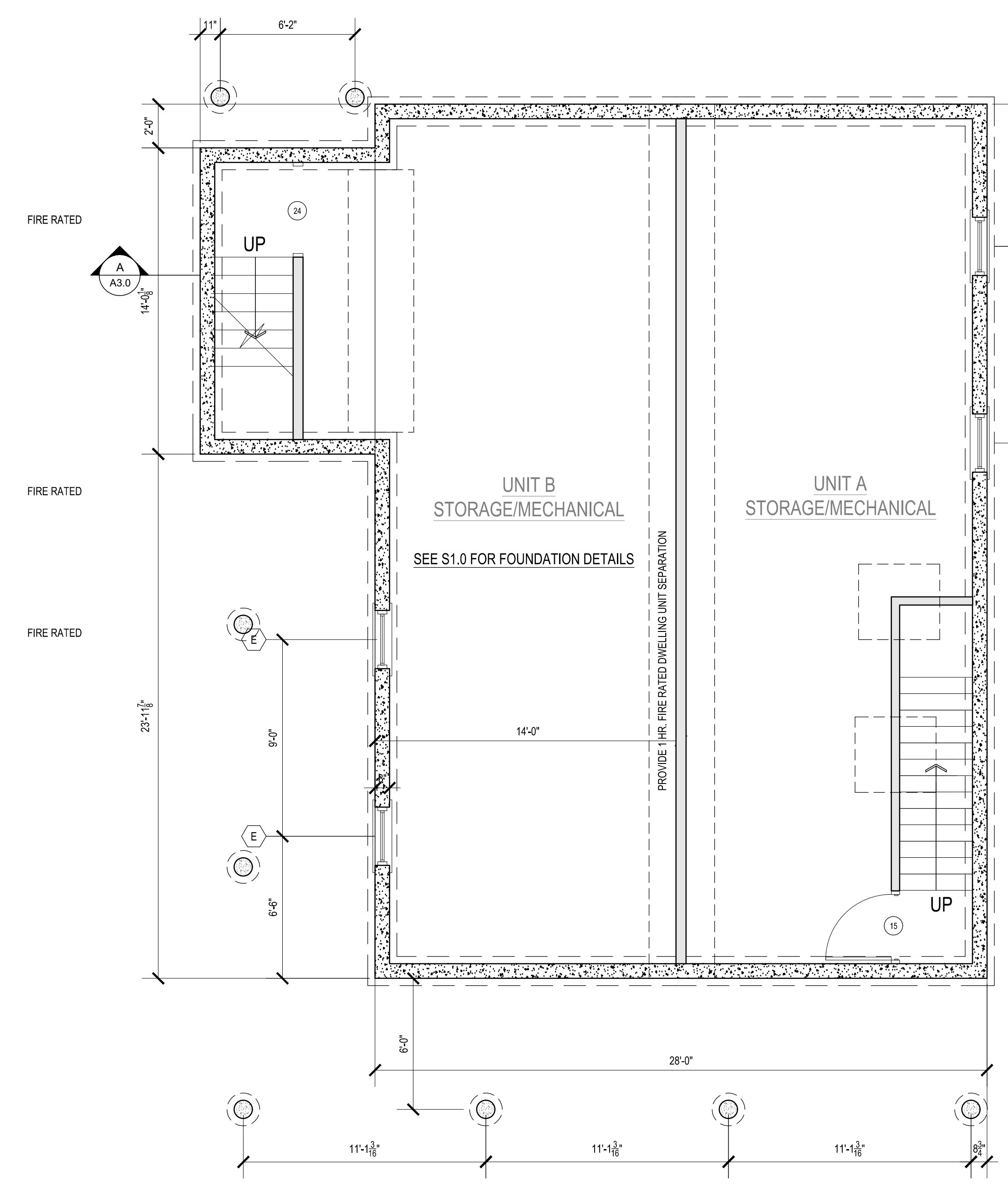
PROVIDE PRE-CUT LABELED PLYWOOD PANELS FOR IMPACT RESISTANCE PER MASS BLDG. CODE
USE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER MASS BLDG. CODE
ALL WINDOWS GLAZED WITH HIGH PERFORMANCE GLASS (INSULATED LOW E WITH ARGON GAS)
WINDOWS TO BE INSTALLED IN 2X6 EXTERIOR WALL CONSTRUCTION
ALL WINDOWS TO BE SUPPLIED WITH WHITE INSET SCREENS
ALL WINDOW MANUFACTURE NUMBERS ARE BASED ON PELLA PRO LINE SERIES

DOOR SCHEDULE:

01	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
02	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
03	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
04	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
05	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
06	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
07	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
08	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
09	DOUBLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
10	DOUBLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
11	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
12	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
13	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
14	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
15	SINGLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
16	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
17	SINGLE HINGED	3'-0" X 6'-8"	STEELCRAFT	INSULATED EXTERIOR DOOR
18	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
19	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
20	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
21	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
22	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
23	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
24	CASED OPENING	4'-0" X 6'-8"		
25	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
26	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
27	DOUBLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
28	DOUBLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND



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



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



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File No. 20013 BASE PLANS
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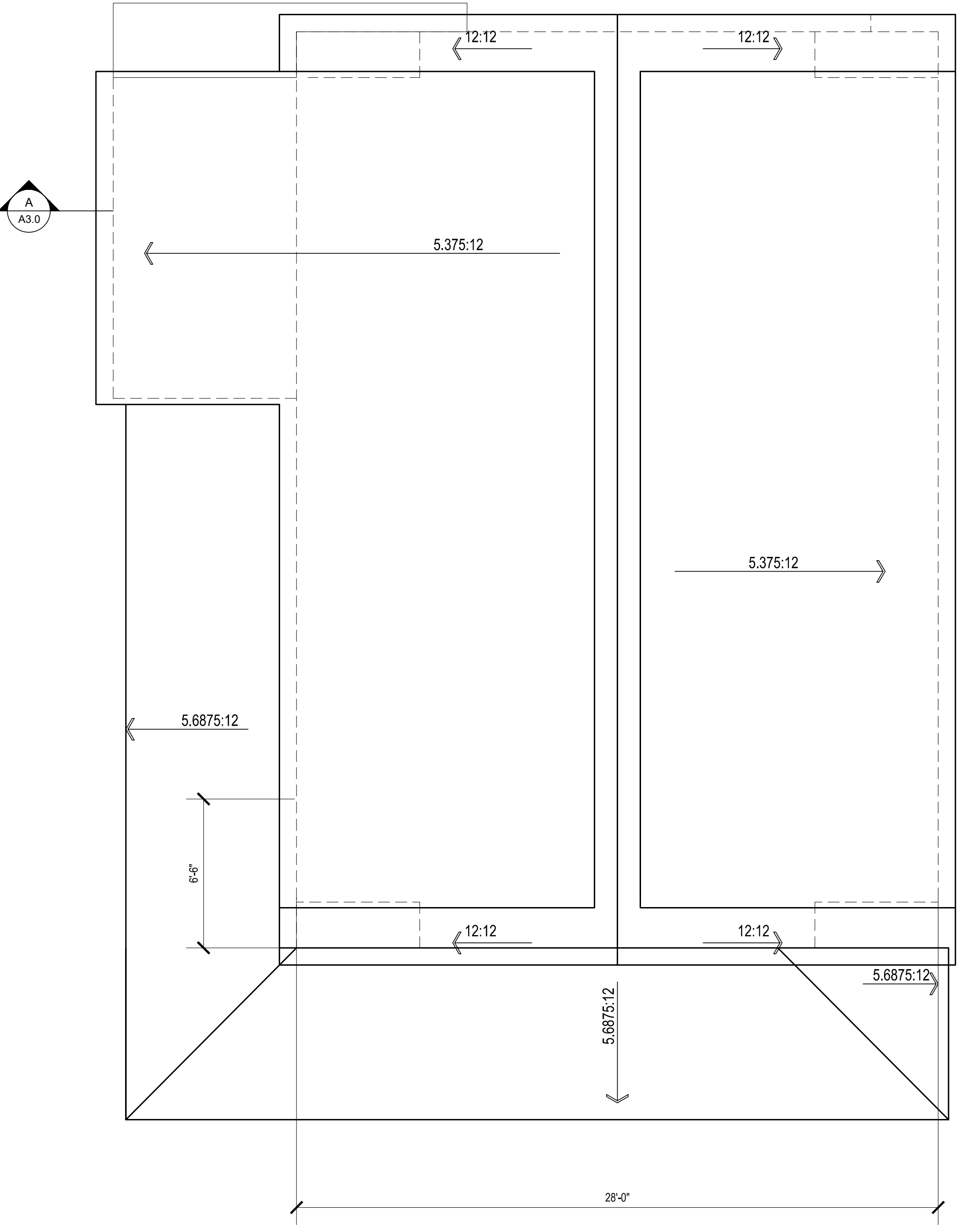
WINDOW SCHEDULE:

A	DOUBLE HUNG	2'-5" X 4'-9"	2'-5 3/4" X 4'-9 3/4"	PELLA 2957	3/4 LITE	WHITE/WHITE EGRESS WINDOW
B	DOUBLE HUNG	1'-8" X 4'-9"	1' 9 1/2" X 4'-9 3/4"	PELLA 2157	3/4 LITE	WHITE/WHITE
C	DOUBLE HUNG	2'-5" X 2'-11"	2'-5 1/2" X 2'-11 1/2"	PELLA 2935	3/4 LITE	WHITE/WHITE
D	AWNING	2'-11" X 2'-5"	2'-11 3/4" X 2'-5 3/4"	PELLA 3529	6 LITE	WHITE/WHITE
E	BASEMENT WINDOW					
F	NOT USED					

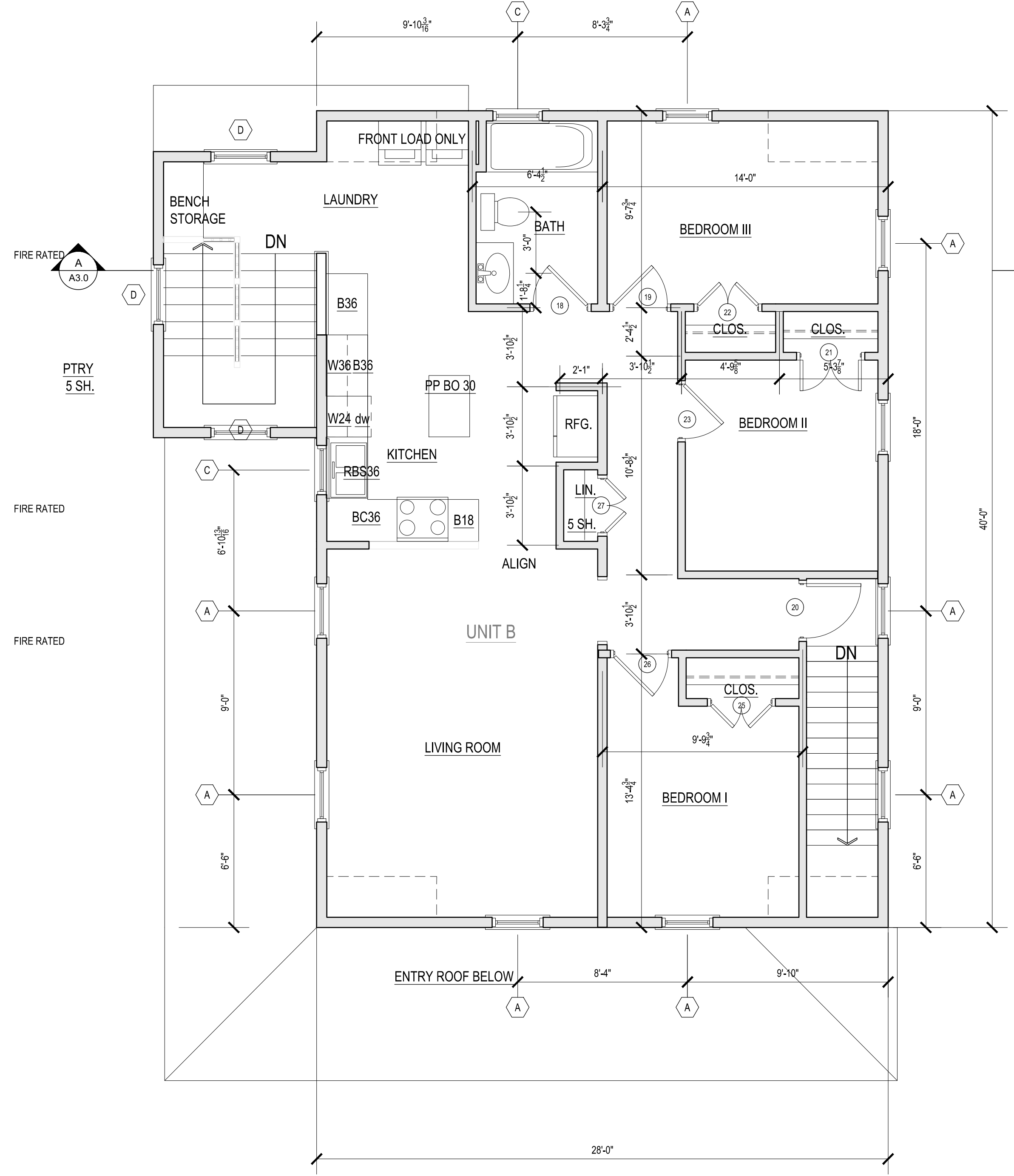
PROVIDE PRE-CUT LABELED PLYWOOD PANELS FOR IMPACT RESISTANCE PER MASS BLDG. CODE
 USE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER MASS BLDG. CODE
 ALL WINDOWS GLAZED WITH HIGH PERFORMANCE GLASS (INSULATED LOW E WITH ARGON GAS)
 WINDOWS TO BE INSTALLED IN 2X6 EXTERIOR WALL CONSTRUCTION.
 ALL WINDOWS TO BE SUPPLIED WITH WHITE INSECT SCREENS
 ALL WINDOW MANUFACTURE NUMBERS ARE BASED ON PELLA PRO LINE SERIES

DOOR SCHEDULE:

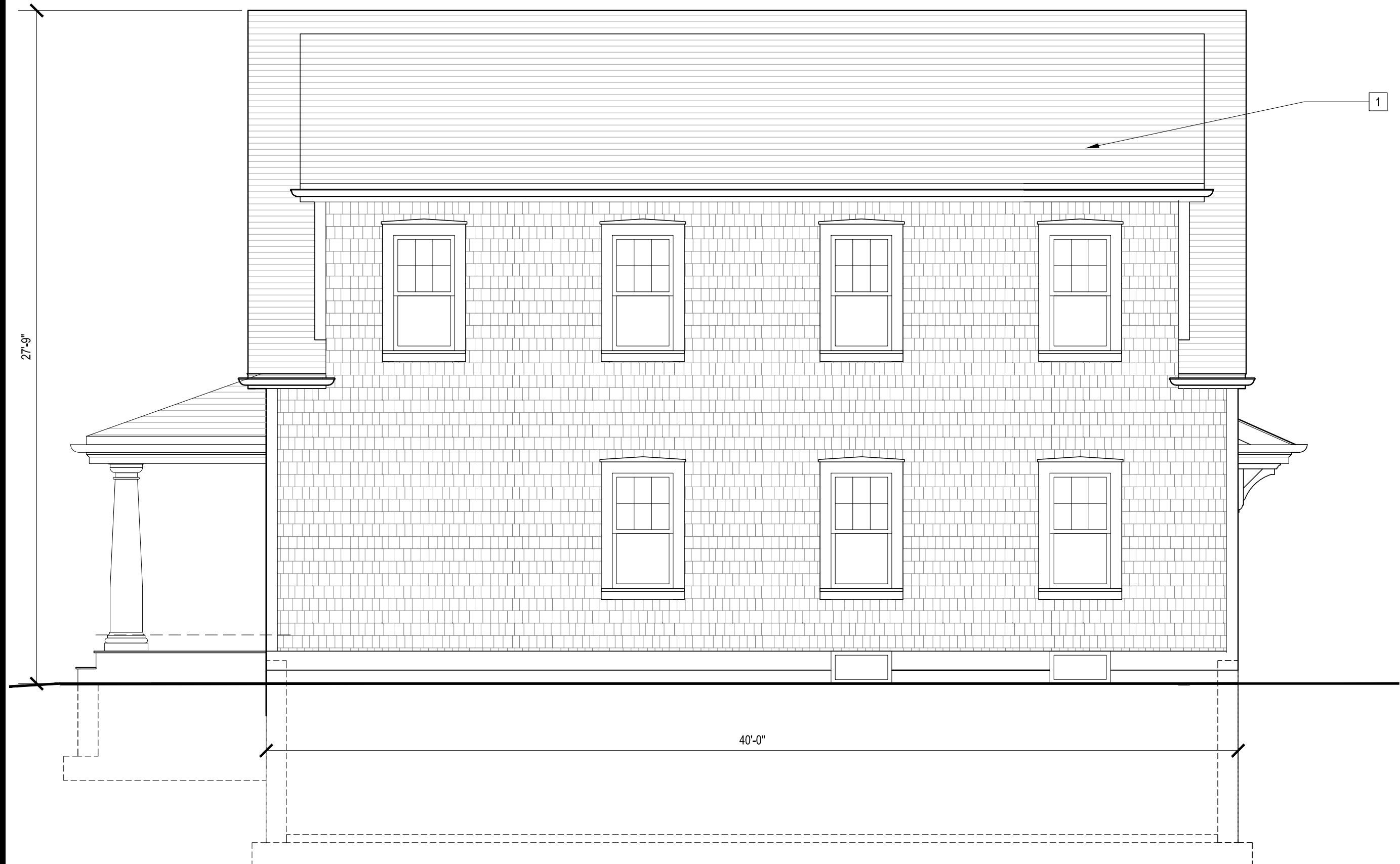
01	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
02	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
03	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
04	SINGLE HINGED	3'-0" X 6'-8"	PELLA	FIBERGLASS ENTRY DOOR WITH GLASS HALF LIGHT
05	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
06	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
07	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
08	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
09	DOUBLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
10	DOUBLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
11	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
12	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
13	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
14	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
15	SINGLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
16	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
17	SINGLE HINGED	3'-0" X 6'-8"	STEELCRAFT	INSULATED EXTERIOR DOOR
18	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
19	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
20	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
21	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
22	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
23	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
24	CASED OPENING	4'-0" X 6'-8"		
25	DOUBLE HINGED	3'-0" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
26	SINGLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
27	DOUBLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND
28	DOUBLE HINGED	2'-8" X 6'-8"	MASONITE	MOLDED PANEL SERIES SMOOTH SAFE N SOUND



2 ROOF PLAN
 SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

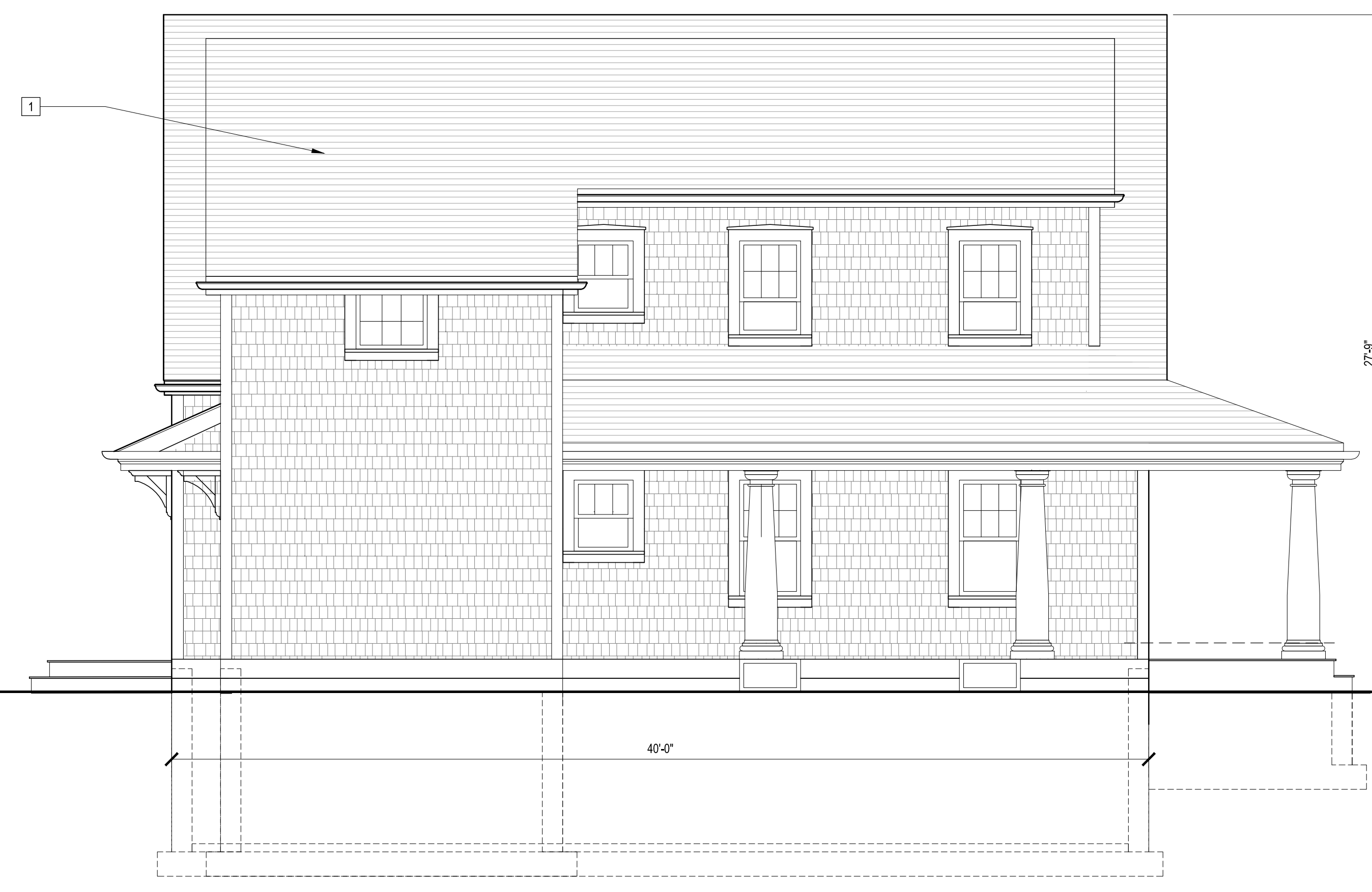


4 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

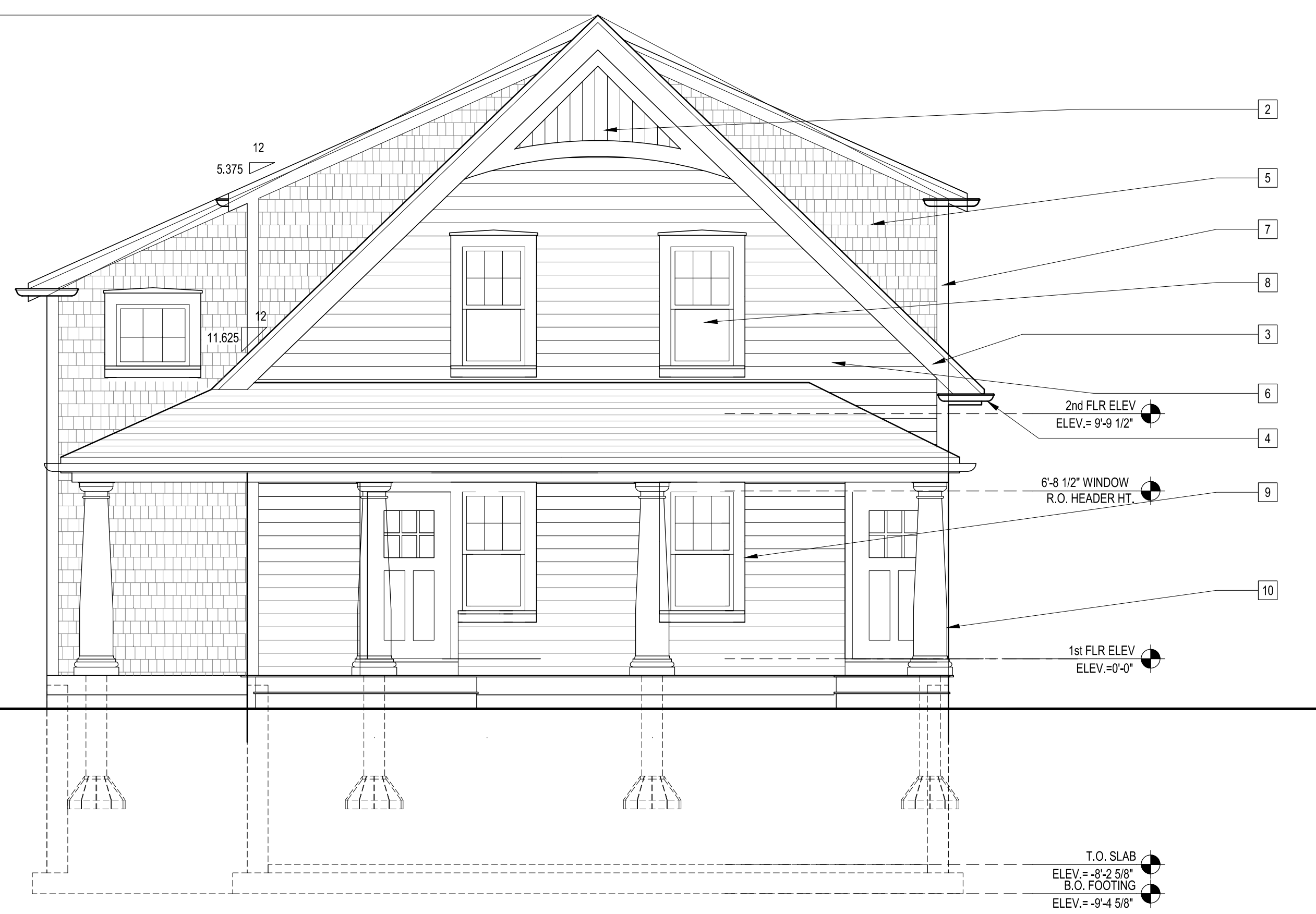
- EXTERIOR MATERIAL LEGEND:**
- 1 ARCHITECTURAL GRADE, F. G. ASPHALT ROOF SHINGLES, COLOR EQ. TO CERTAINTEEED WEATHERED WOOD
 - 2 DECORATIVE TRIM DETAIL
 - 3 1/2" x 10 COMPOSITE RAKE BOARD, PAINTED
 - 4 ALUMINUM GUTTERS & DOWNSPOUTS, WHITE
 - 5 SHINGLES @ 4" T.W. WITH CORNERBOARDS, TYP.; COLOR EQ. TO CERTAINTEEED LIGHT MAPLE
 - 6 LAP SIDING @ 5" T.W. WITH CORNERBOARDS, TYP.; COLOR EQ. TO CERTAINTEEED AUTUMN YELLOW
 - 7 1/2" X 6 COMPOSITE CORNERBOARDS, TYP.
 - 8 VINYL CLAD WOOD WINDOWS, TYP. REF. WINDOW SCHEDULE
 - 9 1/2" x 6 WINDOW CASING W/ 2x WOOD SILL AND 1/2" x 6 RIPPED APRON, PAINTED, TYP.
 - 10 DECORATIVE COLUMN ENCLOSURE



3 REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

**NEW RESIDENTIAL
BUILDING 'C'**
RJWB, LLC
6 CHAPEL LANE
E. WAREHAM, MA 02558



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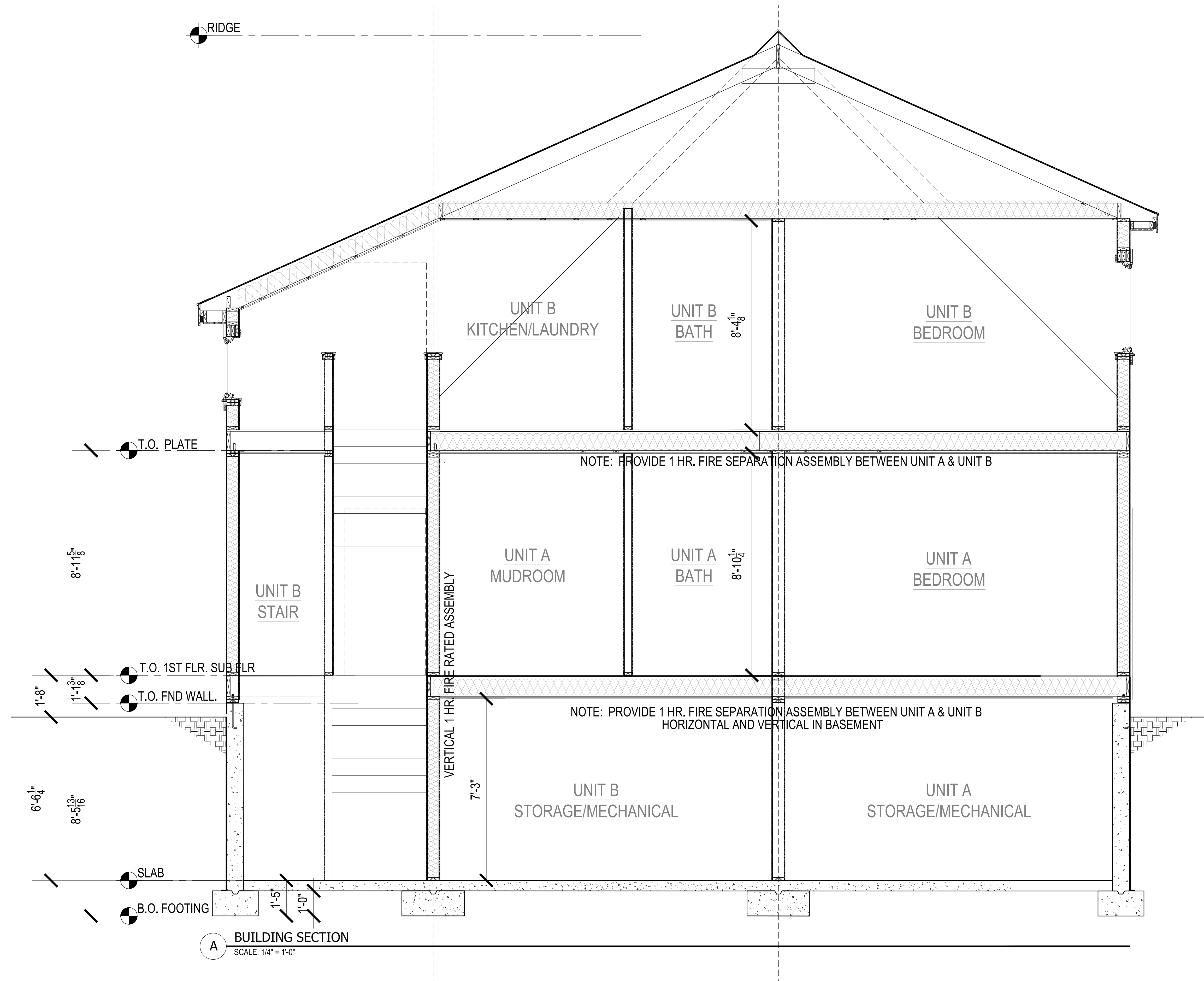
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TITLE:
PROPOSED EXTERIOR ELEVATIONS

File No. 20013 elevs A
Date 04/28/22
Sheet No

A-2.0



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

TYPICAL SECTION NOTES:

EXTERIOR WALLS:
 - SHINGLES @ 4-1/2" ± EXPOSURE
 OR CLAPBOARD SIDING
 @ 5" EXPOSURE
 - TYVEK HOUSE WRAP OR EQUAL
 - 1/2" CDX PLYWOOD SHEATHING
 - BATT INSULATION (R-21)
 - 2 x 6 STUDS - 16" O.C.
 - 1/2" GWB PAINTED

ROOF CONSTRUCTION:
 - F.G. ASPHALT SHINGLES
 (ARCHITECT GRADE)
 - 30# SATURATED BUILDING FELT
 - ICE & WATERSHIELD @ EAVES,
 VALLEYS, RISING WALLS
 - 1/2" CDX PLYWOOD ROOF
 SHEATHING
 - 2 x 10 RAFTERS w/ SIMPSON
 H2.5 CLIPS @ 16" O.C.
 (UNLESS OTHERWISE NOTED)
 - INSULATION (R-30)
 (AT ALL FINISHED LOCATIONS)
 - 1 x 3 STRAPPING @ 16" O.C.
 - 1/2" GWB PAINTED

TYP. FLOOR CONSTRUCTION:
 - 3/4" ENG. PLYWOOD SUBFLOOR
 GLUED & NAILED OVER
 - 2 X 10 @ 16" O.C. (ALT. TJI 110 @ 16" O.C.)
 - R-38 FIBERGLASS
 BATT INSULATION FOR STC 50 RATING
 (AT ALL FINISHED LOCATIONS)
 - 1 x 3 STRAPPING @ 16" O.C.
 - 5/8" FIRERATED GWB PAINTED

BASEMENT/FOUNDATION WALL:
 - BITUMINOUS DAMPPROOFING
 - 8" REINF. CONCRETE FOUNDATION WALL
 KEYED TO
 - CONT. 12" DEEP X 20" WIDE CONC. FTG.

**NEW RESIDENTIAL
 BUILDING 'C'**
 RJWB, LLC
 6 CHAPEL LANE
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 BUILDING
 SECTION

File No. 20013 elevs bldg a
 Date 04/28/22
 Sheet No

A-3.0

GENERAL STRUCTURAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE (9TH EDITION)
- THE CONTRACTOR SHALL NOT SCALE THE CONTRACT DRAWINGS.
- TYPICAL AND CERTAIN SPECIFIC CONDITIONS HAVE BEEN DETAILED ON THE DRAWINGS. FOR CONDITIONS NOT SPECIFICALLY SHOWN, THE CONTRACTOR SHALL PREPARE DETAILS SIMILAR TO THOSE SHOWN AND SUBMIT THEM WITH THE RELEVANT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
- ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMISSION OF RELEVANT SHOP DRAWINGS FOR REVIEW AND PRIOR TO COMMENCEMENT OF FABRICATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF FIELD CONDITIONS WHICH ARE IN CONFLICT WITH THE STRUCTURAL CONTRACT DOCUMENTS.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, AND OTHER METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE THE STRUCTURAL CONTRACT DOCUMENTS WITH CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BEFORE COMMENCEMENT OF WORK AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.

DESIGN LOADS

- FLOOR LIVE LOADS
 - ATTIC - 20 PSF
 - FIRST FLOOR - 40 PSF
- ROOF LIVE LOADS
 - 20 PSF
- DEAD LOAD ROOF & FLOOR - 10 PSF
- WIND LOADS
 - REFERENCE WIND VELOCITY = 110 MPH
 - REFERENCE WIND PRESSURE = 21 PSF
 - EXPOSURE = B
 - DESIGN PRESSURE FOR VERTICAL PARTS OF STRUCTURE: BEYOND SALIENT CORNERS = 25.2 PSF WITHIN SALIENT CORNERS = 35.7 PSF

CAST-IN-PLACE CONCRETE

- DESIGN AND PLACEMENT OF ALL CONCRETE WORK AND REINFORCING SHALL CONFORM TO THE LATEST ACI CODES AND MANUALS 301, 315, AND 318.
- THE CONTRACTOR SHALL PROVIDE TIES AND BRACING WHERE NECESSARY DURING CONSTRUCTION, TO REMAIN IN PLACE UNTIL THE STRUCTURES ARE COMPLETE.
- DESIGN AND ERECTION OF ALL FORMWORK SHALL BE IN ACCORDANCE WITH ACI 347 AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CAST-IN-PLACE CONCRETE SHALL CONTAIN TYPE I OR II PORTLAND CEMENT AND SHALL BE SUPPLIED BY THE SAME MANUFACTURER FOR THE ENTIRE PROJECT.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. ALL INTERIOR CONCRETE SHALL BE NON AIR ENTRAINED. SEE SPECIFIC REQUIREMENTS IN THE SPECIFICATIONS.
- ALL CAST-IN-PLACE CONCRETE SHALL CONFORM WITH THE FOLLOWING:

LOCATION	STRENGTH AT 28 DAYS	MAX. SLUMP
SLABS ON GRADE	3000 PSI	3"
FOUNDATION WALLS AND FOOTINGS	3000 PSI	4"
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 OR ASTM A 616, INCLUDING SUPPLEMENT S1, GRADE 60.
- PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE. REINFORCEMENT SPLICES SHALL BE MADE ONLY AS REQUIRED OR PERMITTED ON THE CONTRACT DRAWINGS.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL BE PROVIDED IN FLAT SHEETS. IT SHALL BE SUPPORTED ON CONTINUOUS SLAB BOLSTERS AND LAPPED ONE AND ONE-HALF MESH.
- REINFORCEMENT SHALL NOT BE FIELD CUT, UNLESS OTHERWISE INDICATED. WHEN PERMITTED, REINFORCEMENT SHALL BE COLD BENT. HEATING REINFORCEMENT IS PROHIBITED.
- REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	
#5 AND SMALLER	1-1/2"
#6 TO #18	2"
SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER	1"
BEAM STIRRUPS, COLUMN AND PIER TIES	1-1/2"

CHAMFER ALL EXPOSED CONCRETE EDGES 1/2", UNLESS OTHERWISE INDICATED.

PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315 AND CRSI "MANUAL OF STANDARD PRACTICE", CHAPTER 3. ALL BAR SUPPORTS IN AREAS WHERE CONCRETE WILL BE EXPOSED SHALL HAVE PLASTIC TIPPED FEET. THE CONTRACTOR IS CAUTIONED THAT CARE MUST BE EXERCISED TO PREVENT EXPOSURE OF TIE WIRE OR OTHER MATERIALS WHICH MAY CAUSE STAINING OF EXPOSED CONCRETE. PROPER COVER SHALL BE MAINTAINED ON ALL REINFORCEMENT.

CURE CONCRETE IMMEDIATELY AFTER FINISHING IN ACCORDANCE WITH ACI 301, ACI 305R, ACI 306R, AND ACI 308.

FIELD TESTING:

- UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS, CAST ONE SET FOUR (4) CONCRETE TEST CYLINDERS (6" DIA. x 12" HIGH) FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED. FOR 16 TO 24 HOURS AFTER CASTING, PROTECT TEST SPECIMENS IN ACCORDANCE WITH ASTM C31. PROVIDE AN ON SITE CURE BOX FOR CYLINDER STORAGE DURING INCLEMENT WEATHER. DO NOT TRANSPORT SPECIMENS TO THE LABORATORY UNTIL AFTER THE INITIAL PROTECTION PERIOD.
- AT THE TIME OF CASTING EACH SET OF TEST CYLINDERS, SAMPLE CONCRETE IN ACCORDANCE WITH ASTM C172 AND PERFORM THE FOLLOWING MEASUREMENTS AT THE POINT OF CONCRETE PLACEMENT:
 - AMBIENT TEMPERATURE
 - CONCRETE TEMPERATURE
 - UNIT WEIGHT IN ACCORDANCE WITH ASTM C-138
 - SLUMP IN ACCORDANCE WITH ASTM C-143
 - AIR CONTENT IN ACCORDANCE WITH ASTM C-173 OR ATM C-231

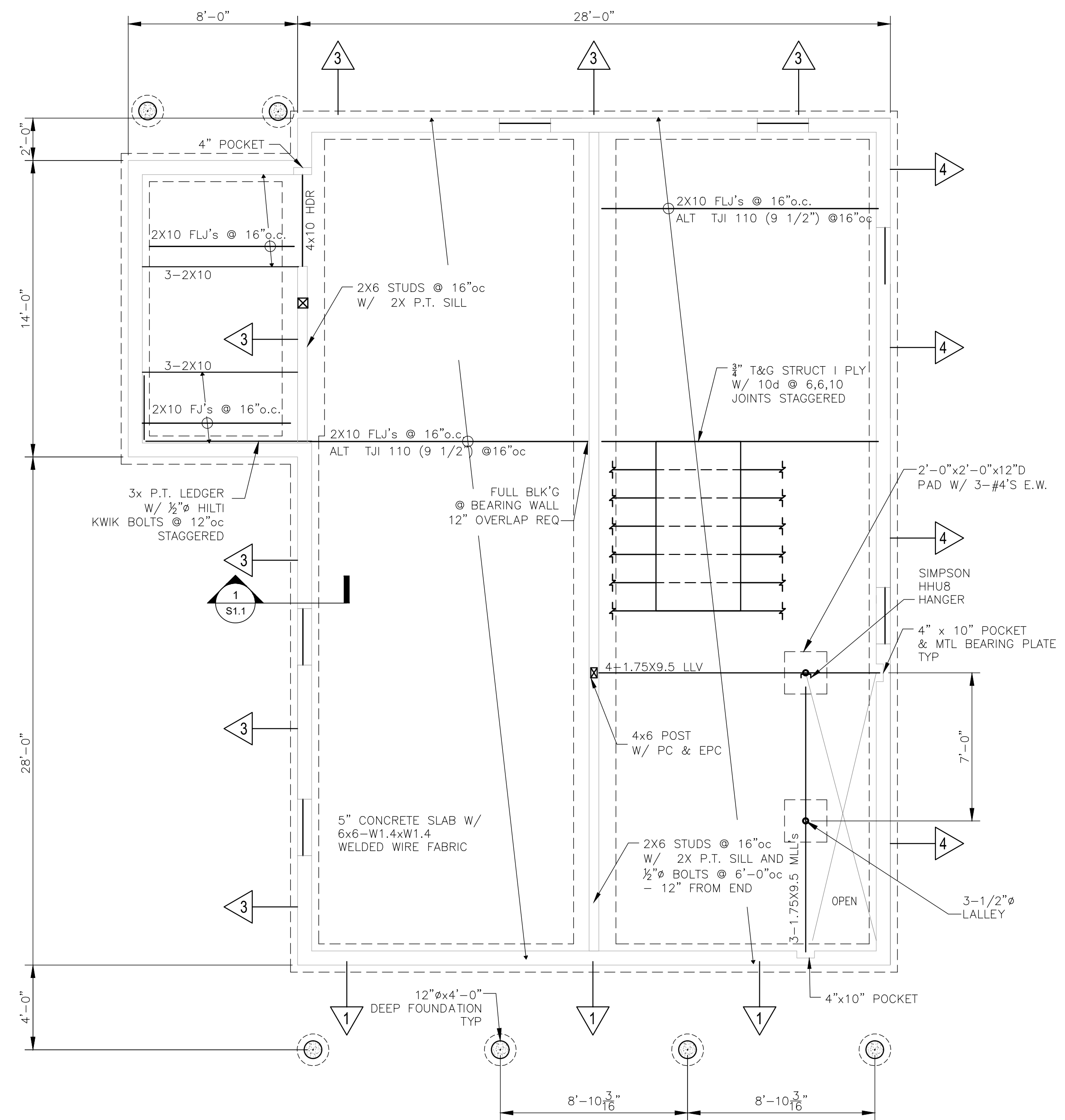
FOUNDATION AND SLAB-ON-GRADE NOTES

FOUNDATIONS SHALL BEAR ON STRATA WITH A BEARING PRESSURE OF 2000 PSF.

NO BACKFILLING AGAINST UNDERGROUND OR RETAINING WALLS SHALL OCCUR UNTIL THE WALLS HAVE ATTAINED THEIR SPECIFIED 28-DAY STRENGTHS UNLESS ADEQUATE BRACING IS PROVIDED TO RESIST HORIZONTAL LOADS IMPOSED BY BACKFILLING, EXCEPT WHERE THE DIFFERENTIAL HEIGHT OF BACKFILL ON EITHER SIDE OF THE WALL IS LESS THAN TWO FEET.

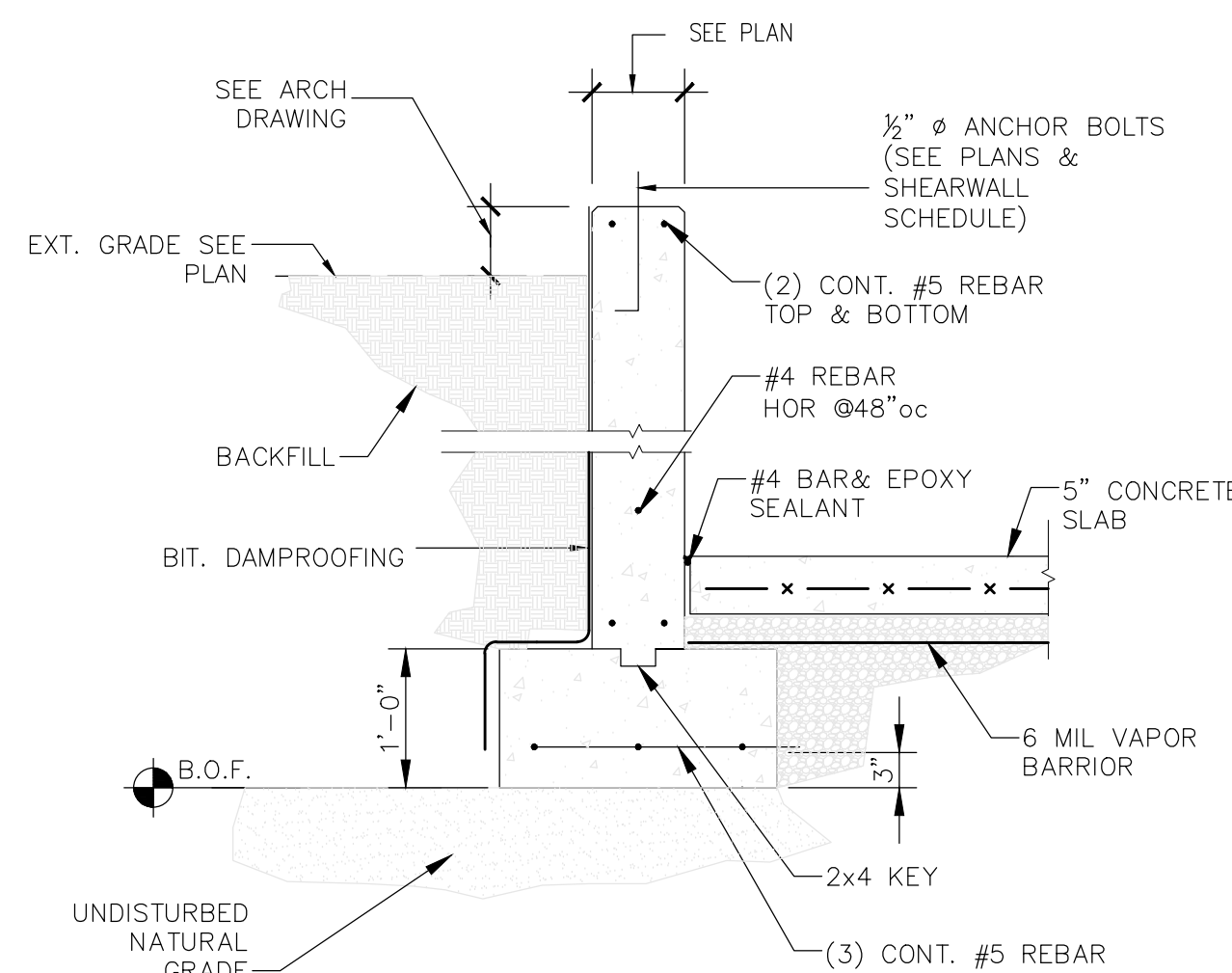
WOOD FRAMING NOTES

- ALL ROUGH FRAMING SHALL BE NO. 2 OR BETTER SPRUCE-PINE-FIR, UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS.
- ALL TWO (2) INCH NOMINAL LUMBER TO BE SEASONED TO 19% MAXIMUM MOISTURE CONTENT.
- ALL LUMBER AND PLYWOOD SHALL BE GRADE-STAMPED BY THE APPROPRIATE MANUFACTURER'S ASSOCIATION FOR THE APPROPRIATE USE.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESURE TREATED WITH A CCA-C 0.40 PROCESS.
- ALL WOOD FRAMING SHALL BE BUILT PLUMB, LEVEL, SQUARE, AND TRUE WITH ADEQUATE BRACING AND CONNECTION HARDWARE TO ENSURE A RIGID STRUCTURE.
- ROUGH CONNECTIONS SHALL BE ACCURATELY CUT AND TIGHTLY FITTED AS NECESSITATED BY THE CONDITIONS ENCOUNTERED TO PROVIDE FULL BEARING WITHOUT USE OF SHIMS.
- ALL FLOORS AND THE ROOF SHALL BE SHEATHED WITH 3/4" TONGUE AND GROOVE STRUCTURAL 1 PLYWOOD, GLUED AND NAILED, UNLESS OTHERWISE SHOWN OR NOTED.
- ALL PLYWOOD SHALL BE LAID WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTS. STAGGER ALL JOINTS. PROVIDE BLOCKING AT ALL JOINTS ONLY WHERE SHOWN ON PLAN.
- ALL PLYWOOD SHALL BE FASTENED WITH 10d NAILS 6" ON CENTER AT SUPPORTED PANEL EDGES AND AT 10" ON CENTER AT INTERMEDIATE SUPPORTS, UNLESS OTHERWISE SHOWN OR NOTED (SPECIFIC SHEAR WALLS & DIAPHRAGMS).
- ALL INTERIOR DOOR HEADERS SHALL CONSIST OF TWO 2X8'S WITH ONE LAYER OF 1/2" PLYWOOD SPACER, UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS. FOR 2X6 EXTERIOR STUD WALLS, ALL EXTERIOR WINDOW AND DOOR HEADERS OVER THREE (3) FEET WIDE SHALL BE THREE 2X8'S WITH TWO LAYERS OF 1/2" PLYWOOD, U.N.O. AT EXTERIOR HEADERS, 1" THICK RIGID INSULATION MAY BE USED IN PLACE OF [2] 1/2" PLYWOOD SPACERS; LOCATE BETWEEN DOUBLE HEADER AT OUTSIDE FACE AND SINGLE HEADER AT INSIDE FACE.
- ALL HEADERS OVER SIX (6) FEET IN LENGTH SHALL REST ON DOUBLE STUD POSTS AS A MINIMUM, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- SIMPSON CONSTRUCTION HARDWARE (OR APPROVED EQUAL) SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND NAILING SCHEDULE. THE GENERAL CONTRACTOR MUST BE FAMILIAR WITH, AND HAVE THE APPROPRIATE PRODUCT CATALOGS ON SITE.
 - ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS IN THE SIMPSON CATALOG. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL. 16D FASTENERS ARE COMMON NAILS (8 GAGE X 3-1/2") AND CANNOT BE REPLACED WITH 16D SINKERS (9GAGE X 3-1/4") UNLESS OTHERWISE SPECIFIED.
 - BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER (PER THE 1997 NDS, SECTION 8.1.2.1).
 - INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE CONNECTION.
 - PNEUMATIC NAILERS MAY BE USED TO INSTALL CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. TOOLS WITH NAIL HOLE-LOCATING MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT.
 - JOISTS SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT AND THE GAP BETWEEN THE JOIST AND THE HEADER SHALL NOT EXCEED 1/8".
- UNLESS NOTED OTHERWISE, MINIMUM FASTENING OF WOOD MEMBERS SHALL CONFORM TO TABLE 2305.2 OF THE MASSACHUSETTS BUILDING CODE.
- ALL PLYWOOD OR OSB SHALL BE APA RATED AND SHALL BE ADEQUATELY SPACED AT JOINTS (1/8" TYP) AS REQUIRED BY APA FOR EXPANSION.
- ALL SOLID WOOD POSTS SHALL BE DOUGLASS FIR NO. 1 OR BETTER.
- BEAMS NOTED AS "PSL" SHALL BE "PARALLAM" AS MANUFACTURED BY TRUS JOIST MACMILLAN (E=1,800,000 PSI, FB=2900 PSI). PARALLAM PRODUCTS SHALL BE ADEQUATELY STORED AND COVERED AT THE JOB SITE TO BE PROTECTED FROM WATER DAMAGE PRIOR TO INSTALLATION.
- BEAMS NOTED AS "LVL" SHALL BE "MICROLLAM" AS MANUFACTURED BY TRUS JOIST MACMILLAN (E=1,900,000 PSI, FB=2600 PSI). MICROLLAM PRODUCTS SHALL BE ADEQUATELY STORED AND COVERED AT THE JOB SITE TO BE PROTECTED FROM WATER DAMAGE PRIOR TO INSTALLATION.
- TJI JOISTS SHALL BE BY TRUS-JOIST PRO 150 SERIES OR EQUAL WITH LVL FLANGES AND OSB WEBS. PROVIDE BRIDGING PER MANUFACTURERS RECOMMENDATIONS.
- SHEAR WALL SHEATHING SHALL BE IN ACCORDANCE WITH SHEARWALL SCHEDULE. ALL SHEETS SHALL BE STAMPED WITH THE MANUFACTURER'S INFORMATION AND SHEATHING CERTIFICATION.
- ALL STUDS SHALL ALIGN WITH TRUSSES. AT TYPICAL AREAS SUCH AS OPENING JAMBS, PROVIDE STUDS OR BLOCKING TO MAINTAIN A SOLID CONTINUOUS LOAD PATH TO



FOUNDATION / FIRST FLOOR FRAMING PLAN

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



1 FOUNDATION SECTION

SCALE: 3/4" = 1'-0"

NEW RESIDENTIAL BUILDING 'C'
 RJWB, LLC
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TITLE:
PROPOSED FOUNDATION PLAN & NOTES

File No. 20013 STRUCTURAL
 Date 04/28/22
 Sheet No

S-1.1

SHEAR PANEL SCHEDULE							
PANEL	PLYWOOD ⁽³⁾	NAILING	q (all)	NAILS ⁽³⁾	ANCHOR BOLTS	TOP PLATE ATTACHMENT	HOLD-DOWN ATTACHMENT
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 6" O.C.	NA	A35 @ 20" O.C.	ST2115
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 4" O.C.	NA	A35 @ 14" O.C.	MST27
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 4" O.C.	1/2" @ 36" O.C.	A35 @ 14" O.C.	HD-5B&4X POST
△	7/16" CDX	8d @ 6, 6, 12	475	16d @ 4" O.C.	1/2" @ 48" O.C.	A35 @ 14" O.C.	HD-3B&2-2X POST
△	(1)15/32" CDX	10d @ 2, 2, 12	770	16d @ 8" O.C.	1/2" @ 12" O.C.	A35 @ 6" O.C.	A35 @ 6" O.C.
△		SEE NOTE	264	16d @ 16" O.C.	1/2" @ 4" O.C.	A35 @ 30" O.C.	A35 @ 30" O.C.

NOTES:

- 3X FRAMING REQUIRED AT ADJOINING PANEL EDGES
- 4X OR 2-2X NAILED WITH 16d NAILS @ 6" O.C.
- A35'S OT REQUIRED IF PANEL NAILS TO FRAMING MEMBER ABOVE TOP PLATE
- ZIP BOARD MAY BE USED IN LIEU OF PLYWOOD SHEATHING.

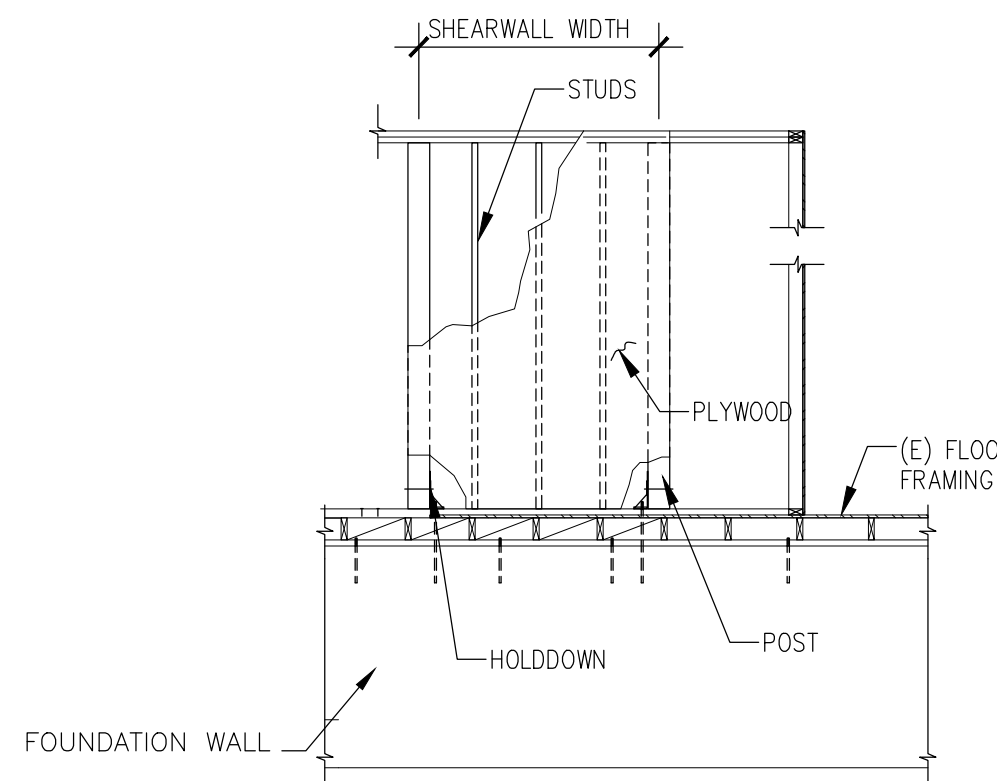
HEADER SCHEDULE			
OPENING	2x6 STUD WALLS		
	ROOF	ONE FLR	ONE FLR + ROOF
LESS THAN 3'-0"	2-2X6	2-2X6	2-2X6
3'-1" to 5'-0"	2-2X6	2-2X8	2-2X8
5'-1" to 7'-0"	2-2X8	2-2X10	2-2X10
7'-1" to 8'-0"	2-2X8	2-2X10	2-2X12

NOTES:

- PROVIDE AND INSTALL HEADERS ACCORDANCE WITH THE ABOVE SCHEDULE FOR INDICATED ROUGH OPENINGS ON ARCHITECTURAL PLANS AND UNLESS NOTED OTHERWISE. HEADER SPANS EXCEEDING TABULATED VALUES SHALL BE NOTED ON FRAMING PLANS.
- PROVIDE 3" MINIMUM BEARING AT EACH END.

SHEARWALL SCHEDULE

SCALE: NA

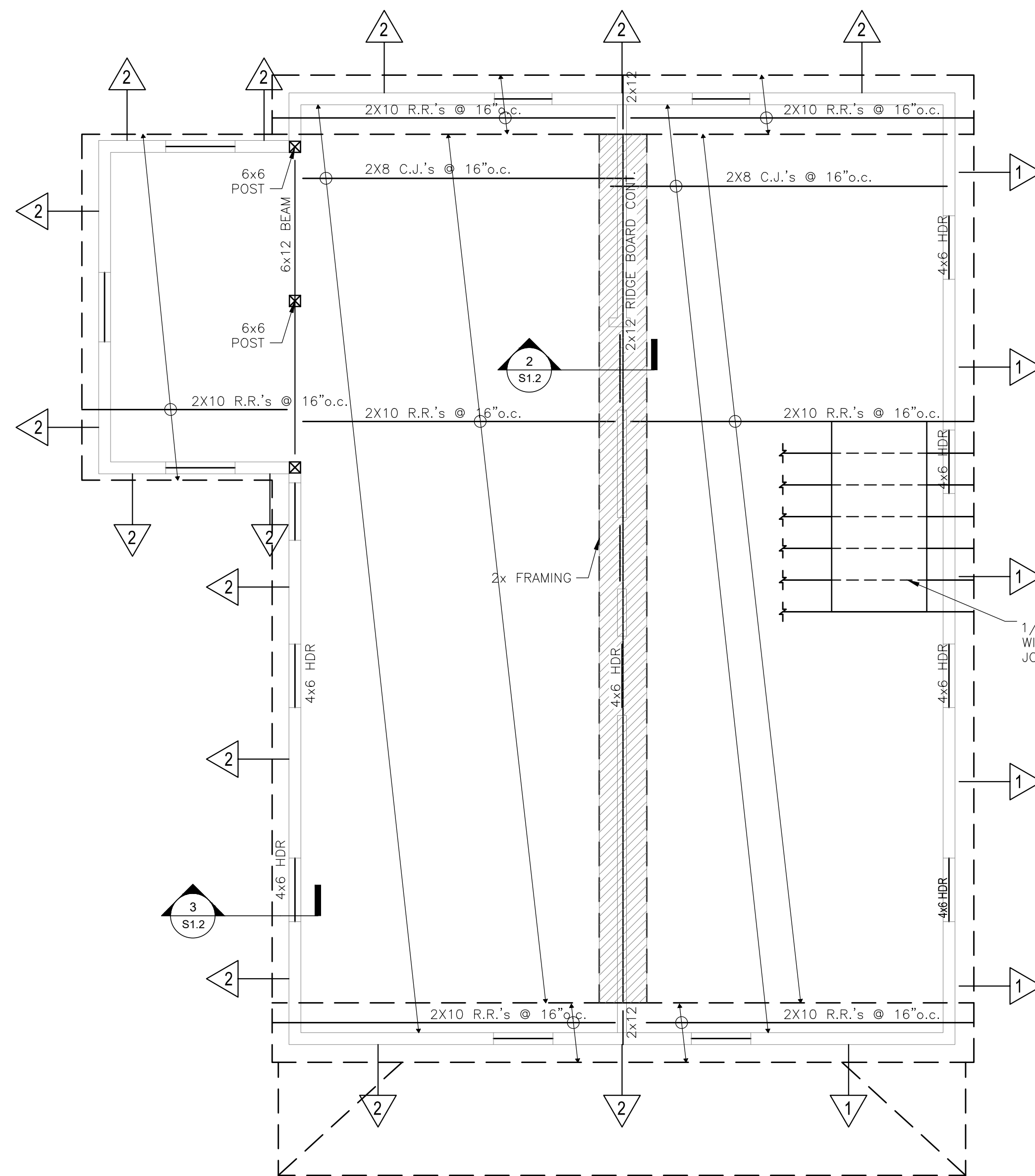


1 SHEARWALL DETAIL

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

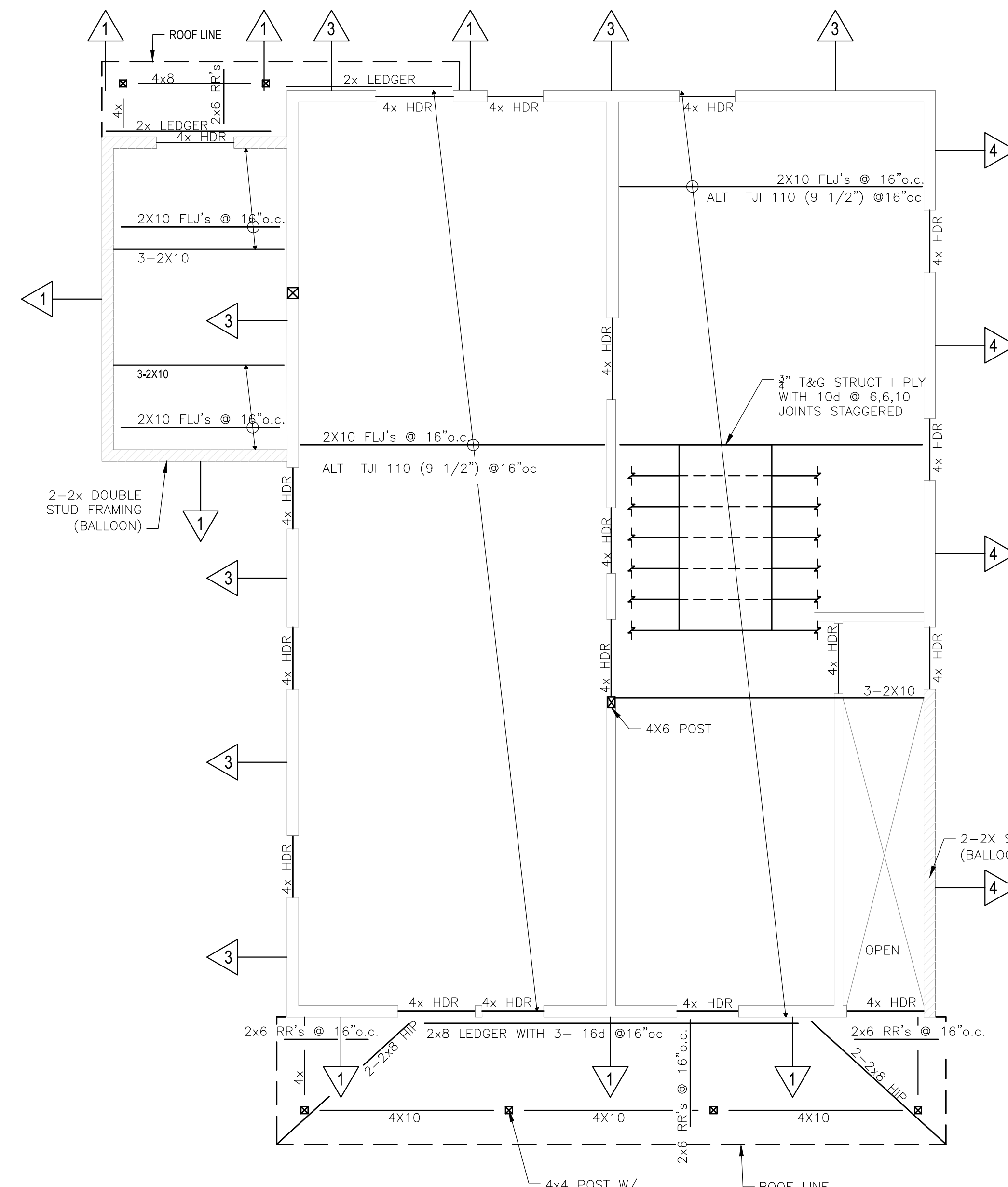
HEADER SCHEDULE

SCALE: NA



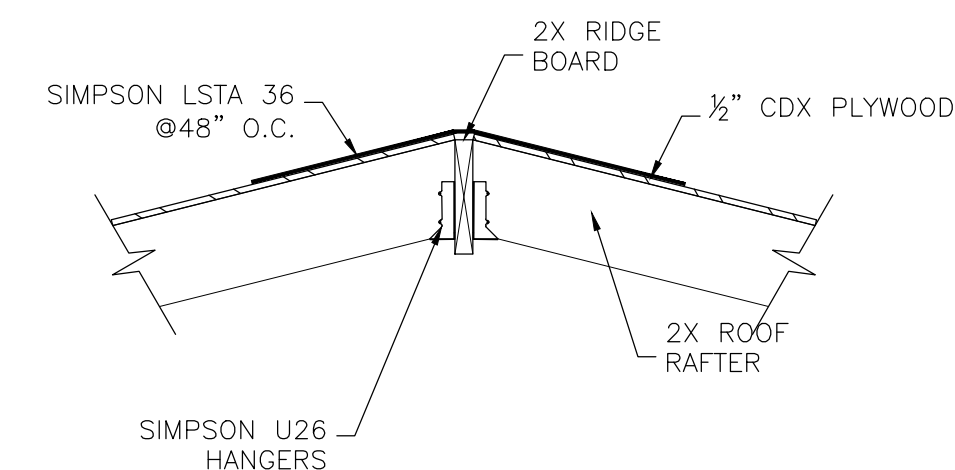
ROOF FRAMING PLAN

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



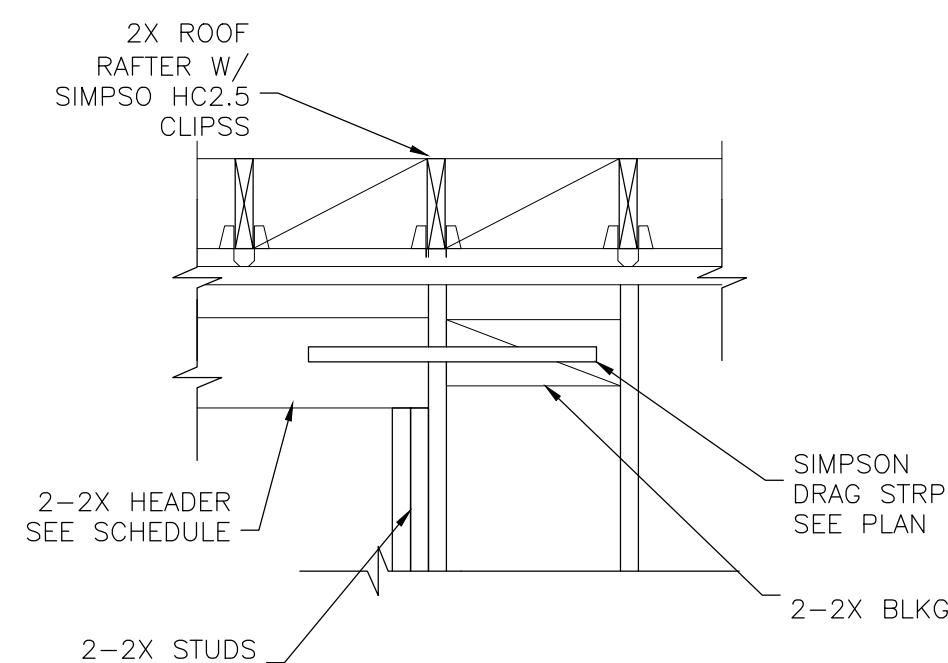
SECOND FLOOR FRAMING PLAN

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



2 RIDGE STRAP

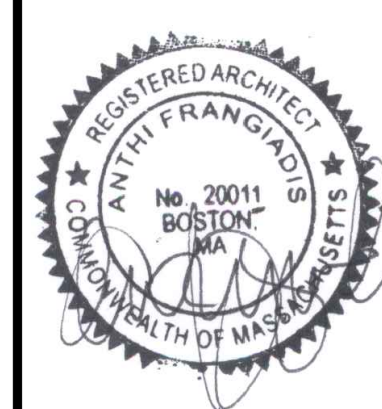
SCALE: 3/4" = 1'-0"



3 DRAG STRUT DETAIL

SCALE: 3/4" = 1'-0"

NEW RESIDENTIAL BUILDING 'C'
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TITLE:
PROPOSED FRAMING PLANS & DETAILS

File No. 20013 STRUCTURAL
Date 04/28/22
Sheet No

S-1.2