

ARCHITECTURAL DRAWING LIST - 1004 BROADWAY (LOT A)		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-00A	COVER SHEET - 1004 BROADWAY - LOT A	04/28/2025
2-CIVIL/LANDSCAPE		
C-1	SITE PLAN	11/05/2024
L1	LANDSCAPE SITE PLAN	11/19/2024
L2	LANDSCAPE PLAN	11/19/2024
L3	GREEN SCORE	11/19/2024
3-Architectural		
A-001	GENERAL NOTES & ABBREVIATIONS	04/28/2025
A-010A	ACODE REVIEW & EGRESS -1004 BROADWAY - LOT A	04/28/2025
A-019	OVERALL SITE PLAN	04/28/2025
A-020	ARCHITECTURAL SITE PLAN	04/28/2025
A-020A	ARCHITECTURAL SITE PLAN - 1004 BROADWAY	04/28/2025
A-021A	AREA PLANS - 1004 BROADWAY - LOT A	04/28/2025
A-100A	B-2ND FLOOR - 1004 BROADWAY - LOT A	04/28/2025
A-101A	3RD FLOOR & ROOF PLAN - 1004 BROADWAY - LOT A	04/28/2025
A-300A	FRONT & REAR ELEVATIONS - 1004 BROADWAY - LOT A	04/28/2025
A-301A	LEFT ELEVATION - 1004 BROADWAY - LOT A	04/28/2025
A-410	DIAGRAMMATIC SECTIONS	04/28/2025
A-520	TYPICAL SLOPED ROOF DETAILS	04/28/2025
A-630	TYPICAL ROOF DETAILS	04/28/2025
A-710	STAIR DETAILS	04/28/2025

ARCHITECTURAL DRAWING LIST - 1004 BROADWAY (LOT A)		
Sheet Number	Sheet Name	Sheet Issue Date
A-900	DOOR & WINDOW SCHEDULE	04/28/2025
A-901	DOOR, WINDOW & FINISH FLOOR DETAILS	04/28/2025
A-910	PARTITION TYPES	04/28/2025
AV-1	3D VIEWS	04/28/2025
AV-2	RENDERING	04/28/2025
AV-3	PERSPECTIVE	04/28/2025
4-STRUCTURAL		
S0.0	GENERAL NOTES	04/15/2025
S1.0	FOUNDATION PLAN AND FIRST FLOOR FRAMING	04/15/2025
S2.0	FRAMING PLANS	04/15/2025
S3.0	FRAMING PLANS	04/15/2025
S4.0	FOUNDATION DETAILS	04/15/2025
S5.0	FOUNDATION DETAILS	04/15/2025
S6.0	SHEAR WALLS	04/15/2025
S6.1	SHEAR WALLS	04/15/2025



PROJECT 1004 BROADWAY RESIDENCES

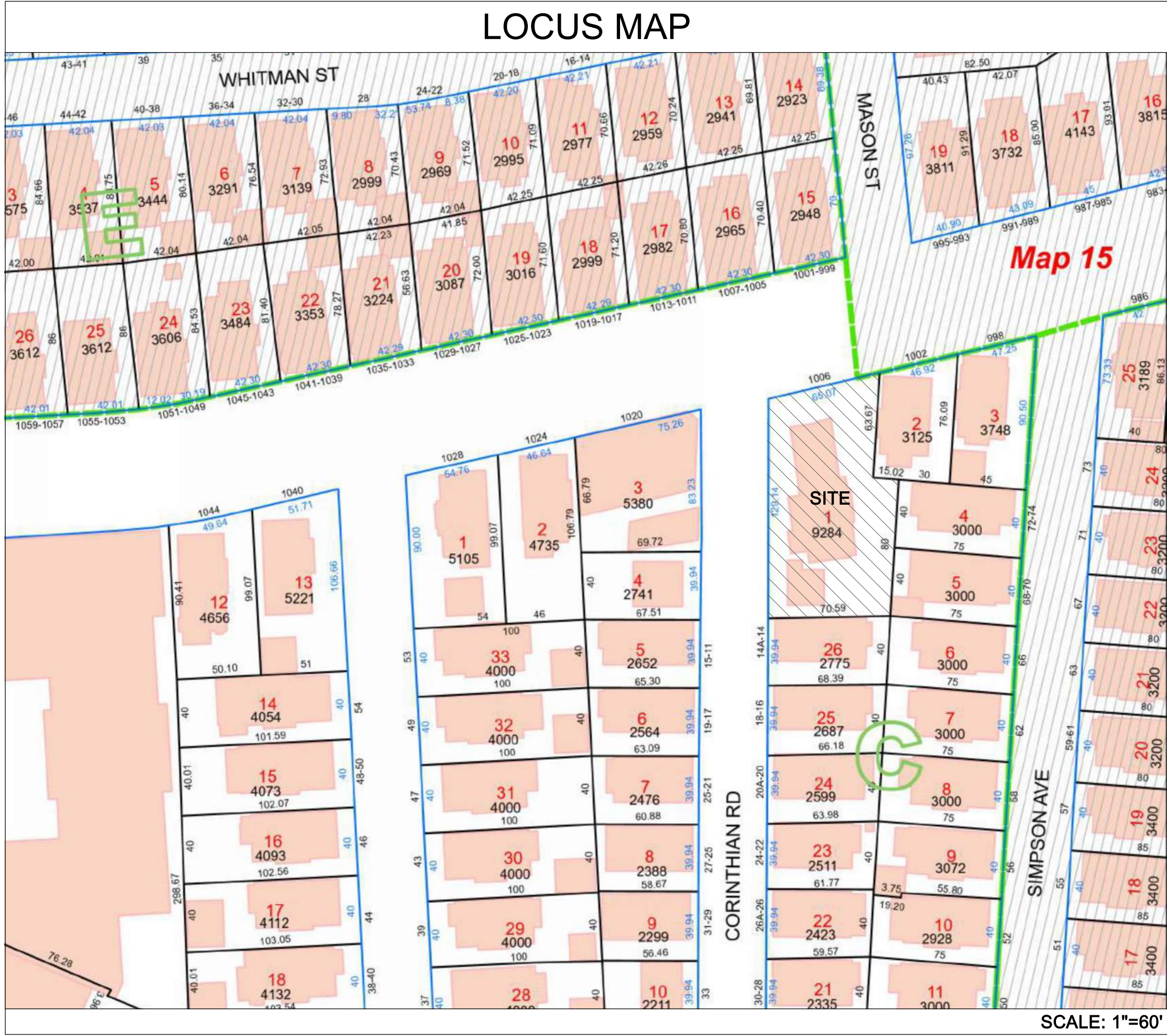
PROJECT ADDRESS:
1004 BROADWAY
SOMERVILLE, MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
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17 IVALOO STREET, SUITE 400
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PERMIT SET
04/28/2025

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



KDI
ARCHITECTURE

KHALSA DESIGN, INC.
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CONSULTANTS:

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REGISTRATION



Project number24016

Date04/28/2025

Drawn byAuthor

Checked byChecker

Scale1" = 60'-0"

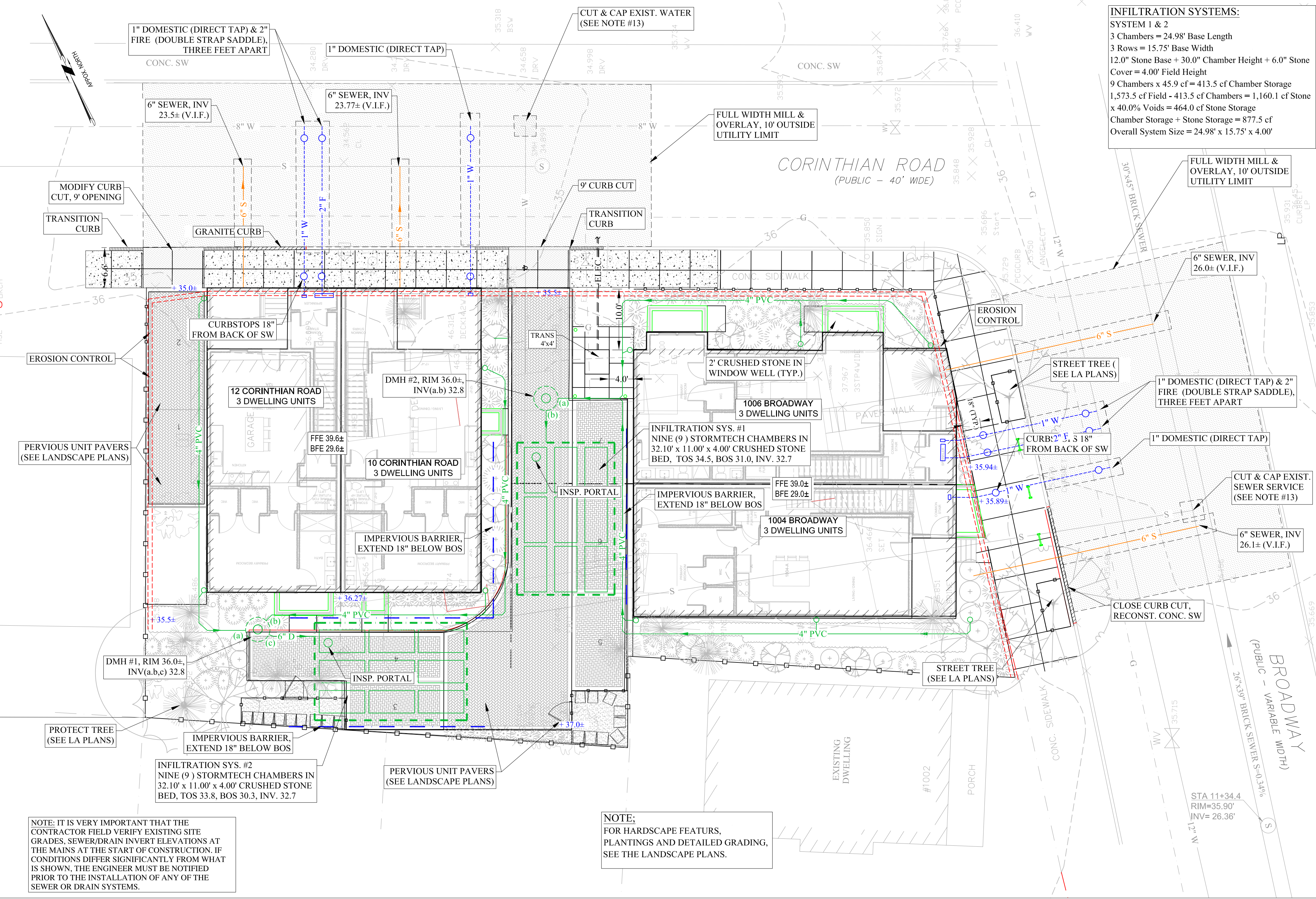
REVISIONS

No.	Description	Date

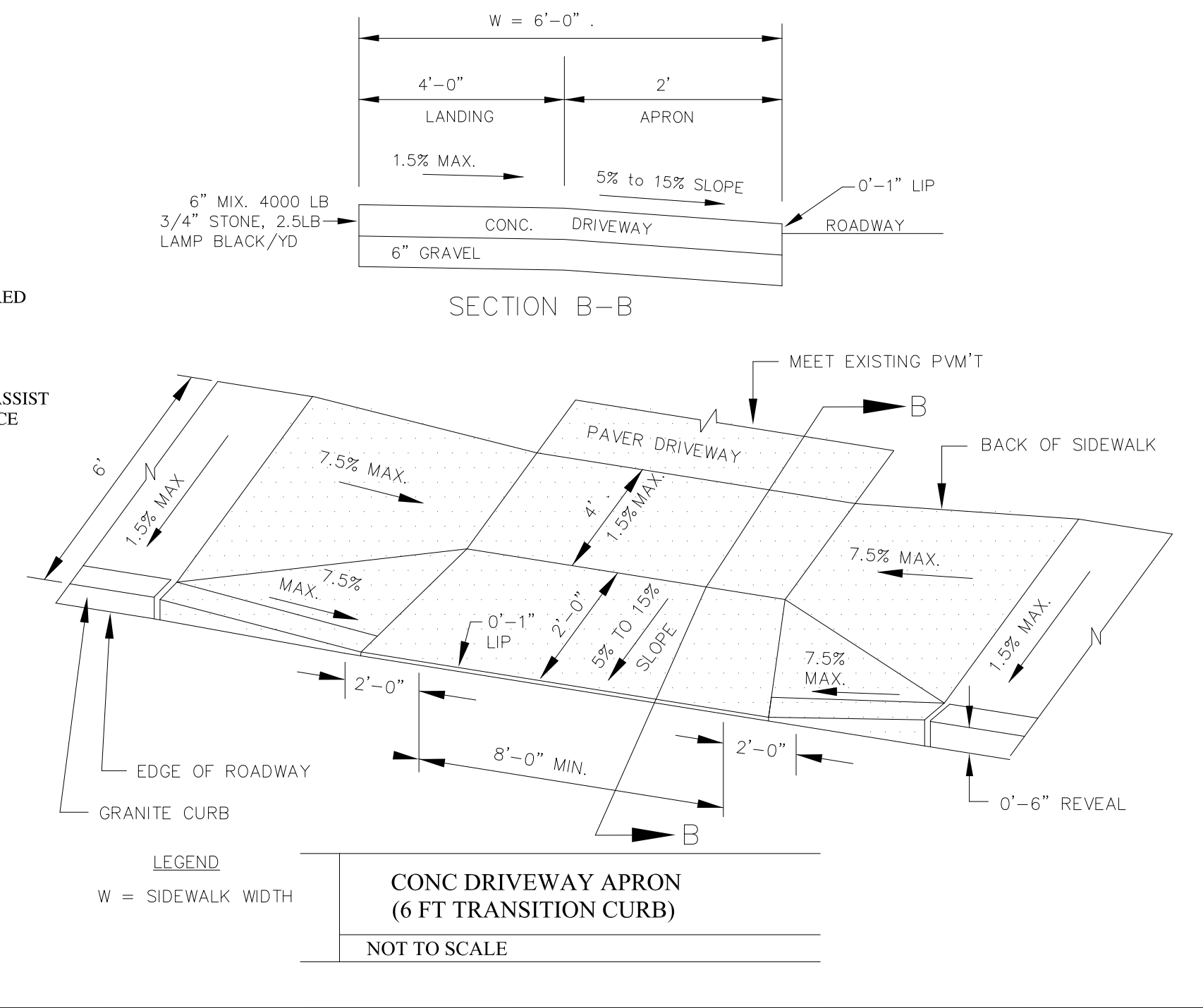
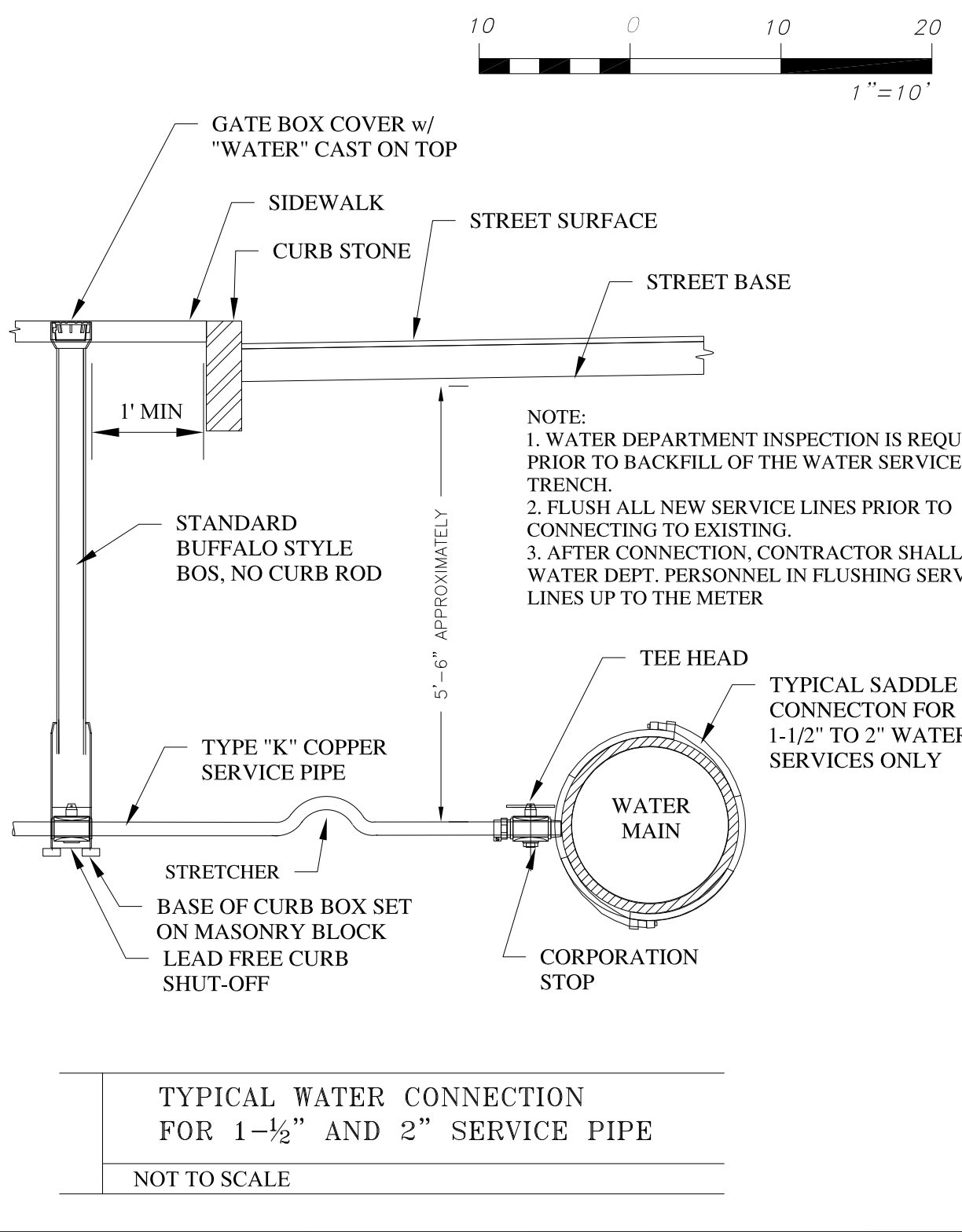
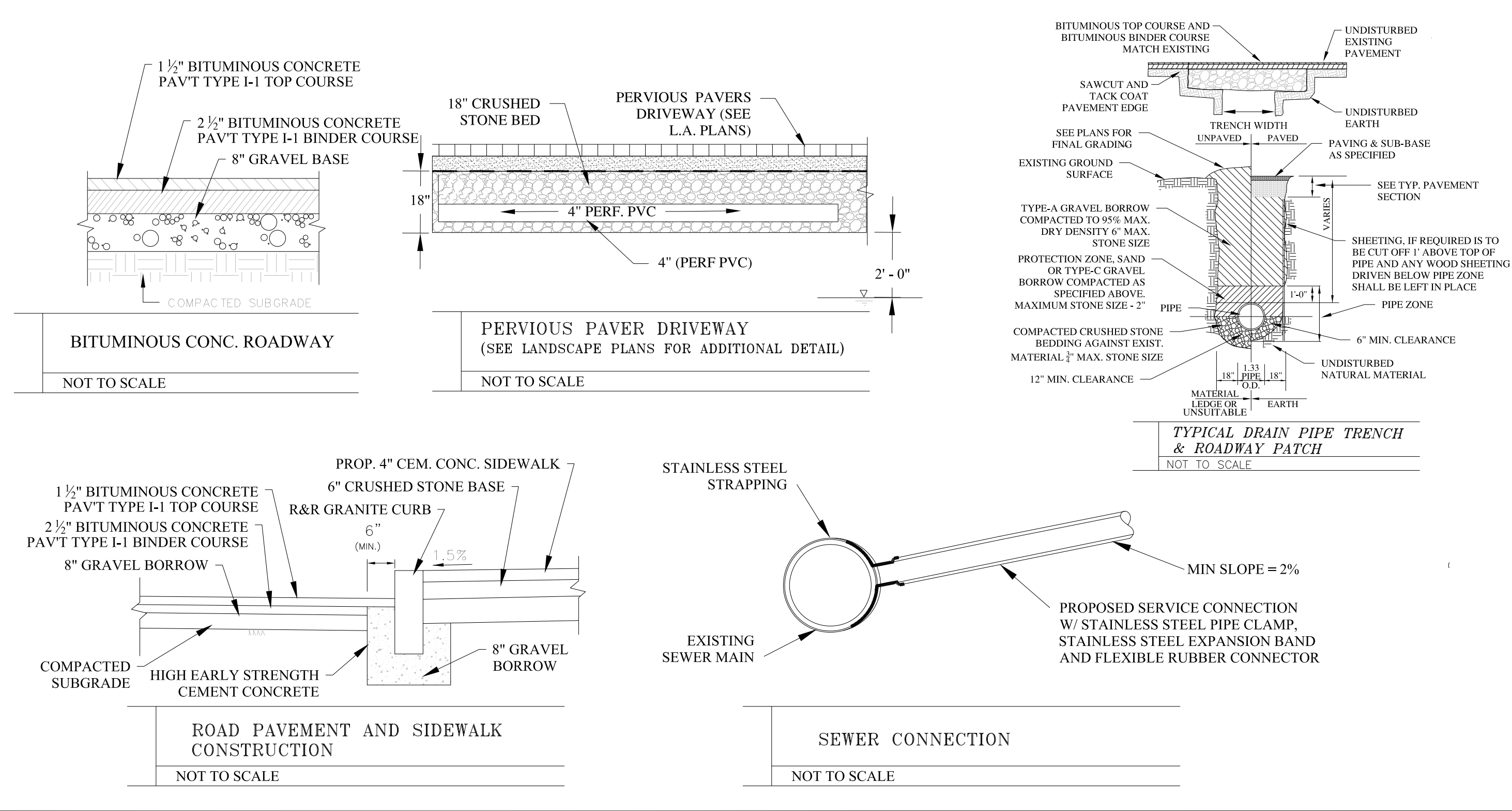
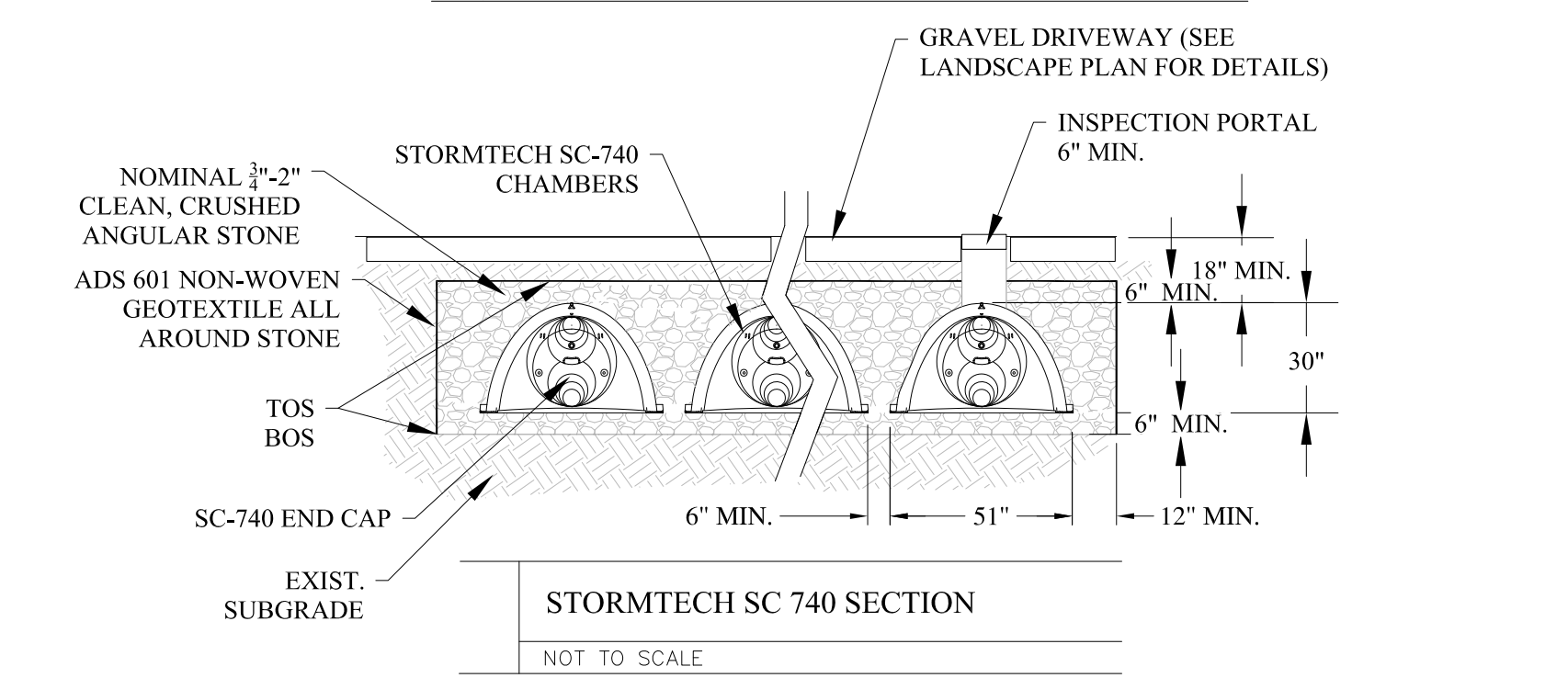
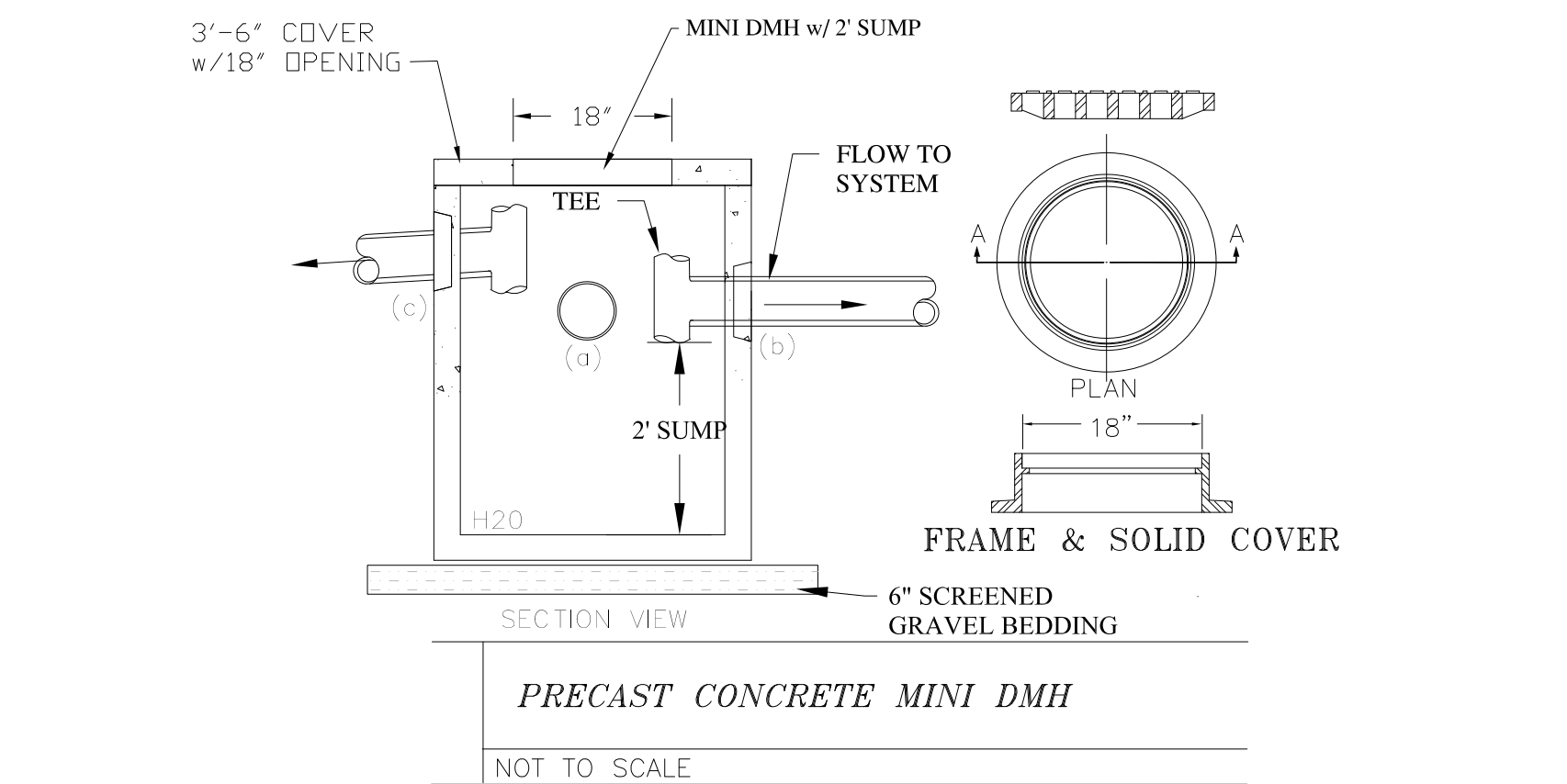
COVER SHEET -
1004 BROADWAY
- LOT A

A-00A

1004-1006 BROADWAY



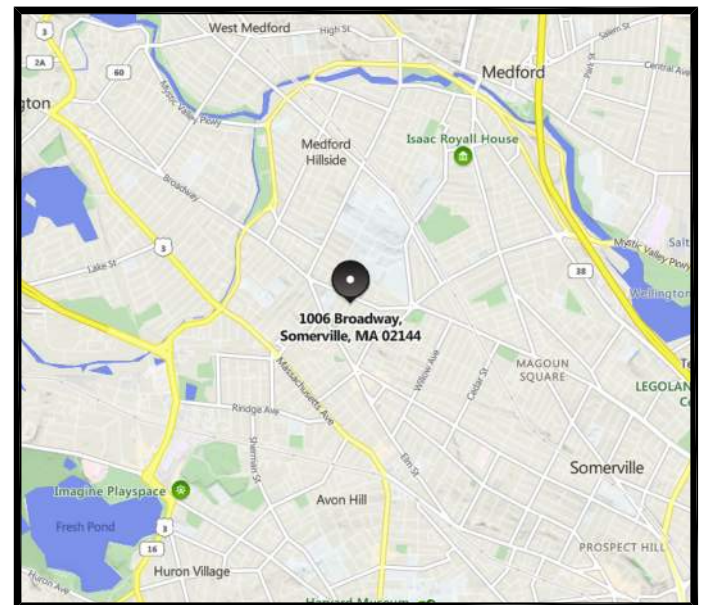
- GENERAL NOTES**
- THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE DESIGN AND LAYOUT OF THE BUILDING UTILITIES AND STORM DRAINAGE SYSTEM. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE PLANS.
 - NOTHING ON THIS PLAN SHALL BE USED FOR OR INTERPRETED AS PERTAINING TO PROPERTY LINE INFORMATION. FOR INFORMATION RELATING TO PROPERTY LINES OR BOUNDARIES, SEE ORIGINAL SURVEY PLANS BY THE REGISTERED PROFESSIONAL LAND SURVEYOR OF RECORD.
 - THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OR SIZE OF EXISTING UTILITIES ON THE SITE OR WITHIN THE STREET. STREET UTILITIES SHOWN ARE BASED ON RECORD PLANS. IT IS THE CONTRACTORS RESPONSIBLE FOR VERIFYING AND RECORDING THE LOCATION OF EACH UTILITY AT THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FINAL DEMARCATION POINTS FOR ELEC. AND GAS SERVICES
 - THE CONTRACTOR SHALL CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF EXISTING MUNICIPAL UTILITIES, AND SHALL ALSO CONTACT DIG-SAFE AT 1-888-344-7233, FAX 1-800-322-4844. DIGSAFE MUST BE NOTIFIED AT LEAST 72 HOURS PRIOR TO EXCAVATION.
 - ALL WORK PERFORMED SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND REGULATIONS OF THE CITY OF SOMERVILLE AND TO ALL APPLICABLE LOCAL AND STATE REGULATIONS.
 - THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES, NECESSARY TO COMPLETE THE STORM DRAINAGE SYSTEMS AS INDICATED ON THE PLANS.
 - THE CITY RESERVES THE RIGHT TO INSPECT ALL PRIVATE FACILITIES DISCHARGING TO MUNICIPAL FACILITIES.
 - DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED TO PROTECT AGAINST CAVE-IN.
 - THE CONTRACTOR SHALL TIE IN ALL ROOF DRAINS FROM THE BUILDING TO THE STORM DRAINAGE SYSTEM. COORDINATION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS IS NECESSARY.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SOIL IS TRACKED FROM THE SITE ONTO CITY STREETS OR SIDEWALKS. NO VEHICLES MAY PARK ON CITY SIDEWALKS AT ANY TIME.
 - AN AS-BUILT DRAWING (CERTIFIED BY A PROFESSIONAL ENGINEER OR SURVEYOR) OF THE FINAL SITE CONDITIONS, INCLUDING BUILDING FOOTPRINT, UTILITIES ABANDONED AND INSTALLED, DRAINAGE IMPROVEMENTS AND FINAL GRADING MUST BE SUBMITTED TO THE DPW. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER AND SOMERVILLE DPW FOR INSPECTION OF THE INFILTRATION SYSTEMS PRIOR TO BACKFILLING.
 - EXISTING DOMESTIC WATER/FIRE SERVICE(S) WILL BE CUT AND CAPPED AT THE MAIN AND TOP OF SERVICE BOX REMOVED. WATER METER AND MTU WILL BE RETRIEVED BY THE WATER DEPARTMENT ON THE DATE OF THE WATER SERVICE(S) CUT AND CAP.
 - WATER DEPARTMENT INSPECTION IS REQUIRED PRIOR TO BACKFILL OF THE WATER SERVICE TRENCH. PLEASE CONTACT INSPECTOR AT 617-634-2189 (CARLOS PEREZ).
 - DOMESTIC AND FIRE SERVICES WILL BE A MINIMUM OF THREE (3) FEET APART, THREE (3) FEET FROM OTHER CONNECTIONS OR FIXTURES, AND A MINIMUM OF TEN (10) FEET OF HORIZONTAL SEPARATION FROM SEWER LATERALS. AT LEAST 18-INCHES OF VERTICAL SEPARATION WHERE CROSSINGS ARE UNAVOIDABLE.
 - FLAG ALL TREES 2" AND LARGER TO BE REMOVED FIVE WORKING DAYS BEFORE PLANNED REMOVAL. NOTIFY THE CITY ENGINEERING DEPARTMENT ON THE DAY OF FLAGGING.



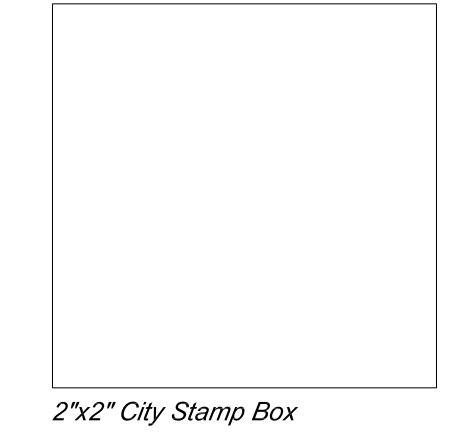
Site Plan

1006 Broadway

SOMERVILLE



PARCEL ID: 12-C-1



REFERENCES:
Survey: Scott M. Cerrato, PLS, Plot Plan 10-31-21
Architecture: KDI Architecture

MATERIALS:
ROOF DRAINS: 4" & 6" PVC ASTM D3034-SDR 35
SEWER: 6" PVC ASTM D3034-SDR 35
1" WATER SERVICE - COPPER (TYPE K) (MIN. 5' BELOW GRADE)
2" FIRE SERVICE - COPPER (TYPE K) (MIN. 5' BELOW GRADE)

EROSION & SEDIMENTATION CONTROL
1. THE CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION - PHASING OF WORK
2. THE CONTRACTOR SHALL PROVIDE FILTER MITT OR APPROVED EQUIVALENT AT SPECIFIC LOCATIONS ON THE SITE WHERE EROSION FROM THE CONSTRUCTION ACTIVITIES IS POSSIBLE.
3. THE CONTRACTOR SHALL PLACE CRUSHED STONE AT THE VEHICULAR ENTRY POINTS TO THE SITE TO LIMIT EROSION FROM THE SITE IF TRACKING OF DEBRIS ON TO THE ROADWAY BECOMES A PROBLEM.
4. THE CONTRACTOR SHALL SWEEP AND MAINTAIN THE STREET FREE OF DEBRIS FROM THE CONSTRUCTION SITE AT ALL TIMES WITH IN THE LIMITS OF THE SITE AND DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE SILT SACKS AT ALL CB'S ADJOINING THE SITE.

No.	Date	Comment

Columbia Design Group, LLC
Civil Engineering

14 Upham Avenue
Dorchester, Massachusetts 02125
Phone 617.905.3886

DRAFT - NOT FOR CONSTRUCTION

Date: November 5, 2024	Scale: 1" = 10'
Project No.: 2024-141	Drawing by: PG
	
C-1 Sheet 1 of 1	

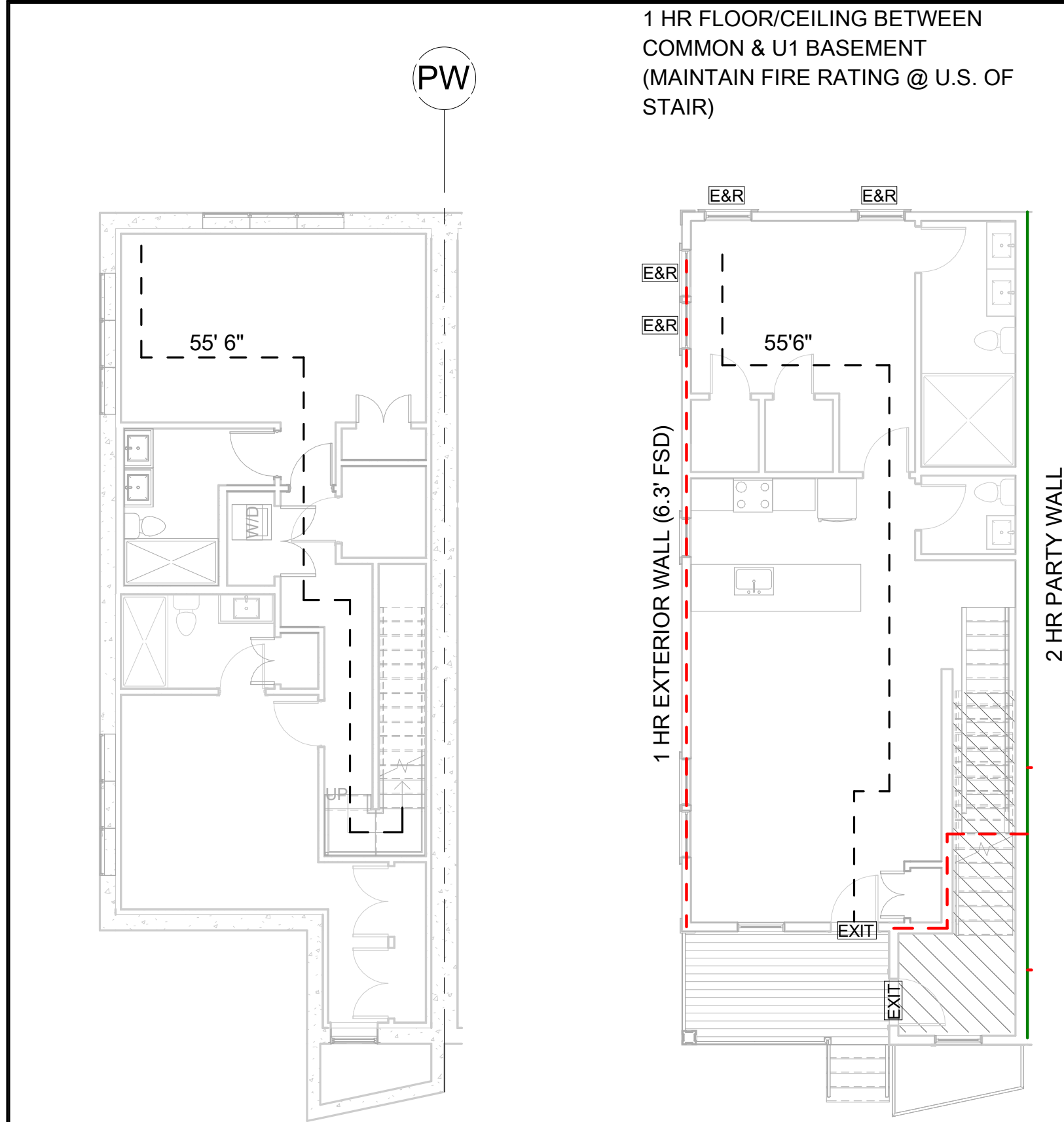
[illegible]

	LEVEL LINE, CONTROL OR DATUM ELEVATION		DETAIL REFERENCE DRAWING NUMBER
	REVISION NUMBER		EXTERIOR ELEVATION NUMBER
	PARTITION TYPE		INTERIOR ELEVATION KEY
	CASEWORK TYPE		ROOM/SPACE NUMBER
	INTERIOR WINDOW TYPE		DOOR NUMBER
	WINDOW TYPE		SEALANT AND BACKER ROD JOINT
	COLUMN REFERENCE GRID		DASH AND DOT CENTER LINE
	BUILDING SECTION REFERENCE DRAWING NUMBER		DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES
	WALL SECTION REFERENCE DRAWING NUMBER		
	SECTION DETAIL REFERENCE DRAWING NUMBER		
	DIMENSION LINE		
	BREAK LINE TO BREAK OFF PARTS OF A DRAWING		
	DOTTED LINE HIDDEN OR CONSTRUCTION ABOVE, BEYOND		

EARTH		EARTH/ COMPACT FILL		POROUS FILL/ GRAVEL
CONCRETE		CONCRETE		SAND MORTAR
MASONRY		BRICK		CONCRETE MASONRY UNIT
STONE		RUBBLE		MARBLE
METAL		STEEL/IRON		ALUMINUM
WOOD		WOOD SHIM		CONTINUOUS BLOCKING
		PLYWOOD		FINISH
GLASS		GLASS		GLASS BLOCK
INSULATION		BATT/ LOOSE FILL		RIGID
		FIRE SATING		
FINISHES		GYPSUM WALL BOARD		ACOUSTICAL TILE

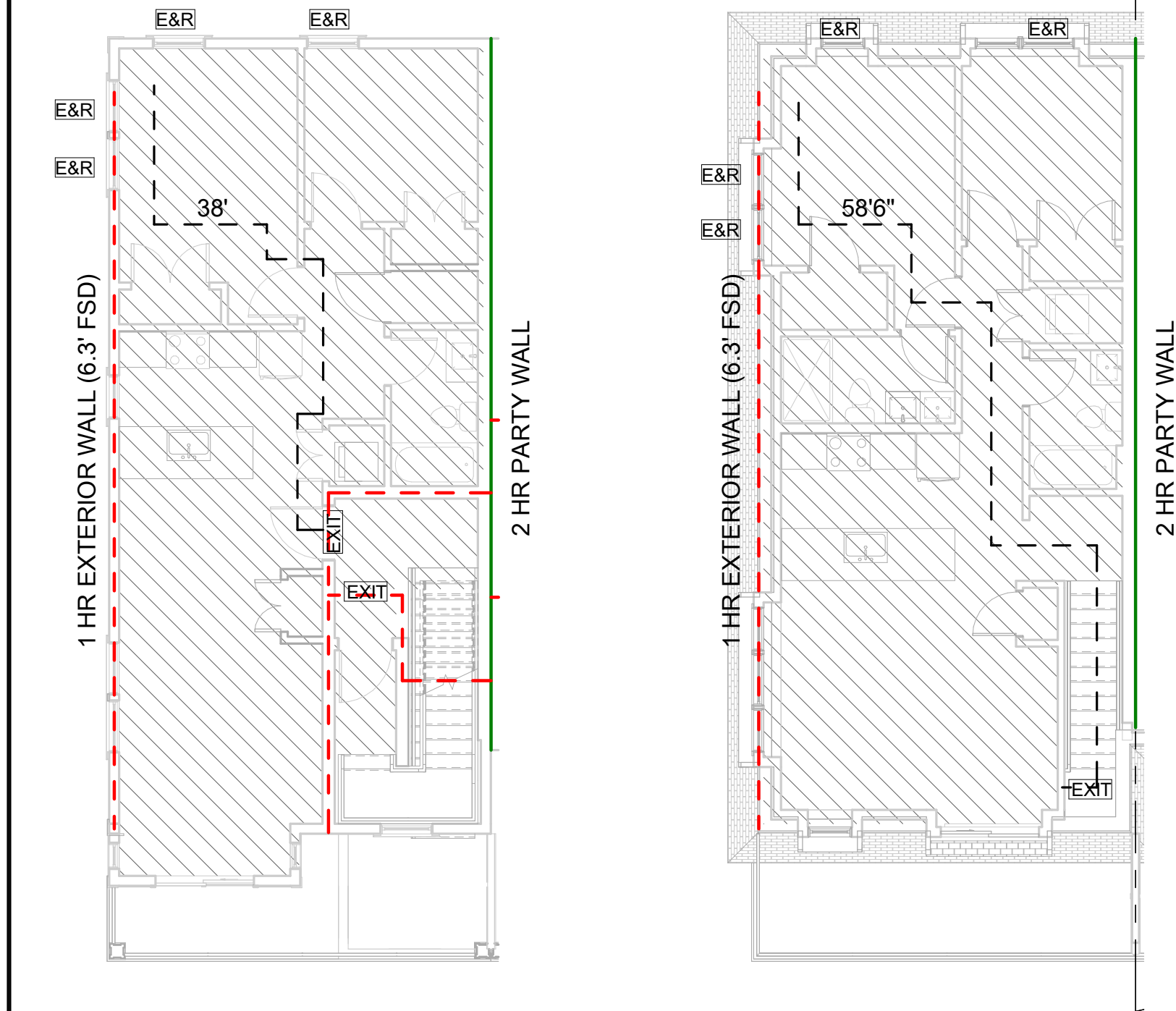
1. GENERAL CONDITIONS: THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
3. 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 ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. 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 MANUFACTURERS SPECIFICATIONS.
6. COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. 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.
8. 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. THE CONTRACTOR 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.
9. 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.
10. 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.
11. TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. 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.
14. 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 ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
15. 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.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER. MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
18. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E.: TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
19. PROTECTION: THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE AND ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THIS PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
26. CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
27. HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
28. SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1in WITH A FLAME SPREAD RATING OF 0 TO 25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

1004-1006 BROADWAY



2 CODE REVIEW - BASEMENT - 1004
1/8" = 1'-0"

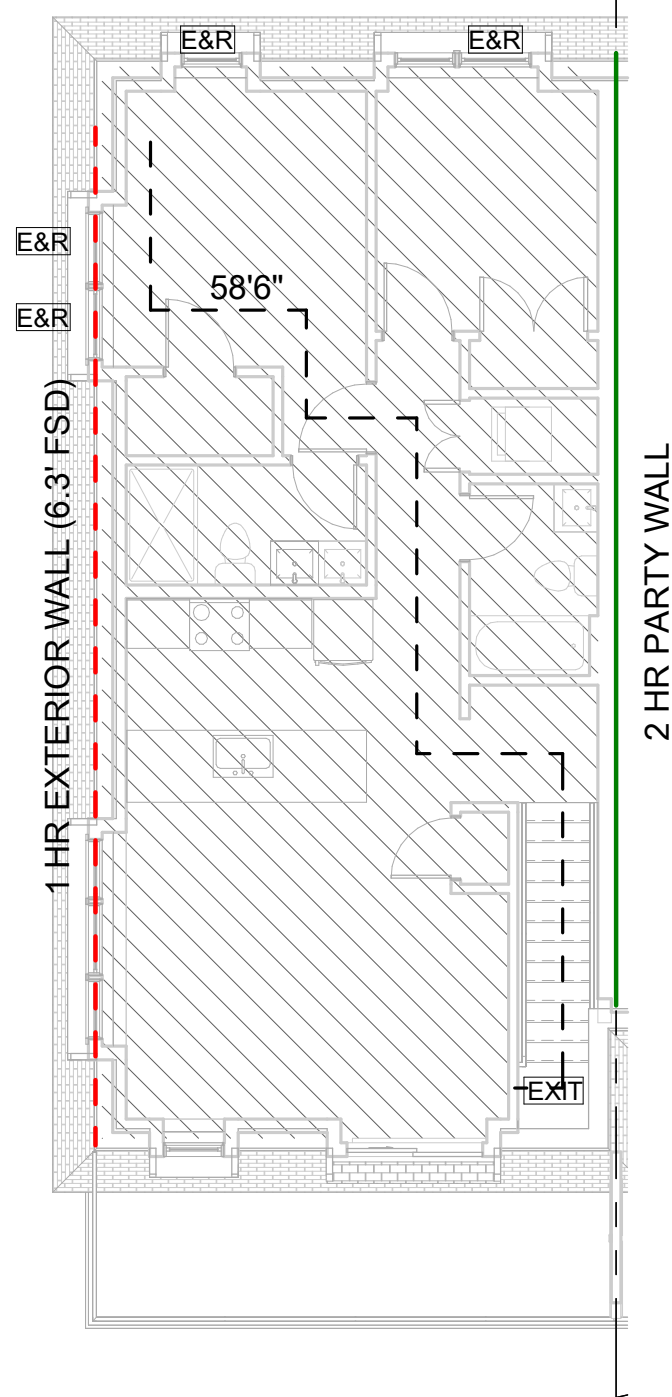
1 HR FLOOR/CEILING BETWEEN U1 & U2; CONTINUE FIRE RATED ASSEMBLY BETWEEN COMMON & UNIT 1 & BETWEEN UNIT 3 & UNIT 1 (MAINTAIN RATING @ U.S. OF STAIR)



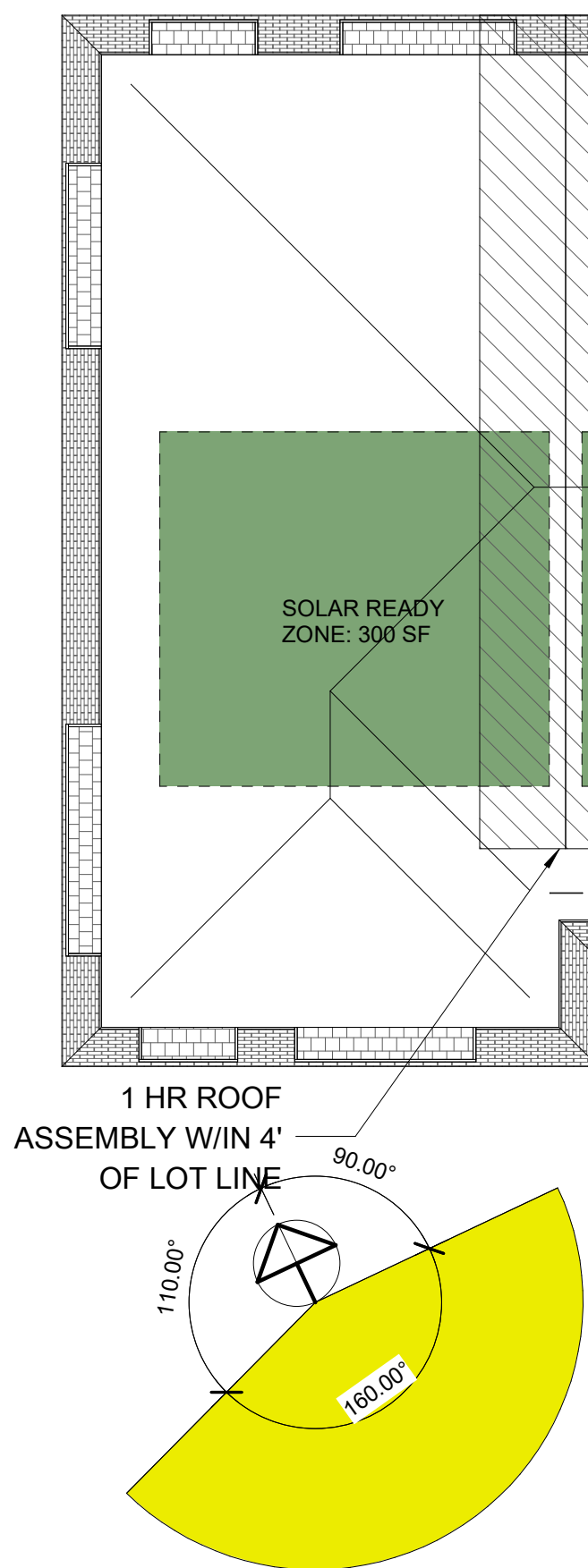
4 CODE REVIEW - 2ND FL - 1004
1/8" = 1'-0"

3 CODE REVIEW - 1ST FL - 1004
1/8" = 1'-0"

1 HR FLOOR/CEILING BETWEEN U2 & U3; CONTINUE FIRE RATED ASSEMBLY BETWEEN COMMON & UNIT 1 & BETWEEN UNIT 3 & COMMON (MAINTAIN RATING @ U.S. OF STAIR)



5 CODE REVIEW - 3RD FL - 1004
1/8" = 1'-0"



6 CODE REVIEW - ROOF - 1004
1/8" = 1'-0"

MA STRETCH ENERGY CODE APPENDIX RB-SOLAR-READY PROVISIONS - DETACHED ONE- AND TWO-FAMILY DWELLINGS, LOW-RISE RESIDENTIAL BUILDINGS AND TOWNHOUSES

RB103.1 GENERAL: NEW R-USE BUILDINGS INCLUDING, BUT NOT LIMITED TO, DETACHED ONE- AND TWO-FAMILY DWELLINGS, AND TOWNHOUSES WITH NOT LESS THAN 600 SQUARE FEET (55.74 M2) OF ROOF AREA ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH SHALL COMPLY WITH SECTIONS RB103.2 THROUGH RB203.8

RB103.2 CONSTRUCTION DOCUMENT REQUIREMENTS: FOR SOLAR-READY ZONE, CONSTRUCTION DOCUMENTS SHALL INDICATE THE SOLAR-READY ZONE

RB103.3 SOLAR-READY ZONE AREA: THE TOTAL SOLAR-READY ZONE AREA SHALL BE NOT LESS THAN 300 SQUARE FEET (27.87 M2) EXCLUSIVE OF MANDATORY ACCESS OR SETBACK AREAS AS REQUIRED BY THE MASSACHUSETTS FIRE CODE. NEW TOWNHOUSES THREE STORIES OR LESS IN HEIGHT ABOVE GRADE PLANE AND WITH A TOTAL FLOOR AREA LESS THAN OR EQUAL TO 2,000 SQUARE FEET (185.8 M2) PER DWELLING SHALL HAVE A SOLAR-READY ZONE AREA OF NOT LESS THAN 150 SQUARE FEET (13.94 M2). THE SOLAR-READY ZONE SHALL BE COMPOSED OF AREAS NOT LESS THAN 5 FEET (1524 MM) IN WIDTH AND NOT LESS THAN 80 SQUARE FEET (7.44 M2) EXCLUSIVE OF ACCESS OR SETBACK AREAS AS REQUIRED BY THE MASSACHUSETTS FIRE CODE

BUILDING CODE REVIEW INTERNATIONAL BUILDING CODE-2015 EDITION

INTRODUCTION:

This report documents the code compliance review for the proposed new construction development at 1004 Broadway (the Building), located in Somerville, MA. The compliance review is limited to the fire protection, life safety and accessibility of the applicable codes.

PROJECT DESCRIPTION

The proposed development consists of two 3 story, 3 unit structures separated by a party wall. This code review is for 1004 Broadway, 1006 Broaday is a separate permit.

11 AUBURN		USE GROUP		CONSTRUCTION TYPE		ALLOWED			PROVIDED			REMARKS
NO	FLOOR					AREA	STORIES	HEIGHT	AREA	STORIES	HEIGHT	
						(506.2)	(504.3)	(504.4)	(506.2)	(504.3)	(504.4)	
0	BASEMENT	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	60	3	1065	60	3	
1	FIRST	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	60	3	1072	60	3	
2	SECOND	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	60	3	1044	60	3	
3	THIRD	"R2"	RESIDENTIAL MULTIFAMILY	"VB"	COMBUSTIBLE UNPROTECTED	7,000	60	3	962	60	3	
	TOTAL					28,000	60	3	4142	39.33'	3	

BUILDING "R2" RESIDENTIAL AREA = 4142 S.F.

TOTAL BUILDING AREA = 4142 S.F.

NOTE: BUILDING IS FULLY FIRE SUPPRESSED

FIRE RESISTANCE OF STRUCTURAL ELEMENTS:

TABLE 601:

STRUCTURAL ELEMENTS	TYPE OF CONSTRUCTION		FIRE RATING FILE #
	VB		
1. EXTERIOR FRAME: INCLUDING COLUMNS, GIRDERS, TRUSSES	0HR		N/A
2. BEARING WALLS EXTERIOR INTERIOR	0HR 0HR		N/A
3. NONBEARING WALLS AND PARTITIONS: EXTERIOR	(table 602)	SEE BELOW	SEE BELOW
4. NONBEARING WALLS AND PARTITIONS: INTERIOR	0HR		N/A
5. FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0HR		N/A
6. ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS	0HR		N/A

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS

TABLE 602:

Fire Separation Distance = X (feet)	TYPE OF CONSTRUCTION	Occupancy R, S-2	FIRE RATING FILE #
x < 5 (c)	VB	1	UL #U305 (7/A-910)
5 ≤ x < 10	VB	1	UL #U305 (7/A-910)
10 ≤ x < 30	VB	0	N/A
x ≥ 30	VB	0	N/A

Dwelling Unit Separations

Dwelling units must be separated from each other (horizontally and vertically) and the rest of the building by construction that provides at least a one half (1/2) hour FRR (780 CMR Sections 708.3 & 709.3). Corridors in Use Group R-2 are required to provide a 30 minute FRR per Table 1020.1.

708.4 CONTINUITY. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE RATED FLOOR/CEILING OF ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED IN ACCORDANCE WITH SECTIONS 718.2 AND 718.3 AT THE PARTITION LINE. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL SUPPORTED, EXCEPT FOR WALLS SEPARATING TENANT SPACES IN COVERED AND OPEN MALL BUILDINGS, WALLS SEPARATING DWELLING UNITS, WALLS SEPARATING SLEEPING UNITS AND CORRIDOR WALLS, IN BUILDINGS OF TYPE IIB, IIIB, AND VB CONSTRUCTION.

Concealed Spaces

Fire-blocking and draft-stopping shall be installed in combustible concealed locations in accordance with 780 CMR 717.0

1006.3.1 EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF INDEPENDENT EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.1. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 1006.3.2. THE REQUIRED NUMBER OF EXITS, OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, FROM ANY STORY OR OCCUPIED ROOF SHALL BE MAINTAINED UNTIL ARRIVAL AT THE EXIT DISCHARGE OR PUBLIC WAY.

TABLE 1006.3.2:

STORY	OCCUPANCY	MAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR/AND TRAVEL DISTANCE
FIRST, SECOND & THIRD STORY	R-2	4 DWELLING UNITS AND 125 FEET TRAVEL DISTANCE

EGRESS CALCULATIONS:

TABLE 1004.1.1:
RESIDENTIAL 1/200 SF GROSS

#	FLOOR/USE GROUP	AREA/200	OCCUPANT/ FLOOR	SECTION 1005.1 STAIR WIDTH WIDTH IN INCHES STAIRS 0.3/PERSON			
				#	STAIR	EGRESS CAPACITY 0.3 * OCCUPANTS	WIDTH IN INCH ALLOWED
1	STAIR #1					5.7"	44"
				EGRESS WIDTH (OTHER THAN STAIRS) WIDTH IN INCHES 0.2/OCCUPANT			
#	DOOR	EGRESS CAPACITY 0.2 * OCCUPANTS	WIDTH IN INCH ALLOWED	WIDTH PROVIDED			
1	CORRIDOR	3.8"	3.8"	32"	44"	36"	N/A
				EXTERIOR EGRESS DOOR			
				3.8"	32"	36"	
TOTAL # 0.1,2,3				20			

2021 MA STRETCH ENERGY CODE TABLE R402.1.3

CLIMATE ZONE	FENESTRATION U FACTOR	SKYLIGHT U FACTOR	GLAZED FENESTRATION SHGC	CEILING R VALUE	WOOD FRAMED WALL R VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWLSPACE WALL R-VALUE
5 AND MARINE 4	0.30	0.55	0.40	60	30 OR 20&SCI OR 13&10CIOR 0&20CI	13/17	30	15CI OR 19 OR 13&5CI	10CI, 4FT	15CI OR 19 OR 13&5CI

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



KHALSA DESIGN, INC.
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Project number 24016
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Scale As indicated

REVISIONS

No.	Description	Date

ACODE REVIEW & EGRESS -1004 BROADWAY - LOT A

A-010A

1004-1006 BROADWAY



1 OVERALL SITE PLAN
1/8" = 1'-0"

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



ARCHITECTURE

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No.	Description	Date

OVERALL SITE
PLAN

A-019

1004-1006 BROADWAY

ZONING DIMENSIONAL TABLE				
	ALLOWED / REQUIRED	PROPOSED (1004)	PROPOSED (1006)	COMPLIANCE
ZONE	NR ZONE			
BUILDING TYPE	SEMI DETACHED HOUSE	SEMI DETACHED HOUSE	SEMI DETACHED HOUSE	COMPLIES
LOT SIZE		2,621 SF ±	2,324 SF ±	
LOT DIMENSIONS				
LOT WIDTH (MIN.)				
SIDE OR REAR DRIVEWAY ACCESS	27 FT	32.31		COMPLIES
FRONT DRIVEWAY ACCESS	30 FT		32.76	COMPLIES
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	60%	46.3% SHOWN	58.6% SHOWN	COMPLIES
GREEN SCORE				
MINIMUM	0.35			REFER TO LANDSCAPE PLANS
IDEAL	0.40			
BUILDING SETBACKS				
PRIMARY FRONT (MIN./ MAX.) BROADWAY	10 FT / 20 FT	10'	10'	COMPLIES
SECONDARY FRONT (MIN./ MAX.) CORINTHIAN ROAD	10 FT / 20 FT	N/A	10'	COMPLIES
SIDE SETBACK (MIN.)				
SIDE OR REAR DRIVEWAY ACCESS	5 FT SIDE / 0' PARTY WALL)	6.5' (LEFT) 0 (RIGHT)		COMPLIES COMPLIES
FRONT DRIVEWAY ACCESS	8 FT SIDE / 0' PARTY WALL)		0 (LEFT) 20' (RIGHT)	COMPLIES COMPLIES
SUM OF SIDE SETBACK (MIN.)				
SIDE OR REAR DRIVEWAY ACCESS	5 FT	6.5'		COMPLIES
FRONT DRIVEWAY ACCESS	8 FT	N/A	20'	COMPLIES
REAR SETBACK (MIN.)	20 FT	20'	N/A - CORNER LOT	COMPLIES
BUILDING SEPERATION (MIN.)	10 FT	>10'	N/A	COMPLIES
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	20 FT	57'	53.25"	COMPLIES
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	20'	COMPLIES
MAIN MASSING				
FACADE BUILD OUT (MIN.)	50%	68%	67%	COMPLIES
WIDTH (MIN./ MAX.)	22 FT / 28 FT	22'	22'	COMPLIES
DEPTH (MIN./MAX.)	28 FT / 48 FT	46'	41'	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	2'	2'	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	11'	11'	COMPLIES
NUMBER OF STORIES (MAX.)	2.5 STORIES	2.5 STORIES	2.5 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE, HIP, MANSARD	MANSARD	MANSARD	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	RE: FENESTRATION DIAGRAMS	RE: FENESTRATION DIAGRAMS	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	RE: FENESTRATION DIAGRAMS	RE: FENESTRATION DIAGRAMS	COMPLIES
USE & OCCUPANCY				
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	1 / DU	COMPLIES
PARKING REQUIREMENTS (WITHIN A TRANSIT WALKSHED)				
BICYCLE				
SHORT-TERM	NONE	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	NONE	COMPLIES
MOTOR VEHICLE	NONE	2 SPACES	1 SPACE	COMPLIES

SITE PLAN LEGEND	LOT A - 1004 BROADWAY	LOT B - 1006 BROADWAY
BUILDING FOOTPRINT	1071 SF	1068 SF
PORCHES	110 SF	119 SF
AREAWAYS	34 SF	65SF
PERVIOUS SURFACES	0% RUNOFF COEFFICIENT	0% RUNOFF COEFFICIENT
IMPERVIOUS SURFACES	0 SF	110 SF
LANDSCAPE / PERVIOUS AREAS		
REQUIRED SETBACKS		
BUILDING SEPARATION SETBACK		
MAIN MASSING		
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1 SITE PLAN
1/8" = 1'-0"

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



ARCHITECTURE

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No.	Description	Date

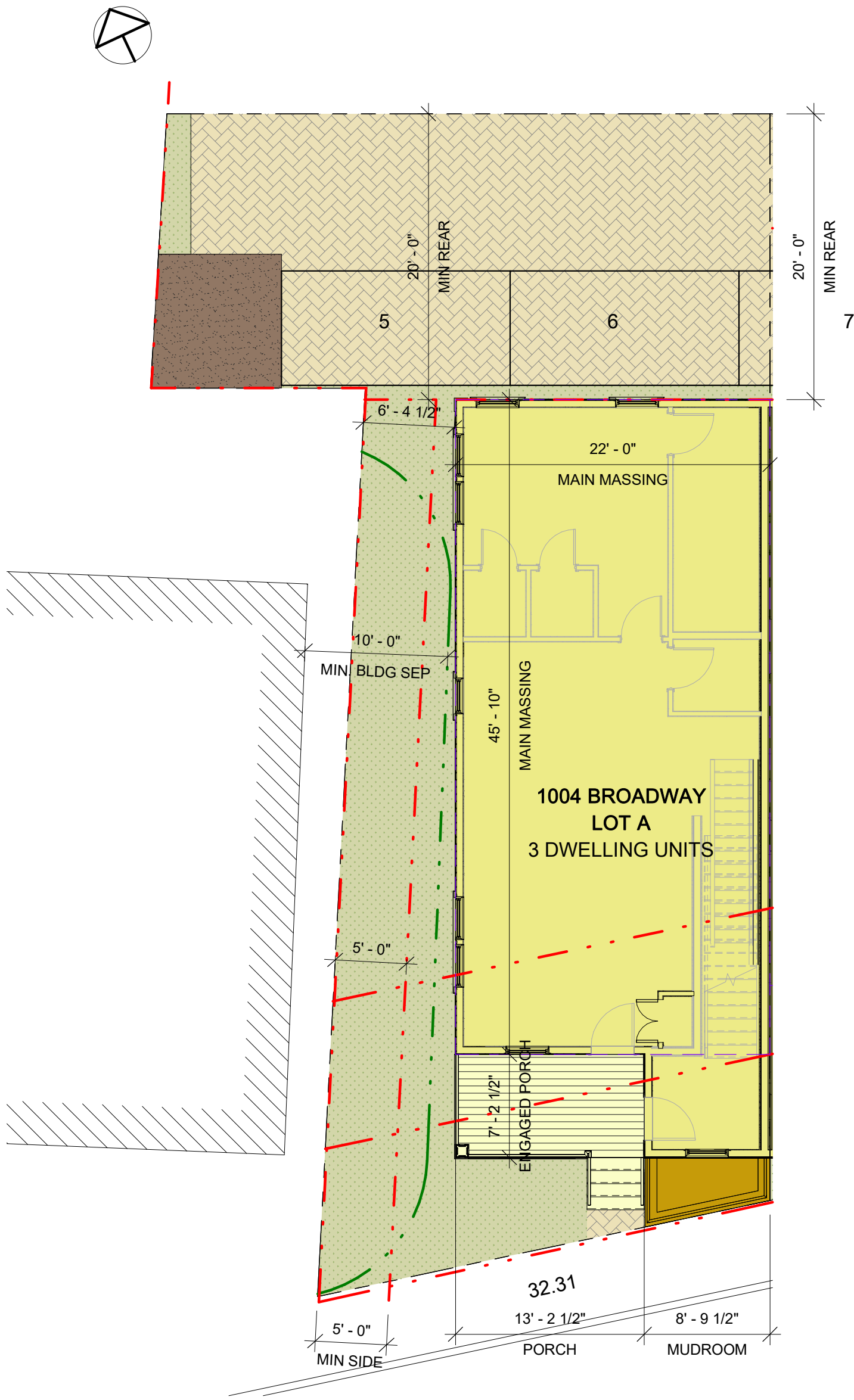
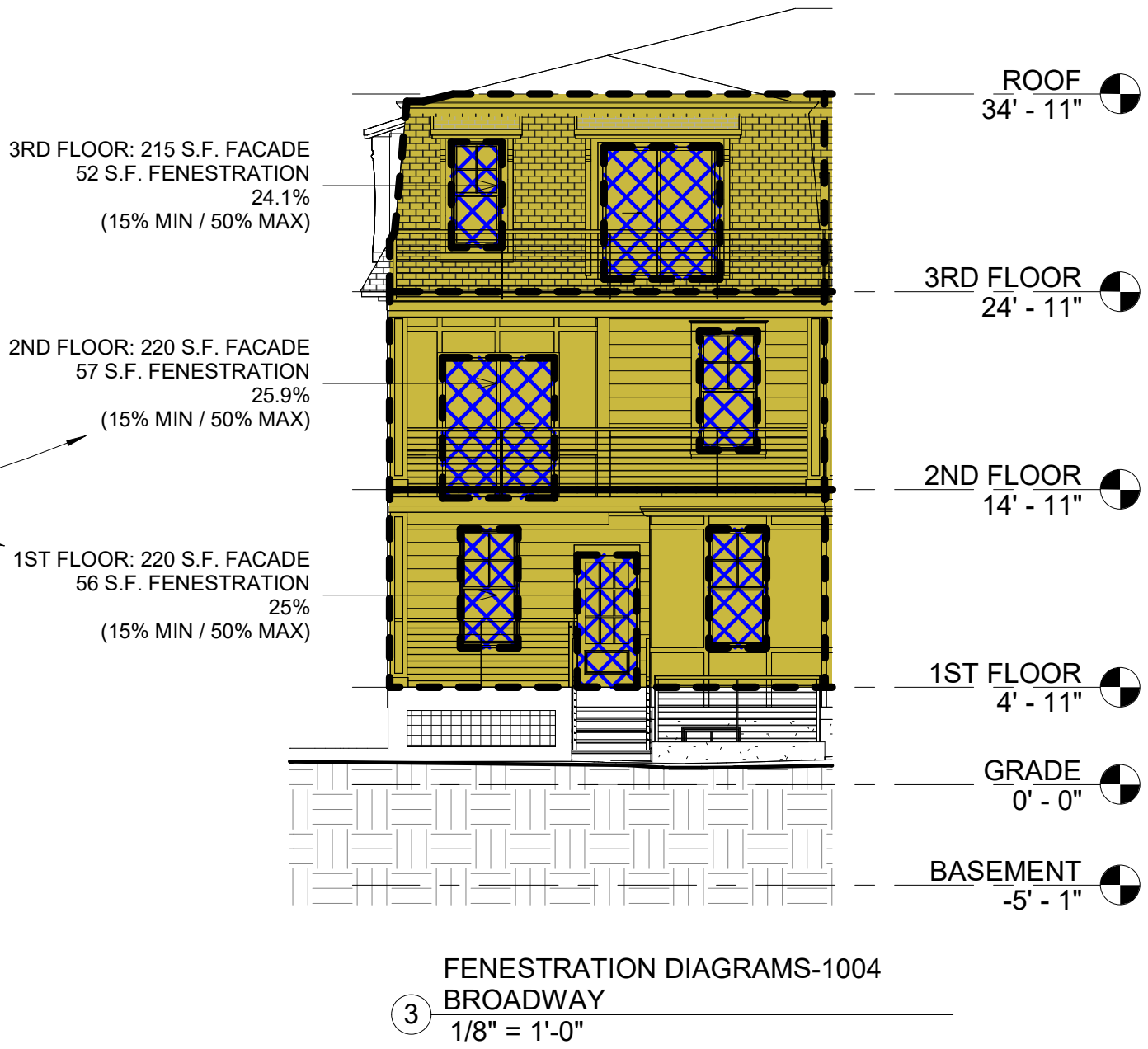
ARCHITECTURAL
SITE PLAN

A-020

1004-1006 BROADWAY

ZONING DIMENSIONAL TABLE			
	ALLOWED / REQUIRED	PROPOSED (1004)	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE	SEMI DETACHED HOUSE	SEMI DETACHED HOUSE	COMPLIES
LOT SIZE		2,621 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
SIDE OR REAR DRIVEWAY ACCESS	27 FT	32.31	COMPLIES
FRONT DRIVEWAY ACCESS	30 FT		COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60%	46.3% SHOWN	COMPLIES
GREEN SCORE			
MINIMUM	0.35		REFER TO LANDSCAPE PLANS
IDEAL	0.40		
BUILDING SETBACKS			
PRIMARY FRONT (MIN./ MAX.) BROADWAY	10 FT / 20 FT	10'	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT		COMPLIES
SIDE SETBACK (MIN.)			
SIDE OR REAR DRIVEWAY ACCESS	5 FT SIDE / 0' PARTY WALL)	6.5' (LEFT) 0 (RIGHT)	COMPLIES COMPLIES
FRONT DRIVEWAY ACCESS	8 FT SIDE / 0' PARTY WALL)		COMPLIES COMPLIES
SUM OF SIDE SETBACK (MIN.)			
SIDE OR REAR DRIVEWAY ACCESS	5 FT	6.5'	COMPLIES
FRONT DRIVEWAY ACCESS	8 FT	N/A	COMPLIES
REAR SETBACK (MIN.)	20 FT	20'	COMPLIES
BUILDING SEPERATION (MIN.)	10 FT	>10'	COMPLIES
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	57'	COMPLIES
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	COMPLIES
MAIN MASSING			
FACADE BUILD OUT (MIN.)	50%	68%	COMPLIES
WIDTH (MIN./ MAX.)	22 FT / 28 FT	22'	COMPLIES
DEPTH (MIN./MAX.)	28 FT / 48 FT	46'	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	2'	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	11'	COMPLIES
NUMBER OF STORIES (MAX.)	2.5 STORIES	2.5 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE, HIP, MANSARD	MANSARD	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	RE: FENESTRATION DIAGRAM	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	RE: FENESTRATION DIAGRAM	COMPLIES
USE & OCCUPANCY			
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	COMPLIES
PARKING REQUIREMENTS (WITHIN A TRANSIT WALKSHED)			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE	NONE	2 SPACES	COMPLIES

SITE PLAN LEGEND		1004 BROADWAY
	BUILDING FOOTPRINT	1071 SF
	PORCHES	110 SF
	AREAWAYS	34 SF
	PERVIOUS SURFACES	0% RUNOFF COEFFICIENT
	IMPERVIOUS SURFACES	0 SF
	LANDSCAPE / PERVIOUS AREAS	
	REQUIRED SETBACKS	
	BUILDING SEPARATION SETBACK	
	MAIN MASSING	
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1 SITE PLAN - 1004 BROADWAY - LOT A
1/8" = 1'-0"

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



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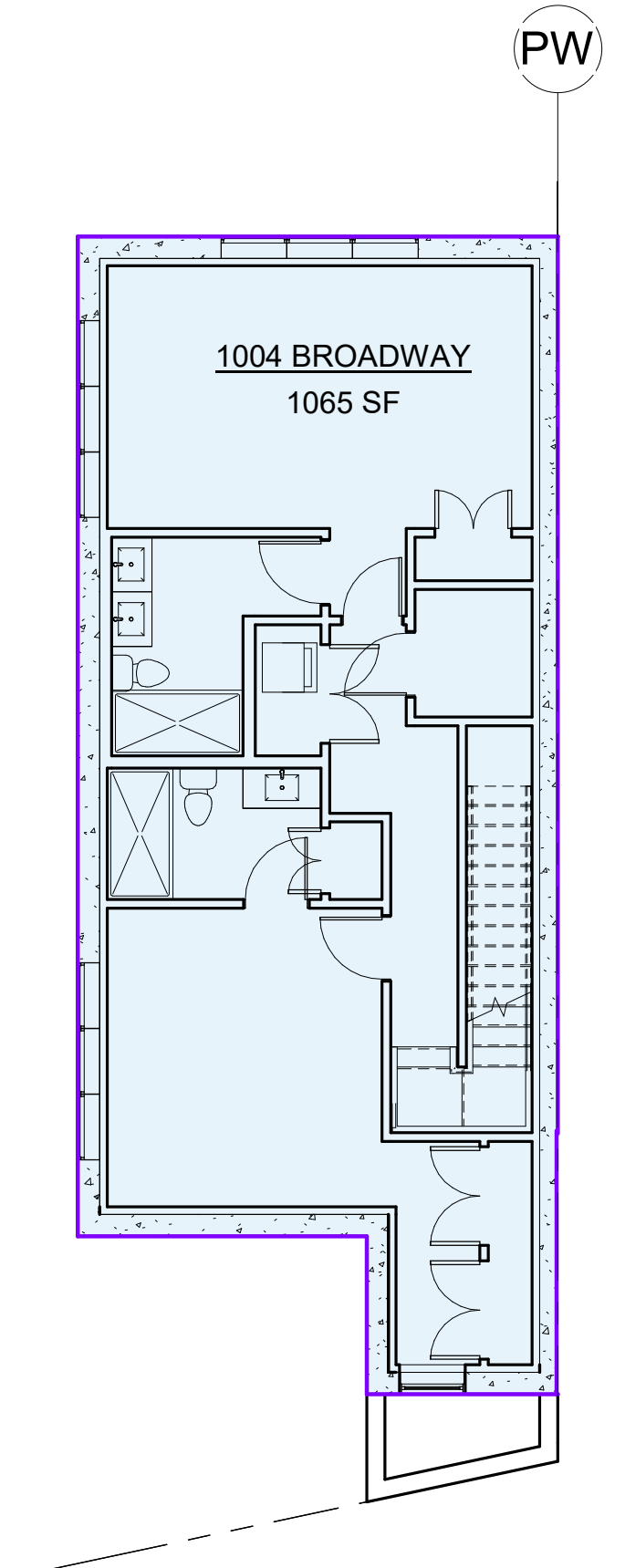
REVISIONS

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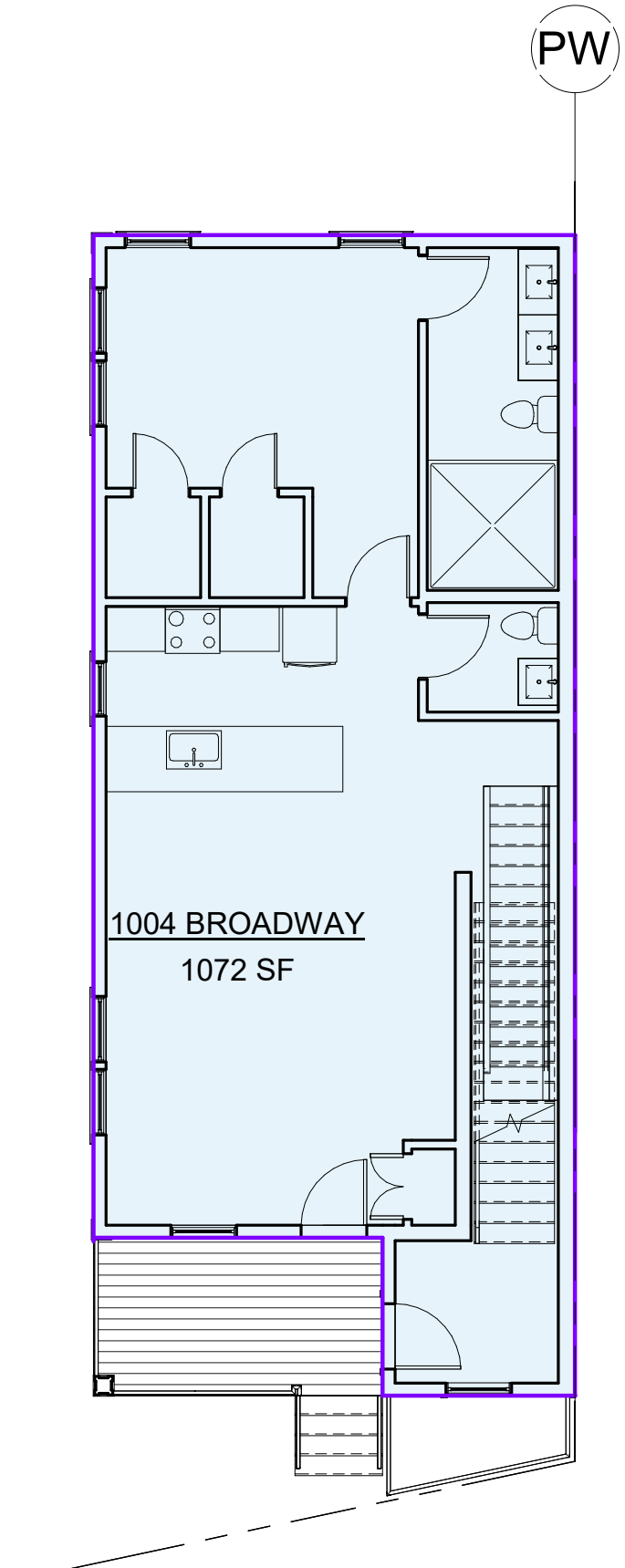
ARCHITECTURAL
SITE PLAN - 1004
BROADWAY

A-020A

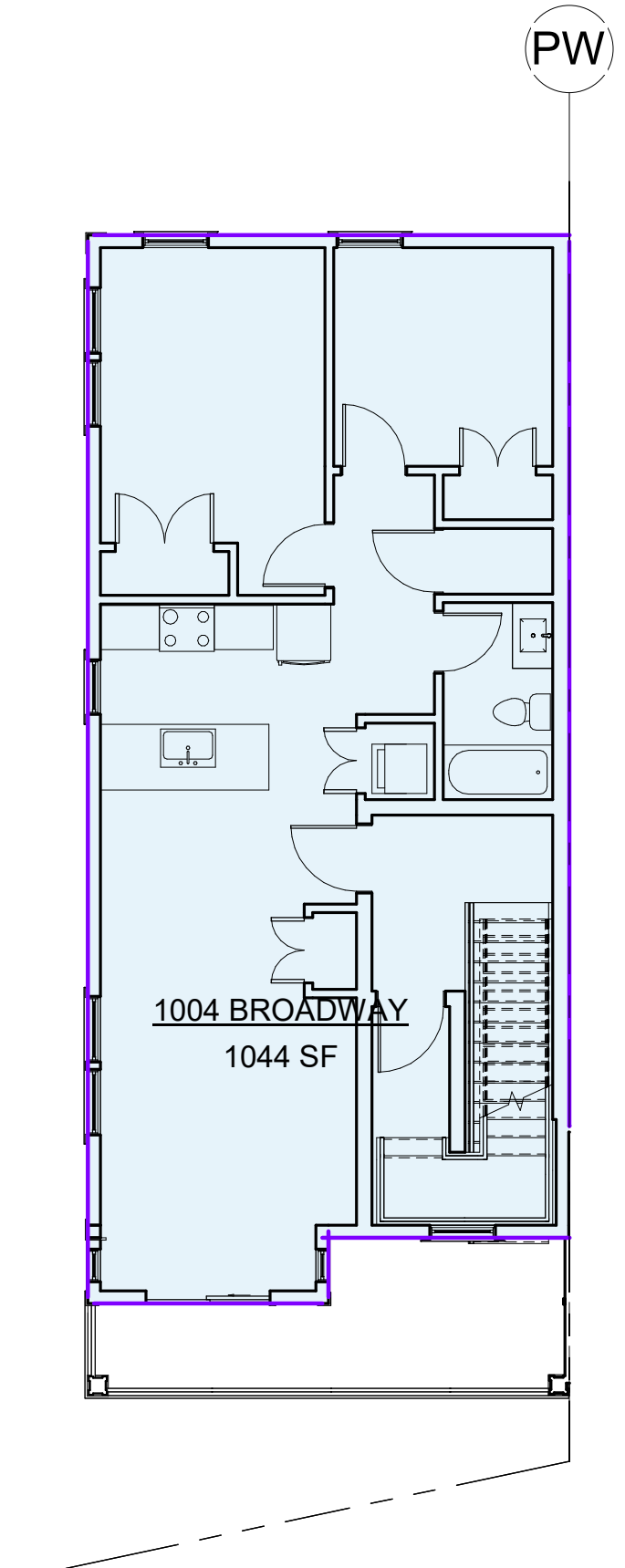
1004-1006 BROADWAY



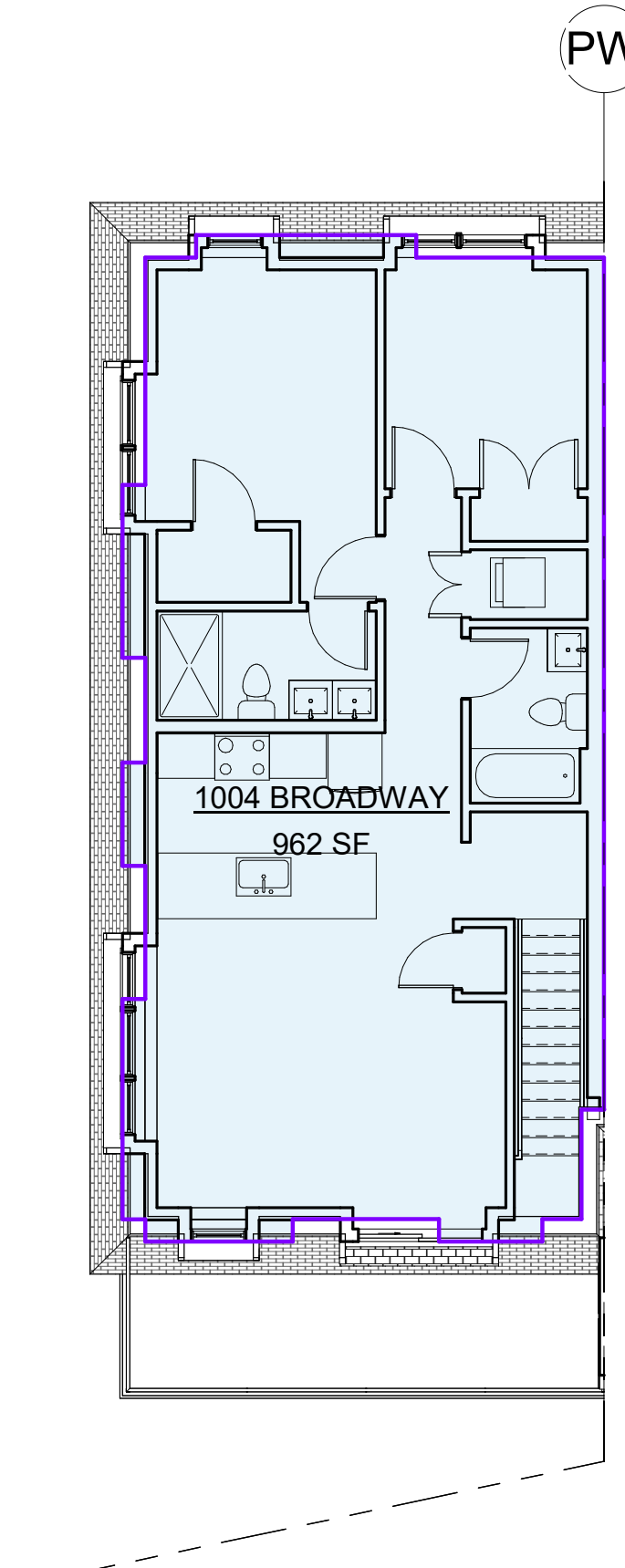
1 BASEMENT - 1004 BROADWAY - LOT A
1/8" = 1'-0"



2 1ST FLOOR - 1004 BROADWAY - LOT A
1/8" = 1'-0"

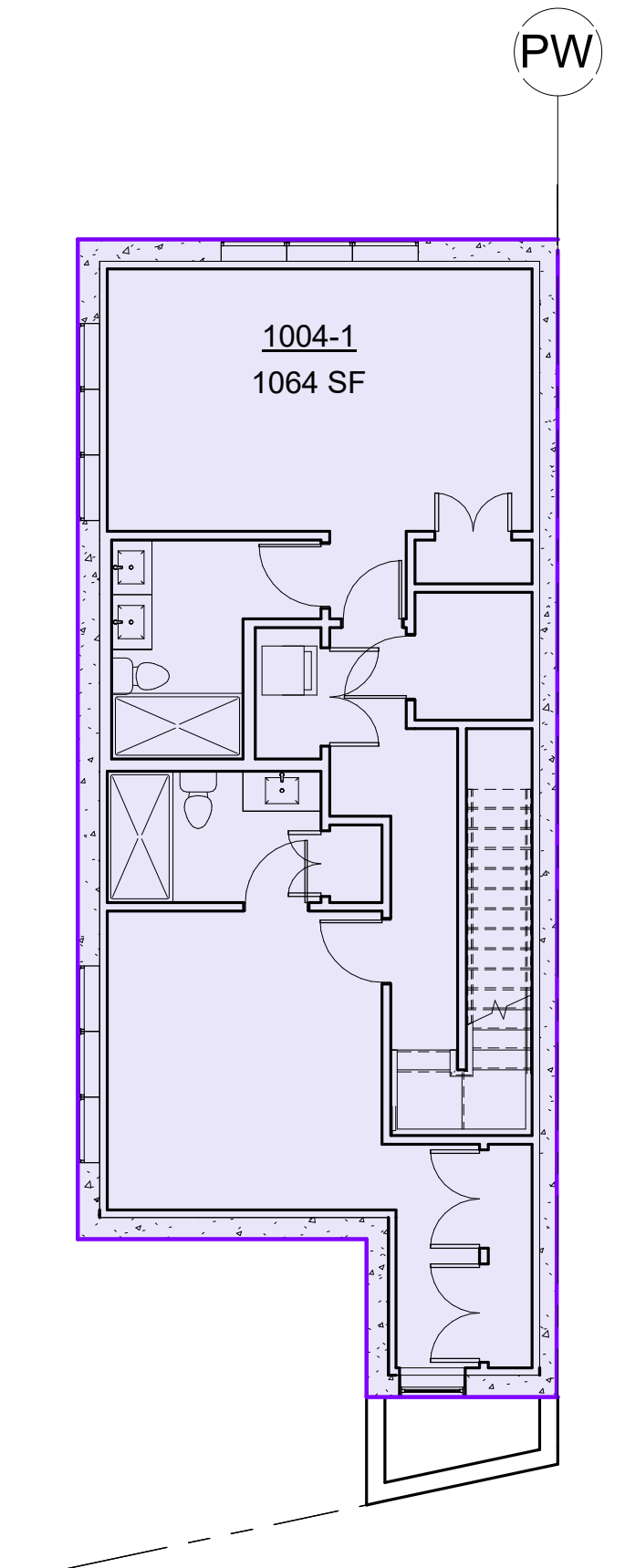


3 2ND FLOOR - 1004 BROADWAY - LOT A
1/8" = 1'-0"

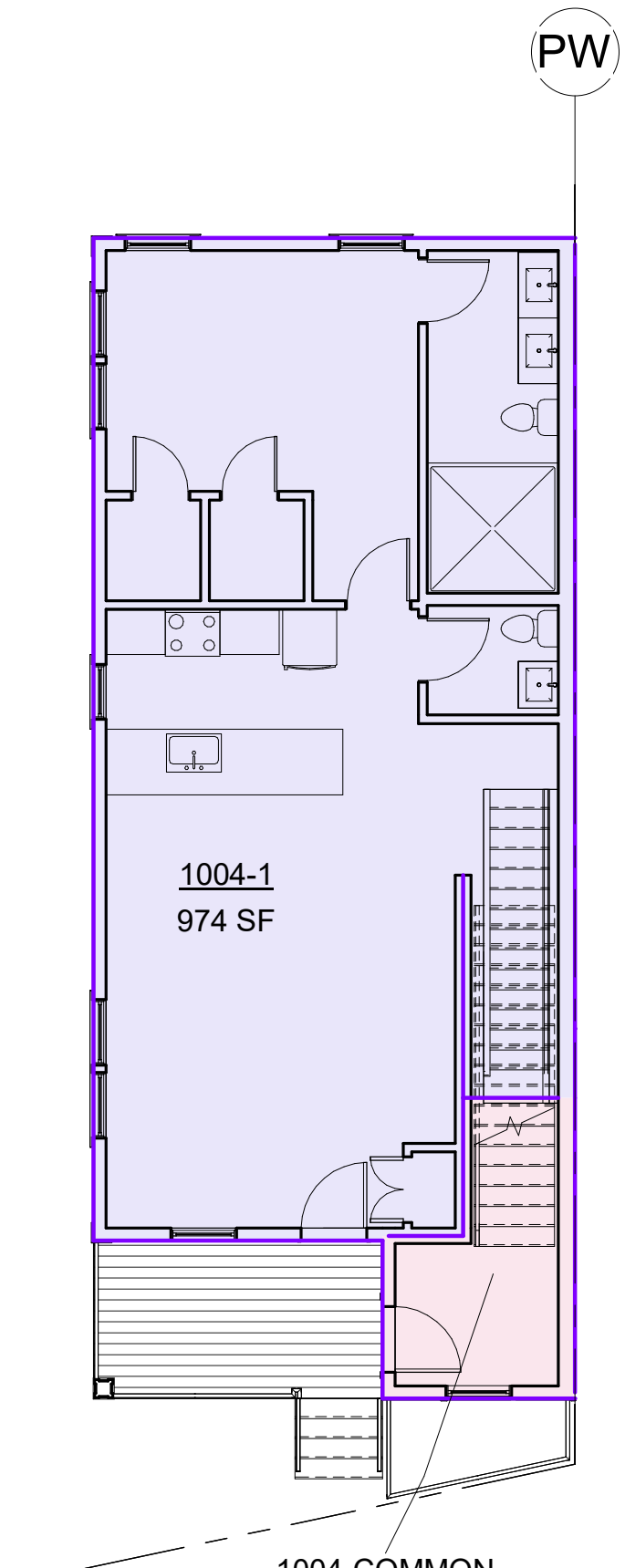


4 3RD FLOOR - 1004 BROADWAY - LOT A
1/8" = 1'-0"

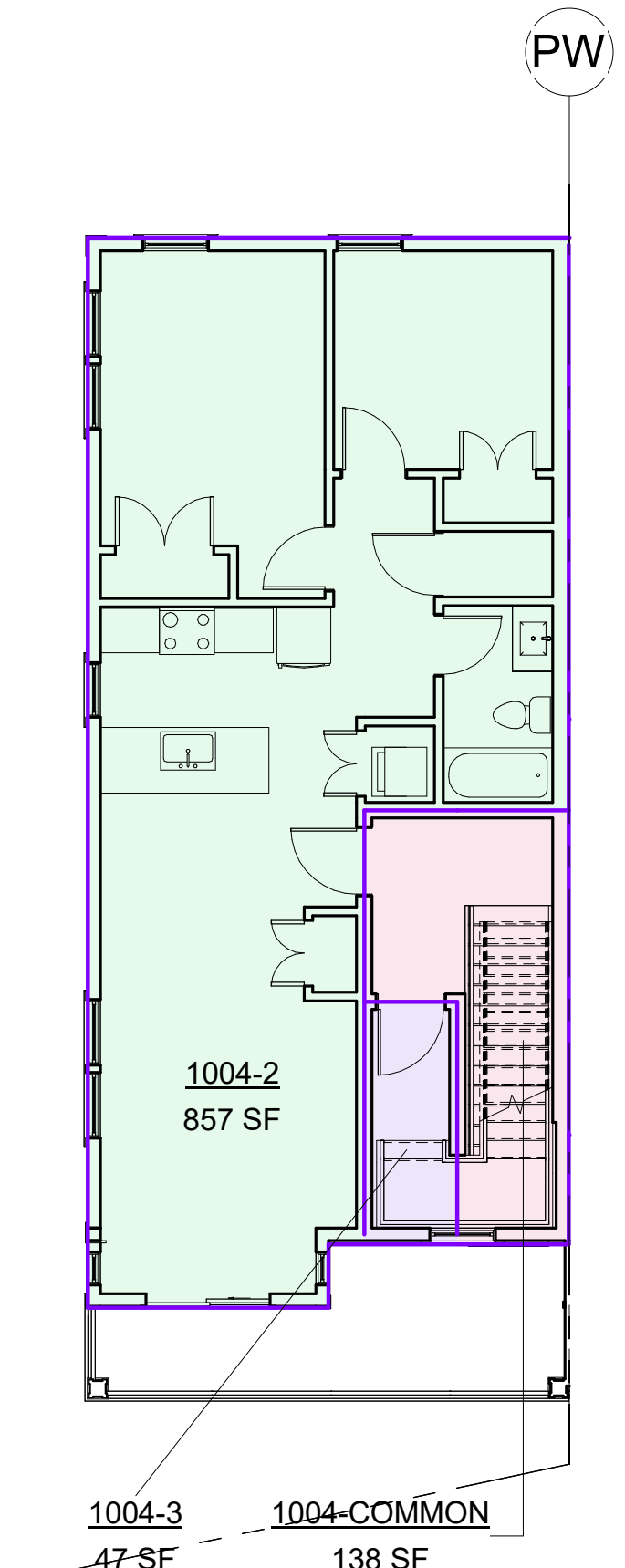
GFA		
Area	Name	Level
1065 SF	1004 BROADWAY	BASEMENT
1072 SF	1004 BROADWAY	1ST FLOOR
1044 SF	1004 BROADWAY	2ND FLOOR
962 SF	1004 BROADWAY	3RD FLOOR
4142 SF		
1062 SF	1006 BROADWAY	BASEMENT
1067 SF	1006 BROADWAY	1ST FLOOR
994 SF	1006 BROADWAY	2ND FLOOR
861 SF	1006 BROADWAY	3RD FLOOR
3984 SF		
8127 SF		



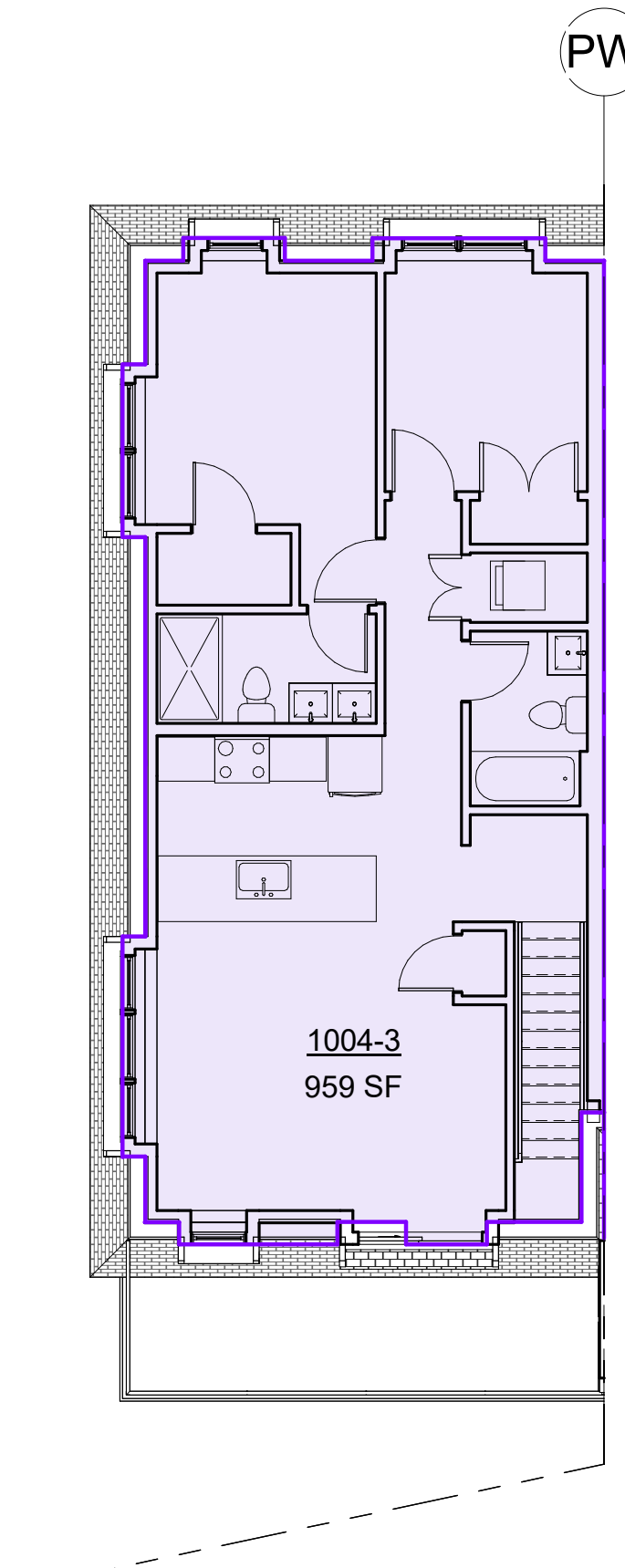
5 BASEMENT - 1004 BROADWAY - LOT A
1/8" = 1'-0"



6 1ST FLOOR - 1004 BROADWAY - LOT A
1/8" = 1'-0"



7 2ND FLOOR - 1004 BROADWAY - LOT A
1/8" = 1'-0"



8 3RD FLOOR - 1004 BROADWAY - LOT A
1/8" = 1'-0"

AREA SCHEDULE LOT A - 1004 BROADWAY		
Name	Area	Level
1004-1		
1004-1	1064 SF	BASEMENT
1004-1	974 SF	1ST FLOOR
1004-2		
1004-2	857 SF	2ND FLOOR
1004-3		
1004-3	959 SF	3RD FLOOR
1004-3	47 SF	2ND FLOOR
1004-COMMON		
1004-COMMON	98 SF	1ST FLOOR
1004-COMMON	138 SF	2ND FLOOR
	4137 SF	

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

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No.	Description	Date

AREA PLANS -
1004 BROADWAY
- LOT A

A-021A

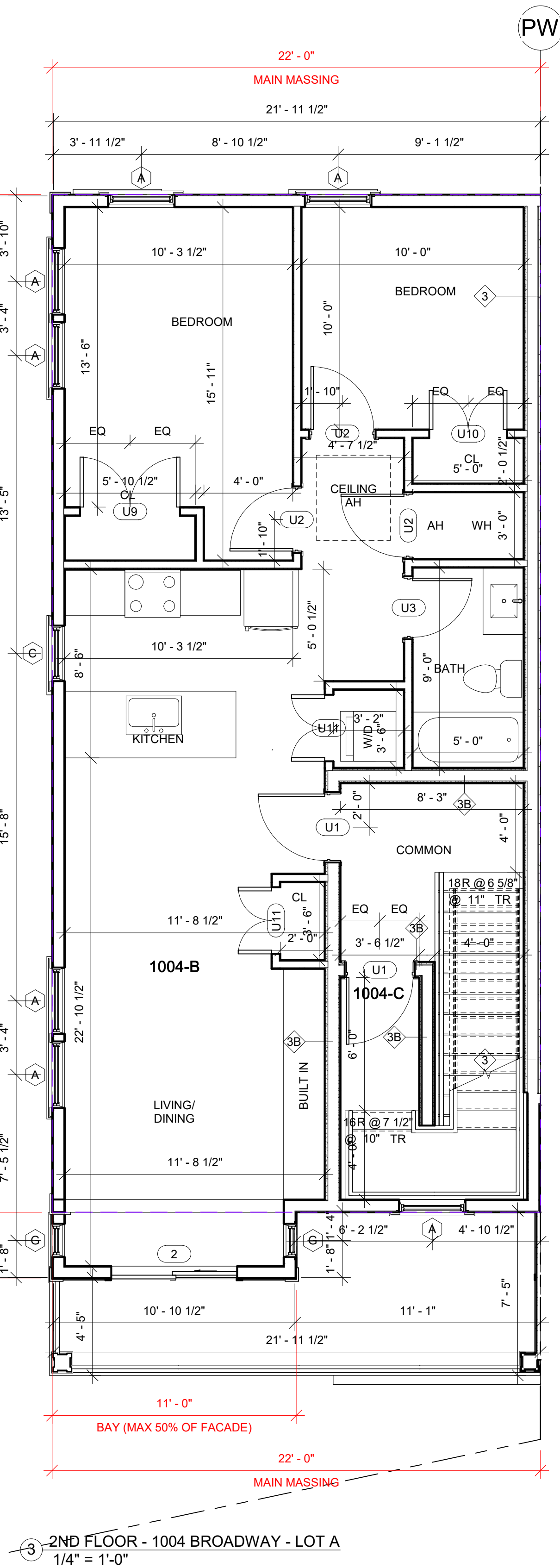
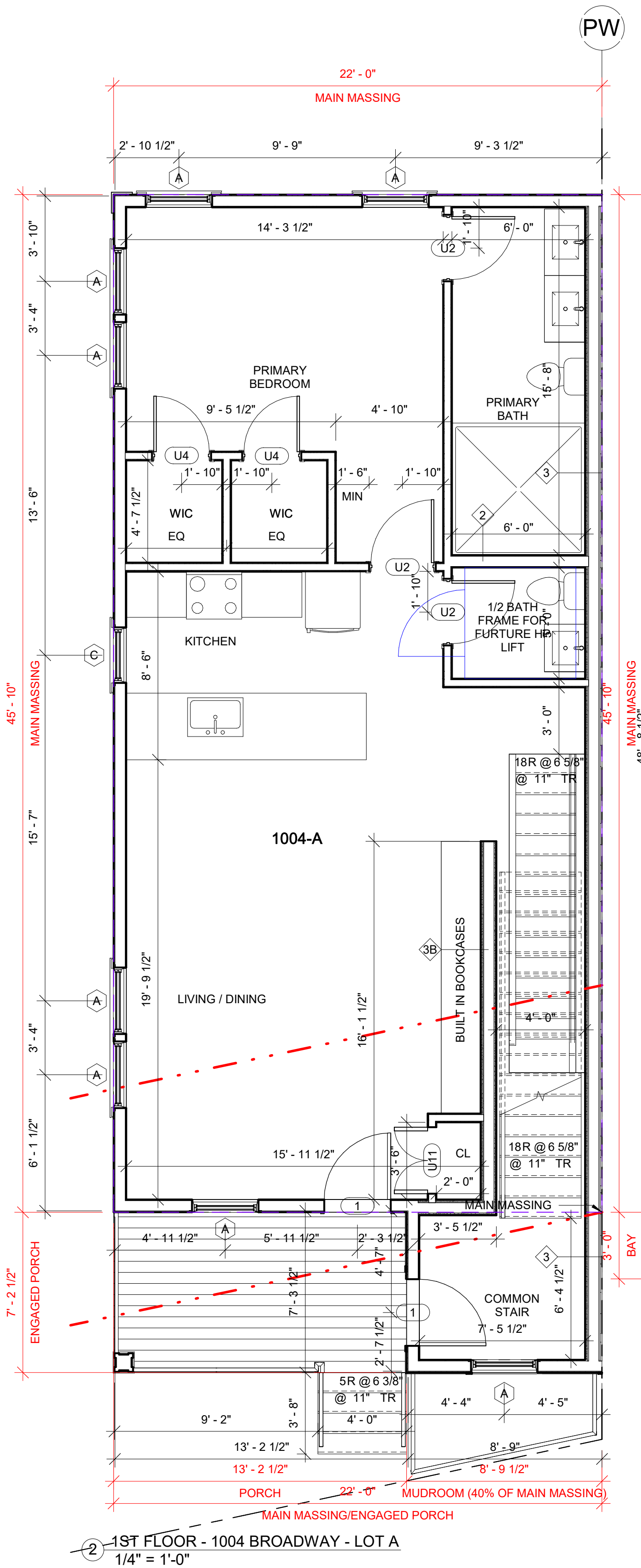
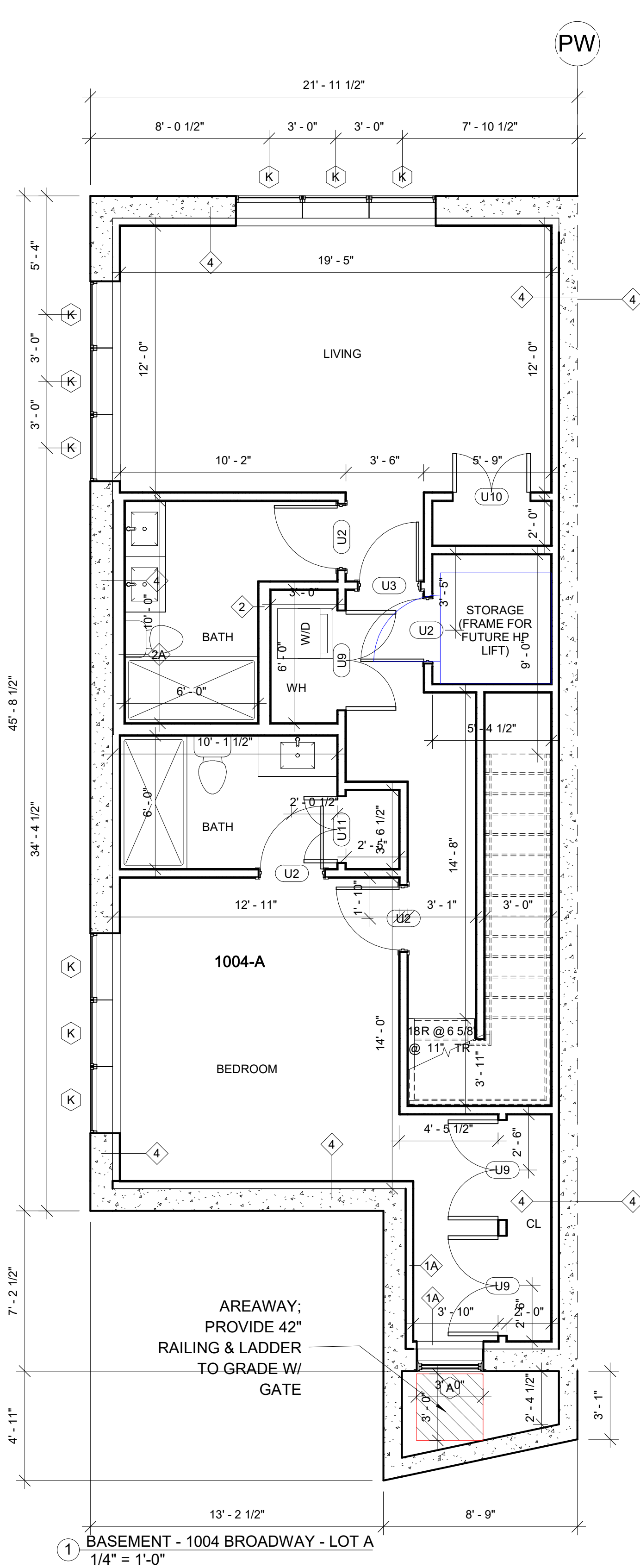
1004-1006 BROADWAY

	NEW WALL		CARBON MONOXIDE DETECTOR
	EXISTING TO REMAIN		
	WALL TYPE		SMOKE DETECTOR

1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
5. UNLESS OTHERWISE NOTED ALL EXTERIOR NEW WALLS SHALL BE TYPE "5"
6. SEE A-910 FOR PARTITION TYPES.
7. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
8. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD, TYP., U.N.O.
11. **ZONING DIMENSIONS, MEASURED FROM EXTERIOR FACE OF FINISH, ARE SHOWN IN RED**
12. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
13. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
14. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & CIVIL PLAN FOR ADDITIONAL INFORMATION
15. UNLESS OTHERWISE NOTED CENER CLOSET DOOR ON CLOSET.

CONSULTANTS:

1004-1006 BROADWAY



LEGEND

	NEW WALL		CARBON MONOXIDE DETECTOR
	EXISTING TO REMAIN		SMOKE DETECTOR
	WALL TYPE		

GENERAL FLOOR PLAN NOTES

- ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
- FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
- ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
- UNLESS OTHERWISE NOTED ALL EXTERIOR NEW WALLS SHALL BE TYPE "5"
- SEE A-910 FOR PARTITION TYPES.
- MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
- ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD, TYP., U.N.O.
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- CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
- SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & CIVIL PLAN FOR ADDITIONAL INFORMATION
- UNLESS OTHERWISE NOTED CENTER CLOSET DOOR ON CLOSET.

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

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Checked by	Checker
Scale	1/4" = 1'-0"

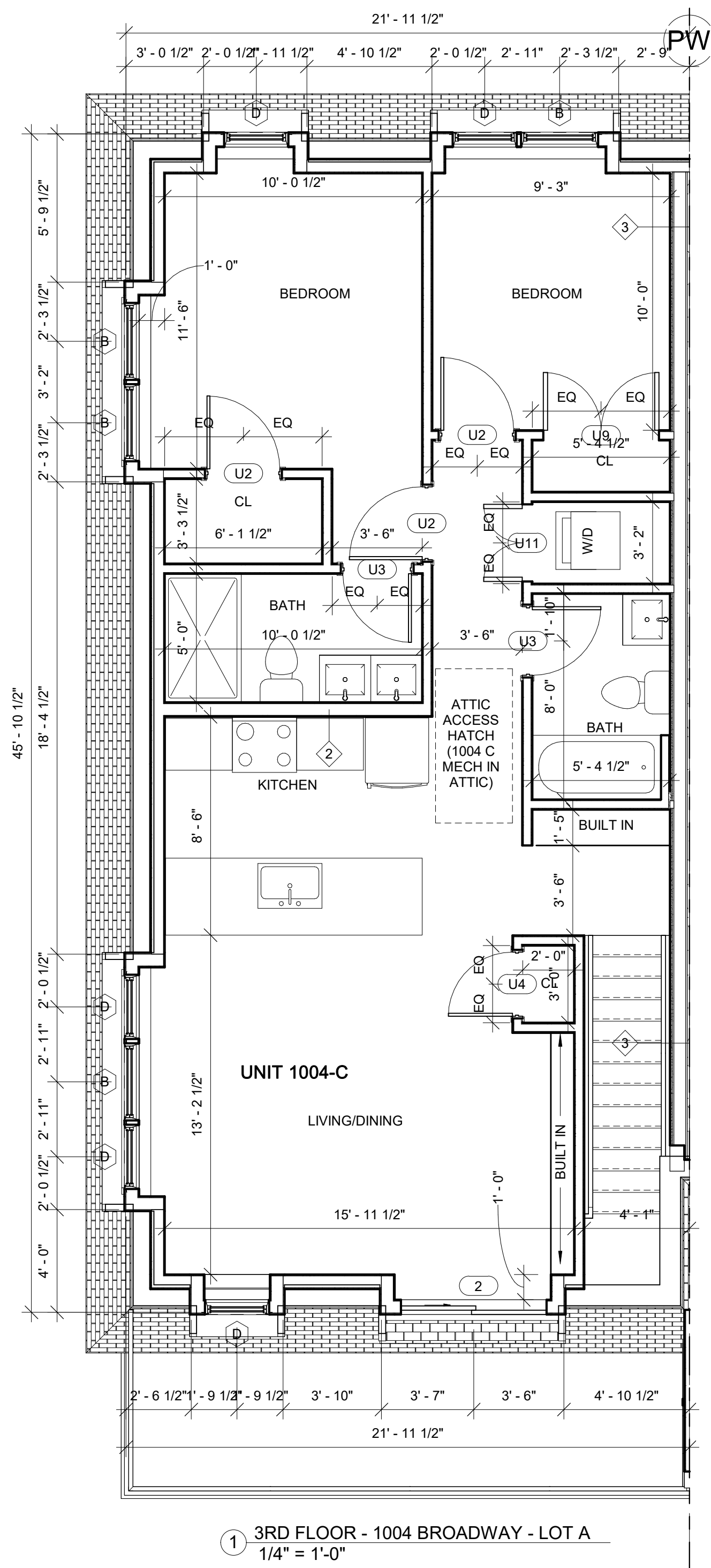
REVISIONS

No.	Description	Date

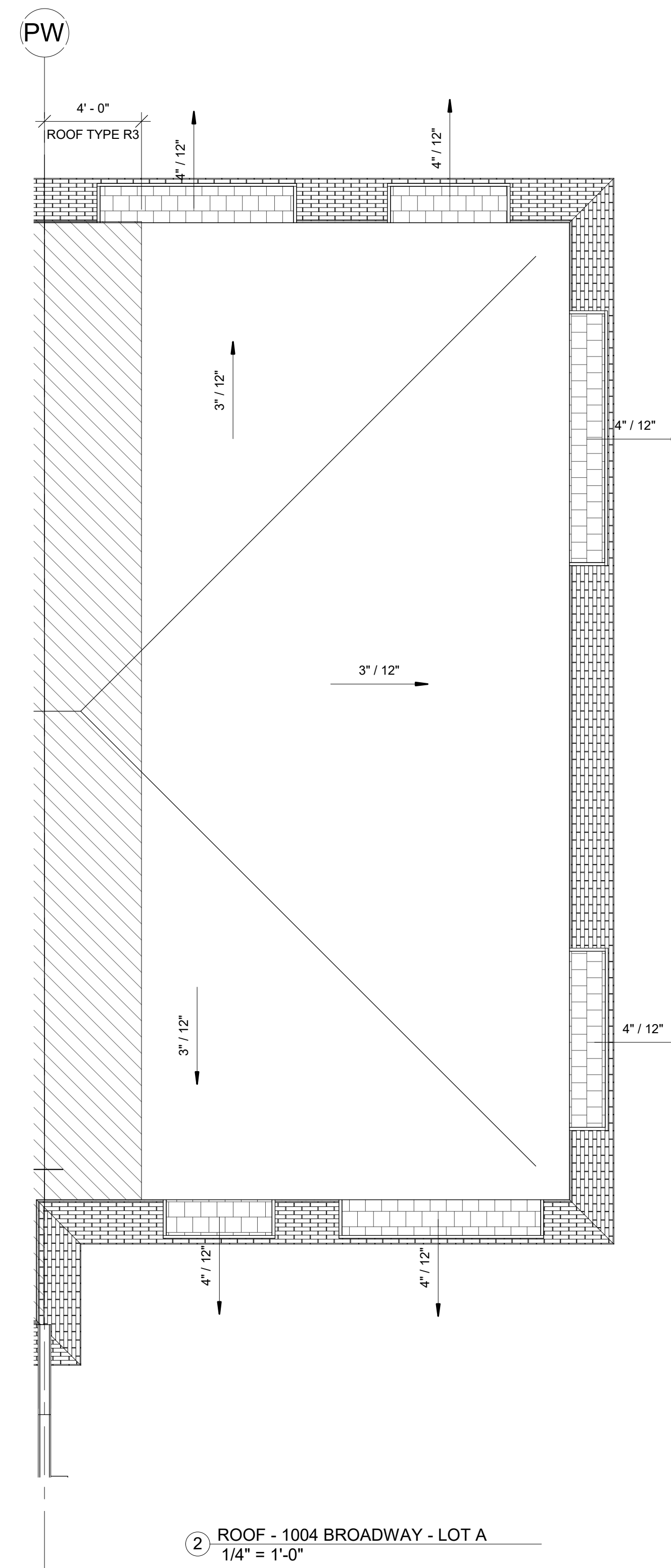
3RD FLOOR &
ROOF PLAN -
1004 BROADWAY
- LOT A

A-101A

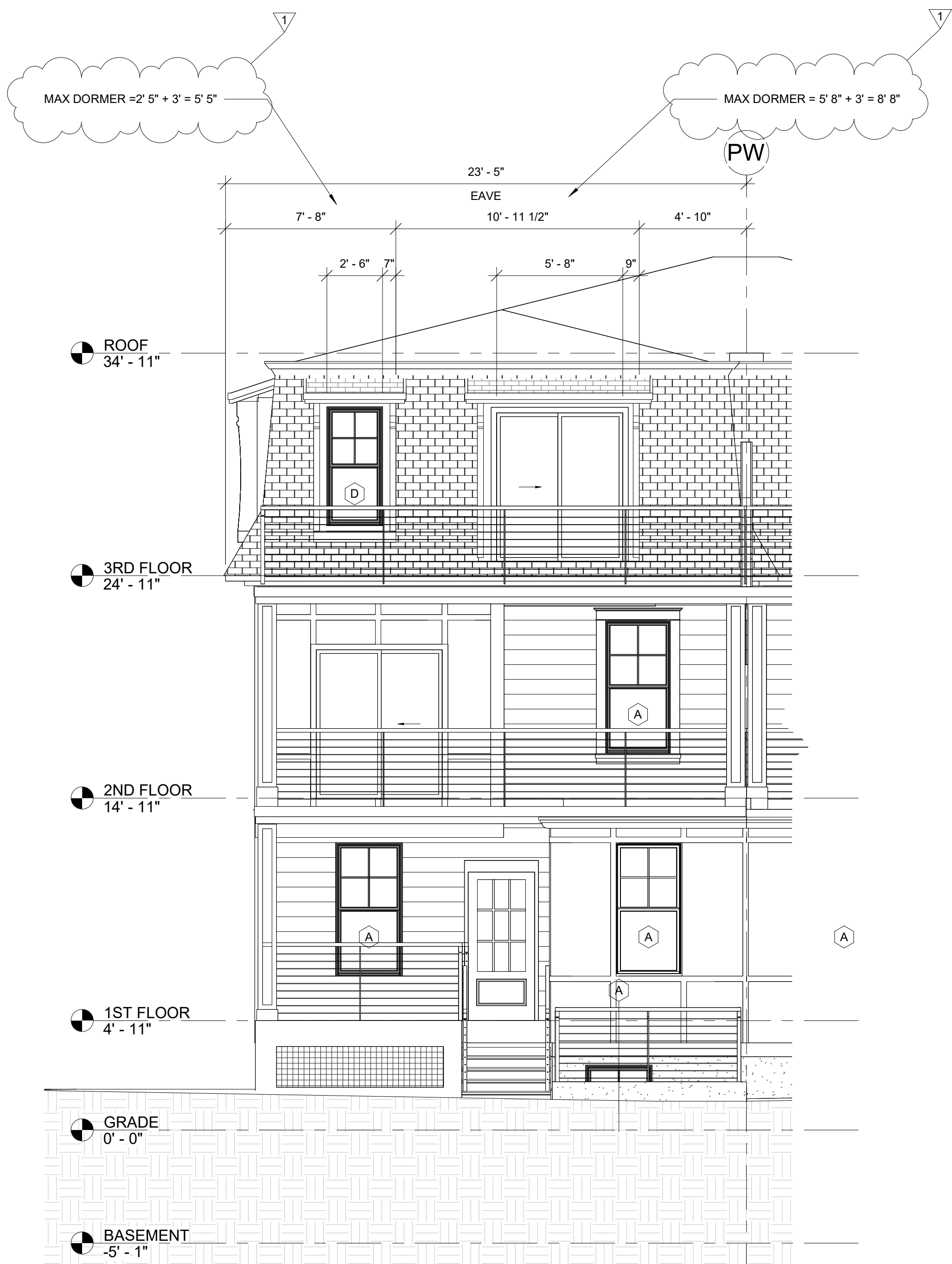
1004-1006 BROADWAY



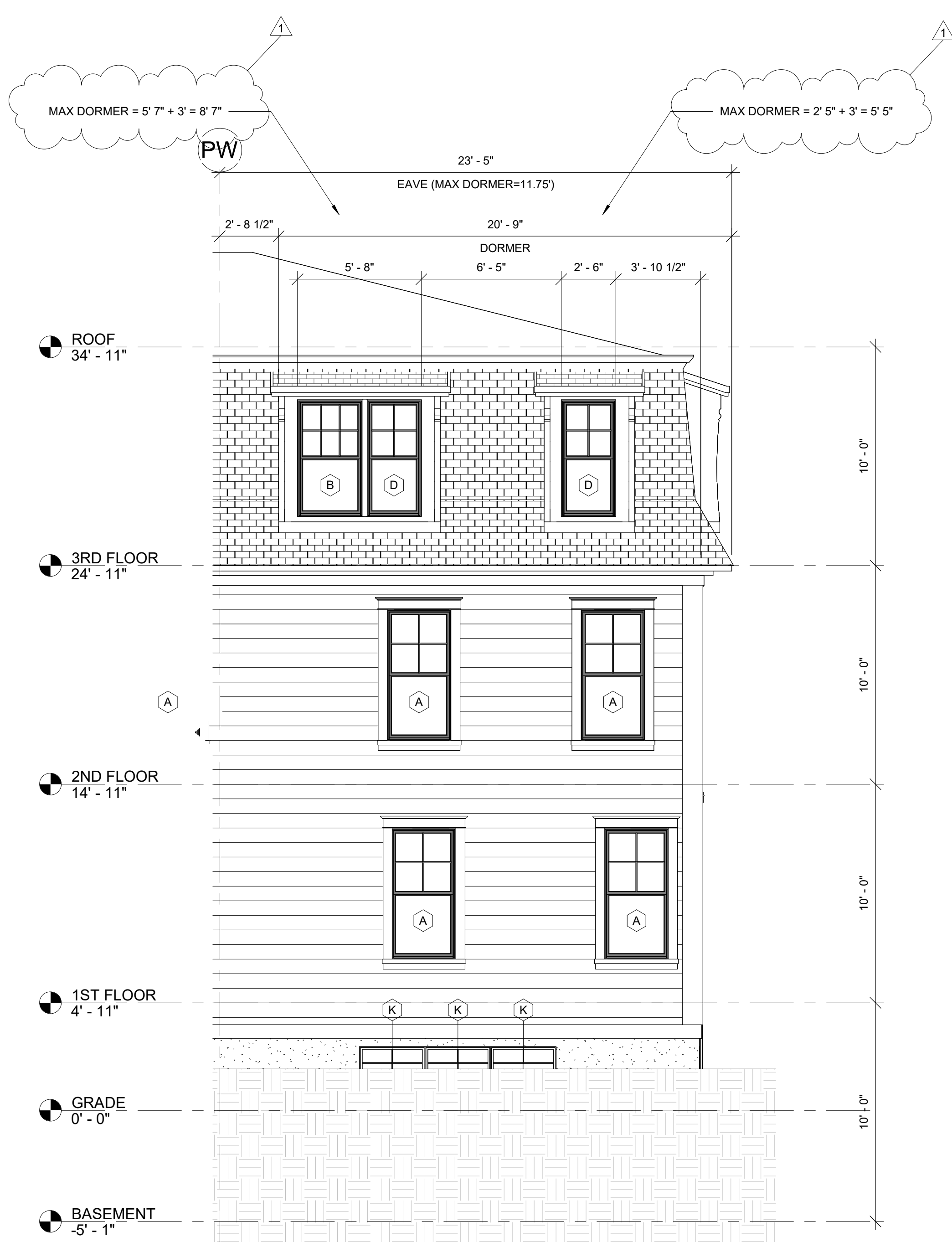
1 3RD FLOOR - 1004 BROADWAY - LOT A
1/4" = 1'-0"



2 ROOF - 1004 BROADWAY - LOT A
1/4" = 1'-0"



FRONT ELEVATION - 1004 BROADWAY -
LOT A
1/4" = 1'-0"



REAR ELEVATION - 1004 BROADWAY -
LOT A
1/4" = 1'-0"

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
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Project number 24016
Date 04/28/2025
Drawn by KC
Checked by ES
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	ISD COMMENTS	12/13/2024

FRONT & REAR
ELEVATIONS -
1004 BROADWAY
- LOT A

A-300A

1004-1006 BROADWAY



LEFT ELEVATION - 1004 BROADWAY -
LOT A
1/4" = 1'-0"

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



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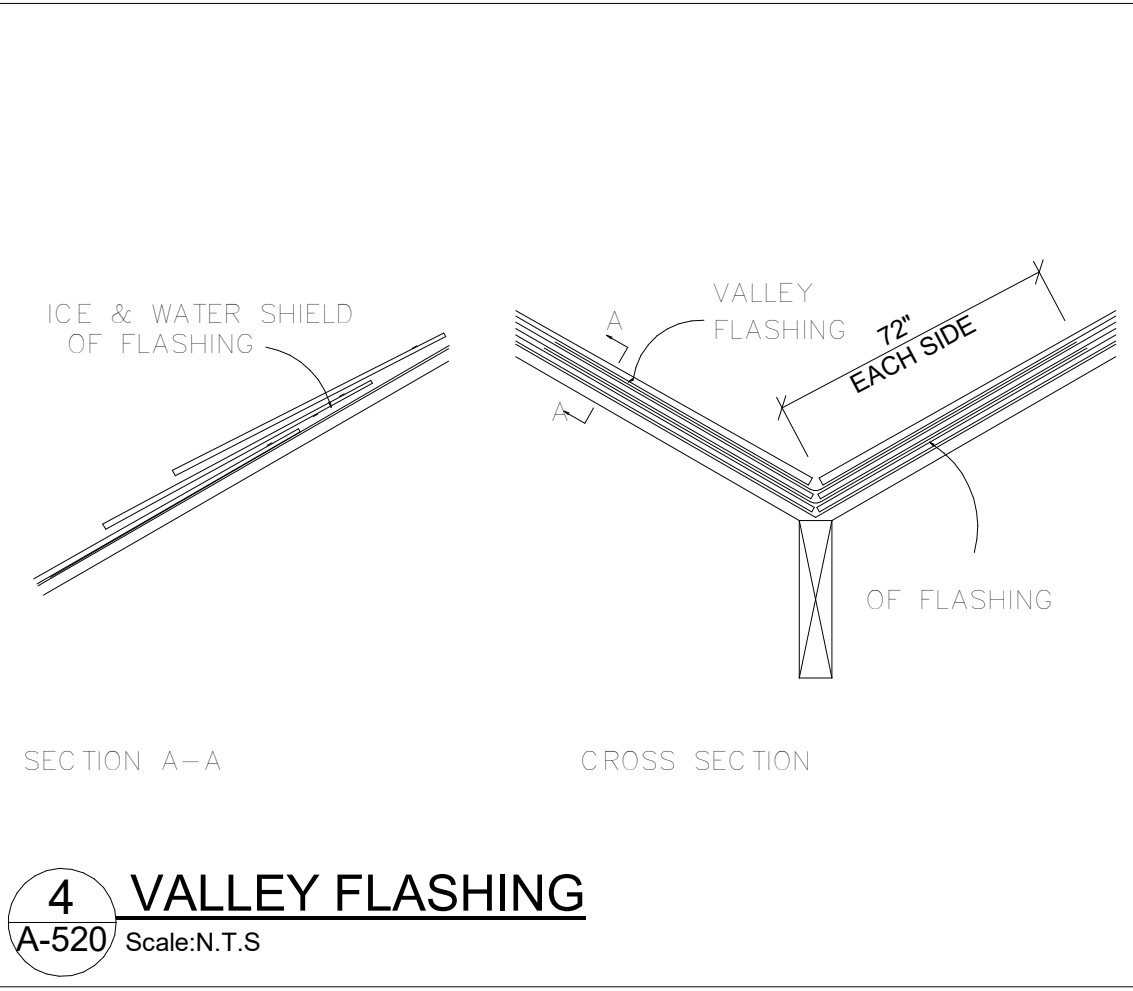
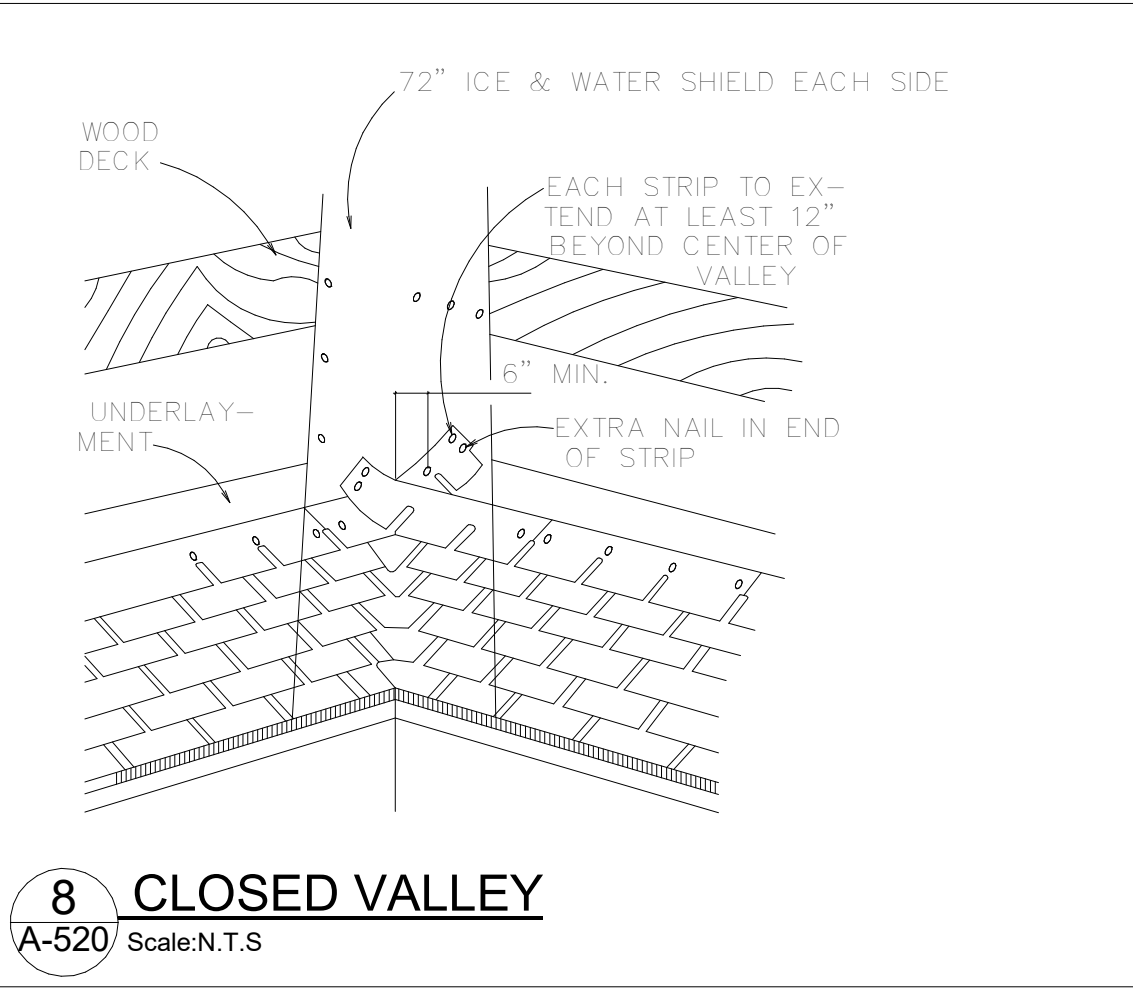
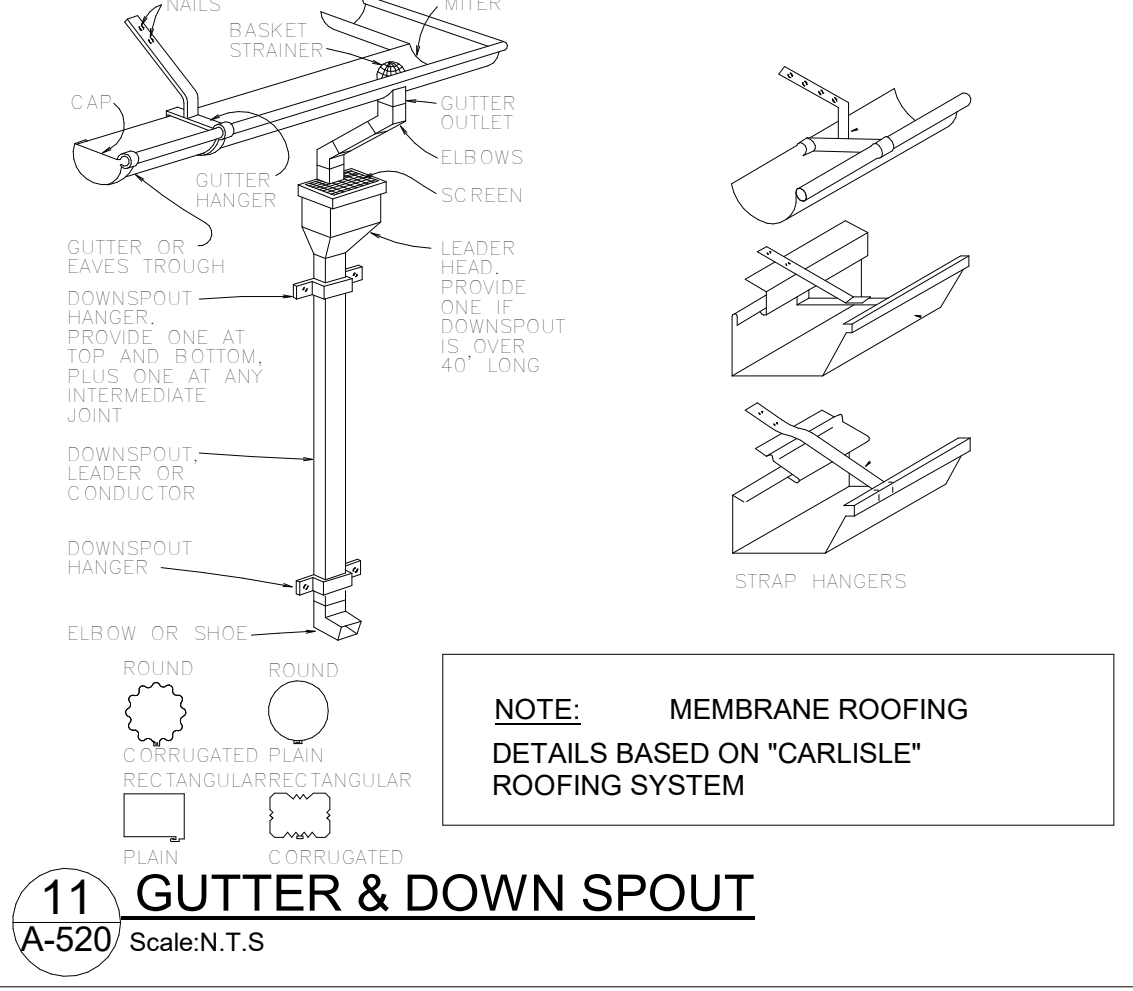
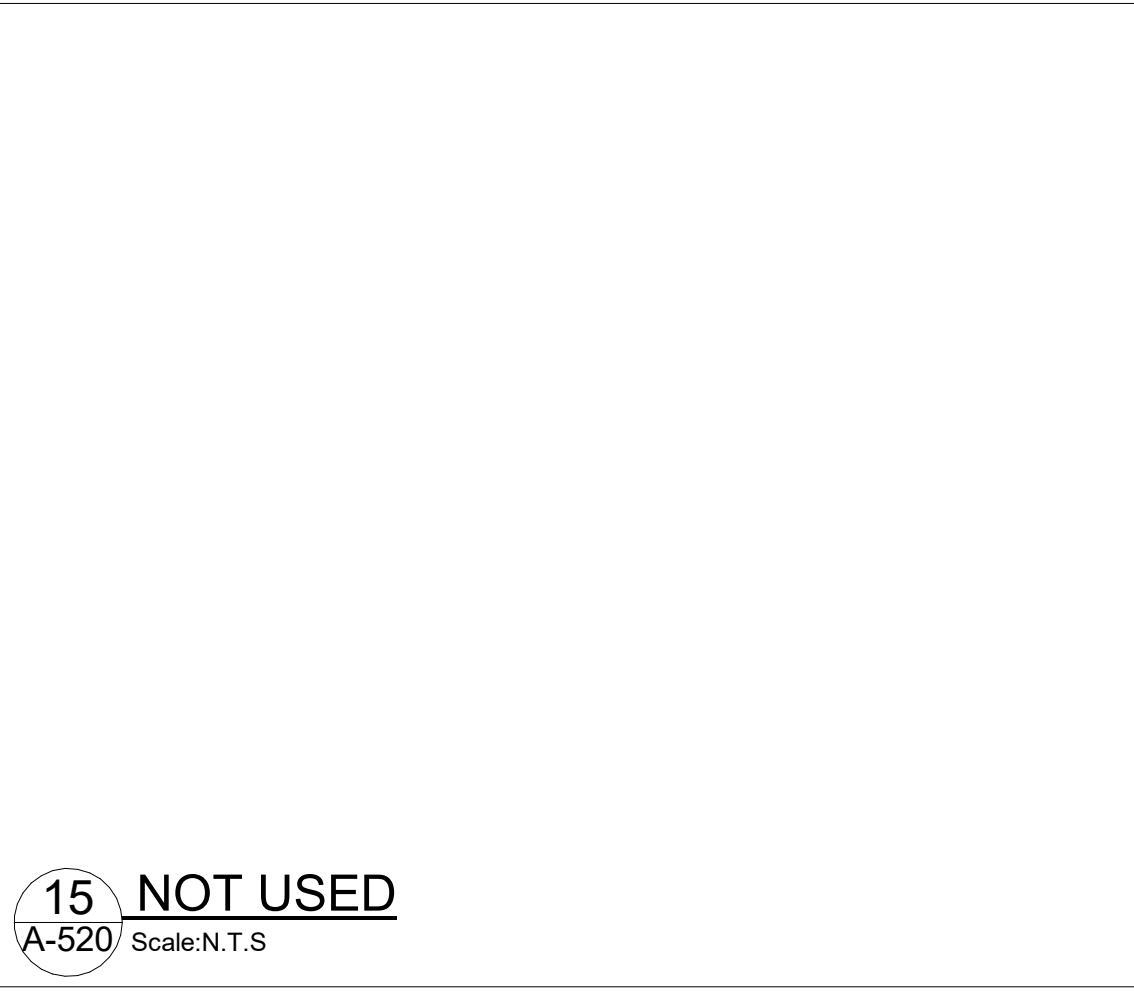
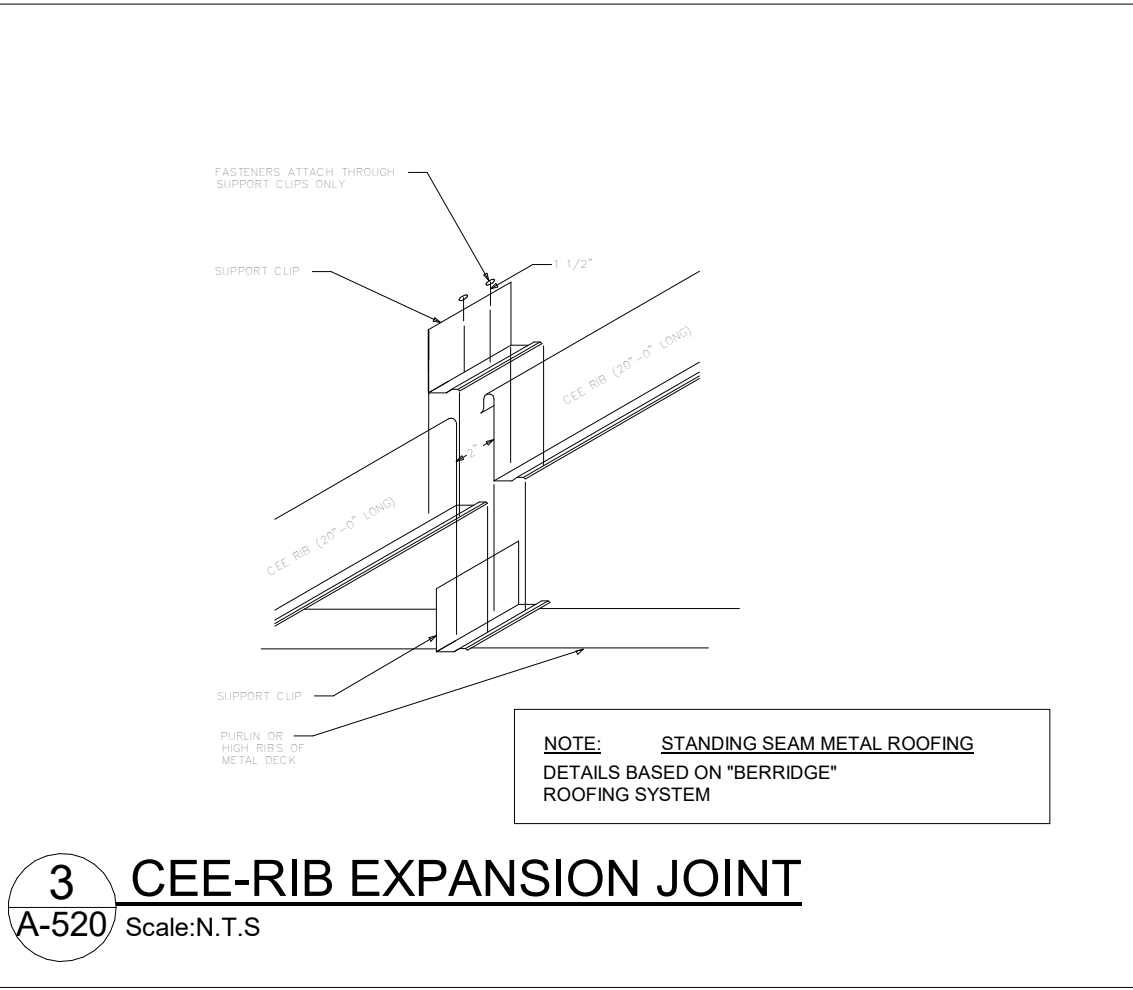
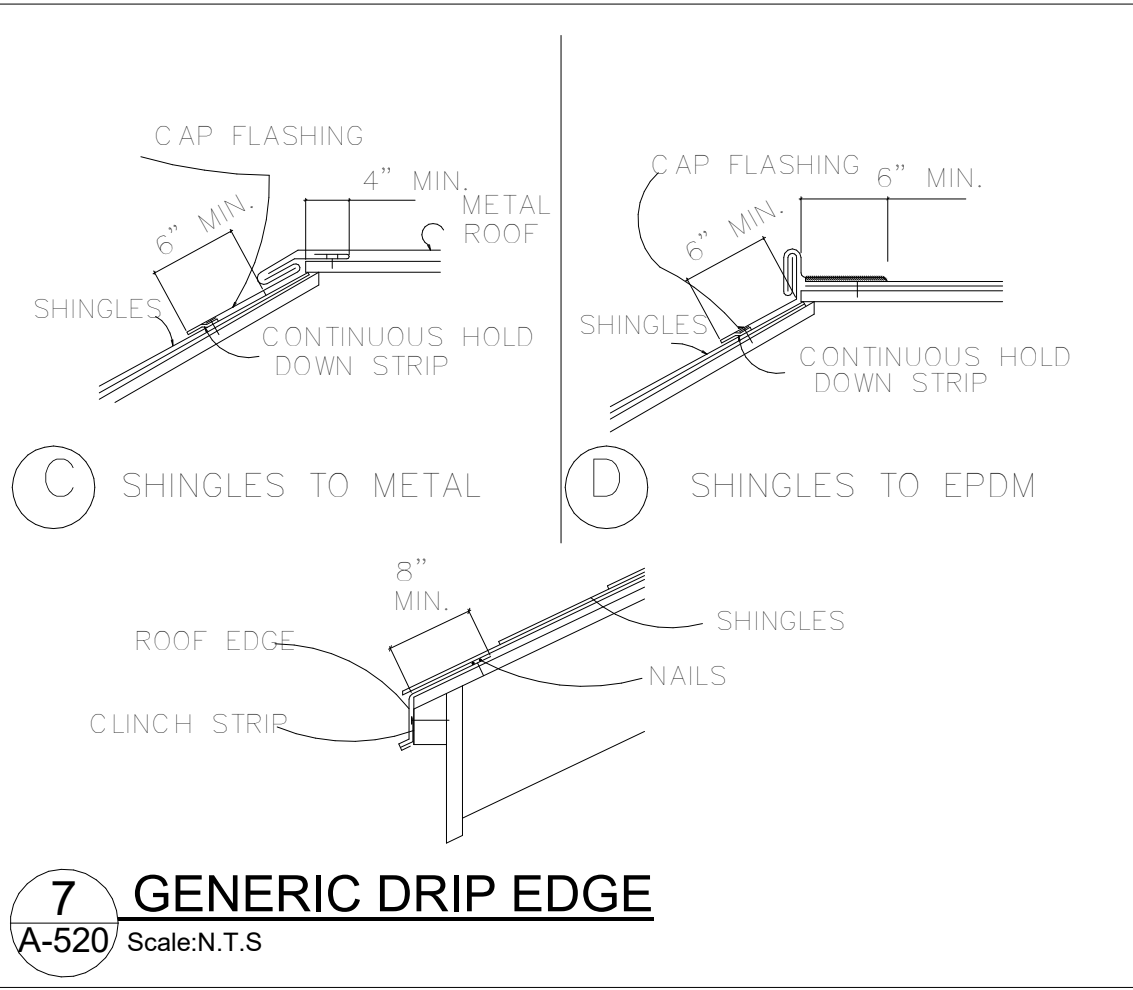
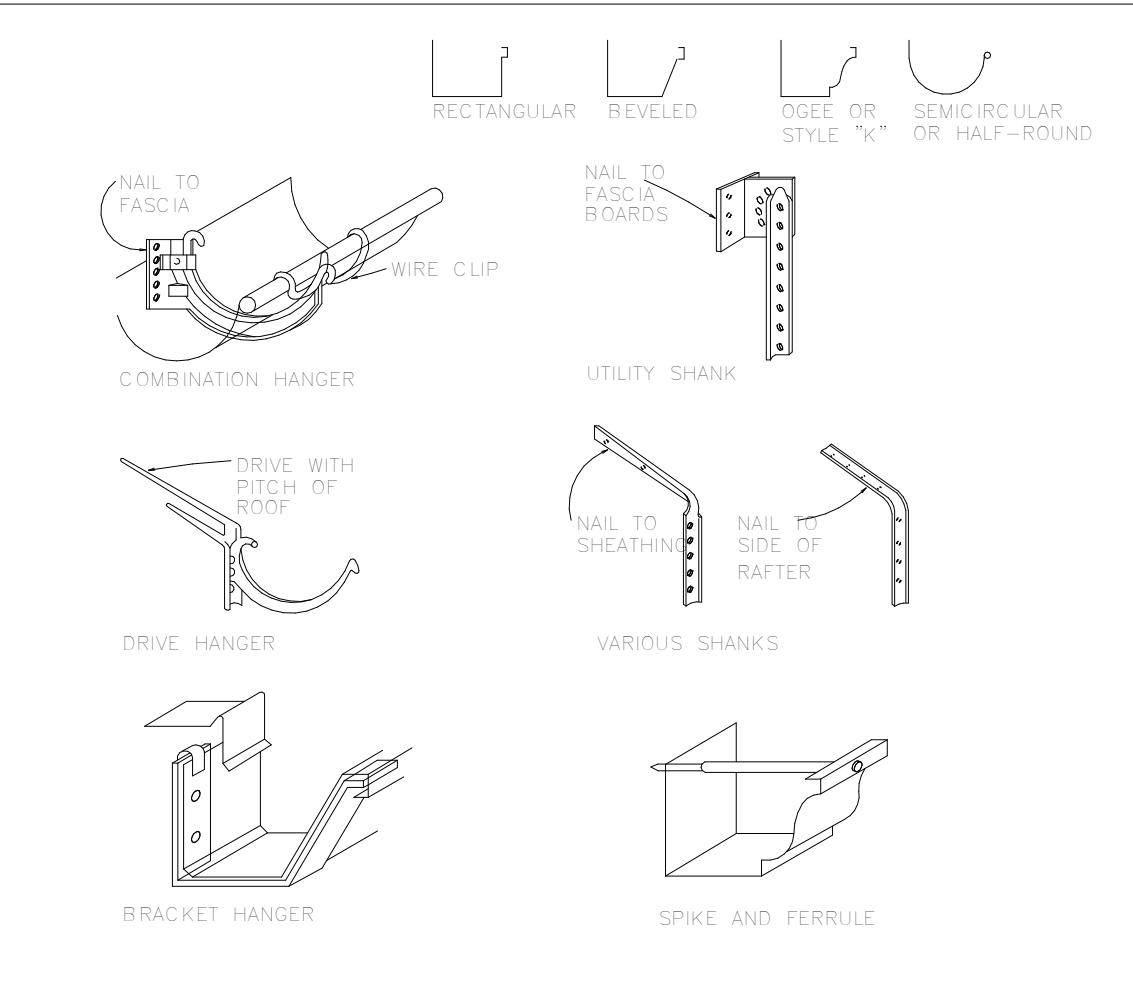
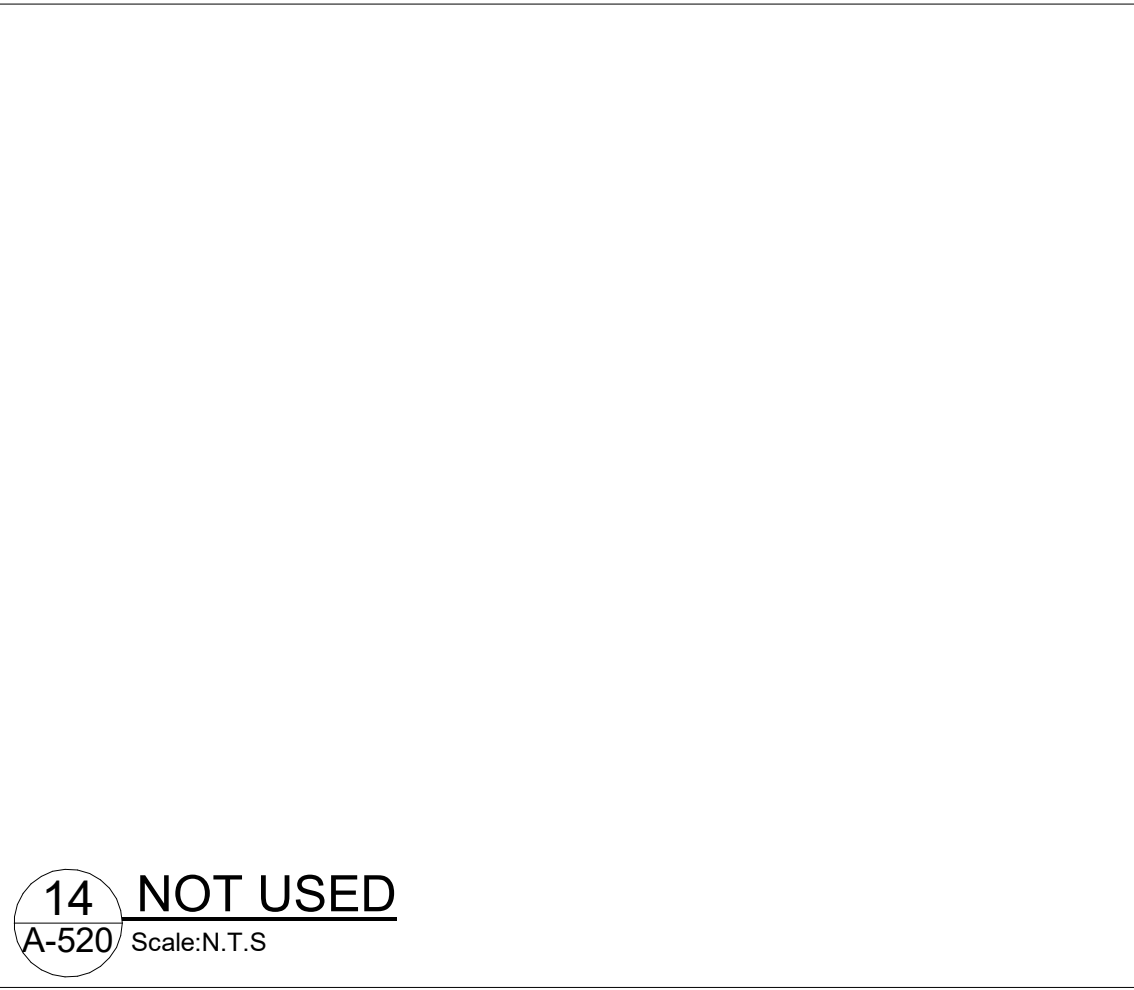
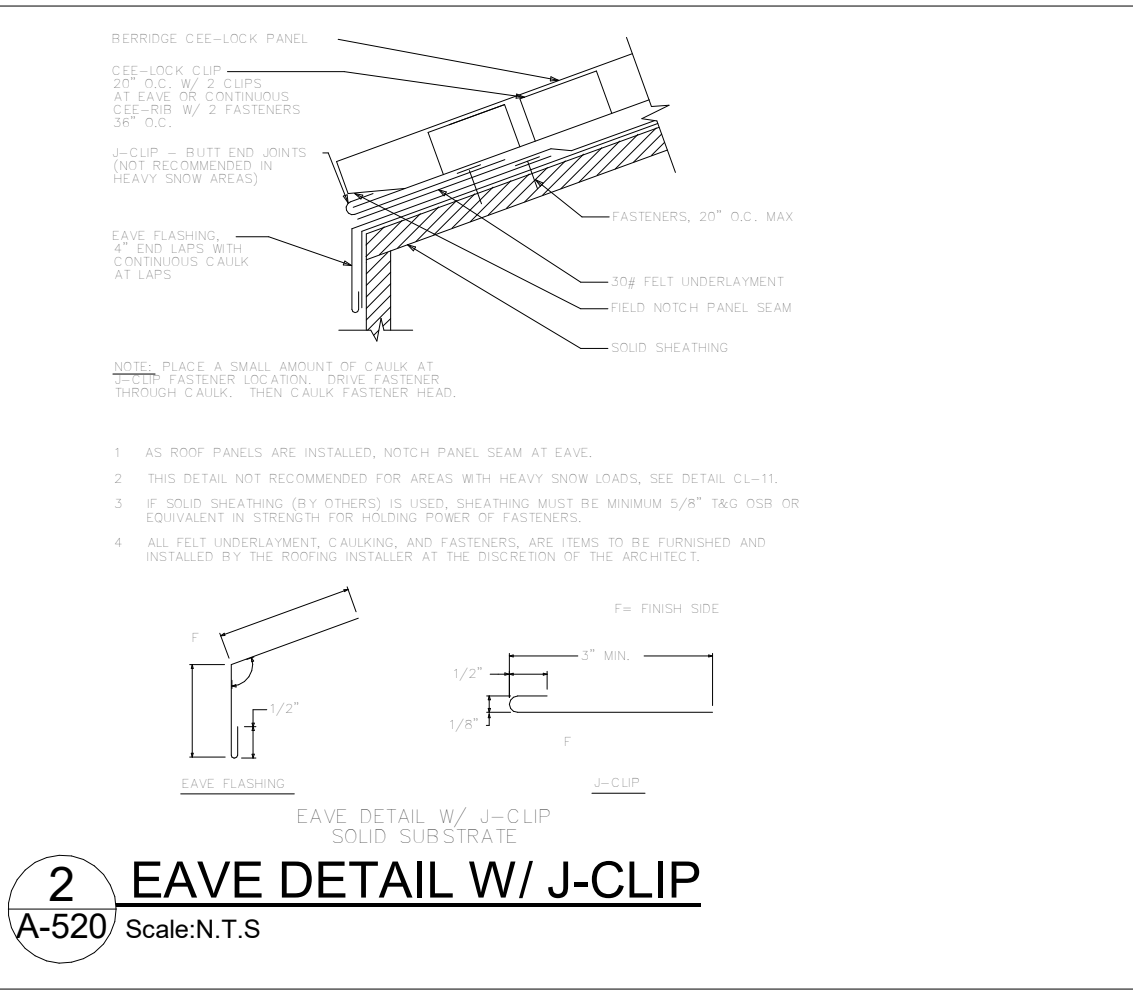
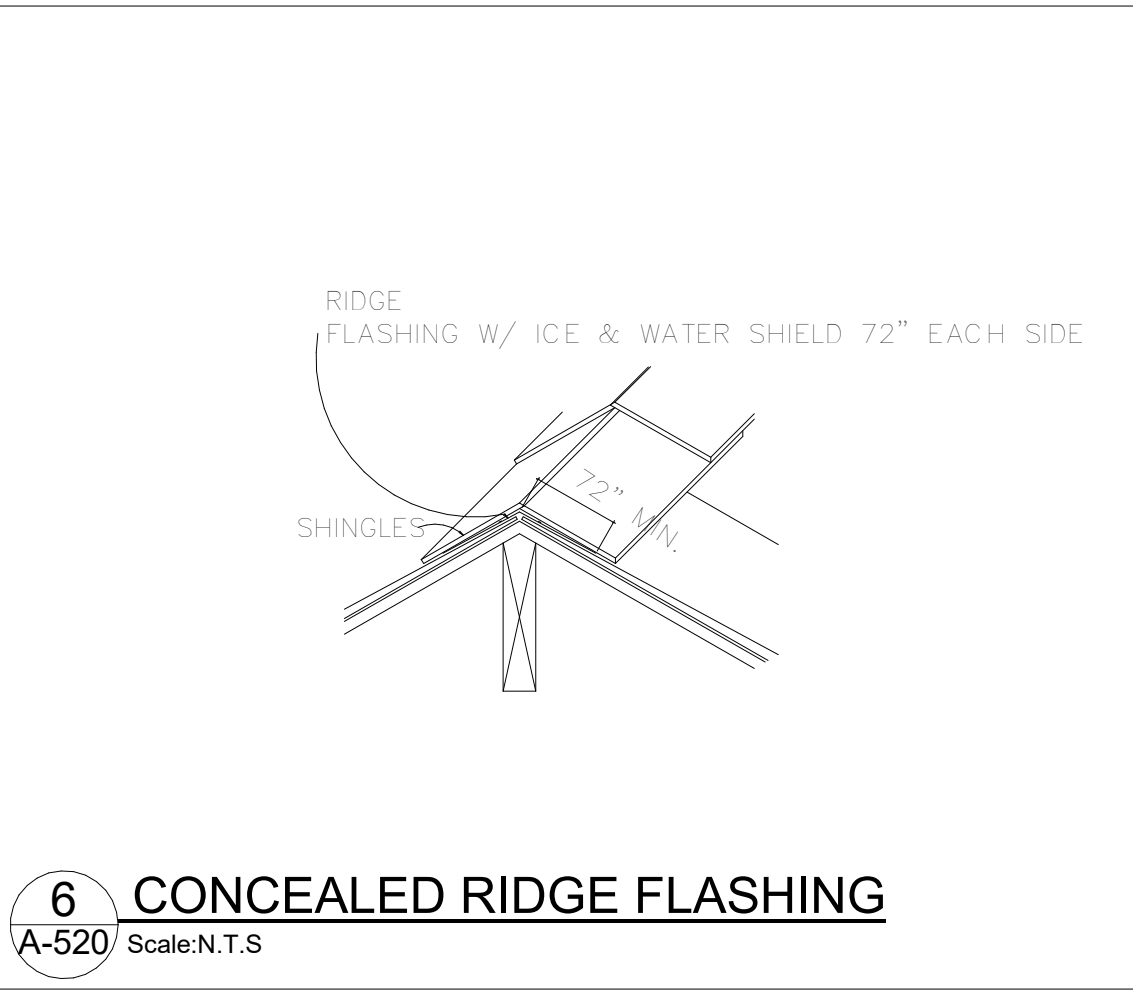
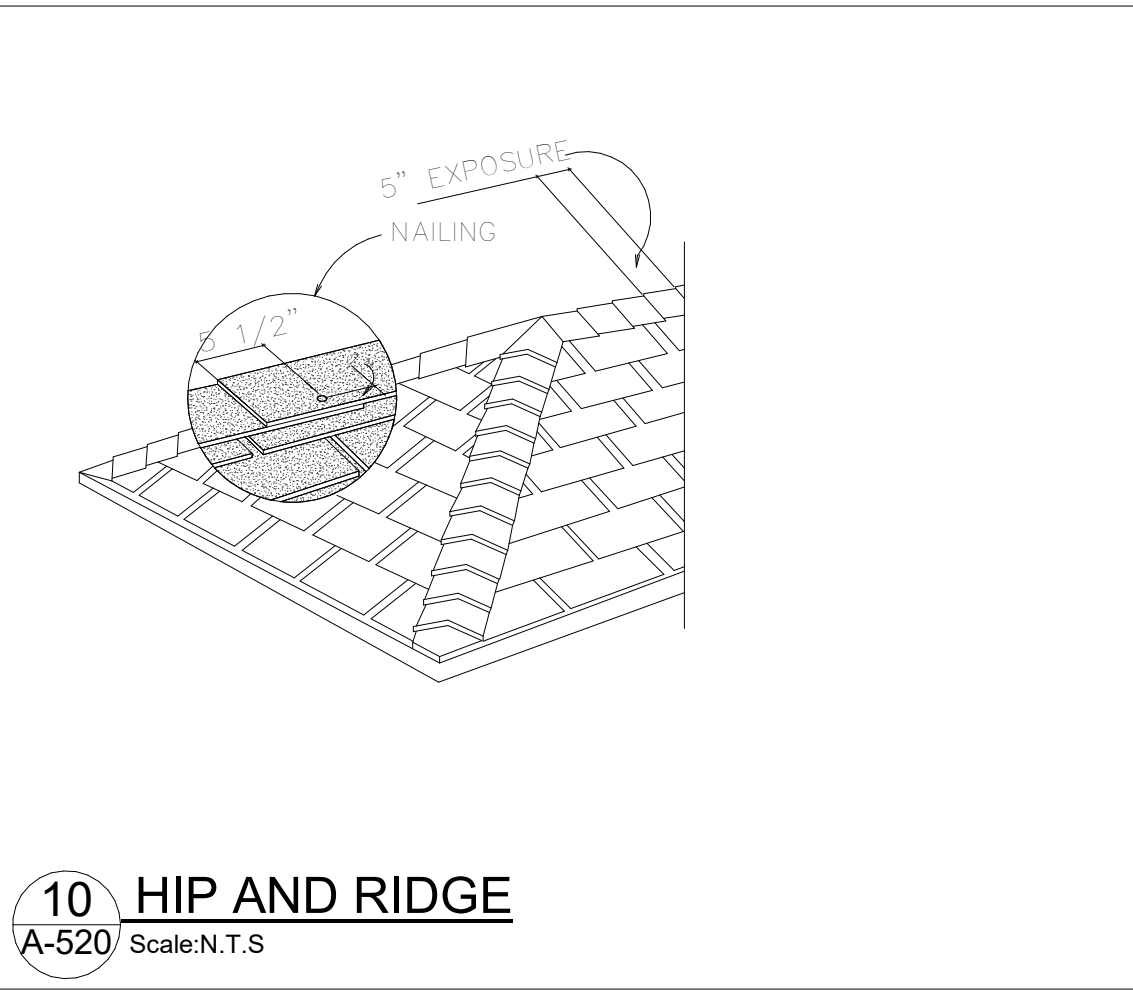
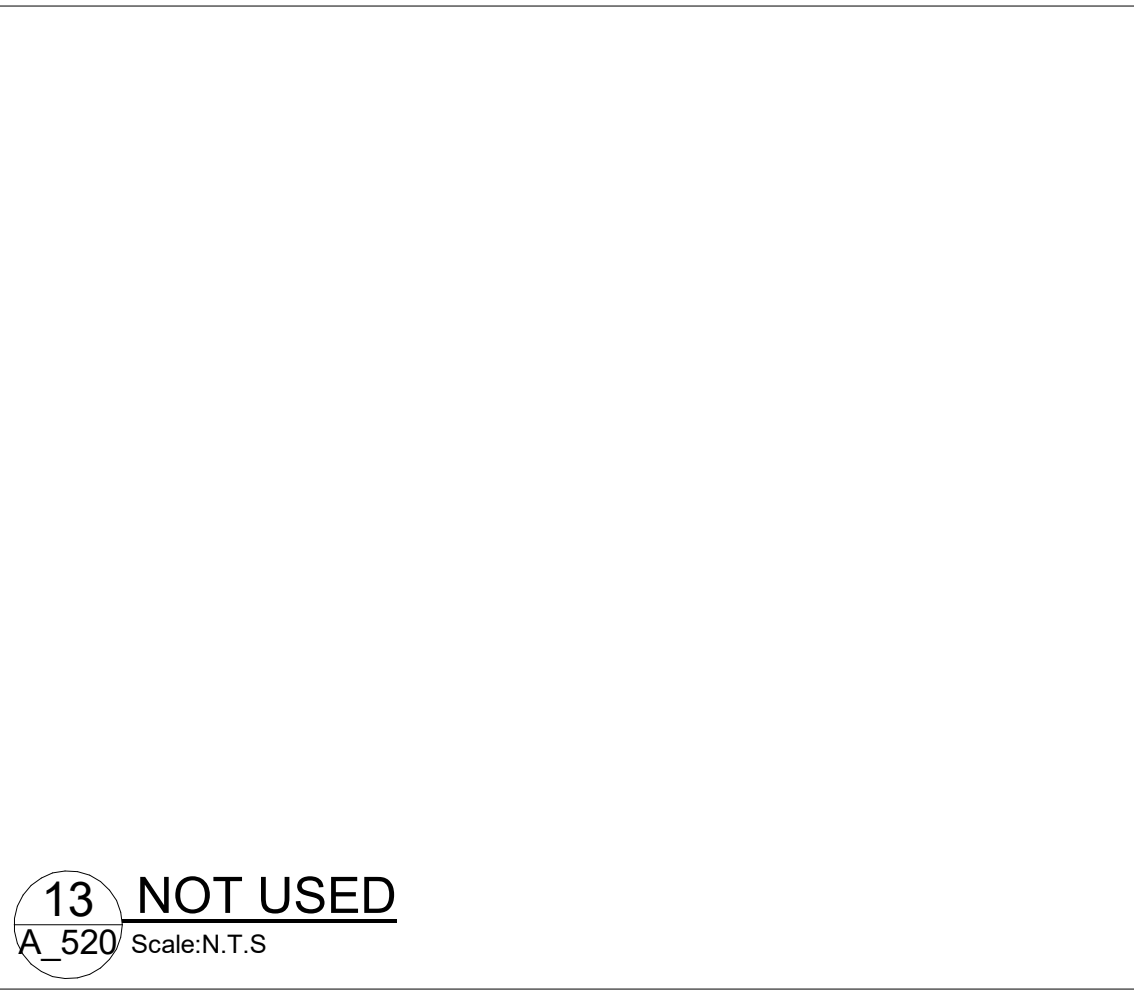
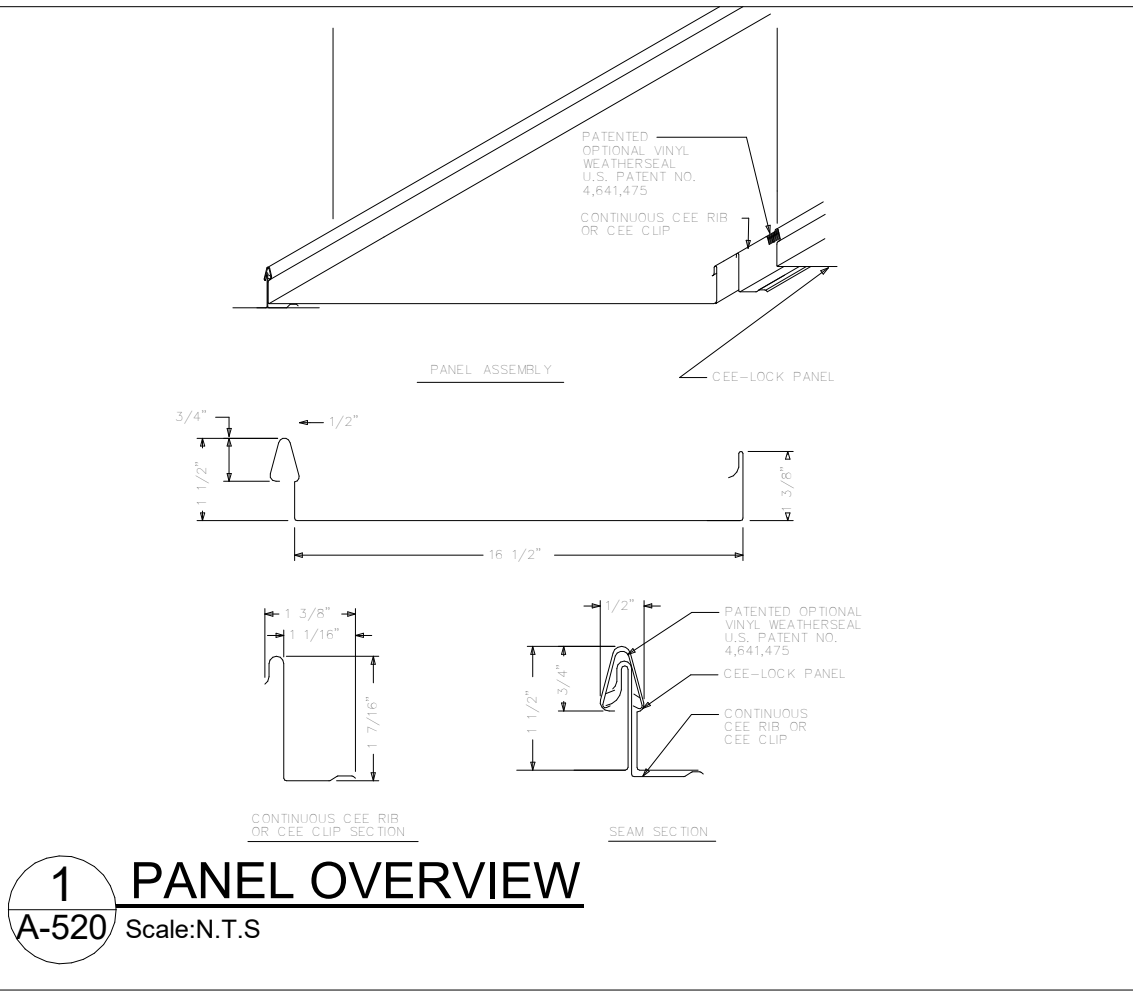
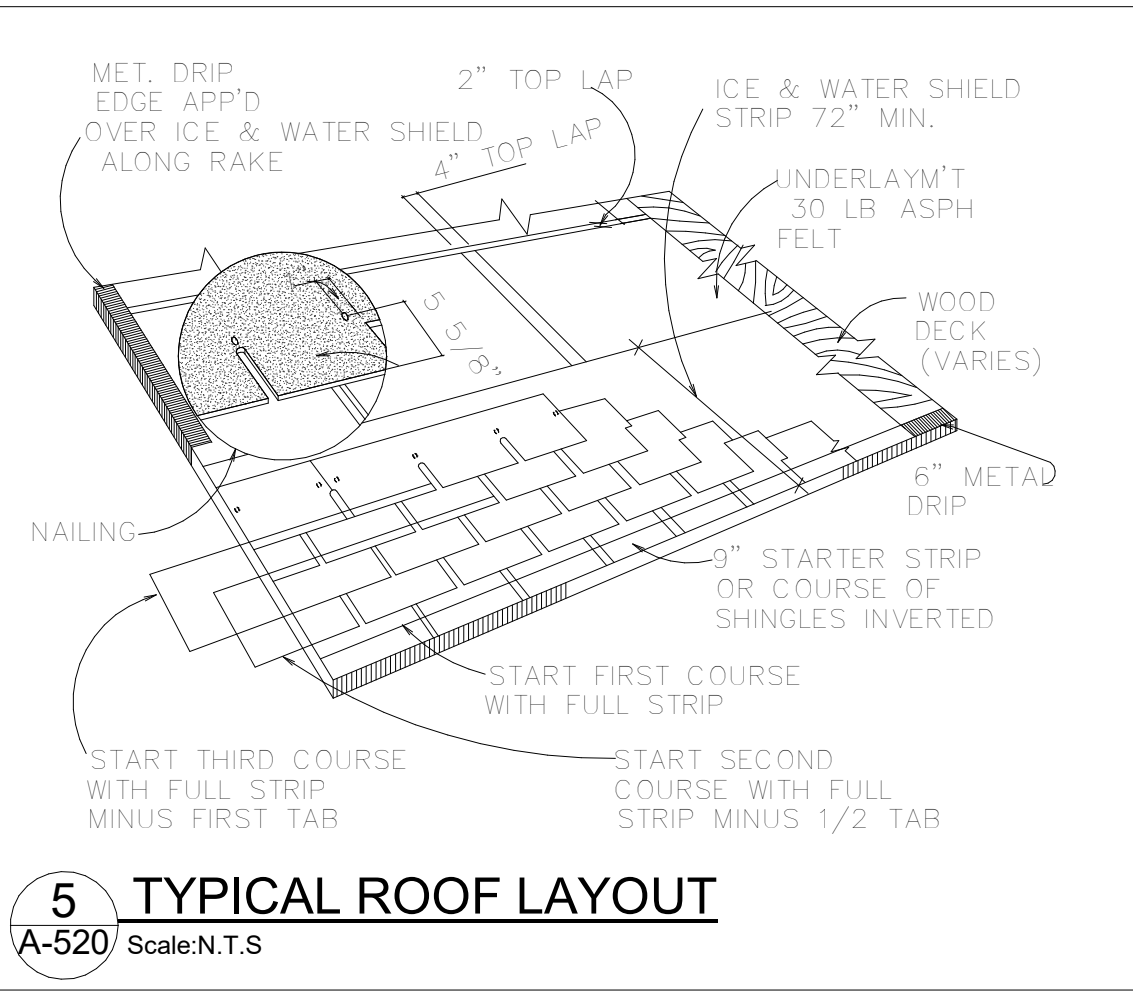
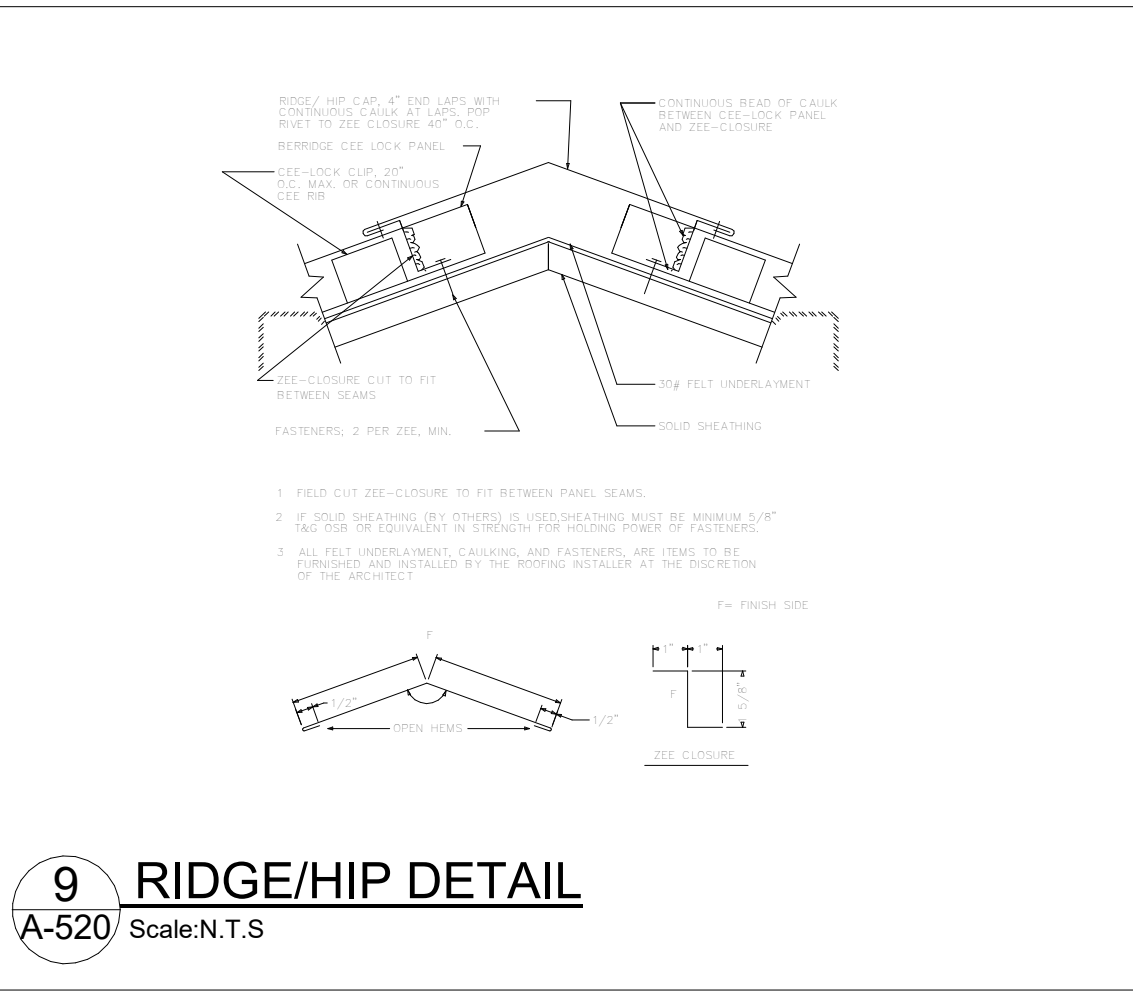
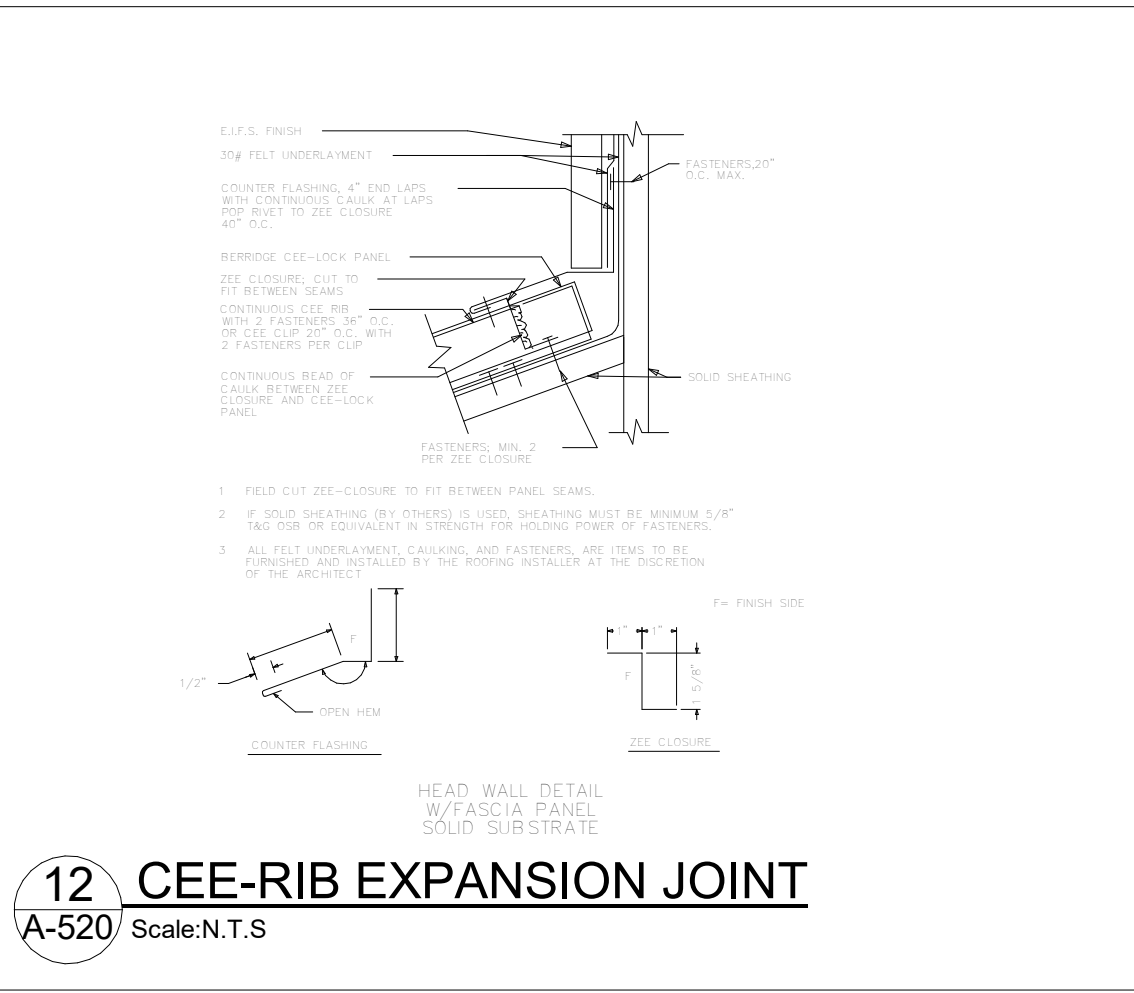
REVISIONS

No.	Description	Date
1	ISD COMMENTS	12/13/2024

LEFT ELEVATION
- 1004
BROADWAY -
LOT A

A-301A

1004-1006 BROADWAY



PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



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Date 04/28/2025
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Scale 1" = 1'-0"

REVISIONS

No.	Description	Date

TYPICAL
SLOPED ROOF
DETAILS

A-520

1004-1006 BROADWAY

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



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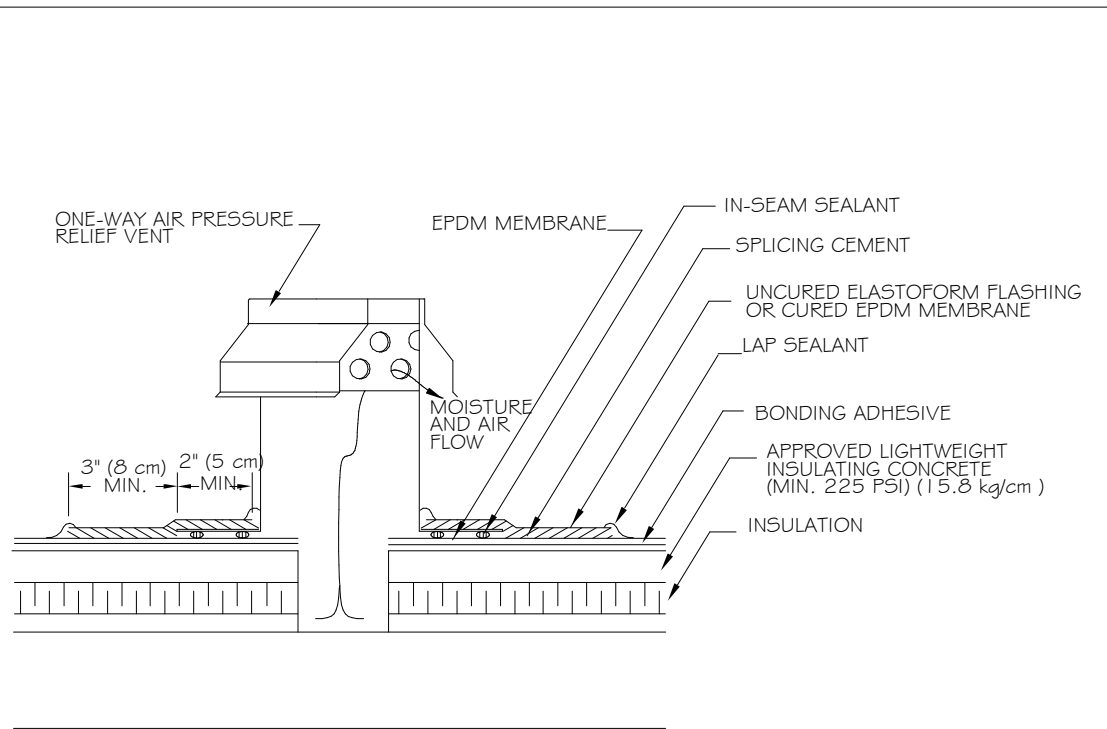
REVISIONS

No.	Description	Date

TYPICAL ROOF
DETAILS

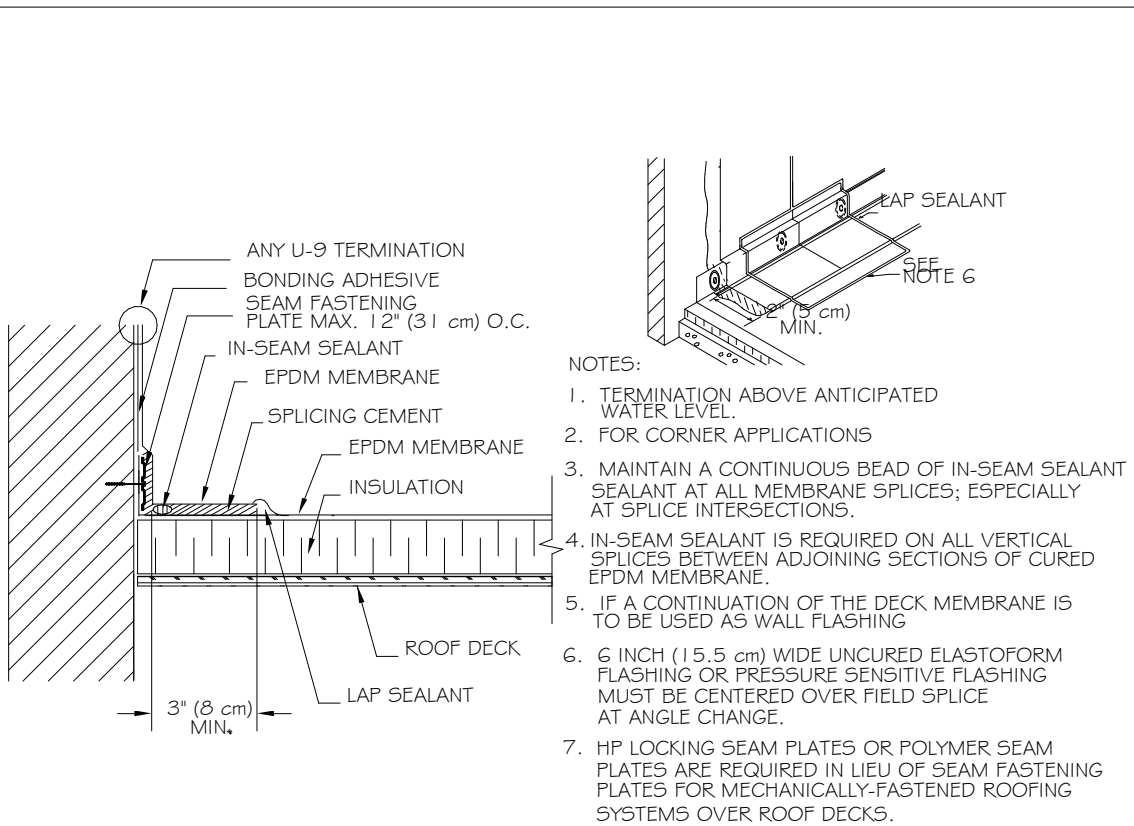
A-630

1004-1006 BROADWAY



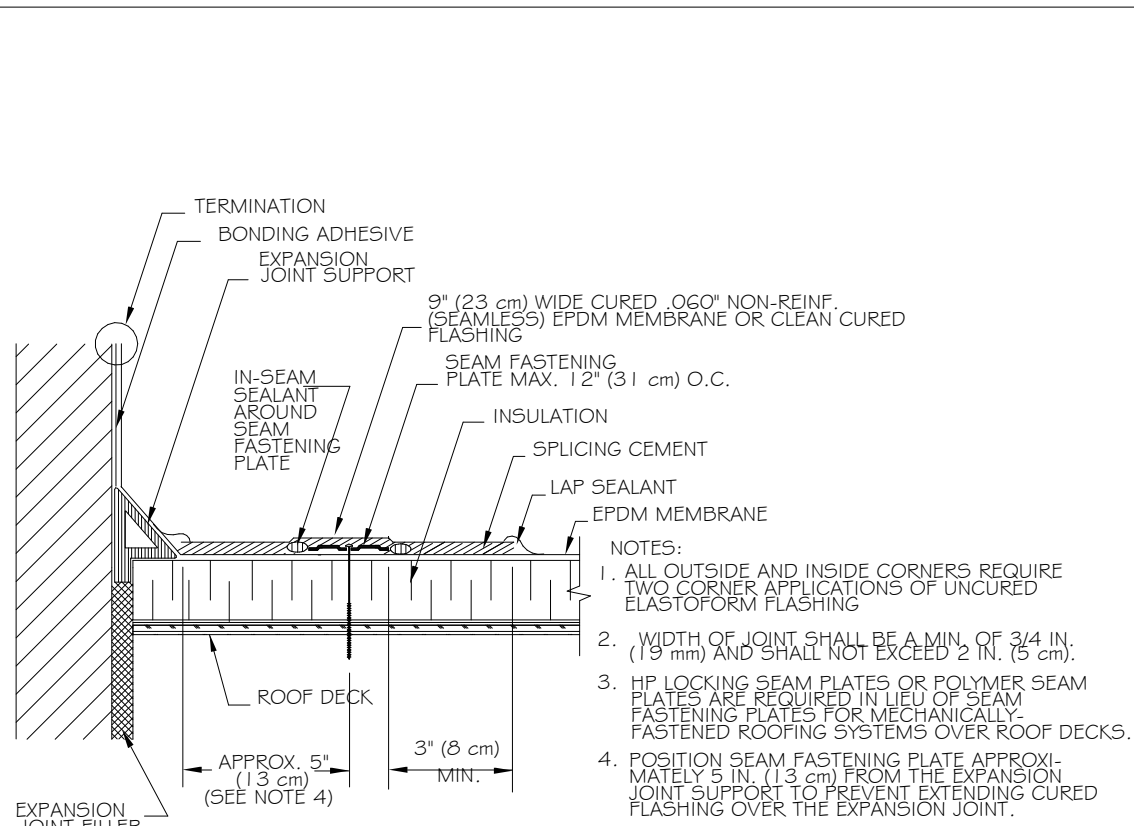
NOTES:
1. POSITION VENT AT THE RATE OF ONE VENT PER 2000 SQ. FT (186 m²).

1 ONE-WAY AIR PRESSURE RELIEF VENT
A-630 Scale:N.T.S.



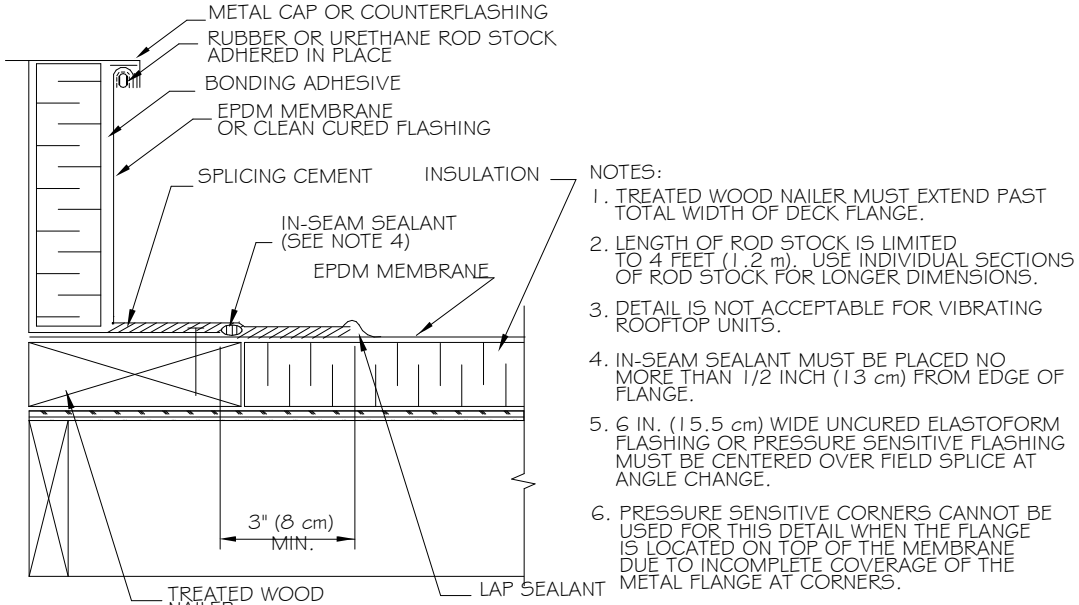
NOTES:
1. TERMINATION ABOVE ANTICIPATED WATER LEVEL.
2. FOR CORNER APPLICATIONS.
3. MAINTAIN A CONTINUOUS BEAD OF IN-SEAM SEALANT SEALANT AT ALL MEMBRANE SPLICES; ESPECIALLY AT SPICE INTERSECTIONS.
4. IN-SEAM SEALANT IS REQUIRED ON ALL VERTICAL SPLICES BETWEEN ADJOINING SECTIONS OF CURED EPDM MEMBRANE.
5. IF A CONTINUATION OF THE DECK MEMBRANE IS TO BE USED AS WALL FLASHING.
6. 6 INCH (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPICE AT ANGLE CHANGE.
7. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER ROOF DECKS.

2 PARAPET/CURB CURED EPDM
A-630 Scale:N.T.S.



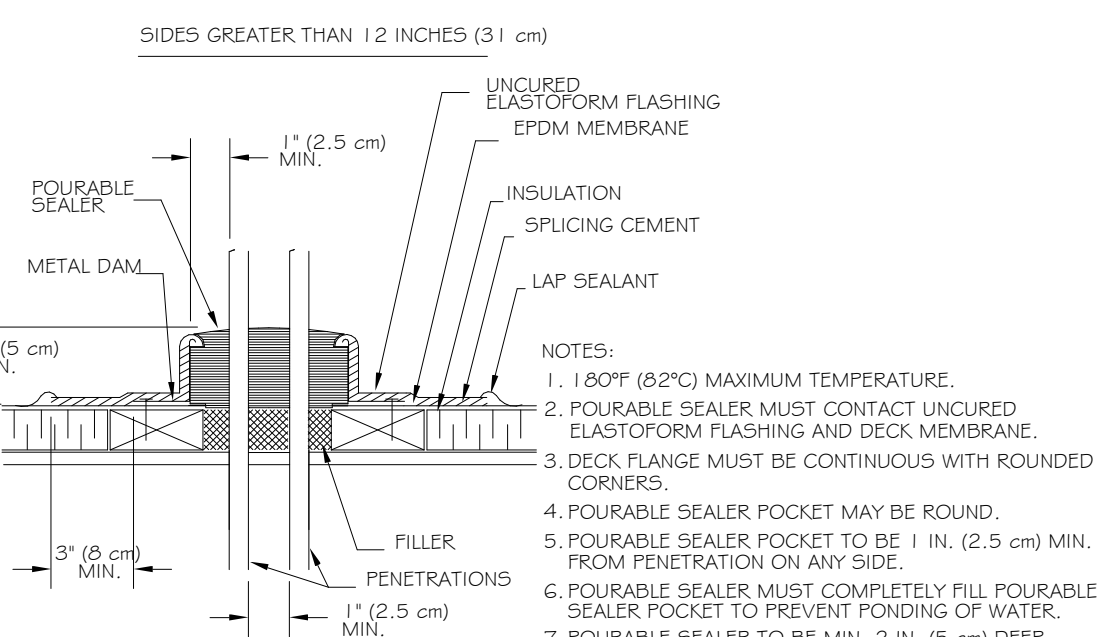
NOTES:
1. ALL OUTSIDE AND INSIDE CORNERS REQUIRE TWO CORNER APPLICATIONS OF UNCURED ELASTOFORM FLASHING.
2. WIDTH OF JOINT SHALL BE MINIMUM OF 3/4 INCH (19 mm) AND SHALL NOT EXCEED 3 INCHES (8 cm).
3. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER ROOF DECKS.
4. POSITION SEAM FASTENING PLATE APPROXIMATELY 5 IN. (13 cm) FROM THE EXPANSION JOINT SUPPORT TO PREVENT EXTENDING CURED FLASHING OVER THE EXPANSION JOINT.

3 DECK TO WALL
A-630 Scale:N.T.S.



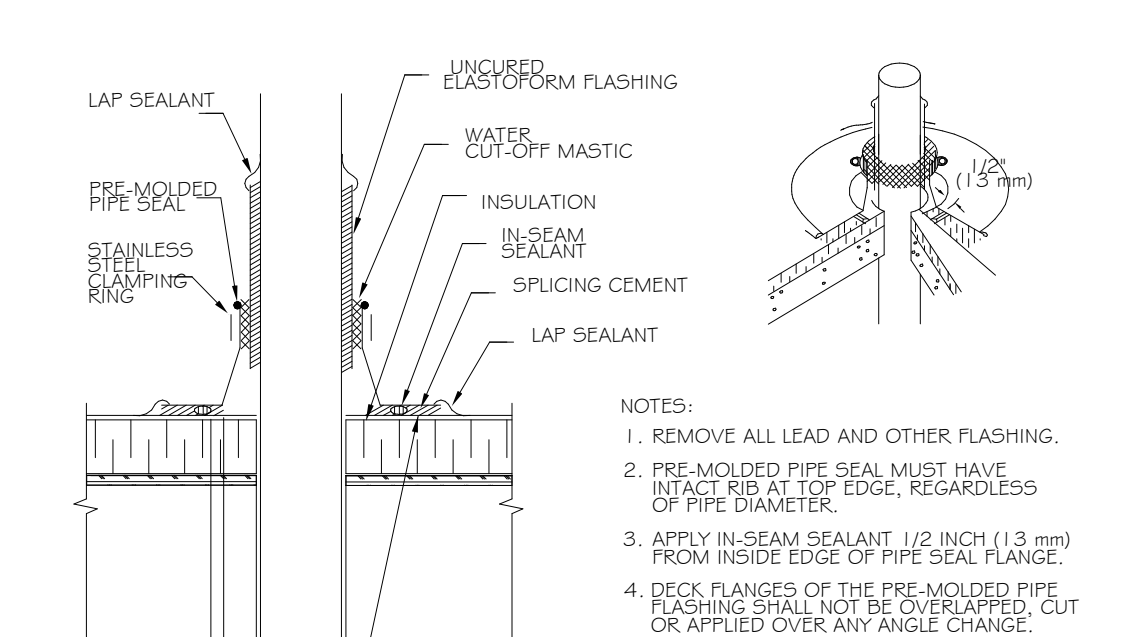
NOTES:
1. TREATED WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF DECK FLANGE.
2. LENGTH OF ROD STOCK IS LIMITED TO 4 FEET (1.2 m). USE INDIVIDUAL SECTIONS OF ROD STOCK FOR LONGER DIMENSIONS.
3. DETAIL IS NOT ACCEPTABLE FOR VIBRATING ROOFTOP UNITS.
4. IN-SEAM SEALANT MUST BE PLACED NO MORE THAN 1/2 INCH (13 mm) FROM EDGE OF FLANGE.
5. 6 IN. (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPICE AT ANGLE CHANGE.
6. PRESSURE SENSITIVE CORNERS CANNOT BE USED FOR THIS DETAIL WITH THE FLANGE IS LOCATED ON TOP OF THE MEMBRANE DUE TO INCOMPLETE COVERAGE OF THE METAL FLANGE AT CORNERS.

4 SELF-FLASHING CURB
A-630 Scale:N.T.S.



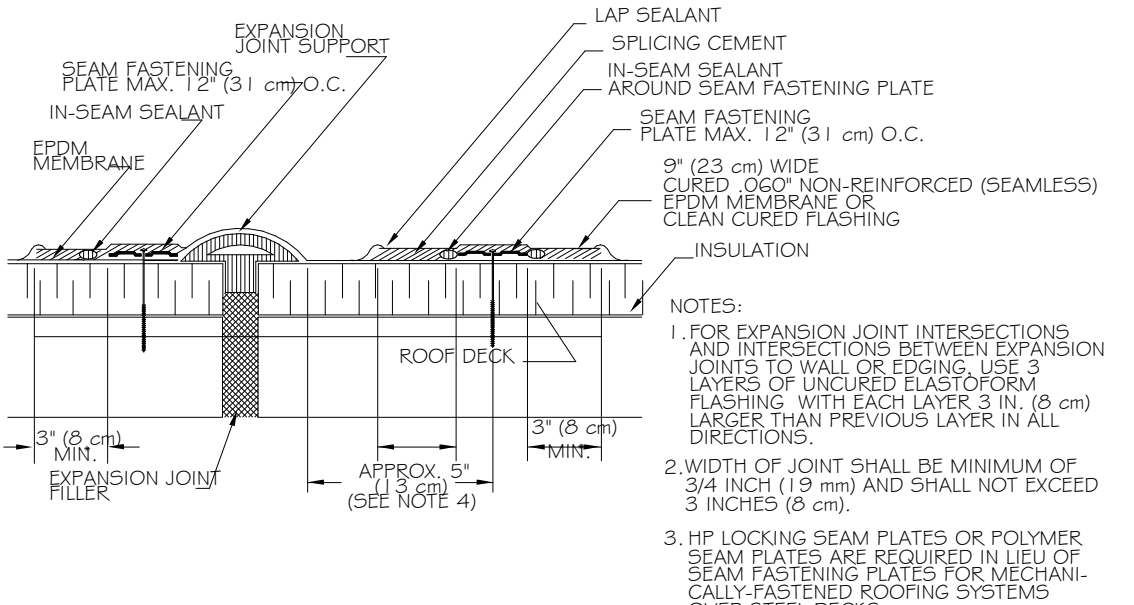
NOTES:
1. 180°F (82°C) MAXIMUM TEMPERATURE.
2. POURABLE SEALER MUST CONTACT UNCURED ELASTOFORM FLASHING AND DECK MEMBRANE.
3. DECK FLANGE MUST BE CONTINUOUS WITH ROUNDED CORNERS.
4. POURABLE SEALER POCKET MAY BE ROUND.
5. POURABLE SEALER POCKET TO BE 1 IN. (2.5 cm) MIN. FROM PENETRATION ON ANY SIDE.
6. POURABLE SEALER MUST COMPLETELY FILL POURABLE SEALER POCKET TO PREVENT PONDING OF WATER.
7. POURABLE SEALER TO BE MIN. 2 IN. (5 cm) DEEP.
8. POURABLE SEALER MUST CONTACT THE BARE SURFACE OF THE PENETRATION. ALL DEBRIS (PAINT, RUST, LEAD, OTHER FLASHINGS ETC.) MUST BE REMOVED FROM THE PENETRATION.

5 FIELD FAB. POURABLE SEALER POCKET
A-630 Scale:N.T.S.



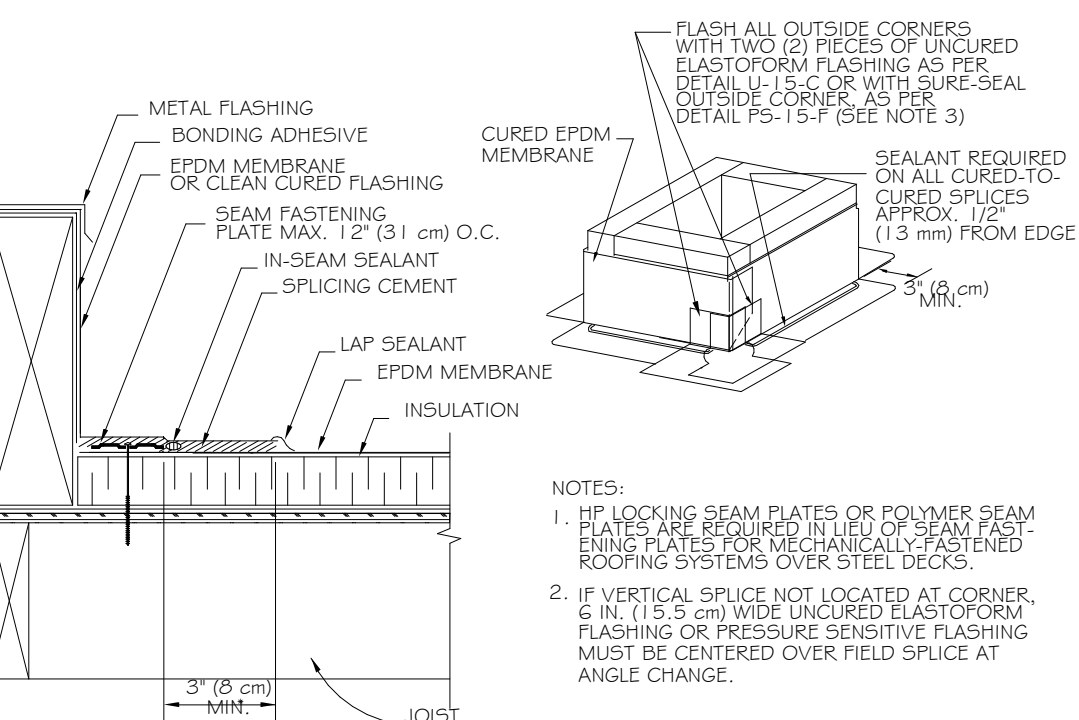
NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING.
2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT BOLT OR EDGE, REGARDLESS OF PIPE DIAMETER.
3. APPLY IN-SEAM SEALANT 1/2 INCH (13 mm) FROM INSIDE EDGE OF PIPE SEAL FLANGE.
4. DECK FLANGES OF THE PRE-MOLDED PIPE FLASHING SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

6 PRE-MOLDED VENT PIPE & EXTENSION
A-630 Scale:N.T.S.



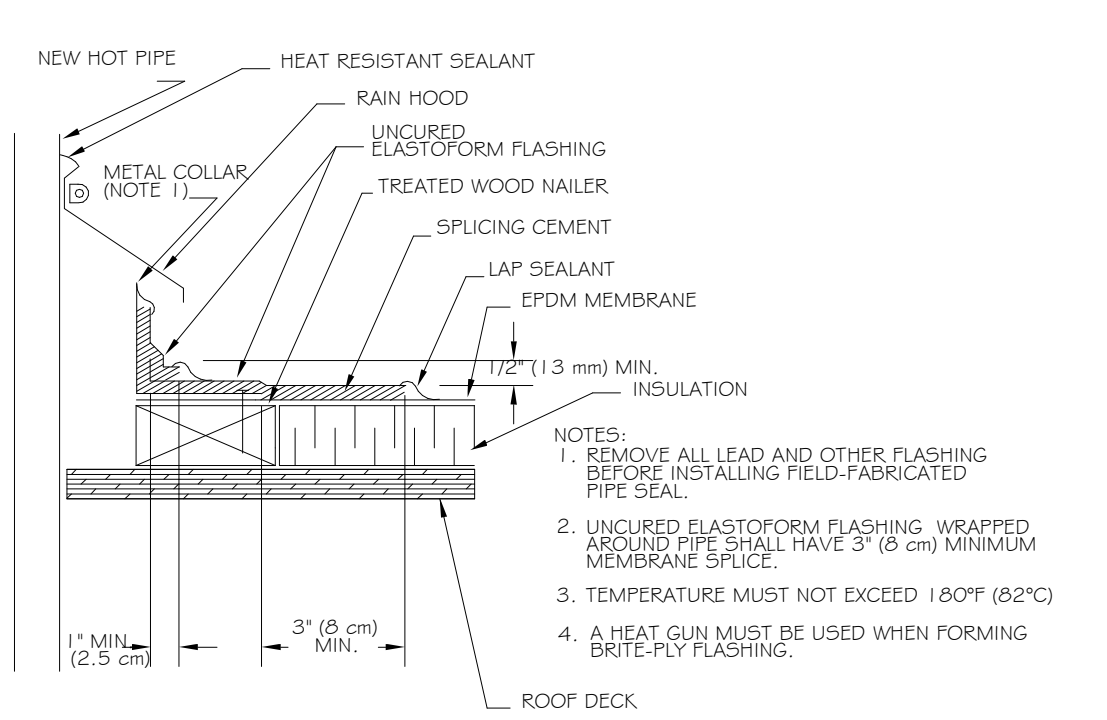
NOTES:
1. FOR EXPANSION JOINT INTERSECTIONS AND INTERSECTIONS BETWEEN EXPANSION JOINTS TO WALL OR EDGE, USE 3 LAYERS OF UNCURED ELASTOFORM FLASHING WITH EACH LAYER 3 IN. (8 cm) LARGER THAN PREVIOUS LAYER IN ALL DIRECTIONS.
2. WIDTH OF JOINT SHALL BE MINIMUM OF 3/4 INCH (19 mm) AND SHALL NOT EXCEED 3 INCHES (8 cm).
3. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER STEEL DECKS.
4. POSITION SEAM FASTENING PLATE APPROXIMATELY 5 IN. (13 cm) FROM THE EXPANSION JOINT SUPPORT TO PREVENT EXTENDING CURED FLASHING OVER THE EXPANSION JOINT.

7 DECK TO DECK EXPANSION JOINT
A-630 Scale:N.T.S.



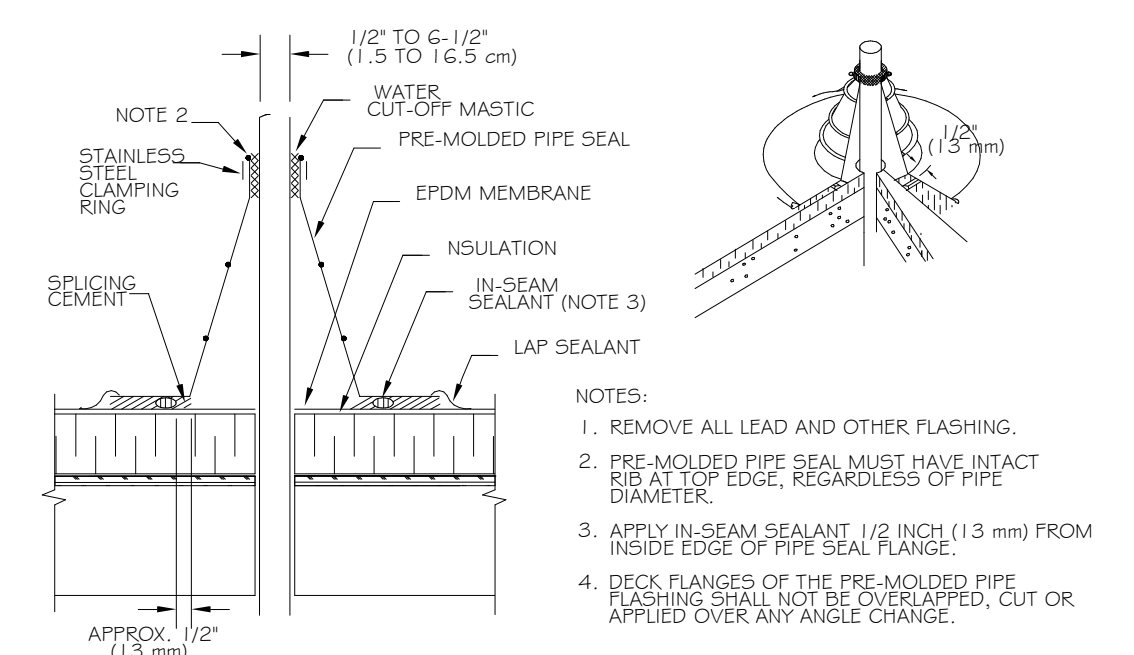
NOTES:
1. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER STEEL DECKS.
2. IF VERTICAL SPICE NOT LOCATED AT CORNER, 6 IN. (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPICE AT ANGLE CHANGE.

8 CURB FLASHING (OPTION #2)
A-630 Scale:N.T.S.



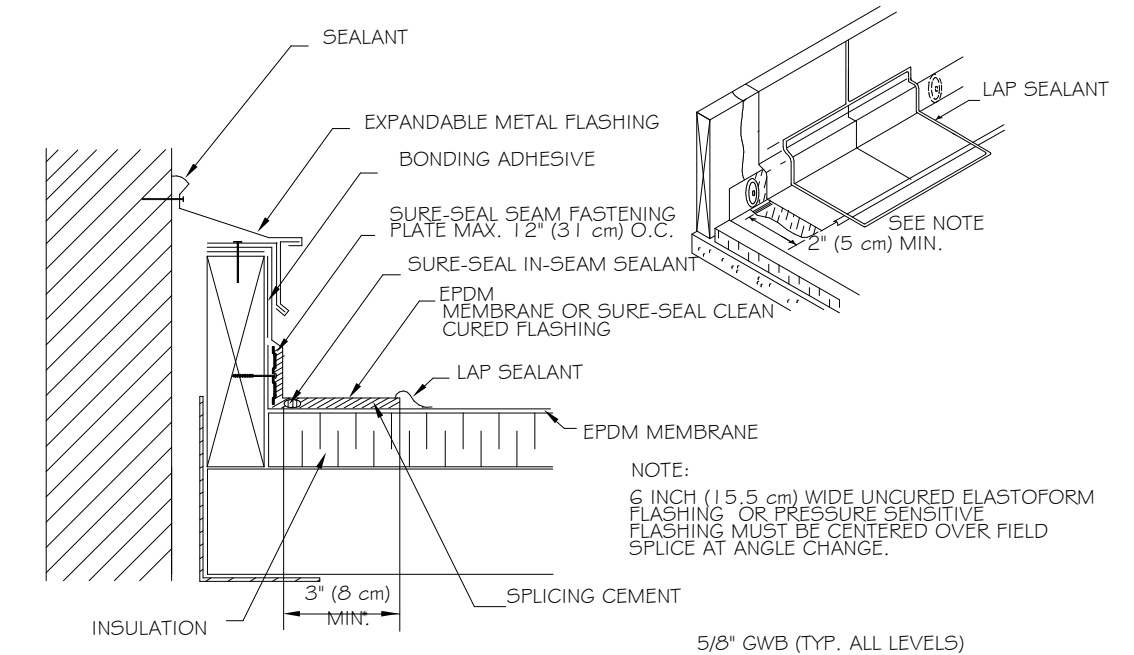
NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD-FABRICATED PIPE SEAL.
2. UNCURED ELASTOFORM FLASHING WRAPPED AROUND PIPE SHALL HAVE 3" (8 cm) MINIMUM MEMBRANE SPICE.
3. TEMPERATURE MUST NOT EXCEED 180°F (82°C).
4. A HEAT GUN MUST BE USED WHEN FORMING BRITE-PLY FLASHING.

9 FIELD FABRICATED NEW HOT STACK
A-630 Scale:N.T.S.



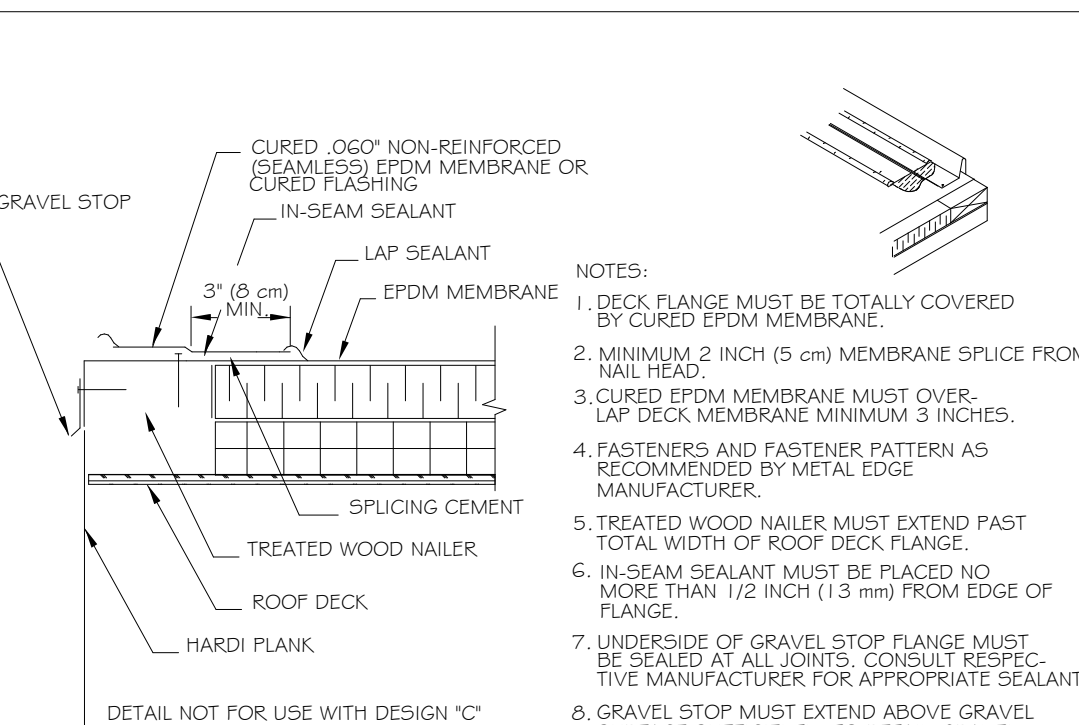
NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING.
2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT BOLT OR EDGE, REGARDLESS OF PIPE DIAMETER.
3. APPLY IN-SEAM SEALANT 1/2 INCH (13 mm) FROM INSIDE EDGE OF PIPE SEAL FLANGE.
4. DECK FLANGES OF THE PRE-MOLDED PIPE FLASHING SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

10 PRE-MOLDED VENT PIPE FLASHING
A-630 Scale:N.T.S.



NOTE:
6 INCH (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPICE AT ANGLE CHANGE.

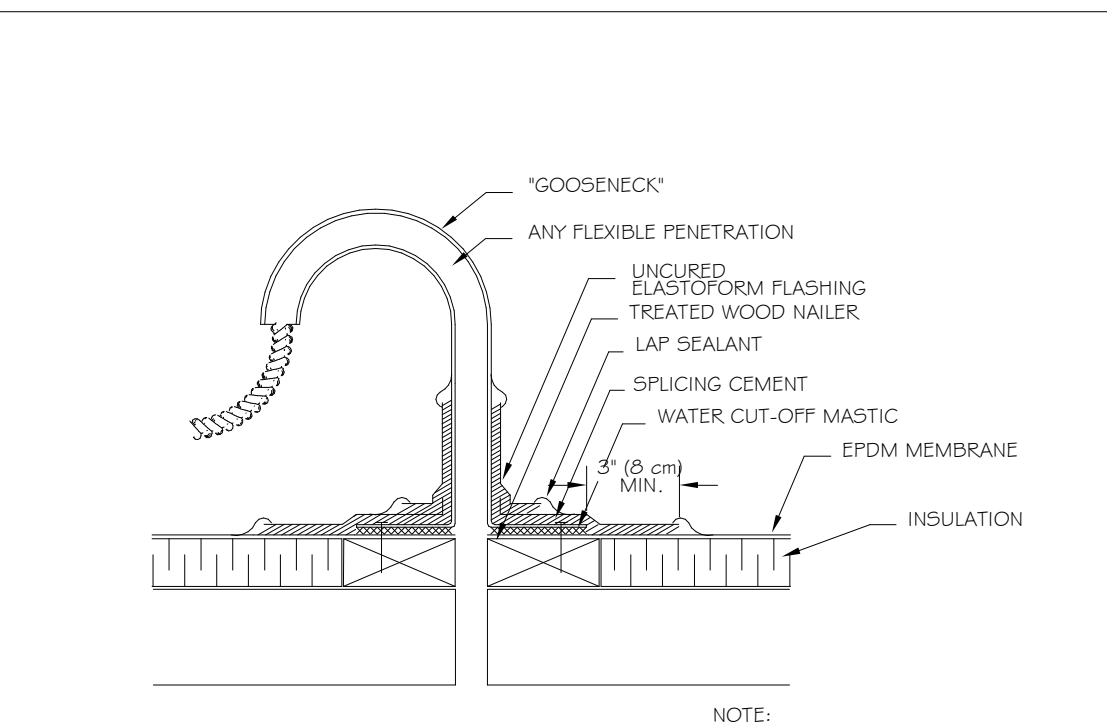
11 SHEAR AND EXPANSION COVER
A-630 Scale:N.T.S.



NOTES:
1. DECK FLANGE MUST BE TOTALLY COVERED BY CURED EPDM MEMBRANE.
2. MINIMUM 2 INCH (5 cm) MEMBRANE SPICE FROM CURVED EPDM MEMBRANE MUST OVERLAP DECK MEMBRANE MINIMUM 3 INCHES.
4. FASTENERS AND FASTENER PATTERN AS RECOMMENDED BY METAL EDGE MANUFACTURER.
5. TREATED WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF ROOF DECK FLANGE.
6. IN-SEAM SEALANT MUST BE PLACED NO MORE THAN 1/2 INCH (13 mm) FROM EDGE OF FLANGE.
7. UNDERSIDE OF GRAVEL STOP FLANGE MUST BE SEALED AT ALL JOINTS. CONSULT RESPECTIVE MANUFACTURER FOR APPROPRIATE SEALANT.
8. GRAVEL STOP MUST EXTEND ABOVE GRAVEL SURFACE SUFFICIENTLY TO RETAIN GRAVEL AND PREVENT GRAVEL MIGRATION FOR BALLASTED ROOFING SYSTEMS.

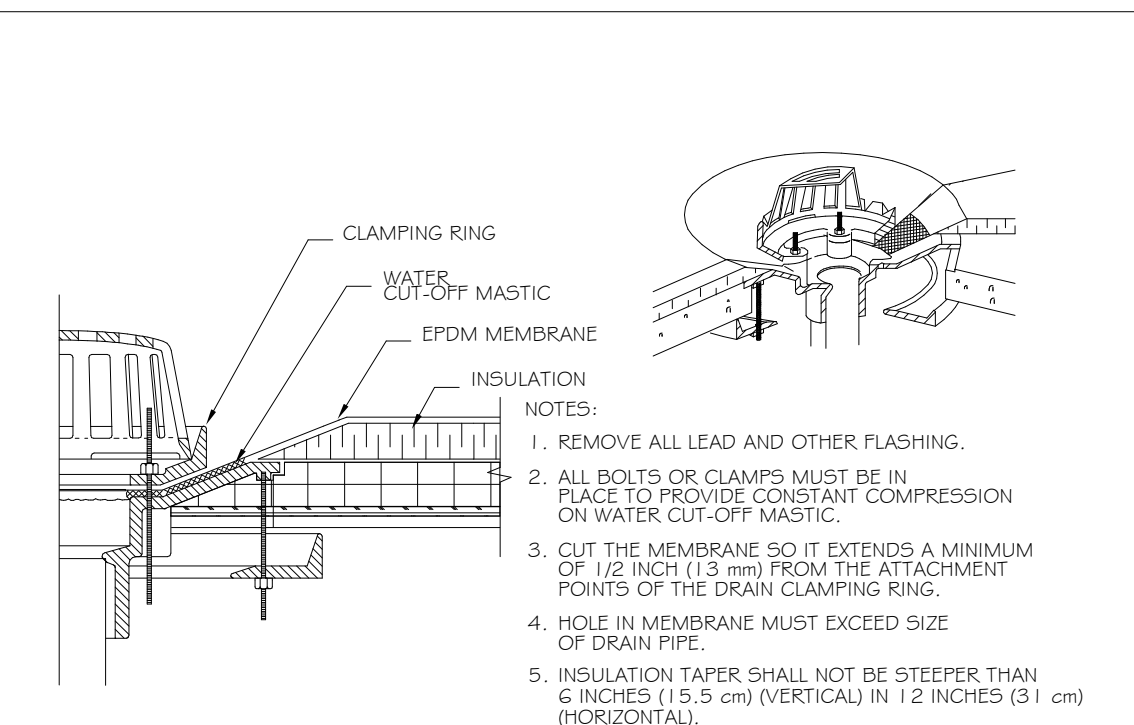
NOTE:
MEMBRANE ROOFING
DETAILS BASED ON "CARLISLE"
ROOFING SYSTEM

12 METAL EDGE TERMINATION
A-630 Scale:N.T.S.



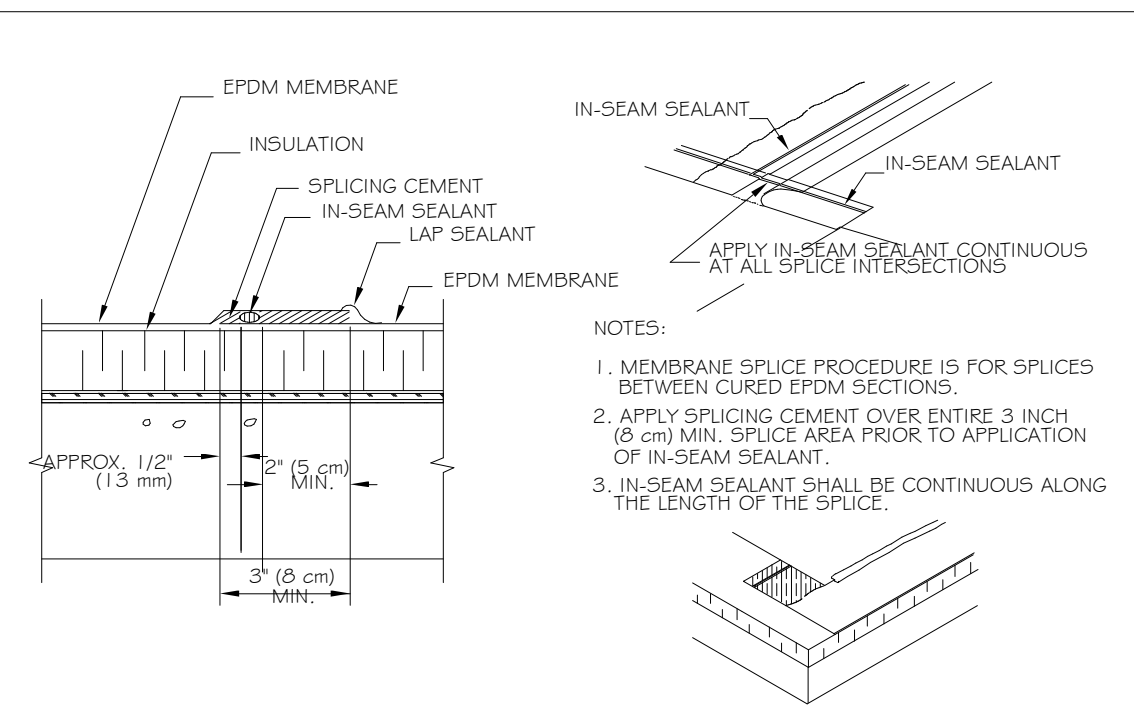
NOTE:
A HEAT GUN MUST BE USED WHEN FORMING BRITE-PLY FLASHING.

13 FLEXIBLE PENETRATION
A-630 Scale:N.T.S.



NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING.
2. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT-OFF MASTIC.
3. CUT THE MEMBRANE SO IT EXTENDS A MINIMUM OF 1/2 INCH (13 mm) FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING.
4. HOLE IN MEMBRANE MUST EXCEED SIZE OF DRAIN PIPE.
5. INSULATION TAPE SHALL NOT BE STEEPER THAN 6 INCHES (15.5 cm) (VERTICAL) IN 12 INCHES (31 cm) (HORIZONTAL).
6. ROOF DRAIN SIZE AND NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH LOCAL CODES.

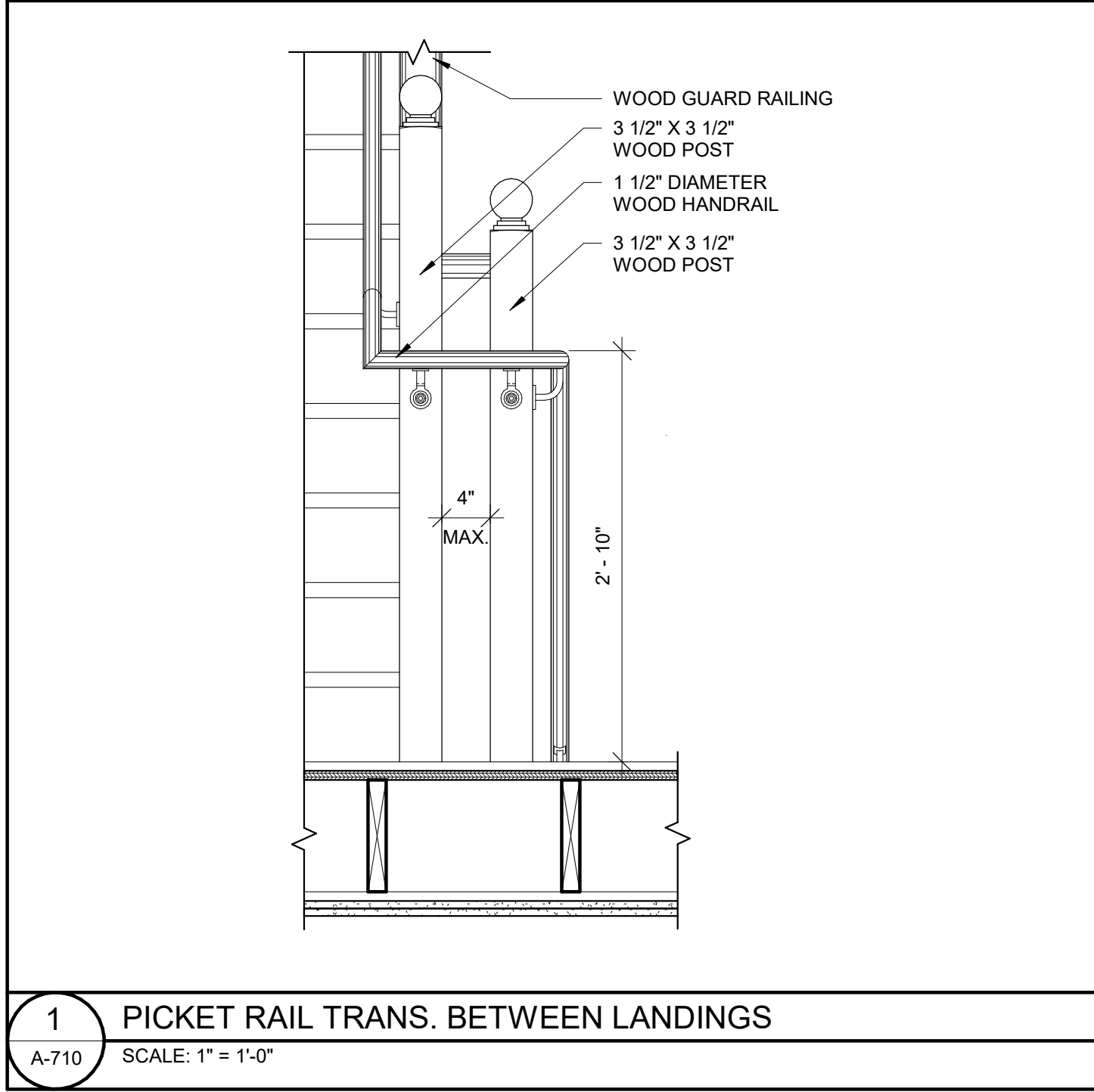
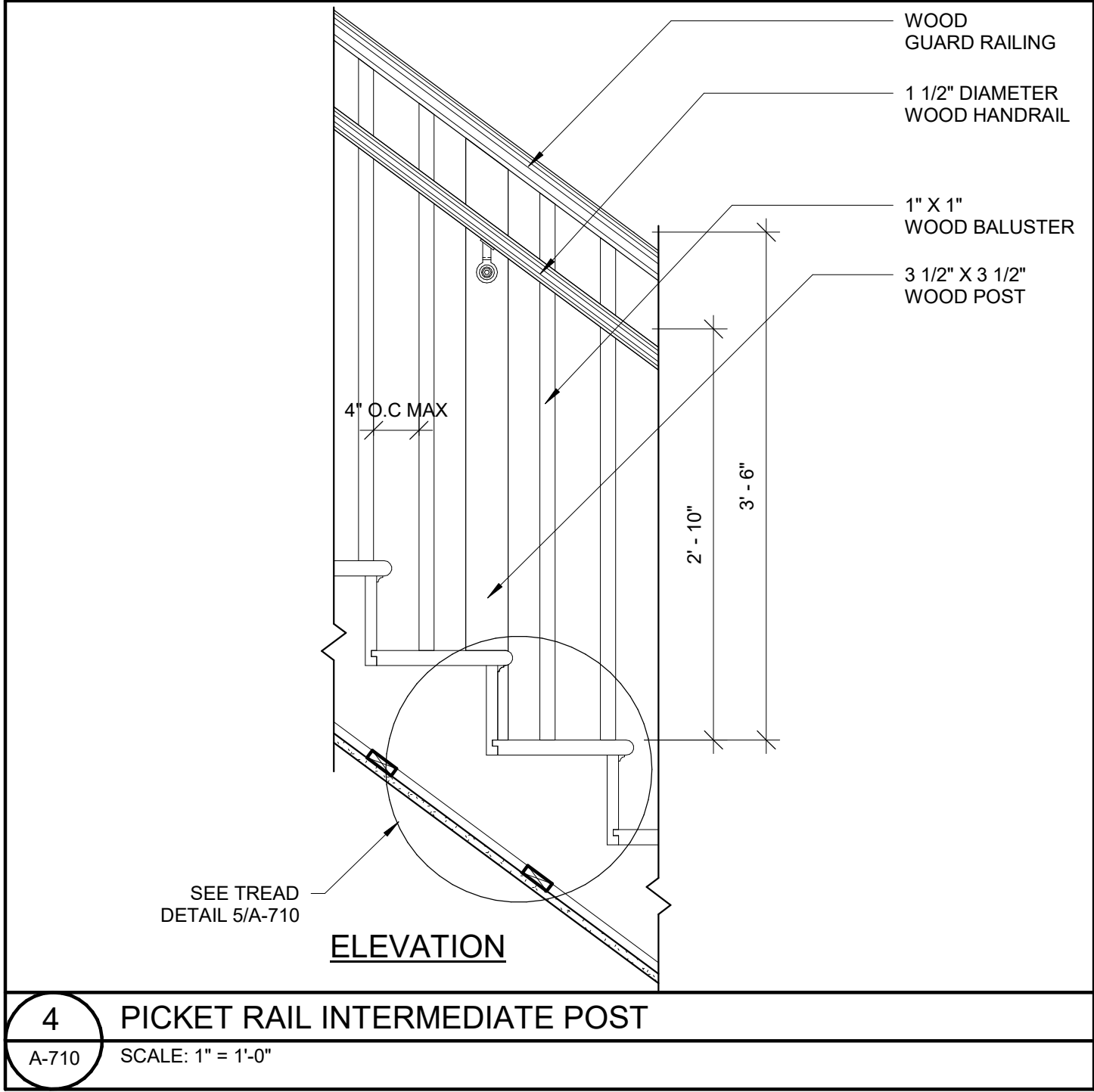
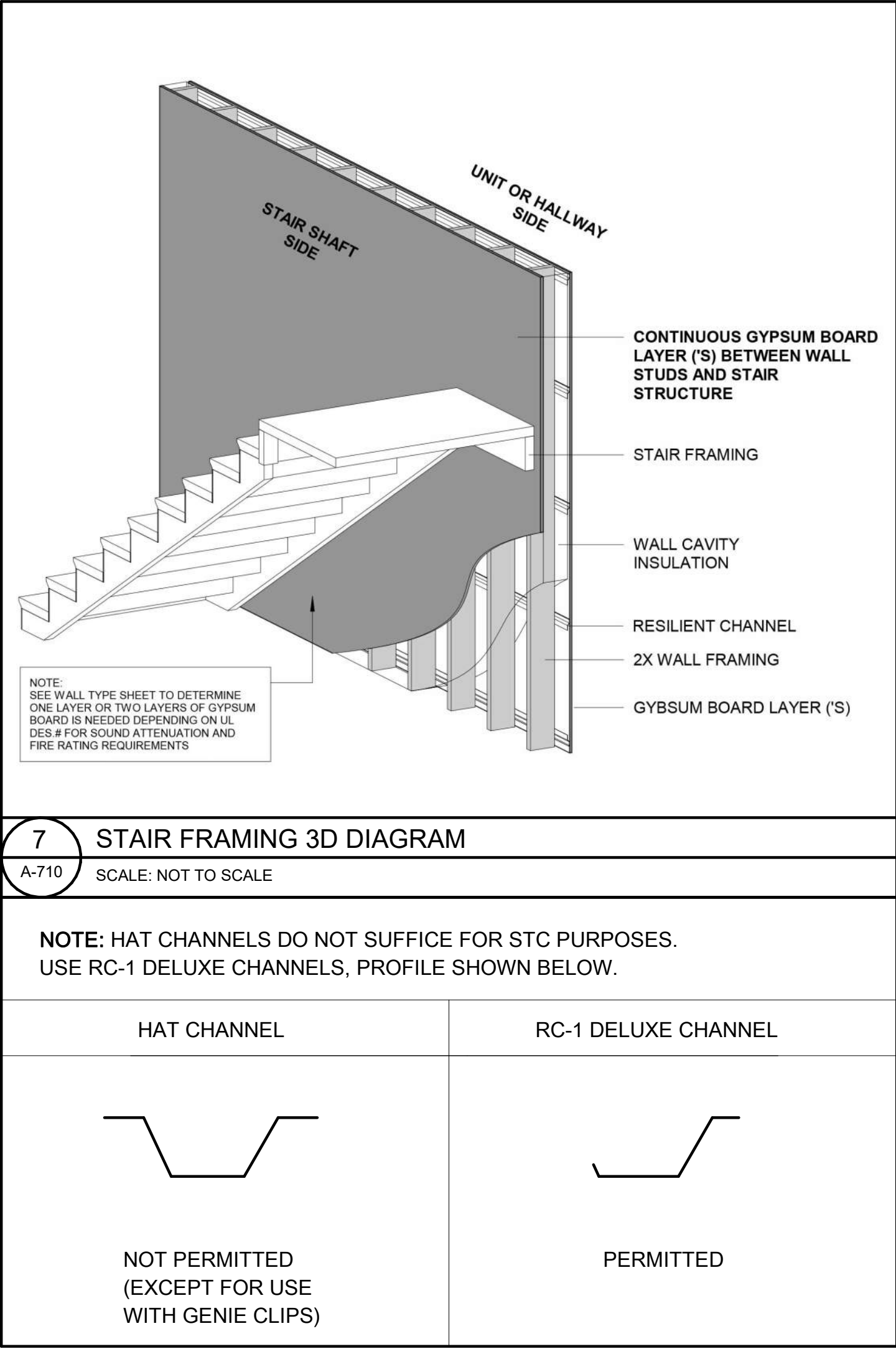
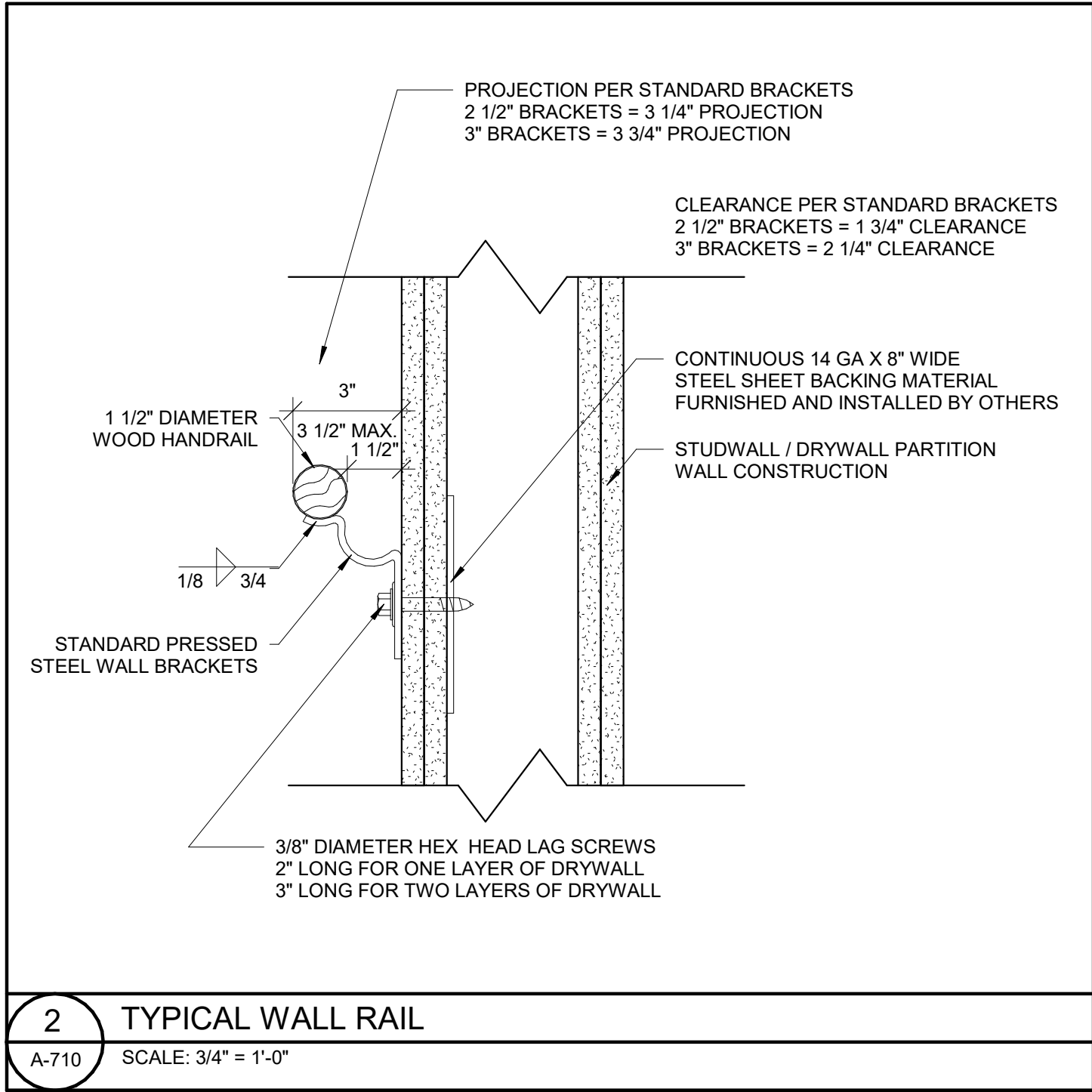
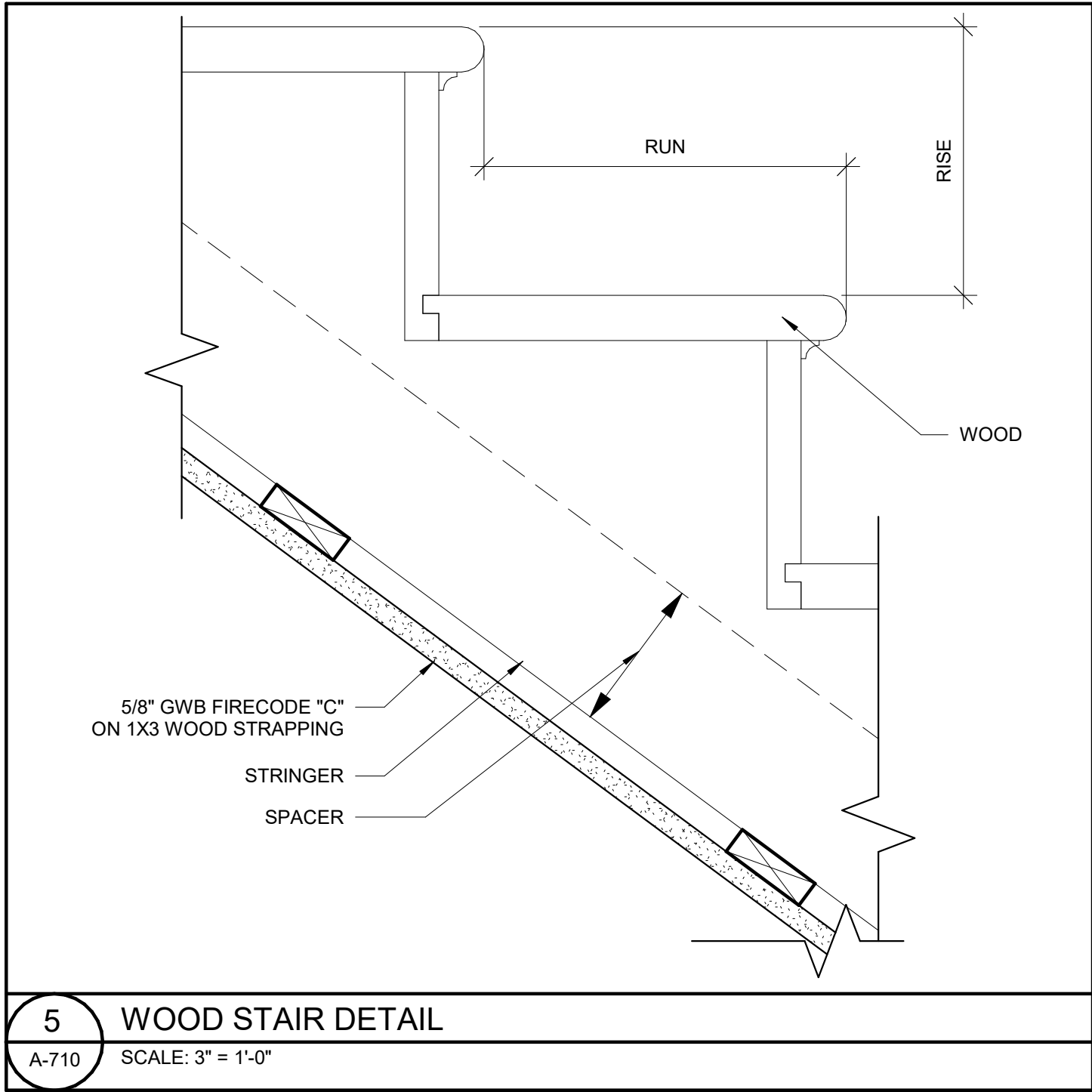
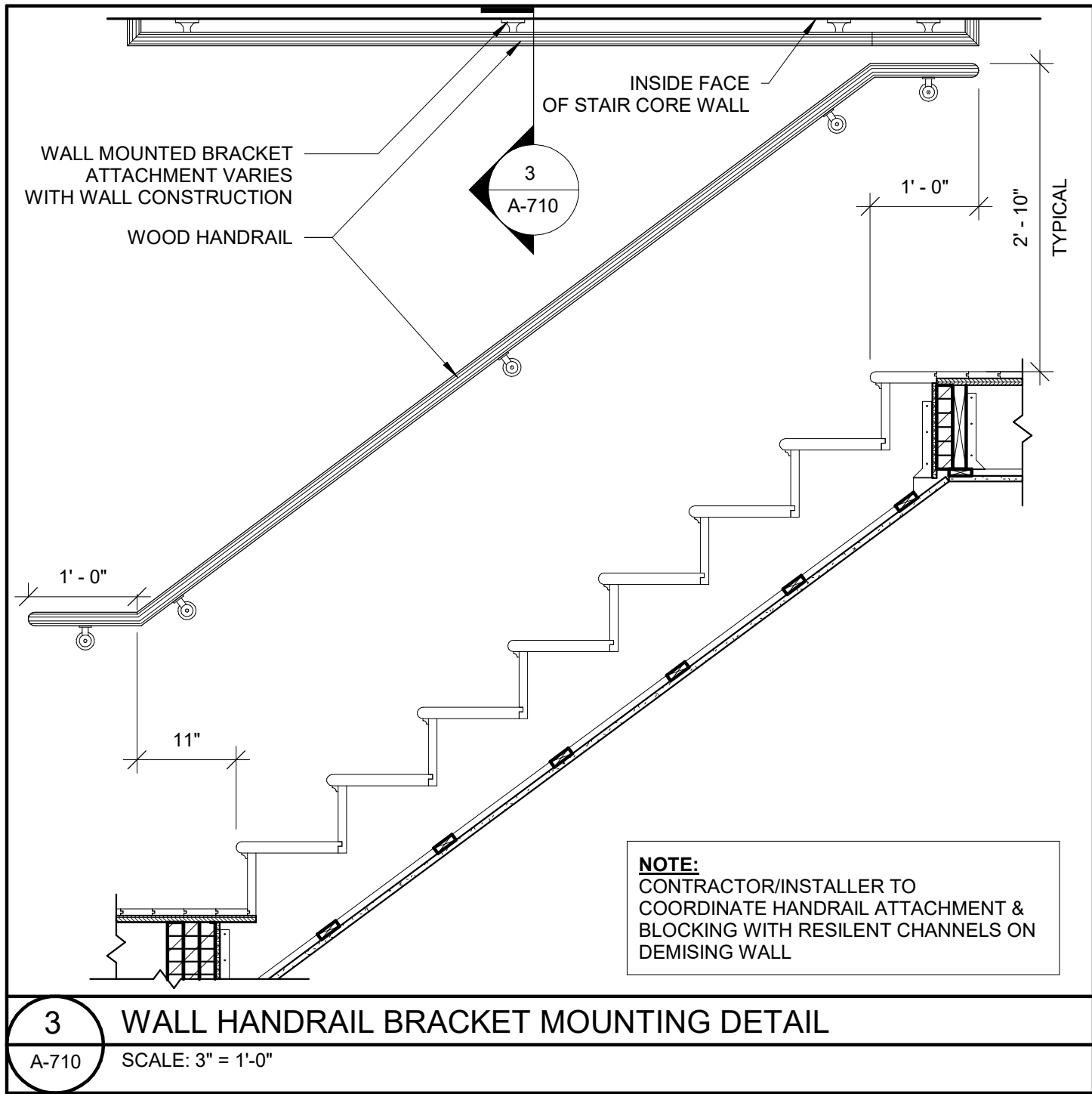
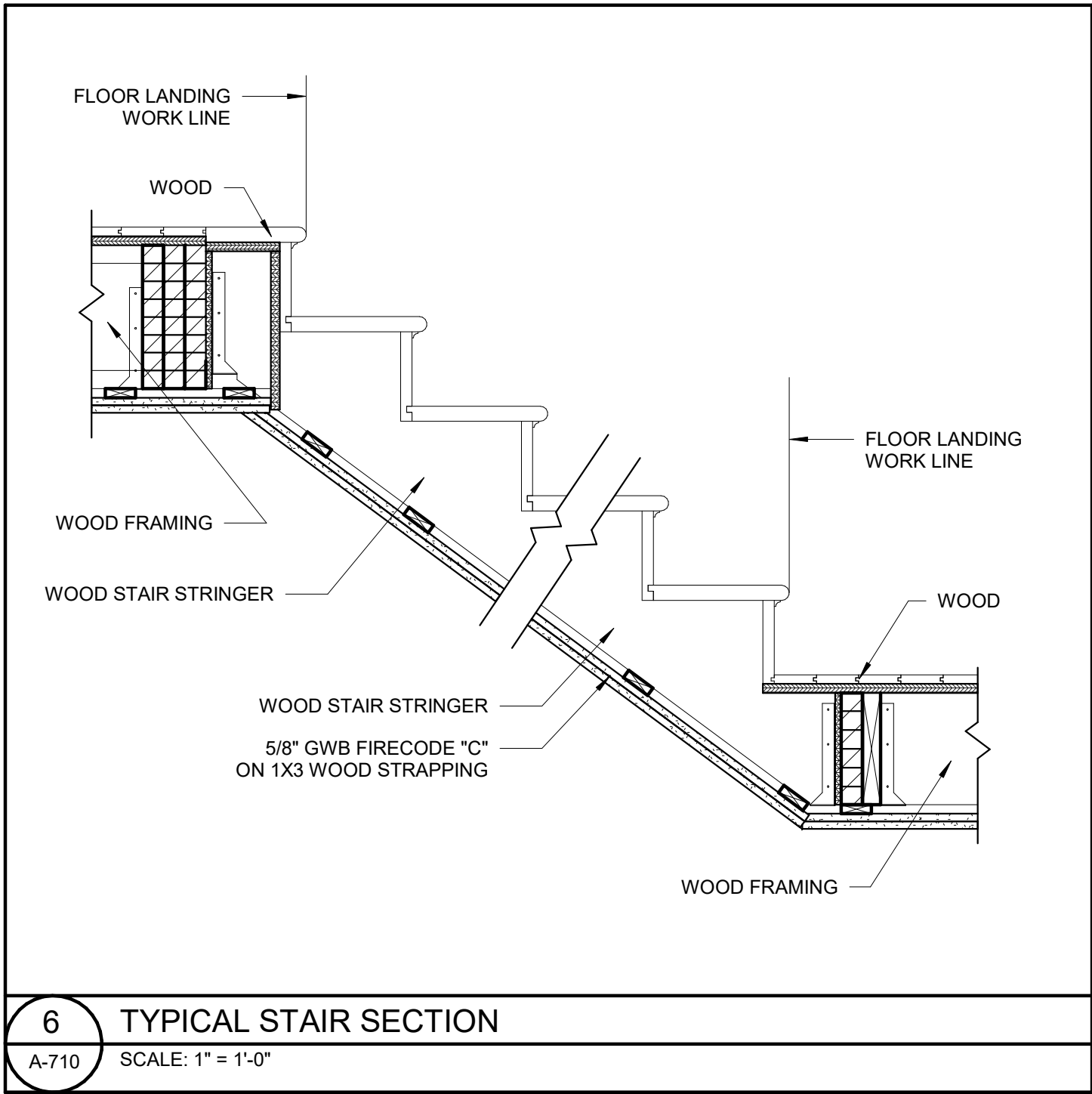
14 ROOF DRAIN
A-630 Scale:N.T.S.



NOTES:
1. MEMBRANE SPICE PROCEDURE IS FOR SPLICES BETWEEN CURED EPDM SECTIONS.
2. APPLY SPlicing CEMENT OVER ENTIRE 3 INCH (8 cm) MIN. SPICE AREA PRIOR TO APPLICATION OF IN-SEAM SEALANT.
3. IN-SEAM SEALANT SHALL BE CONTINUOUS ALONG THE LENGTH OF THE SPICE.

FIELD SPLICES MUST BE LOCATED AT LEAST 6 INCHES OUTSIDE THE DRAIN SUMP

15 MEMBRANE SPICE
A-630 Scale:N.T.S.



PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



ARCHITECTURE

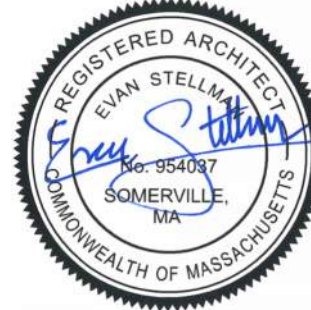
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Date 04/28/2025
Drawn by ERS
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date

STAIR DETAILS

A-710

1004-1006 BROADWAY

DOOR SCHEDULE										
Type Mark	LOCATION	DOOR STYLE	FRAME MATERIAL	DOOR MATERIAL	WIDTH	HEIGHT	FIRE RATING	DETAILS		
								HEAD	JAMB	SILL
1	BUILDING ENTRY	SINGLE FLUSH			3' - 0"	6' - 8"				
2	BALCONIES	SLIDER			5' - 8"	6' - 8"				
U1	ENIT ENTRY	SINGLE FLUSH			3' - 0"	6' - 8"	45 MIN			
U2	BEDROOMS / MAAB BATHROOMS	SINGLE FLUSH			2' - 10"	6' - 8"				
U3	BATHROOMS	<varies>			2' - 8"	6' - 8"				
U4	CLOSETS	SINGLE FLUSH			2' - 6"	6' - 8"				
U6	CLOSETS	SINGLE FLUSH			2' - 0"	6' - 8"				
U9	CLOSETS	DOUBLE FLUSH			4' - 6"	6' - 8"				
U10	CLOSETS	DOUBLE FLUSH			3' - 6"	6' - 8"				
U11	CLOSETS	DOUBLE FLUSH			3' - 0"	6' - 8"				

WINDOW SCHEDULE									
TYPE MARK	STYLE	ROUGH OPENING		MATERIAL	Head Height	Sill Height	DETAIL		
		WIDTH	HEIGHT				HEAD	JAMB	SILL
A	DOUBLE HUNG	3' - 0"	6' - 0"		8' - 0"	2' - 0"			
B	DOUBLE HUNG	3' - 0"	5' - 4"		7' - 7"	2' - 3"			
C	DOUBLE HUNG	2' - 6"	6' - 0"		8' - 0"	2' - 0"			
D	DOUBLE HUNG	2' - 6"	5' - 4"		7' - 7"	2' - 3"			
G	DOUBLE HUNG	1' - 6"	6' - 0"		8' - 0"	2' - 0"			
K	FIXED	3' - 0"	1' - 6"		8' - 0"	6' - 6"			

WINDOW NOTES:

- 1.) CONTRACTOR TO VERIFY SIZES OF EXISTING WINDOW OPENINGS TO REMAIN, PRIOR TO ORDERING OF WINDOWS
- 2.) BEDROOM WINDOWS TO COMPLY WITH EMERGENCY ESCAPE AND RESCUE MINIMUM OPENING AREA, HEIGHT & WIDTH AS REQUIRED BY THE IBC 2015 (MA AMENDMENTS). WINDOW TO COMPLY w/ MIN. NET CLEAR OPENING DIMENSIONS OF 20" X 24" & 5.7 NET S.F. SILL HEIGHT OF OPENING TO BE A MAXIMUM OF 3'-8" ABOVE THE FINISHED FLOOR.
- 3.) ALL WINDOWS THAT HAVE OPENINGS LESS THAN 36" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE A WINDOW OPENING CONTROL DEVICE. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE. THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF TH WINDOW UNIT TO LESS THAN THE AREA REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENING.
- 4.) WINDOWS SHALL HAVE EXTERIOR MUNTINS AS SHOWN ON THE ELVATIONS & HALF SCREENS ON ALL WINDOWS.
- 5.) WINDOW SUBMITALL TO BE SUBMITTED TO ARCHITECT PRIOR TO ORDERING OF WINDOWS.
- 6) ALL FINISHES AND HARDWARE TO BE SELECTED BY OWNER.
- 7) LOCATIONS REQUIRING TEMPERED GLASS TO BE VERIFIED PRIOR TO ORDERING WINDOWS.

ELEVATION- FRONT VIEW					
STYLE	SINGLE-HINGED	SLIDING	SINGLE-HINGED	SINGLE-HINGED	SINGLE-HINGED
TAG	①	②	U1	U2	U3

ELEVATION- FRONT VIEW					
STYLE	SINGLE-HINGED	SINGLE-HINGED	SINGLE-HINGED	DOUBLE-HINGED	
TAG	U4	U5	U6	U7	U8

ELEVATION- FRONT VIEW			
STYLE	DOUBLE-HINGED	DOUBLE - HINGED	DOUBLE - HINGED
TAG	U9	U10	U11

DOOR NOTES:

- 1.) OWNER TO SELECT HARDWARE AND FINISHES.
- 2.) ALL GLASS DOORS TO BE TEMPERED.

ELEVATION- FRONT VIEW				
STYLE	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG
TAG	A	B	C	D

ELEVATION- FRONT VIEW				
STYLE	DOUBLE HUNG	CASEMENT	CASEMENT	CASEMENT
TAG	E	F	G	H

ELEVATION- FRONT VIEW			
STYLE	CASEMENT	CASEMENT	FIXED
TAG	I	J	K

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

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REGISTRATION



Project number 24016
Date 04/28/2025
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Scale 1/4" = 1'-0"

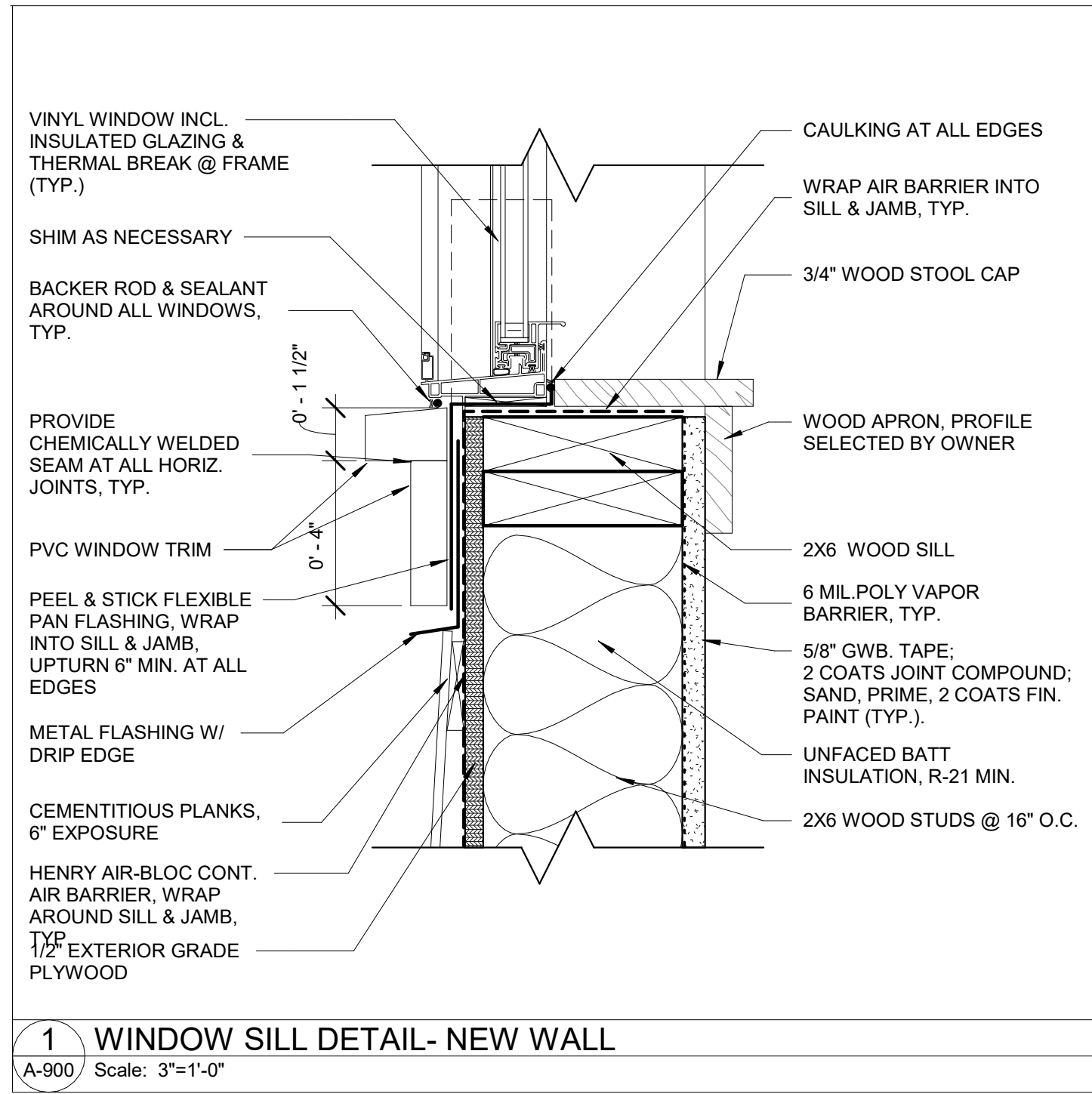
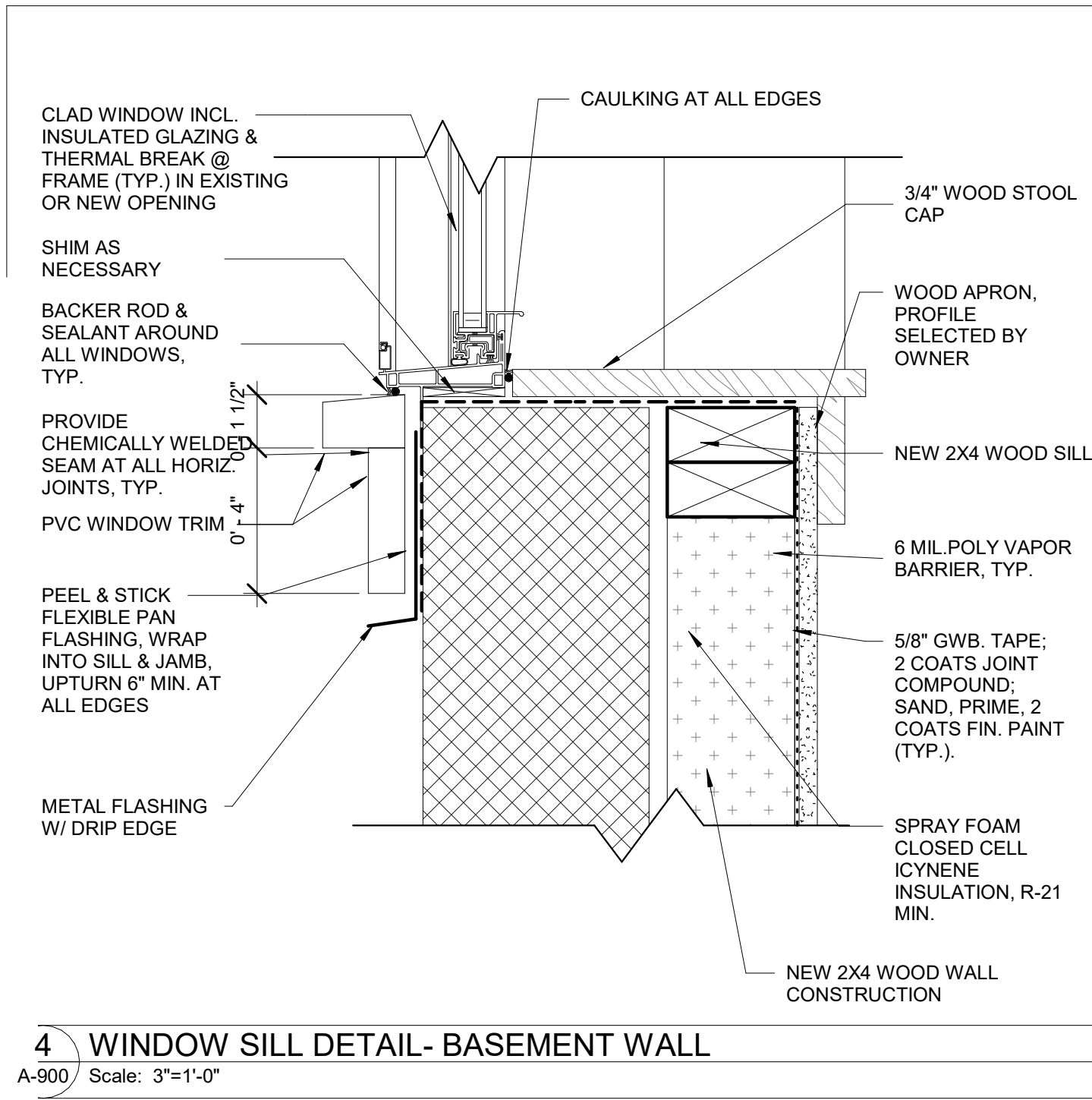
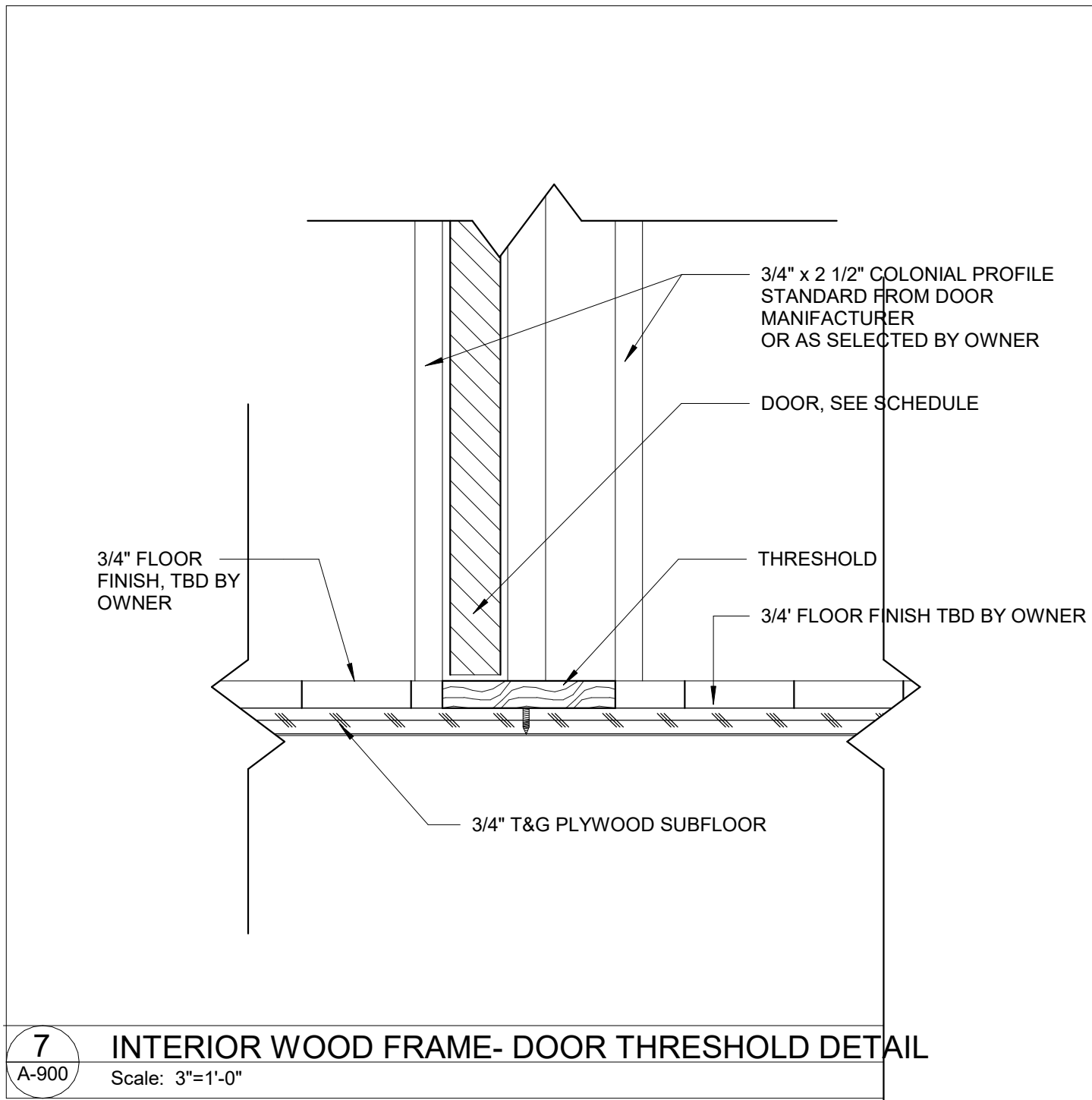
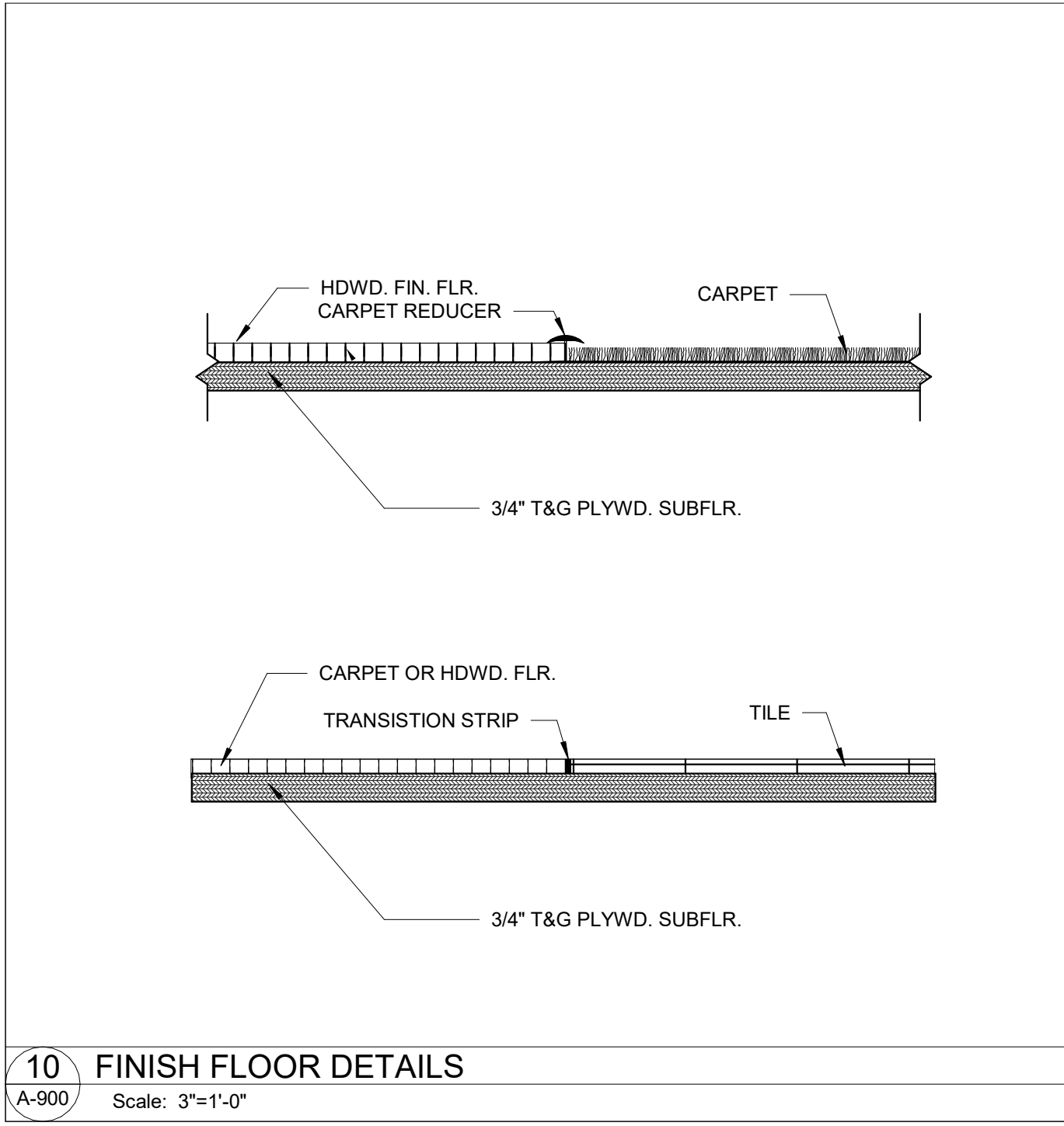
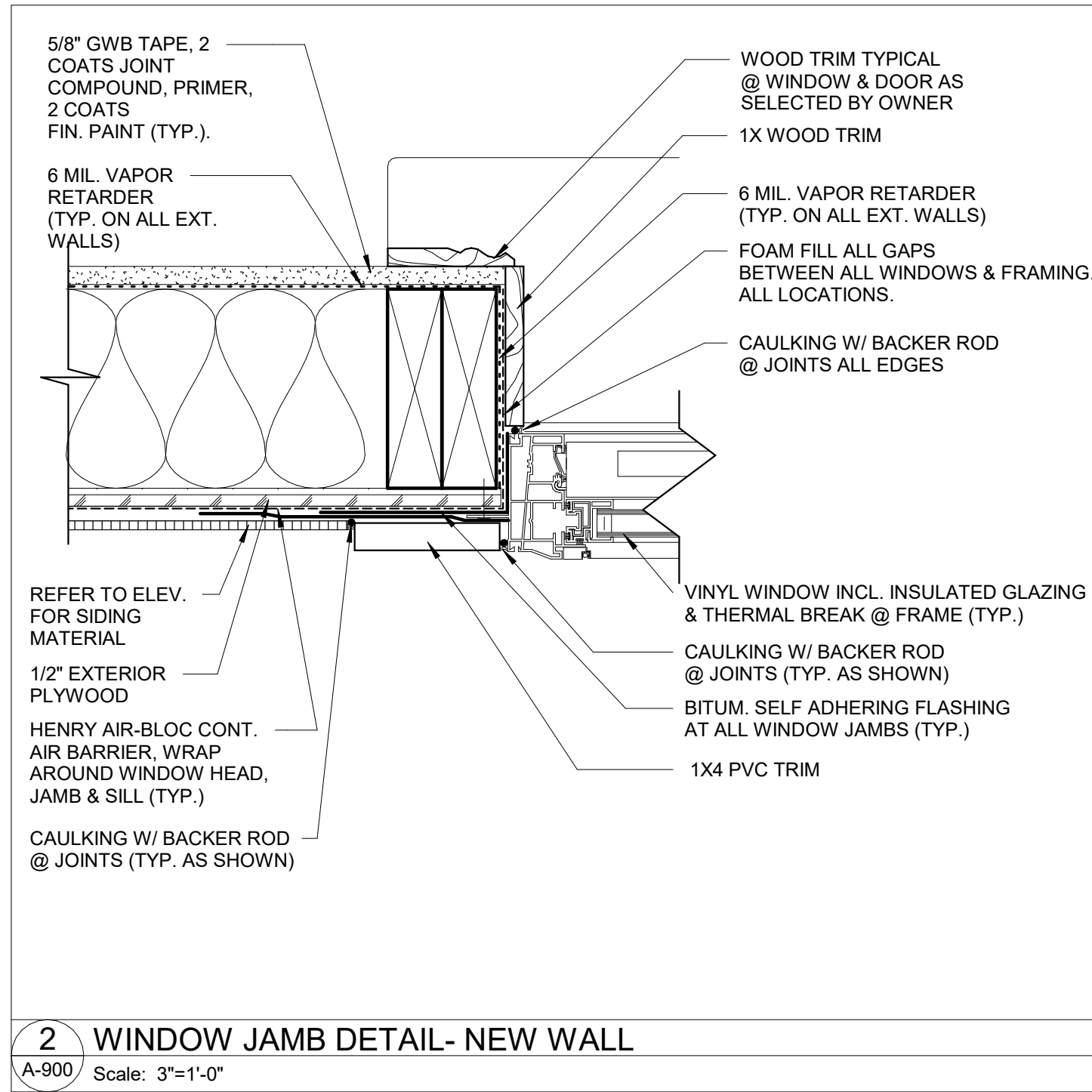
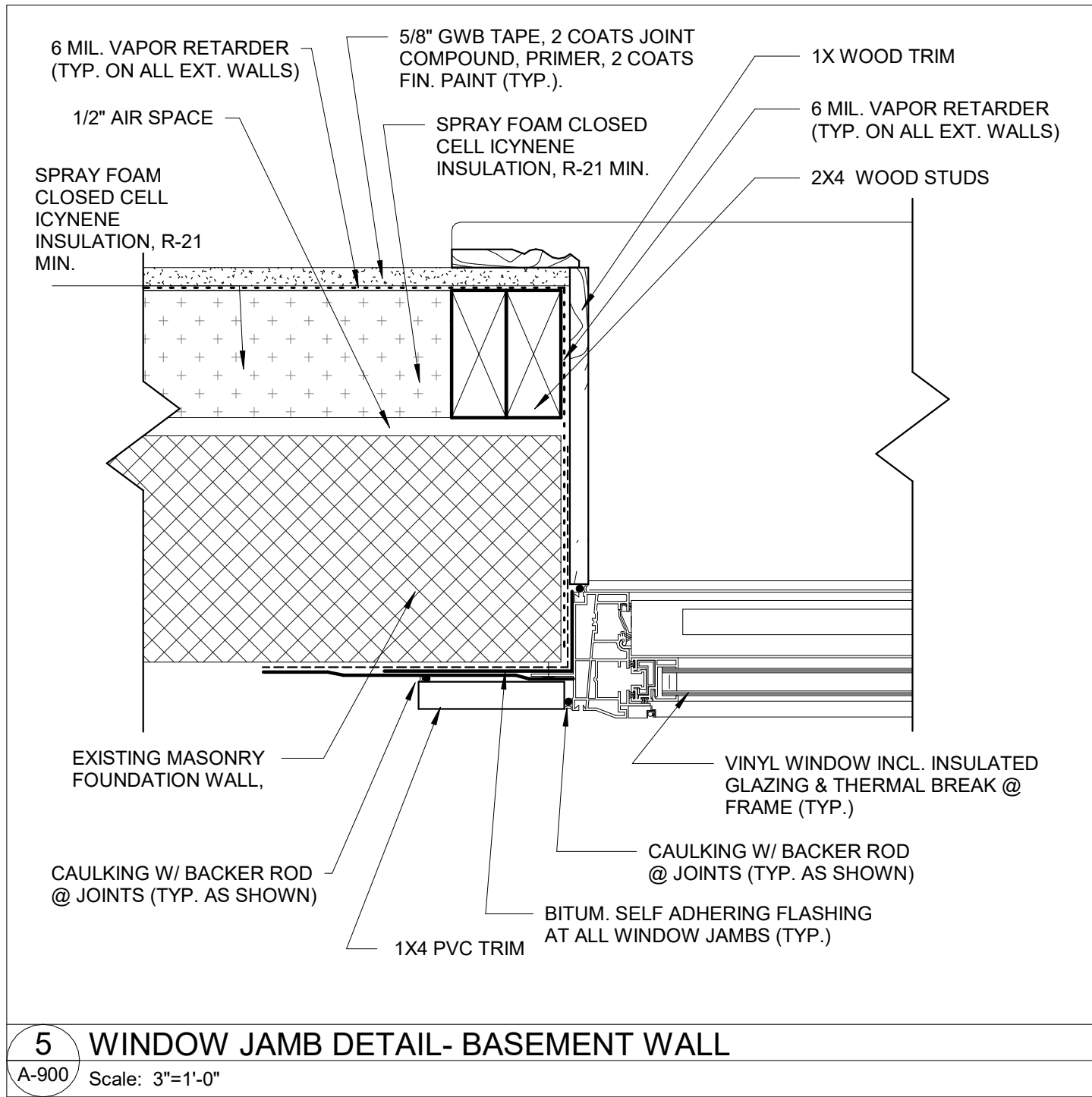
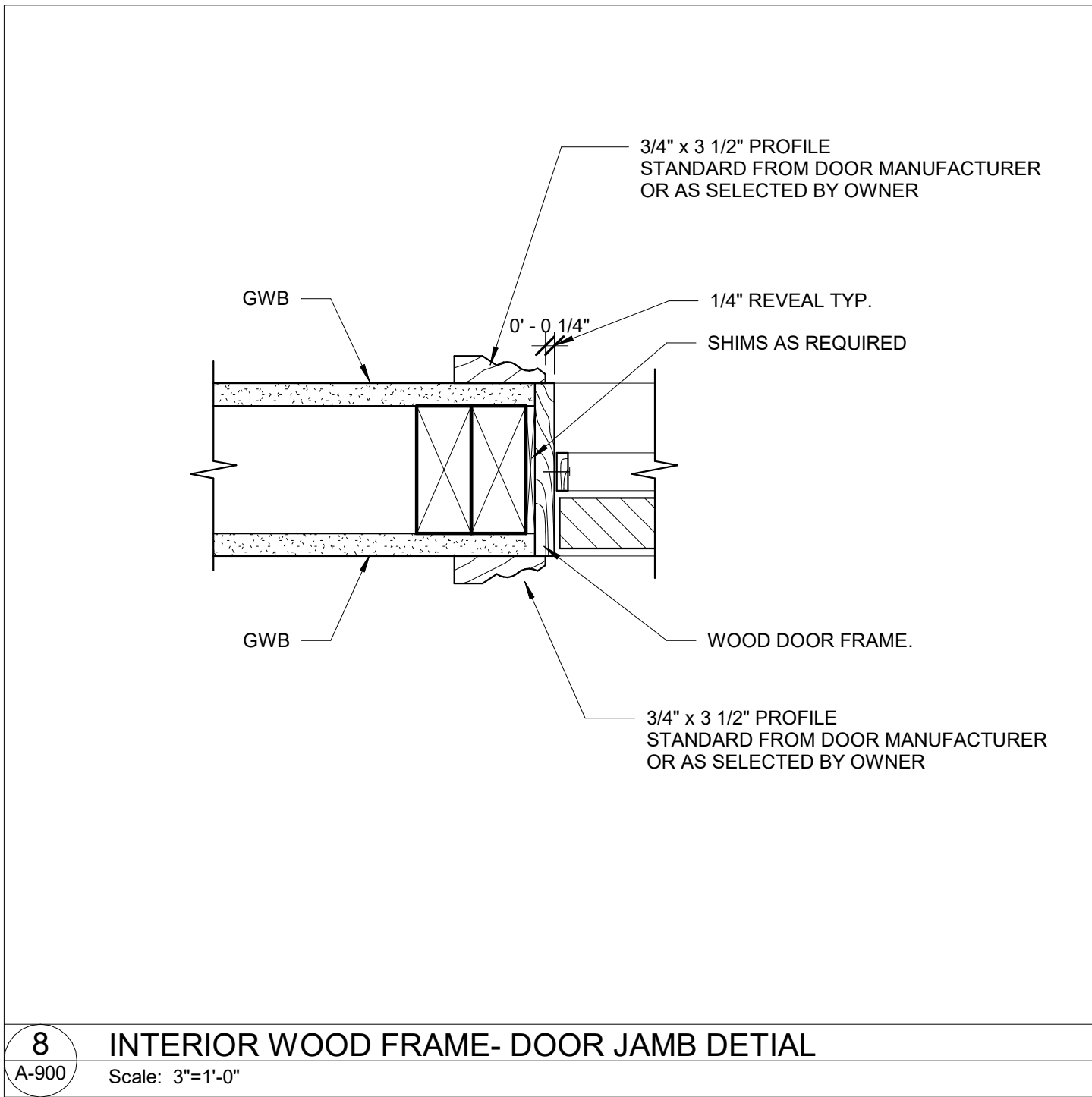
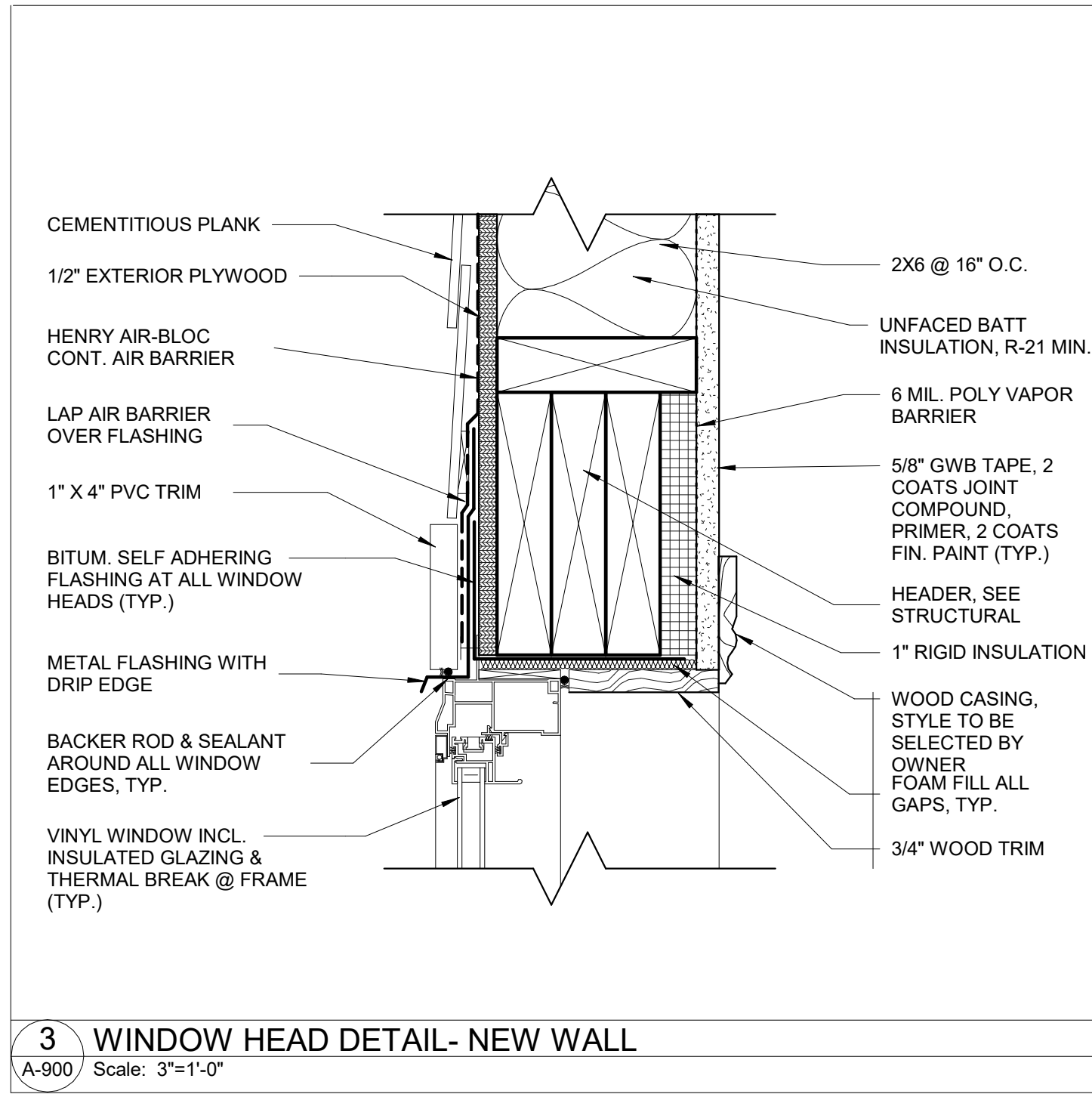
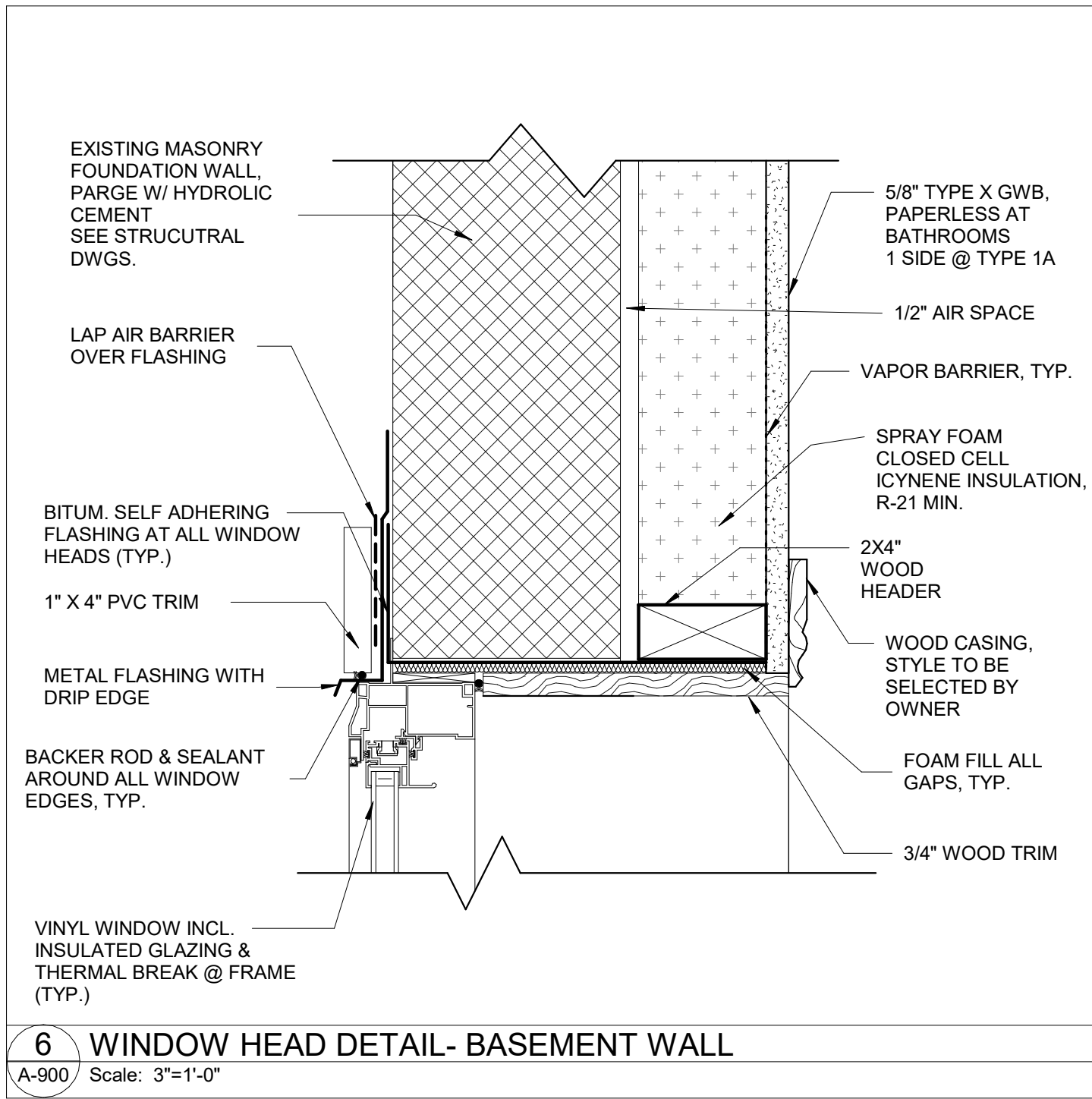
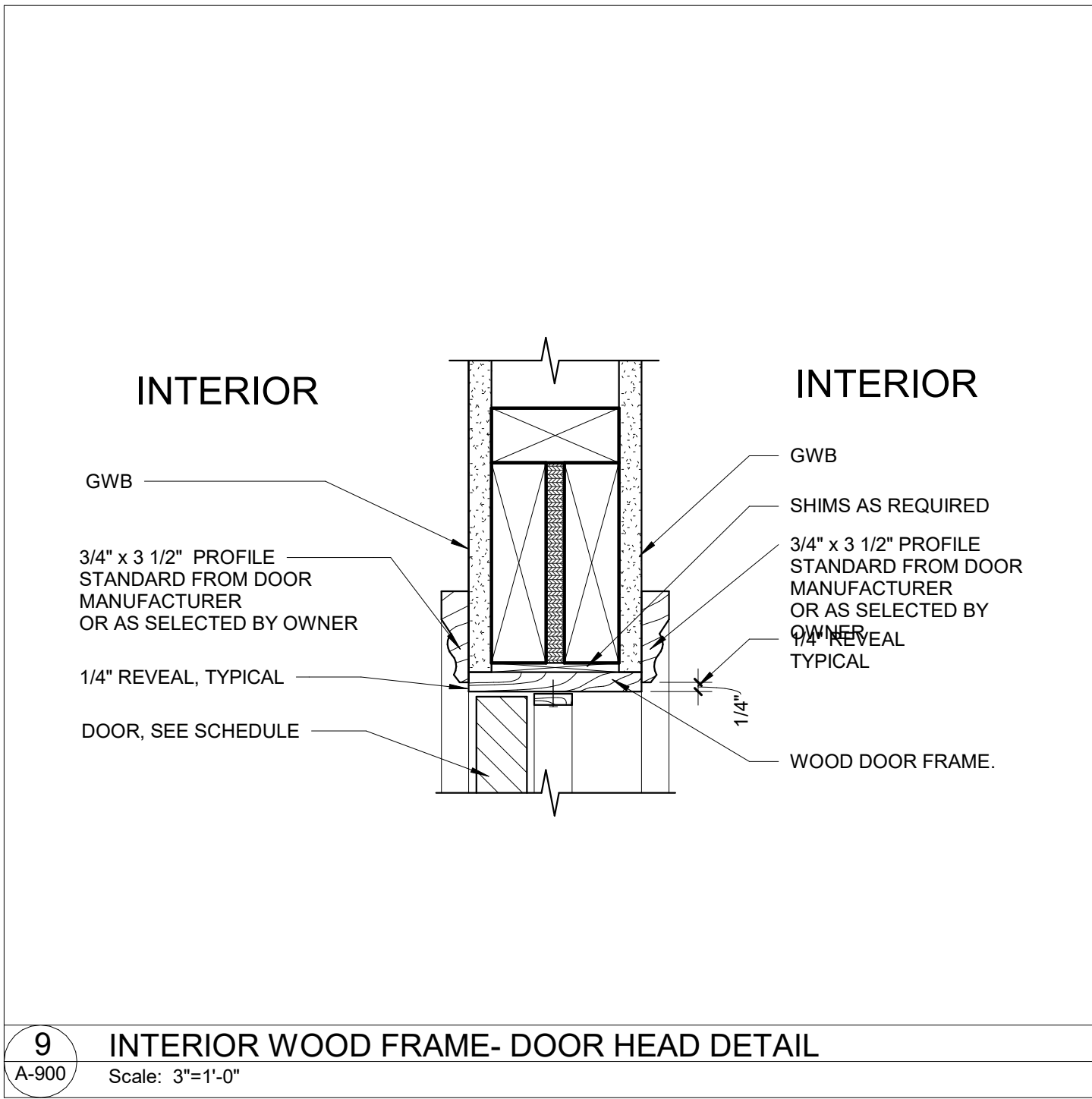
REVISIONS

No.	Description	Date

DOOR &
WINDOW
SCHEDULE

A-900

1004-1006 BROADWAY



PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
1004-1006 BROADWAY
10-12 CORINTHIAN RD
SOMERVILLE, MA

CLIENT

SMT DEVELOPMENT

ARCHITECT



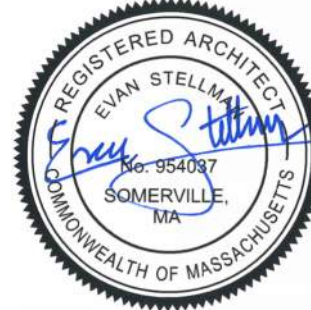
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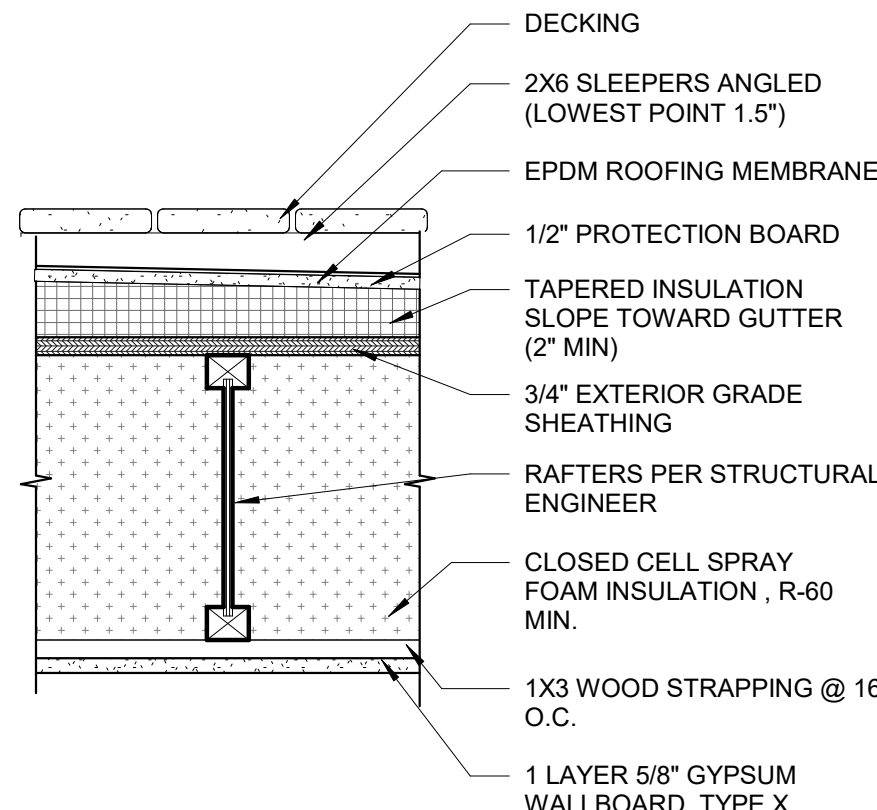
REVISIONS

No.	Description	Date

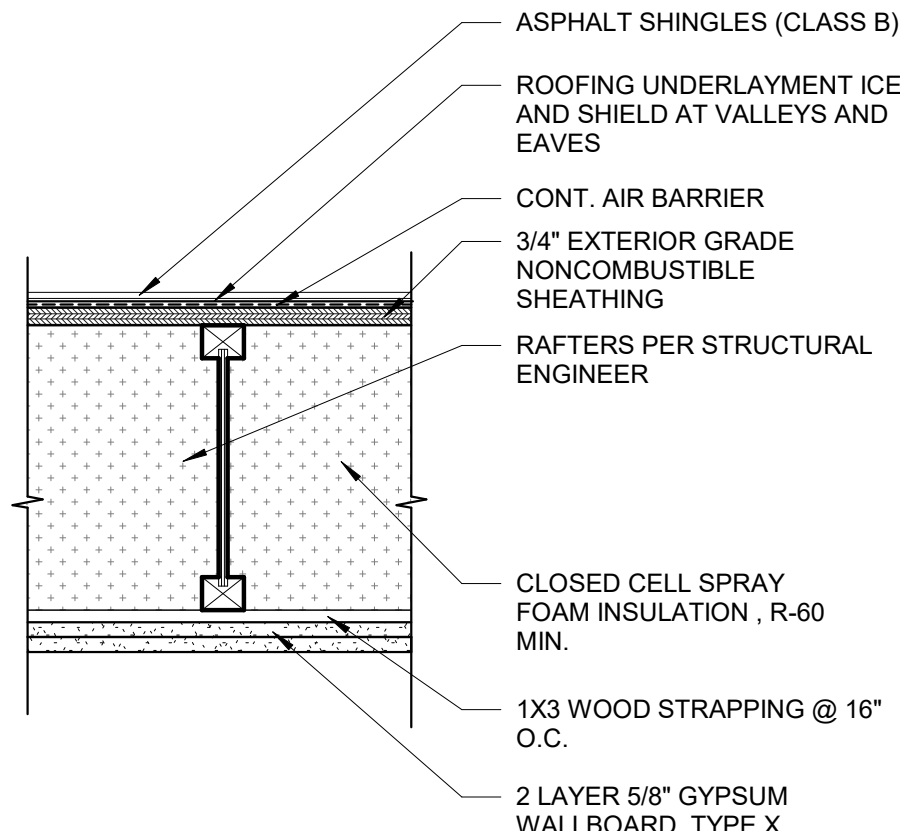
DOOR, WINDOW
& FINISH FLOOR
DETAILS

A-901

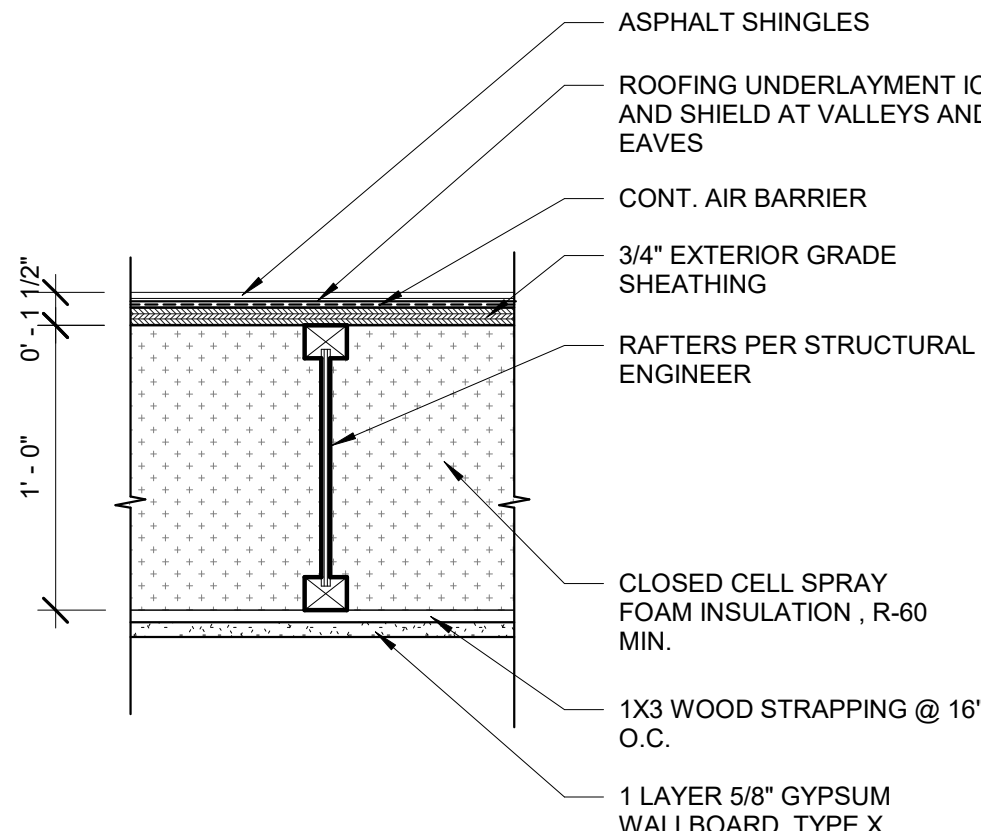
1004-1006 BROADWAY



R3 NEW ROOF/DECK ASSEMBLY
SCALE: 1-1/2" = 1'-0"

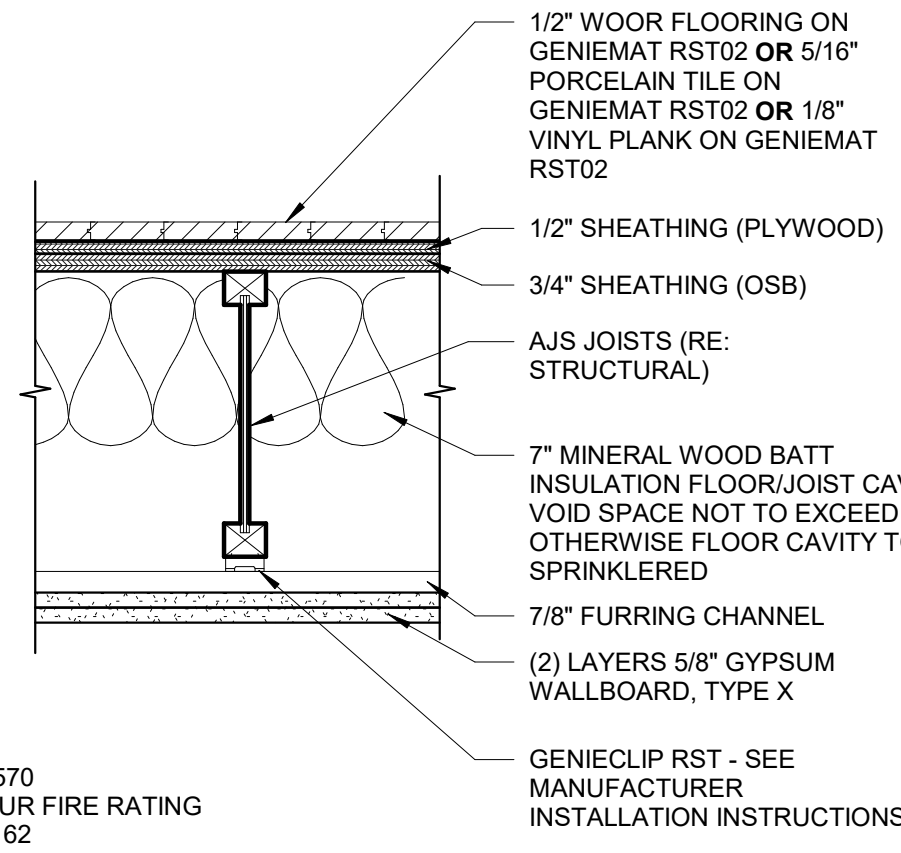


1 HOUR FIRE RATING: FC5406
R2 FIRE RATED NEW ROOF/CEILING ASSEMBLY
SCALE: 1-1/2" = 1'-0"



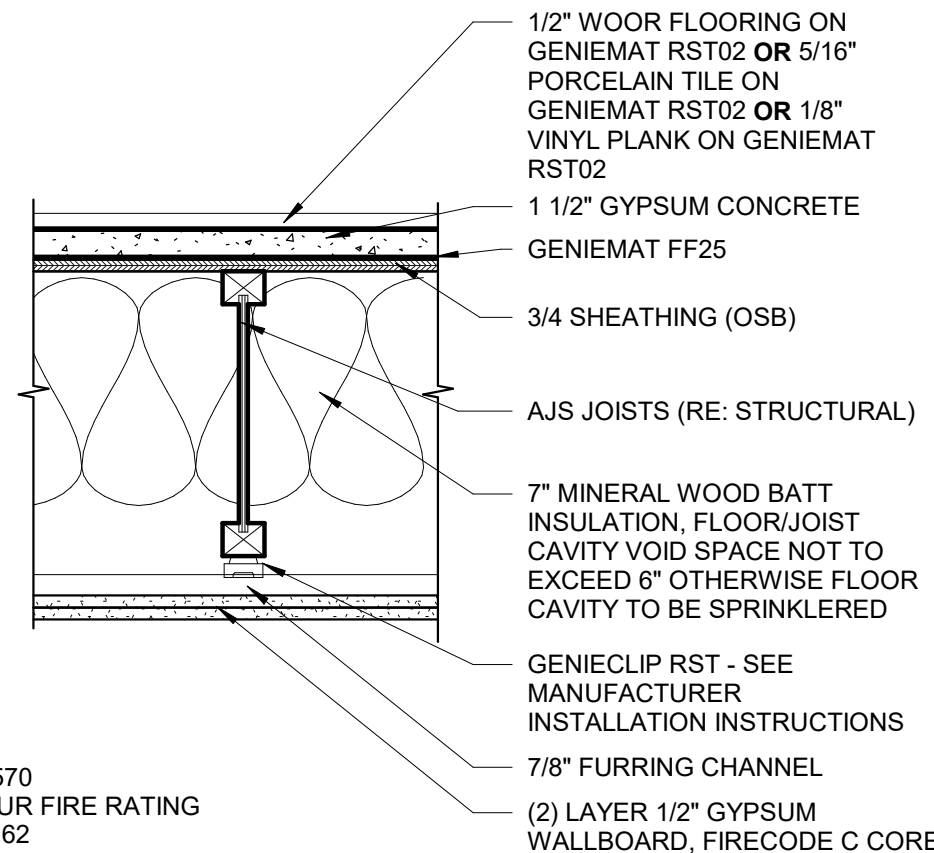
R1 NEW ROOF/CEILING ASSEMBLY
SCALE: 1-1/2" = 1'-0"

OPTION A, ENGINEERED FLOATING FLOOR



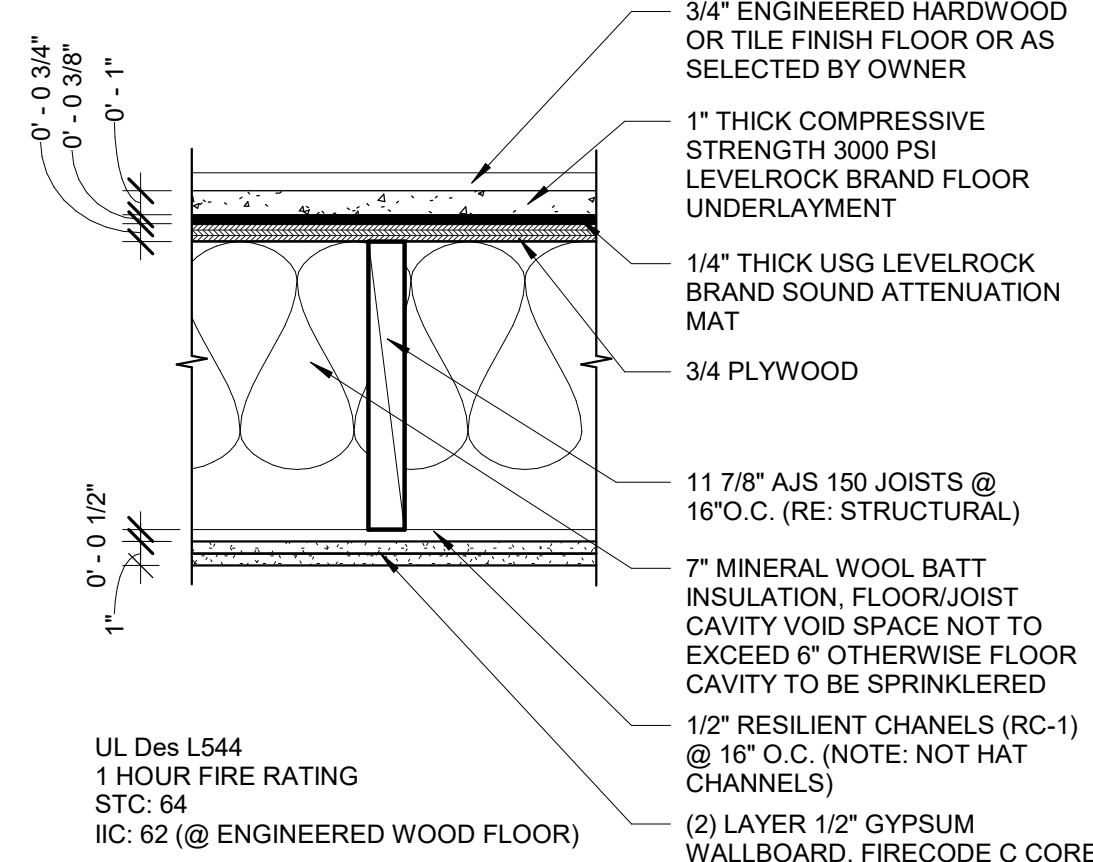
F2 1 HOUR RATED FLOOR/CEILING ASSEMBLY
SCALE: 1-1/2" = 1'-0"

OPTION B, NAIL DOWN HARDWOOD



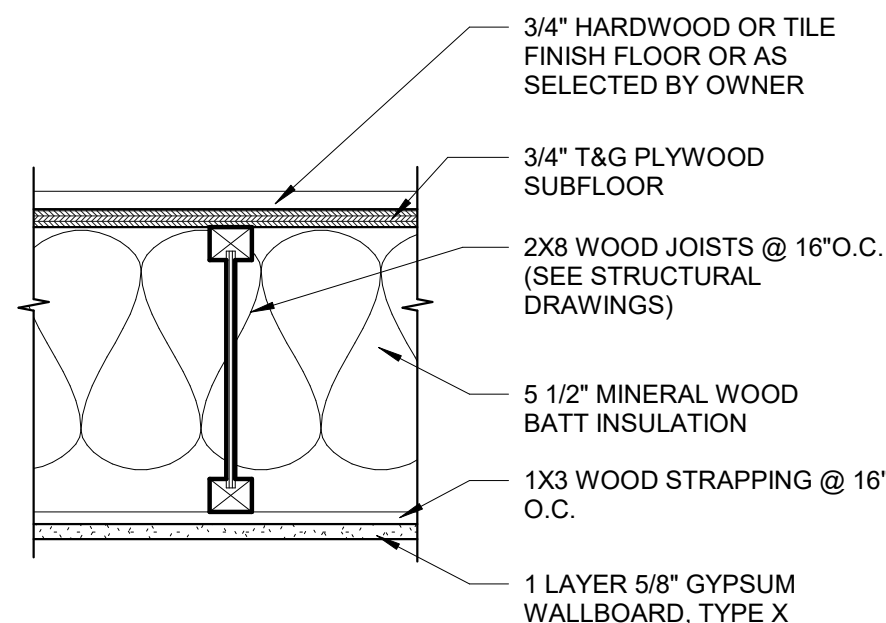
F2 1 HOUR RATED FLOOR/CEILING ASSEMBLY
SCALE: 1-1/2" = 1'-0"

OPTION C, ENGINEERED FLOATING FLOOR ON 3/4\"/>

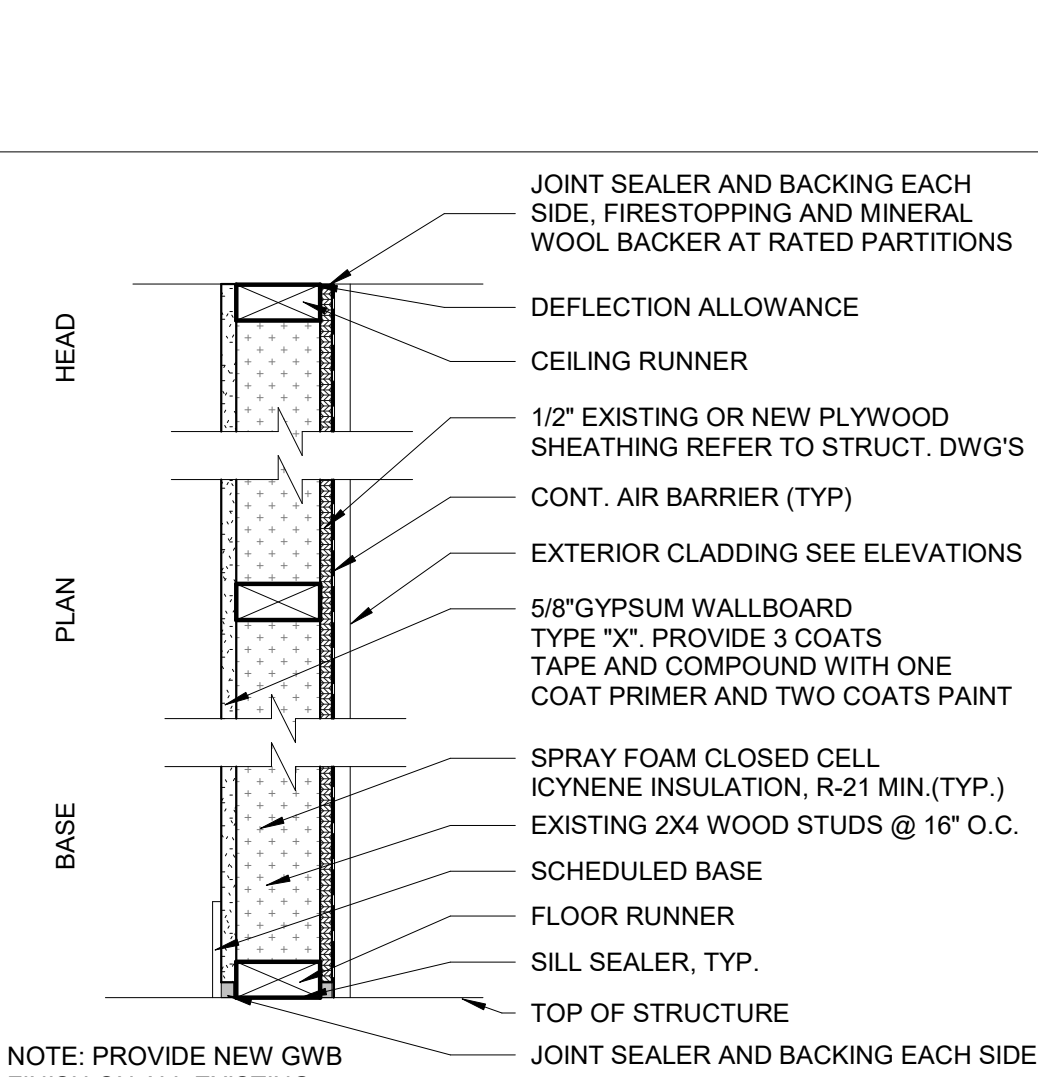


F2 1 HOUR RATED FLOOR/CEILING ASSEMBLY
SCALE: 1-1/2" = 1'-0"

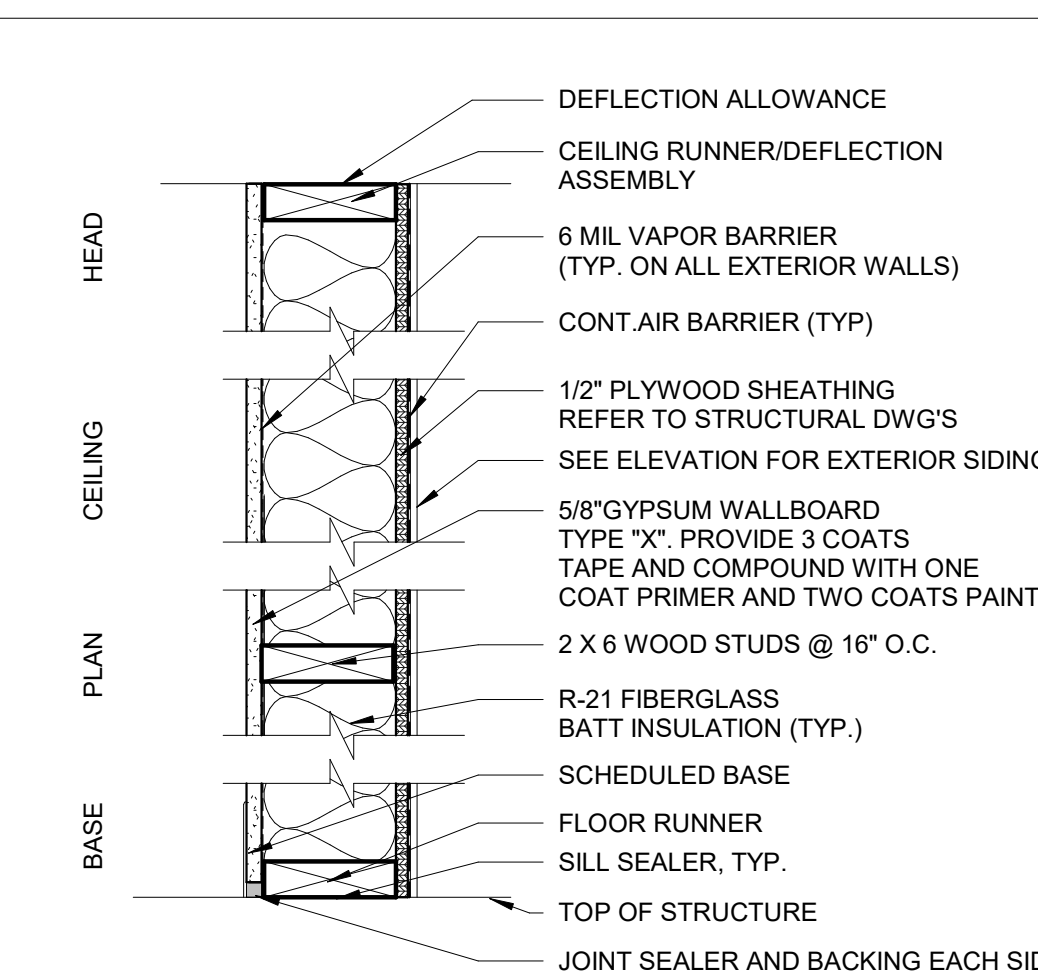
PARTITION F2 NOTE: THREE OPTIONS TO ACHIEVE REQUIRED ACOUSTICAL RATING PROVIDED BELOW. CONTRACTOR TO DISCUSS SELECTED OPTION WITH ARCHITECT PRIOR TO CONSTRUCTION. SELECTED OPTION WILL EFFECT FINISHED FLOOR HEIGHT AND STAIR CONSTRUCTION.



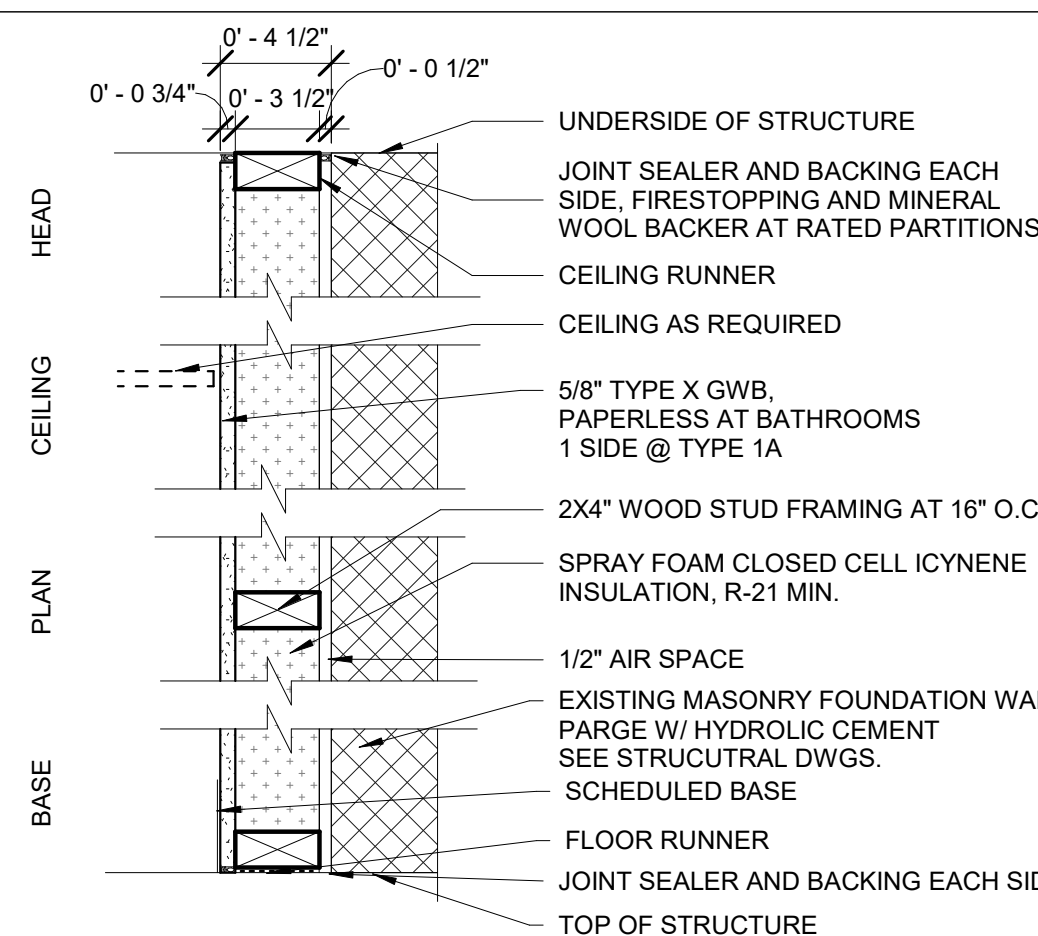
F1 NEW FLOOR/CEILING ASSEMBLY BETWEEN SAME DWELLING UNITS
SCALE: 1-1/2" = 1'-0"



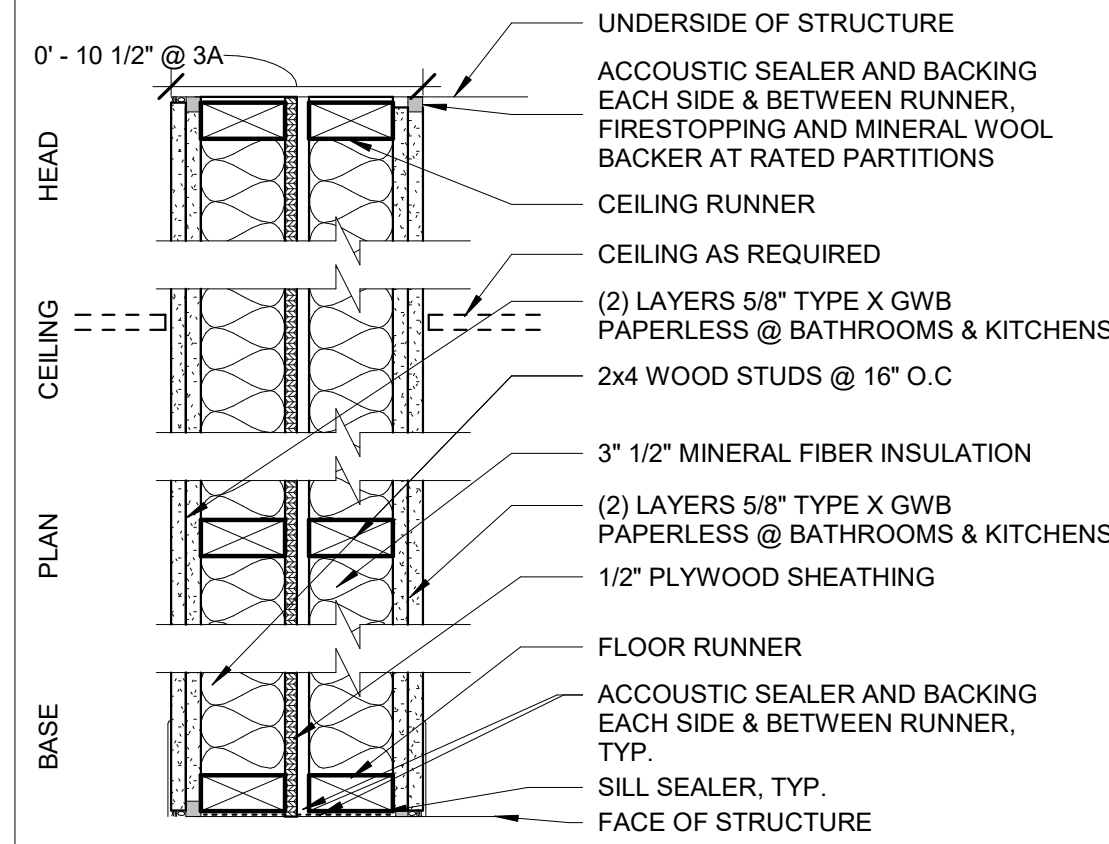
6 EXTERIOR WALL TYPE- EXISITING WALL
SCALE: 1-1/2" = 1'-0"



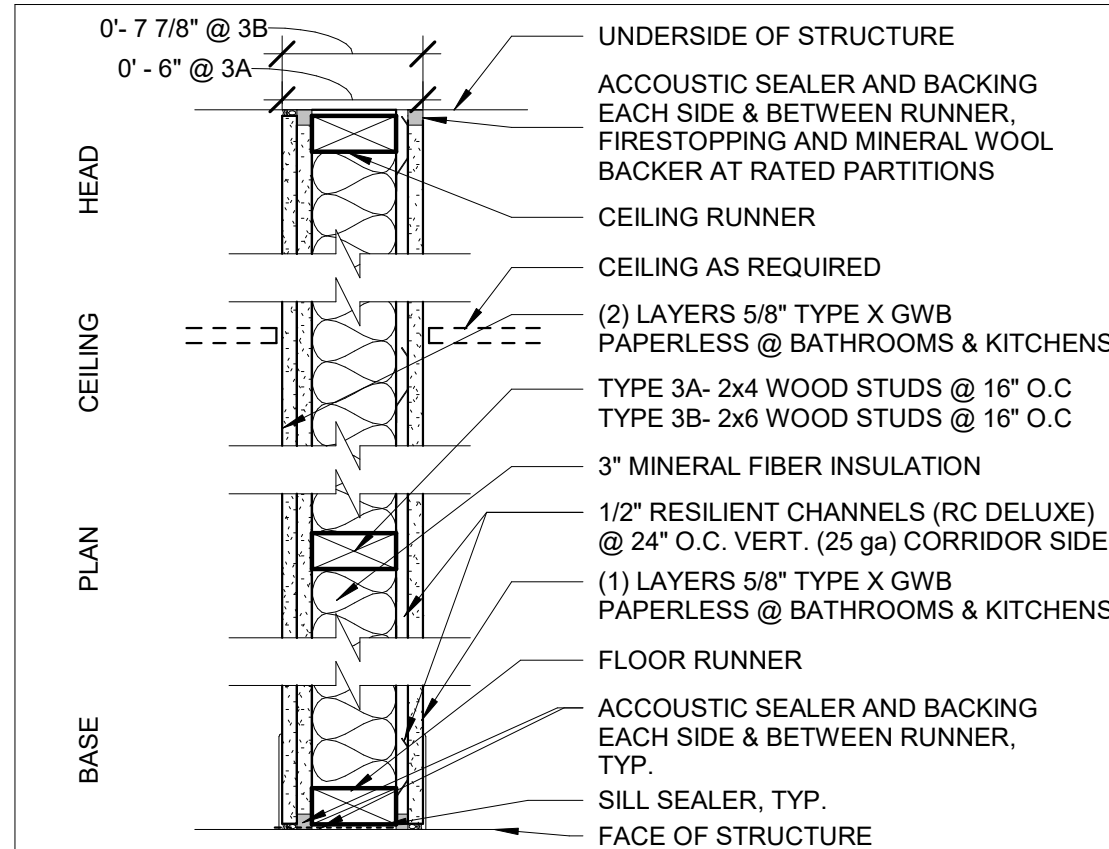
5 EXTERIOR WALL TYPE- NEW WALL
SCALE: 1-1/2" = 1'-0"



4 FURRED MASONRY WALL
SCALE: 1-1/2" = 1'-0"

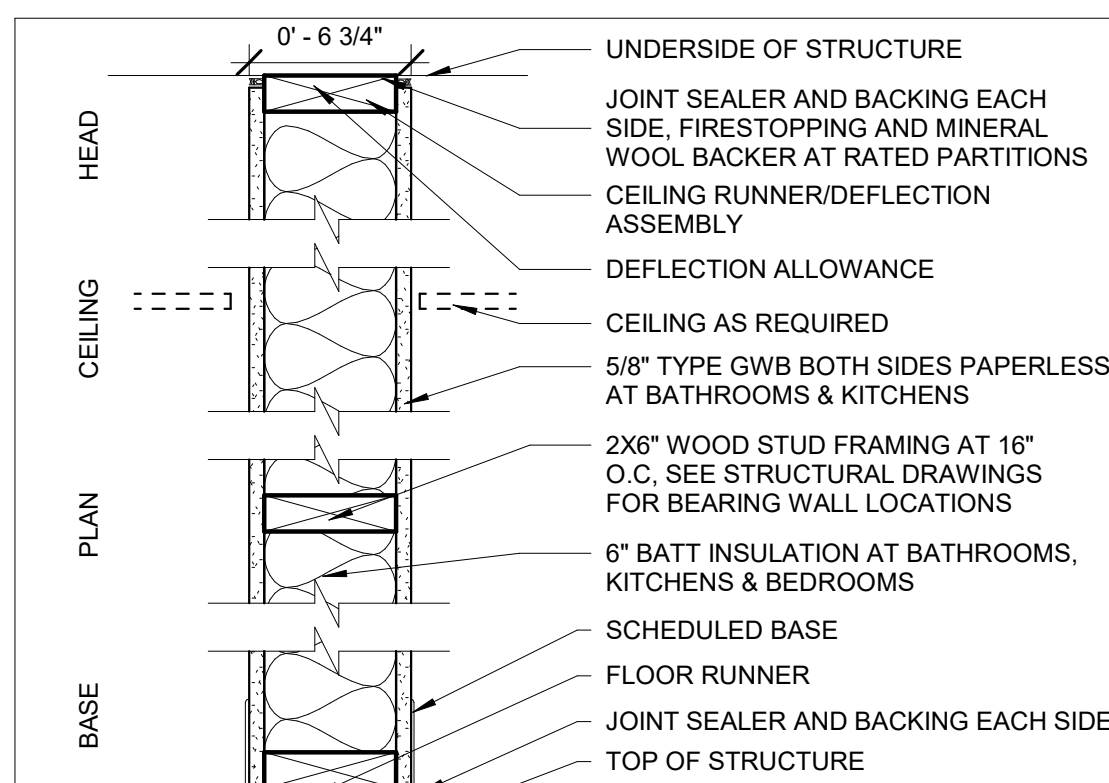


3C DEMISING PARTITION TYPE



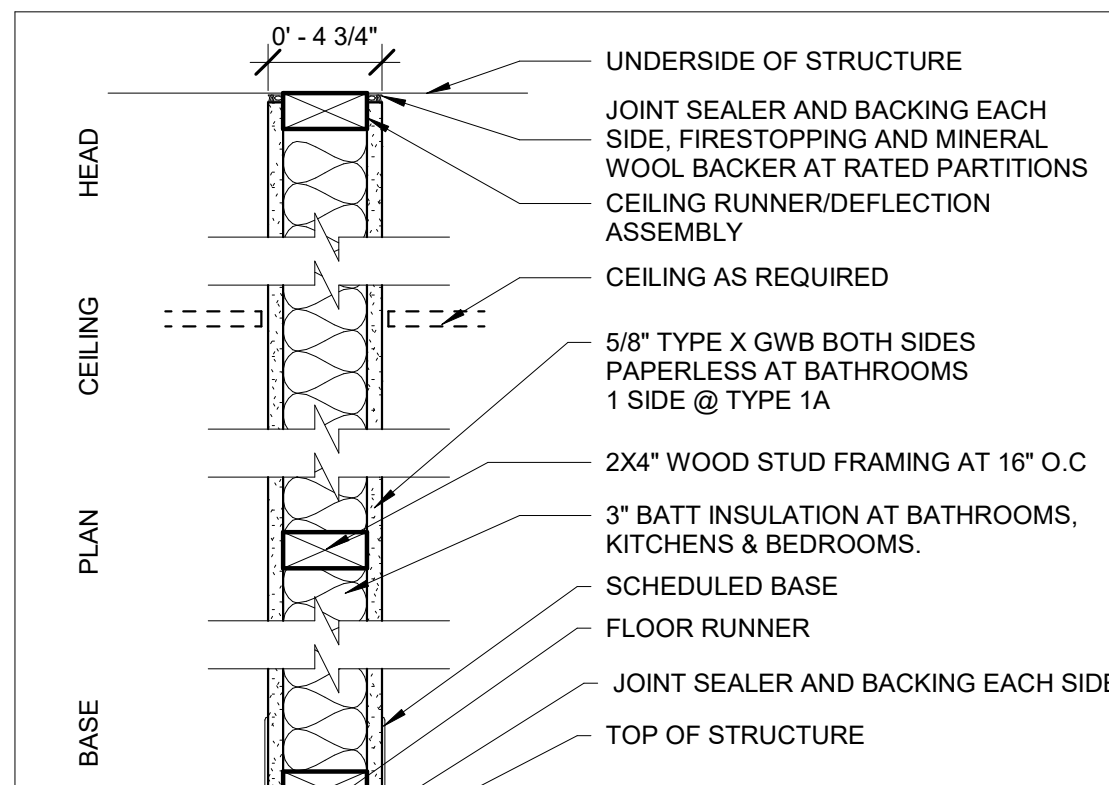
3A DEMISING - 2X4\"/>

3 DEMISING PARTITION TYPE



2 INTERIOR - 2X6\"/>

2 6\"/>



1A INTERIOR - 2X4\"/>

1 TYPICAL 2X4\"/>

PROJECT NAME

1004-1006 BROADWAY

PROJECT ADDRESS
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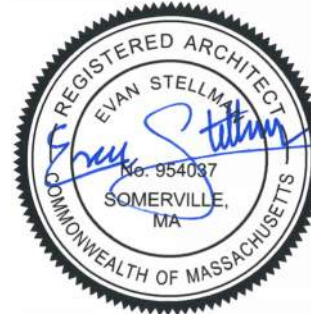


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REGISTRATION



Project number	24016
Date	04/28/2025
Drawn by	YD
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REVISIONS

No.	Description	Date

**PARTITION
TYPES**

A-910

1004-1006 BROADWAY

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

FLAT ROOF SNOW LOAD PF:	40 PSF
SLEEPING AREAS:	50 PSF
COMMON CORRIDORS	100 PSF
ALL OTHER AREAS EXCEPT DECKS AND BALCONIES	40 PSF
EXTERIOR DECKS (SERVING A SINGLE UNIT)	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE 127 MPH, EXPOSURE B

DEAD LOAD

WEIGHT OF MATERIALS AND CONSTRUCTION

THESE STRUCTURAL PLANS HAVE BEEN DESIGNED TAKING IN CONFORMANCE WITH ALL APPLICABLE CODES REGULATIONS AND TAKES INTO CONSIDERATION ALL DEAD, LIVE, SNOW, WIND, ROOF PONDING AND SEISMIC LOADS, AS WELL AS ALL LOAD COMBINATIONS (PER SECTIONS 1604-1613 OF THE 2015 INTERNATIONAL BUILDING CODE

GENERAL CONDITIONS

- ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
- CONTRACTOR MUST BE EXACTLY WHAT IS SHOWN ON DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED AND APPROVED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL CONSTRUCT CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR THIS PROJECT AND IS ENTIRELY RESPONSIBLE FOR: COORDINATING THE WORK OF ALL TRADES, VERIFYING ALL THE PROPOSED AND EXISTING BUILDING AND SITE CONDITIONS, CONFIRMING ALL NEW AND EXISTING BUILDING DIMENSIONS, ELEVATIONS, AND MEASUREMENTS, TRAINING CONDITIONS, MEASUREMENTS AND ALL OTHER RELATED PROPOSED AND EXISTING BUILDING CONDITIONS.
- ENGINEER'S DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
- PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE STRUCTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR. PROVIDING ALL OPENINGS REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING TRADES SHALL BE A PART OF THE GENERAL CONTRACT, WHETHER OR NOT SHOWN IN THE STRUCTURAL DRAWINGS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
- TYPICAL DETAILS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE STRUCTURAL WORK UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.
- ALL SOIL PREPARATION AND SITE WORK FOR FOUNDATION SLAB SUBGRADE TO BE PER GEOTECHNICAL REPORT PROVIDED BY KWM GEOTECHNICAL CONSULTANTS LLC, DATED FEBRUARY 19, 2018. CONTRACTOR TO CONTACT KWM GEOTECHNICAL TO VERIFY SUBGRADE PRIOR TO INSTALLING FOOTING FORMWORK AND PRIOR TO PLACING SLAB ON GRADE.

FOUNDATIONS

- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS AS REQUIRED BY THE ARCHITECTURAL PLANS.
- ALL FOOTINGS SHALL BE PLACED ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL. FOOTING ELEVATIONS GIVEN ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY TO THE DEPTH OF EXCAVATION REQUIRED TO REACH ADEQUATE BEARING. REFER TO GEOTECHNICAL REPORT FOR BEARING STRATA.
- NO FOUNDATION SHALL BE PLACED IN WATER OR FROZEN GROUND. CONTRACTOR IS REQUIRED TO ENSURE DRY AND UNFROZEN CONDITION POST POURING UNTIL THE CONCRETE HAS REACHED 75% OF ITS SPECIFIED DESIGN STRENGTH.
- EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
- SOIL BEARING CAPACITY FOR ALL WALLS, FOOTINGS, AND PIERS TO BE MIN. 4000 PSF PER GEOTECHNICAL REPORT. CONTRACTOR TO ENSURE PROPER SOIL IMPROVEMENTS ARE MADE TO ACHIEVE THE PROPER BEARING STRATA.
- BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE CIVIL/DRAINAGE DRAWINGS.
- PROVIDE METAL OR PVC SLEEVES IN THE FOUNDATION WALLS FOR SEWER, GAS, ELECTRIC, AND WATER LINES, AS REQUIRED.

CONCRETE

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- ALL CONCRETE SHALL BE CONTROLLED CONCRETE, MIXED AND PLACED UNDER THE SUPERVISION OF A CONCRETE TESTING AGENCY APPROVED BY THE OWNER.
- CONCRETE SHALL BE NORMAL WEIGHT OR LIGHT WEIGHT CONCRETE, AS INDICATED, WITH A SAND AND GRAVEL AGGREGATE. TYPE I OR TYPE II PORTLAND CEMENT AND HAVING A MINIMUM COMPRESSIVE STRENGTH (f'c) IN 28 DAYS AS FOLLOWS UNLESS INDICATED ON PLANS.

FOOTINGS	4000 PSI (NORMAL WT.)
BASEMENT WALLS & PIERS	4000 PSI (NORMAL WT.)
INTERIOR SLABS	4000 PSI (NORMAL WT.)
CONCRETE NOT OTHERWISE SPECIFIED	4000 PSI (NORMAL WT.)

MAXIMUM DENSITY OF NORMAL WEIGHT CONCRETE SHALL BE 150 POUNDS PER CUBIC FOOT.

- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.
- REINFORCING STEEL SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL. THESE DRAWINGS SHALL SHOW COMPLETE AND ACCURATE REINFORCING, DRIPS, WASHES, REGLETTS, ACCESSORIES, AND ALL OTHER INFORMATION NECESSARY FOR COMPLETE AND ACCURATE FABRICATION AND PLACEMENT OF REINFORCING STEEL.
- THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
- CONTRACTOR SHALL PROVIDE A CONCRETE POURING SEQUENCE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL 7 DAYS PRIOR TO CONCRETE PLACEMENT.
- INSPECTION AND TESTING OF CAST-IN-PLACE CONCRETE WORK WILL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY, UNDER A SEPARATE CONTRACT WITH THE OWNER. IF CONCRETE FAILS, CONTRACTOR SHALL PROMPTLY REPLACE CONCRETE MATERIALS OR REDO WORK WHICH HAS BEEN REJECTED BY ARCHITECT AND/OR TESTING AGENCY, AT NO EXPENSE TO THE OWNER.
- INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS, AND WORKMANSHIP FULLY INSURING THAT THIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.
- SAMPLING AND TESTING FOR QUALITY ASSURANCE DURING THE PLACEMENT OF CONCRETE MAY INCLUDE THE FOLLOWING, AS DIRECTED BY THE ARCHITECT. SAMPLES WILL BE MADE AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK.
 - SUMP TEST, COMPLYING WITH ASTM C143; ONE TEST FOR EACH SET OF COMPRESSION STRENGTH TEST SPECIMENS. SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3"-5".
 - COMPRESSION TEST SPECIMENS, COMPLYING WITH ASTM C31; ONE SET OF 4 STANDARD CYLINDERS FOR EACH COMPRESSION STRENGTH TEST. ONE SET OF CYLINDERS SHALL BE TAKEN FROM THE FIRST FOOTING POUR, AND TWO SETS SHALL BE TAKEN DURING FOUNDATION WALL POURS, AT AN INTERVAL CHOSEN BY THE ARCHITECT.
 - COMPRESSION STRENGTH TESTS SHALL COMPLY WITH ASTM C39; ONE SPECIMEN TESTED AT 7 DAYS, 2 SPECIMENS TESTED AT 28 DAYS, AND 1 SPECIMEN RETAINED IN RESERVE FOR LATER TESTING IF REQUIRED.
- ALL CONCRETE EXPOSED TO THE WEATHER OR POSSIBLE FREEZE/THAW ACTION SHALL CONTAIN AN AIR ENTRAINMENT ADMIXTURE.
- ALL CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS, EXCEPT WHERE SPECIFICALLY NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN SHORED CONCRETE WORK SHALL BE MADE A MIDSAN. HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH VERTICAL CONSTRUCTION JOINTS.
- GROUT UNDER COLUMN BASE PLATES AND UNDER OTHER BEARING PLATES SHALL BE NON-SHRINK, NONMETALLIC GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 3 DAYS. NON-SHRINK GROUT SHALL BE "EMBOCO 153" BY MASTER BUILDERS, "SONOGROUT" BY SONNEBORN BUILDING PRODUCTS, "FIVE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE ARCHITECT AND ENGINEER.
- ALL KEYS SHALL BE 2"x4" (NOMINAL) UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- CONCRETE MUST REACH THE FOLLOWING PERCENTAGES OF ITS 28-DAY COMPRESSIVE STRENGTH (f'c) BEFORE FORMS OR SHORES MAY BE REMOVED: 30%.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES. WHERE FINISH IS NOT SPECIFIED, CONFORM TO REQUIREMENTS OF ACI 301--SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
- SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIPS, WASHES, REGLETTS, CONCRETE FINISHES, MASONRY ANCHORS, AND FOR MISCELLANEOUS EMBEDDED DECKS, BOLTS, ANCHORS, ANGLES, ETC.
- THE PLACEMENT OF SLEEVES, OUTLET BOXES, BOX-OUTS, ANCHORS, ETC., FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING TRADES IS THE RESPONSIBILITY OF THE TRADE INVOLVED. HOWEVER, ANY BOX-OUTS NOT COVERED BY TYPICAL DETAILS IN THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED FOR APPROVAL.
- UNLESS OTHERWISE NOTED, COVER TO REINFORCING BARS SHALL AS INDICATED BELOW.

CONCRETE CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH	3"
CONCRETE IN CONTACT WITH EARTH OR WEATHER	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH, FOR SLABS, WALLS & BEAMS	1½"

REINFORCED MASONRY:

- MASONRY CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS AND FOR CONCRETE MASONRY CONSTRUCTION (ACI 530.1/530.1/ASCE 605/TMS 602) AND CODES, LATEST EDITION.
- MASONRY STRUCTURES AND RELATED COMMENTARIES (ACI 530/530.1/ASCE 605/TMS 602).
- MASONRY UNITS SHALL CONFORM TO ASTM C55 OR ASTM C90 AND ARE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140. F'm = 1500PSI.
- THICKNESS OF BED JOINTS DOES NOT EXCEED ¾".
- MORTAR FOR BLOCK WALL CONSTRUCTION SHALL BE TYPE M OR S CONFORMING TO ASTM C270.
- GROUT FOR PIERS AND BLOCK WALLS SHALL CONFORM TO ASTM C476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 psi DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C1019.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT BARS TO BE WELDED SHALL CONFORM TO ASTM A706.
- WIRE FOR JOINT REINFORCING SHALL CONFORM TO ASTM A82, YIELD POINT = 70 ksi (MIN).
- UNLESS NOTED OTHERWISE ON PLANS, PROVIDE THE FOLLOWING MINIMUM REINFORCEMENT: 9. #5 @ 32" OC VERTICAL AND #9 GA. LADDER OR TRUSS TYPE @ 16" OC HORIZONTAL.
- PROVIDE BOND BEAMS, AT THE TOP OF FOUNDATION WALLS AND THE TOP OF PARAPETS, AT EACH FLOOR LEVEL, AND WHERE SHOWN ON THE DRAWINGS. MAXIMUM SPACE BETWEEN HORIZONTAL BOND BEAMS SHALL NOT EXCEED 8'-0".
- UNLESS NOTED OTHERWISE ON PLANS, PROVIDE THE FOLLOWING ADDITIONAL VERTICAL REINFORCEMENT IN THE CELL, IMMEDIATELY ADJACENT TO EACH SIDE OF A MASONRY OPENING AND IN THE CELL OF DISCONTINUOUS WALLS. THESE BARS ARE TO EXTEND FULL HEIGHT OF THE WALL OR IN THE CASE OF MASONRY OPENING AT MULTI-STORY WALLS, FROM STORY TO LEVEL ABOVE TO STORY LEVEL BELOW THE OPENING.
- 6" AND 8" CMU WALLS - #1-#5
- 10" AND 12" CMU WALLS - 2-#6
- EXTEND ADDITIONAL REINFORCEMENT A MINIMUM OF 36 BAR DIAMETERS BEYOND THE OPENING.
- THE MINIMUM LENGTH OF BAR FOR REINFORCING BARS EMBEDDED IN GROUT IS 48 BAR DIAMETERS, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- PLACE REINFORCING BARS BEFORE GROUTING. PLACE GROUT IN LIFTS NOT EXCEEDING 5 FEET. CONSOLIDATE EACH LIFT BY MECHANICAL VIBRATION. THE NEXT LIFT OF THE POUR MAY BE MADE AFTER THE INITIAL WATER LOSS AND RECONSOLIDATION OF THE PRIOR LIFT, WHILE IT IS STILL PLASTIC.
- PROPERLY SECURE REINFORCING BARS TO MAINTAIN THE POSITIONS INDICATED ON THE DRAWINGS. BARS TO BE LOCATED IN CENTER OF CELLS UNLESS OTHERWISE NOTED.
- ALL CMU SHALL BE BRACED DURING CONSTRUCTION FOR THE GOVERNING CODE LATERAL DESIGN LOADS UNTIL PROPER RESTRAINT HAS BEEN OBTAINED.
- THE FOLLOWING STEPS ARE TO BE FOLLOWED WHEN LAYING MASONRY IN THE TEMPERATURES STATED BELOW:

40 - 32 DEG F (MEAN DAILY AIR TEMPERATURE)
HEAT MIXING WATER OR AGGREGATE TO 70° F.
PROTECT MASONRY FROM RAIN OR SNOW FOR 24 HOURS.
32 - 20 DEG F (MEAN DAILY AIR TEMPERATURE)
HEAT MIXING WATER AND AGGREGATE TO 70° F.
PROVIDE WIND BRACING FOR WIND VELOCITY IN EXCESS OF 15 M.P.H.
COVER MASONRY WITH INSULATING BLANKETS FOR 24 HOURS AND PROVIDE HEAT SOURCES ON BOTH SIDES OF MASONRY CONSTRUCTION.
BELOW 20° F (MEAN DAILY AIR TEMPERATURE)
HEAT MIXING WATER & AGGREGATE TO 70° F.
PROVIDE ENCLOSURES AND HEAT TO MAINTAIN 40° MINIMUM TEMPERATURE.
TEMPERATURES OF THE MEMBERS BEING CONNECTED.
MAINTAIN MASONRY ABOVE 40° F FOR 24 HOURS BY ENCLOSURES AND SUPPLEMENTAL HEAT.
- INSPECTION AND TESTING OF MASONRY WORK WILL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY, UNDER A SEPARATE CONTRACT WITH THE OWNER. IF THE MASONRY FAILS, CONTRACTOR SHALL PROMPTLY REPLACE MATERIALS OR REDO WORK WHICH HAS BEEN REJECTED BY ARCHITECT, ENGINEER AND/OR TESTING AGENCY, AT NO EXPENSE TO THE OWNER.

BRICK VENEER

- MAINTAIN A MINIMUM 1 IN. AIR SPACE
- WHERE CORRUGATED ANCHORS ARE USED, MAINTAIN A MAXIMUM 1 IN. AIR SPACE
- DO NOT EXCEED 4 IN. BETWEEN BACK OF BRICK AND SHEATHING
- COMPLETELY FILL THE AIR SPACE BELOW WALL BASE FLASHING WITH GROUT AND MORTAR
- WHERE CONTINUOUS INSULATION IS PLACED BETWEEN THE VENEER AND BACKING, MAINTAIN 1 IN. BETWEEN THE BACK OF THE BRICK AND THE FACE OF THE INSULATION
- DO NOT SPACE ANCHORS MORE THAN 32 IN. HORIZONTALLY AND 24 IN. VERTICALLY
- WHERE CORRUGATED METAL ANCHORS ARE INSTALLED, THEIR MINIMUM THICKNESS SHOULD BE NO. 22 U.S. GAGE (0.03 IN.)
- PROVIDE ADDITIONAL ANCHORS WITHIN 12 IN. OF OPENINGS LARGER THAN 16 IN. AT A MAXIMUM SPACING OF 3' 1"
- FOR RESIDENTIAL CONSTRUCTION, PROVIDE ONE ANCHOR FOR EACH 2 SQ FT OF WALL AREA
- WHERE VENEER IS LAID IN STACK BOND, INSTALL SINGLE WIRE JOINT REINFORCEMENT
- SEAL THE JOINTS THROUGH THE SHEATHING TO PREVENT AIR INTRUSION
- FASTEN ANCHORS WITH CORROSION-RESISTANT 3/8" COMMON NAIL OR EQUIVANT, AND WITHIN 1 IN. OF THE 90 DEGREE BEND OF CORRUGATED ANCHORS
- PROVIDE HOT-DIPPED GALVANIZED STEEL LINTEL ANGLES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: PROVIDE 6 INCHES OF BEARING PER END OF LINTEL:

ONE ANGLE PER 4" WIDTH OF MASONRY
R.0<3"-0" L 3-1/2 x 3-1/2 x 1/4"
R.0<4"-0" L 4 x 3-1/2 x 1/4"
R.0<5"-0" L 5 x 3-1/2 x 5/16"
R.0<6"-0" L 6 x 3-1/2 x 5/16"
R.0<8"-0" L 8 x 3-1/2 x 5/16"
- FOR TYPICAL VENEER APPLICATIONS, USE TYPE N MORTAR COMPLYING WITH ASTM C270
- WHERE BASIC WIND SPEED EXCEEDS 100 MPH USE TYPE S MORTAR

ROUGH CARPENTRY

- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS BUILDING CODE (MBC) AND THE INTERNATIONAL BUILDING CODE (IBC).
- REFER THE MBC AND IBC FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC AND IBC OR IN THESE DRAWINGS.
- REFER TO IBC FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 2304.9.1 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
- ENGINEER MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
- WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3100 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
- WOOD "I" BEAMS SHALL BE BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, AND CONNECTIONS SHALL BE STRICTLY ADHERED TO.
- ENGINEERED WOOD POSTS (VERSA COLUMNS), AS NOTED ON PLANS, SHALL BE VERSA-LAM 1.7 2650.
- PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADING MARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 1/2" THICK AND WALL SHEATHING SHALL BE 1/2" THICK.
- ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
- ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
- UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ONE JACK STUD AND ONE KING STUD.
- FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
- GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPICED OVER SUPPORTS.
- PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
- CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT APPROVAL FROM THE ENGINEER.
- AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
- BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLT AT 16" ON CENTER OR 3-3/4" BOLT DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
- IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.
- MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.
- BEARING WALL SCHEDULE

ALL EXTERIOR WALLS:
2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/3 POINTS
-1ST FLOOR INTERIOR BEARING WALLS:
2x4@16 OR 2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/3 POINTS
-2ND & 3RD FLOOR INTERIOR BEARING WALLS:
2x4@16 OR 2x6@16"OC WITH 1 ROW OF HORIZ. BLOCKING AT MID-HEIGHT OF WALL

STRUCTURAL STEEL

- ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC SPECIFICATIONS AND CODES, LATEST EDITION.
- ALL WIDE FLANGE SECTION STRUCTURAL BEAMS (W) SHALL BE ASTM A992 Fy = 50 KSI. BASE PLATES, CHANNELS, ANGLES, AND MISC. STRUCTURAL STEEL SHALL BE ASTM A-36, Fy = 36 KSI. ALL SQUARE AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE ASTM A-500 GRADE B Fy MINIMUM 48 KSI.
- ALL ANCHOR BOLTS AND THREADED RODS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F1554 AND A307.
- ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-325 FOR 3/4" DIAMETER HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE.
- ALL WELDING ELECTRODES SHALL BE E70XX.
- ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS AND SHALL CONFORM TO THE AWS "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION", LATEST EDITION.
- NO CONNECTION SHALL CONSIST OF LESS THAN TWO 3/4" DIAMETER BOLTS OR WELDS DEVELOPING A MINIMUM OF 10,000 POUNDS UNLESS NOTED OTHERWISE.
- ALL FILLET WELDS SHALL BE A MINIMUM OF 1/4" UNLESS NOTED OTHERWISE.
- ALL WELDS SHALL BE VISUALLY INSPECTED AND ALL FULL PENETRATION WELDS SHALL BE INSPECTED BY ULTRA-SONIC TESTING.
- AN INDEPENDENT STEEL TESTING AGENCY SHALL PERFORM ALL INSPECTION AND TESTING, THE STRUCTURAL STEEL FABRICATOR AND ERECTOR SHALL SCHEDULE ALL WORK TO ALLOW THE ABOVE TESTING REQUIREMENTS TO BE COMPLETED. A COPY OF ALL TEST REPORTS SHALL BE FILED WITH THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND STABILITY.
- AFTER FABRICATION, ALL STEEL, EXCEPT THAT TO BE GALVANIZED, SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS AND RECEIVE ONE COAT OF APPROVED PRIMER PAINT.
- THE FABRICATOR SHALL FURNISH CHECKED SHOP AND ERECTION DRAWINGS AND OBTAIN APPROVAL PRIOR TO FABRICATING ANY STRUCTURAL STEEL.
- CUTS, HOLES, OPENINGS, ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON SHOP DRAWINGS FOR STRUCTURAL STEEL AND SHALL BE MADE IN THE SHOP. BURNING OF HOLES OR CUTS IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED EXCEPT BY WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER OF RECORD.
- FULL MOMENT CONNECTIONS SHALL BE DESIGNED AND DETAILED TO DEVELOP THE FULL CAPACITY OF THE MEMBERS BEING CONNECTED.
- SHOP DRAWINGS SHALL BE DESIGNED AND DETAILED BY AN ENGINEER REGISTERED IN THE PROJECT STATE. SUBMIT STAMPED CALCULATION PACKAGE ALONG WITH THE STAMPED SHOP DRAWINGS FOR ENGINEER TO REVIEW.

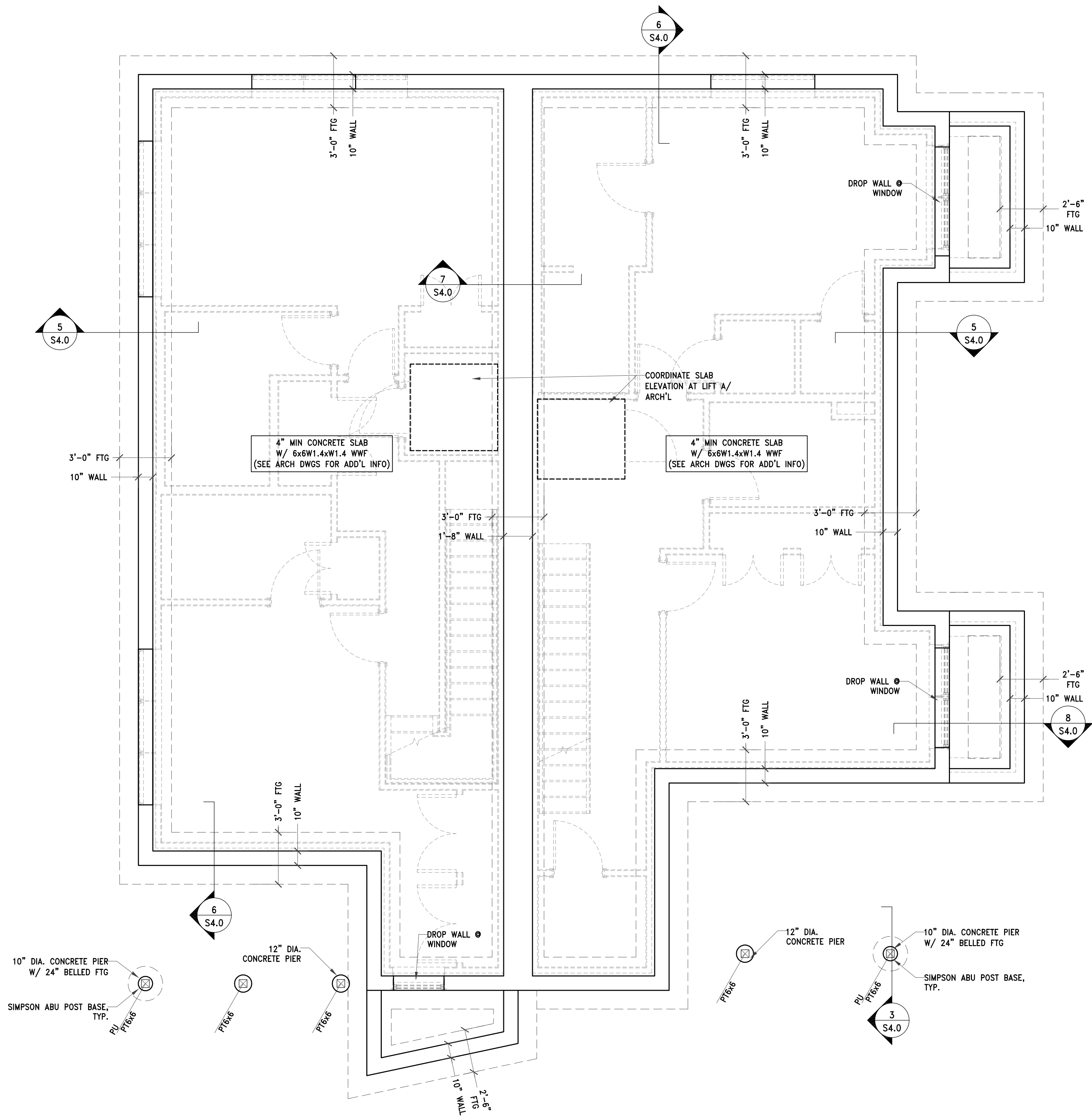
CHECK IF REQUIRED	INSPECTION TASK (STANDARD & CODE REFERENCE)	CONTINUOUS INSPECTION	PERIODIC INSPECTION	SPECIAL INSPECTIONS FIRM	NOTES & SCOPE
☒	VERIFICATION OF SOILS 1705.6 & CHAPTER 18 IBC	☐	☒	TESTING LAB	
☒	VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	☐	☒	TESTING LAB	
☒	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	☐	☒	TESTING LAB	
☒	PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	☐	☒	TESTING LAB	
☒	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	☒	☐	TESTING LAB	
☒	PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	☐	☒	TESTING LAB	

CHECK IF REQUIRED	INSPECTION TASK (STANDARD & CODE REFERENCE)	CONTINUOUS INSPECTION	PERIODIC INSPECTION	SPECIAL INSPECTIONS FIRM	NOTES & SCOPE
☒	VERIFY MATERIALS BELOW SHALLOW FOUNDATION ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	☐	☒	TESTING LAB	
☒	VERIFY EXCAVATION ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	☐	☒	TESTING LAB	
☒	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	☐	☒	TESTING LAB	
☒	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED MATERIAL	☒	☐	TESTING LAB	
☒	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	☐	☒	TESTING LAB	

CHECK IF REQUIRED	INSPECTION TASK (STANDARD & CODE REFERENCE)	CONTINUOUS INSPECTION	PERIODIC INSPECTION	SPECIAL INSPECTIONS FIRM	NOTES & SCOPE
☒	INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT. (ACI 318: 3.5, 7.1-7.7, IBC SECTION 1913.4)	☐	☒	TESTING LAB	
☐	REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A 706; B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 3/16"; C. INSPECT ALL OTHER WELDS (IBC TABLE 1704.3, ITEM 58, AWS D1.4, ACI 318: 3.5.2)	☐	☒	TESTING LAB	
☐	INSPECT ANCHORS CAST IN CONCRETE. (IBC SECTION 1913.5)	☐	☒	TESTING LAB	
☒	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS (ACI 318: 6.2) B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4-A	☒	☒	TESTING LAB	
☒	VERIFY USE OF REQUIRED DESIGN MIX. (ACI 318: CH.4, 5.2-5.4, 1904.2.2, IBC SECTION 1913.2, 1913.3)	☐	☒	TESTING LAB	
☒	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE. (ASTM C 172, ASTM C 21, ACI 318: 5.8, 5.9)	☒	☐	TESTING LAB	
☐	INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES. (ACI 318: 5.9, 5.10, IBC SECTION 1913.9)	☐	☐	TESTING LAB	
☒	VERIFY MAINTENANCE OF SPECIFIED DURING TEMPERATURE AND TECHNIQUES. (ACI 318: 5.11, 5.13, IBC SECTION 1913.9)	☐	☒	TESTING LAB	
☒	INSPECTION OF PRESTRESSED CONCRETE: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS. (ACI 318: 18.20, ACI 318: 18.18.4)	☐	☐	TESTING LAB	
☐	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS. (ACI 318: CH.16)	☐	☐	TESTING LAB	
☐	VERIFICATION OF IN-SITU CONCRETE, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE, AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS. (ACI 318: 6.2)	☐	☐	TESTING LAB	
☒	INSPECT FORM WORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED. (ACI 318: 6.1.1)	☐	☒	TESTING LAB	

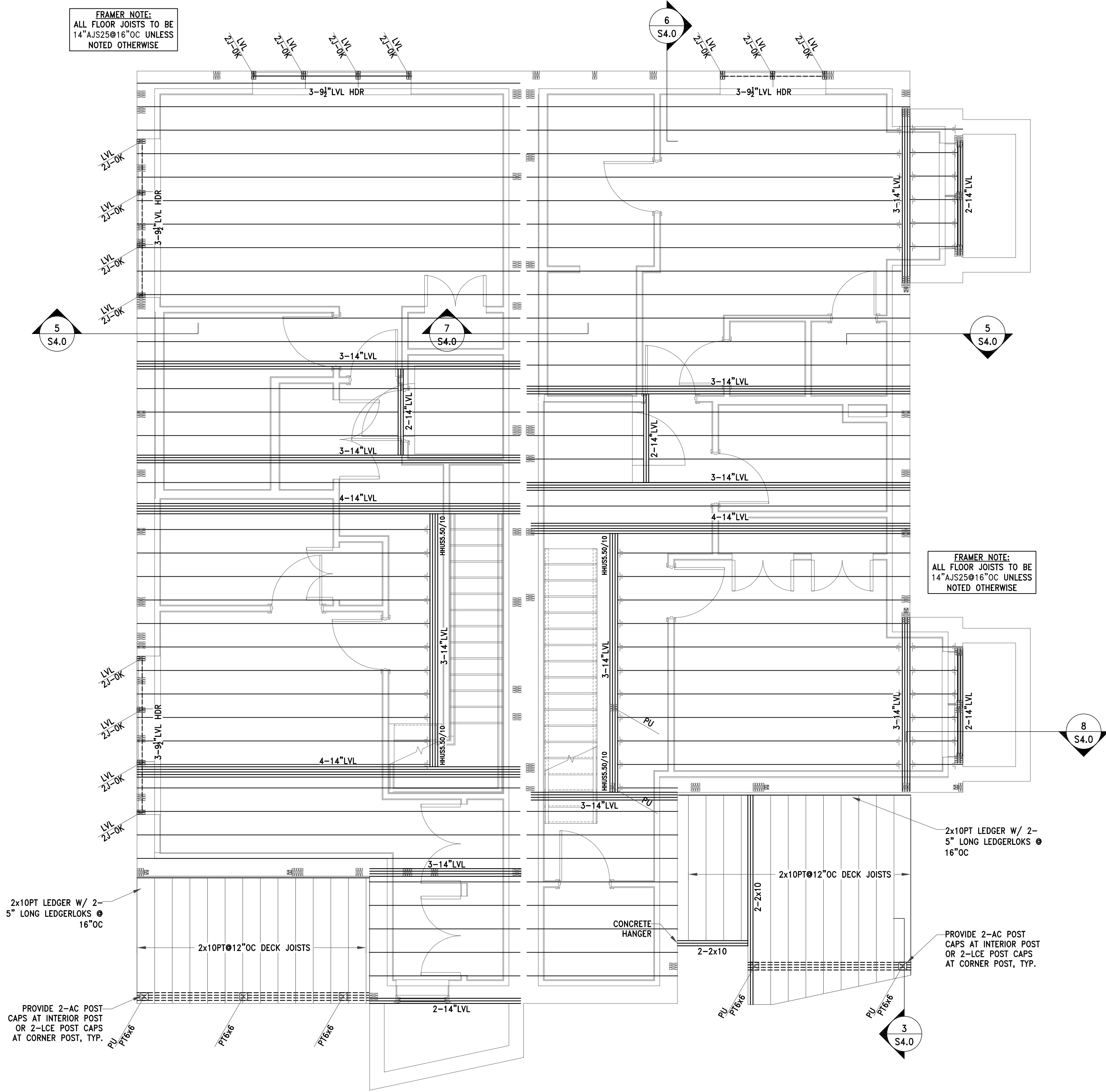
CHECK IF REQUIRED	INSPECTION TASK (STANDARD & CODE REFERENCE)	CONTINUOUS INSPECTION	PERIODIC INSPECTION	SPECIAL INSPECTIONS FIRM	NOTES & SCOPE
☒	VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SIDE IN ACCORDANCE WITH ART. 1.5 B.1.83			TESTING LAB	
☒	VERIFICATION OF FM AND FAC PRIOR TO CONSTRUCTION, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE CODE		☒		
☒	VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS				
AS MASONRY CONSTRUCTION BEGINS, VERIFY THE FOLLOWING ARE IN COMPLIANCE: A. PROPORTIONS OF SITE-PREPARED MORTAR. B. CONSTRUCTION OF MORTAR JOINTS. C. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES. D. LOCATION OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES. (ART. 2.6B, ART. 3.20, ART. 3.4)					
PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE: A. GROUT SPACE B. GRADE, TYPE AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS, AND ANCHORAGES. C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES. D. PREPARATION OF SITE-PREPARED GROUT AND PRESTRESSING TENDONS AND ANCHORAGES. E. CONSTRUCTION OF MORTAR JOINTS. SEC 2108.8.2.1, ITEM 2, SEC. 2104.3, 2104.4, ACI 318: SEC. 11.54, 21.2, SEC. 2.18.62, ACI 330: ART. 2.4, 3.4, ART. 1.8					
☒	VERIFY DURING CONSTRUCTION: A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS B. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION C. WELDING OF REINFORCEMENT D. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMP. BELOW 40°F) OR HOT WEATHER (TEMP. ABOVE 90°F) E. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IN COMPLIANCE. SEC. 1.12, ART. 3.20, ART. 3.4, ART. 2.6B, ART. 3.3B	☐	☒	TESTING LAB	
☒	GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION PROVISIONS. ART. 3.15	☒	☐	TESTING LAB	
☒	PREPARATION OF ANY REQUIRED GROUP SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED. SEC. 2103.3, 2105.4, 2105.5, ART. 1.5	☐	☒	TESTING LAB	
☒	COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED. ART. 1.5	☐	☒	TESTING LAB	

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

FOUNDATION NOTES:
1. ALL FOUNDATION DIMENSIONS AND ELEVATIONS TO BE VERIFIED WITH SITE CONDITIONS AND ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.



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

- NOTES:
- ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 - BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 3-1/2" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
 - BW DENOTES BEARING WALLS CONSISTING OF 2x6@16"OC. SEE FRAMING NOTES FOR HORIZ. BRACING.
 - INDICATES SIMPSON STRONG-TIE TYPE HANGER REQUIRED AT BEAM CONNECTION. ALL SIMPSON HANGERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH THE MAXIMUM FASTENER SIZE AND QUANTITY.
 - = INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL BELOW THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
 - HD-A - INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL ABOVE THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL FRAMING AS REQUIRED TO ACCOMMODATE "PAIR" HOLDOWNS.



1004-1006 Broadway Residences
Somerville, MA

Rev: Date:

UPDATED

Date : 15 APRIL, 2025

DRAWING SCALES
SHOWN ARE BASED ON
AN 24x36 SIZE DRAWING

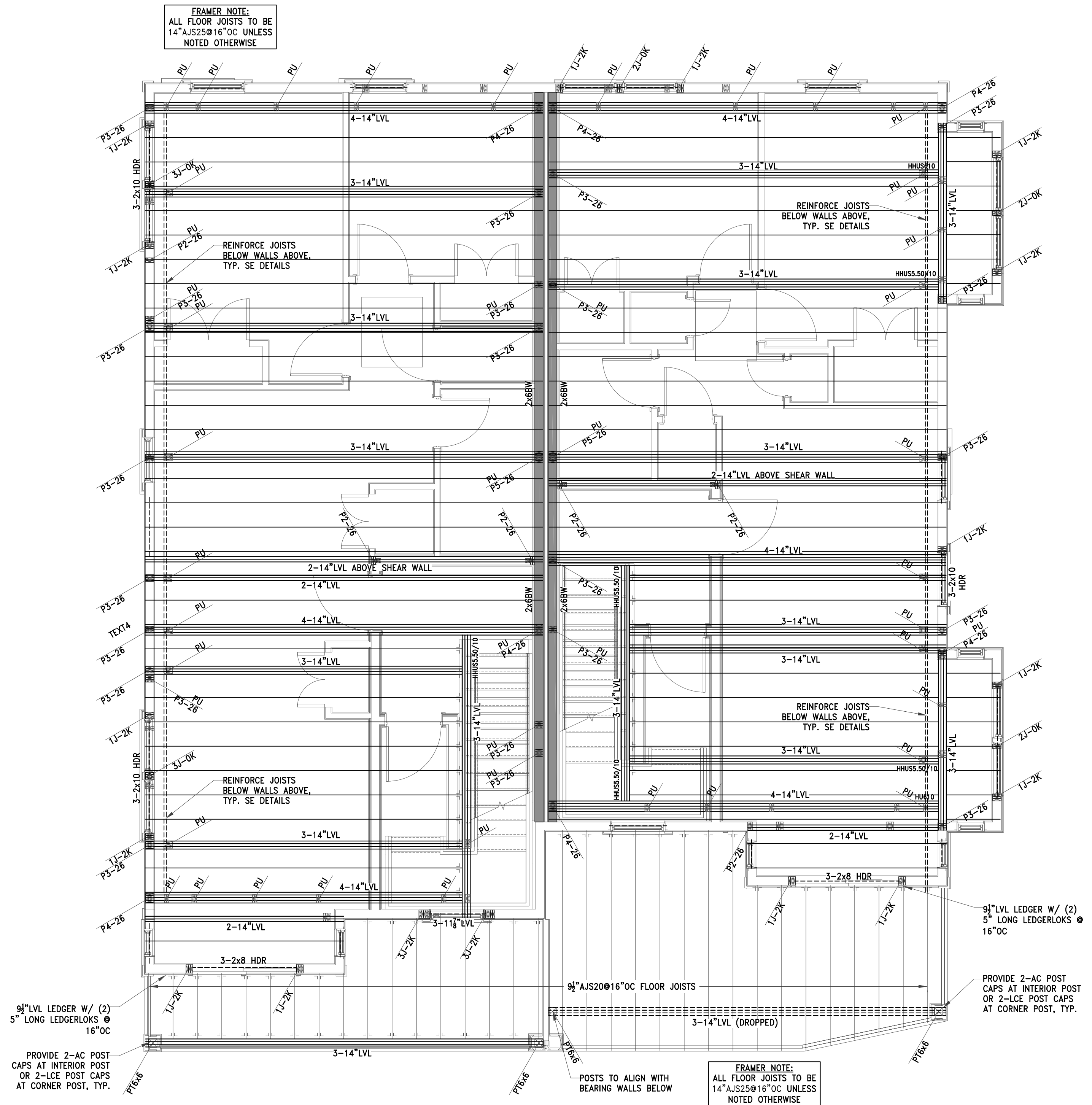
FOUNDATION
PLAN AND FIRST
FLOOR FRAMING

S1.0



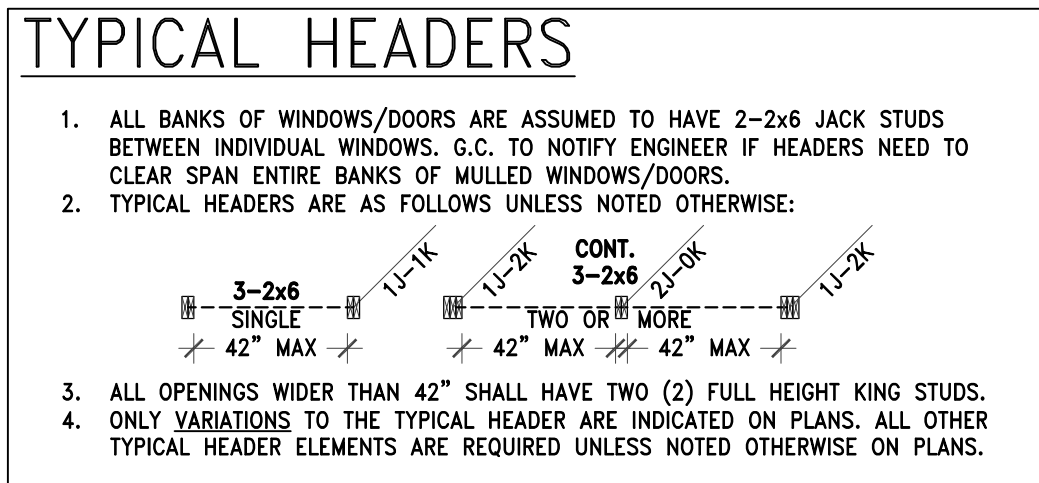
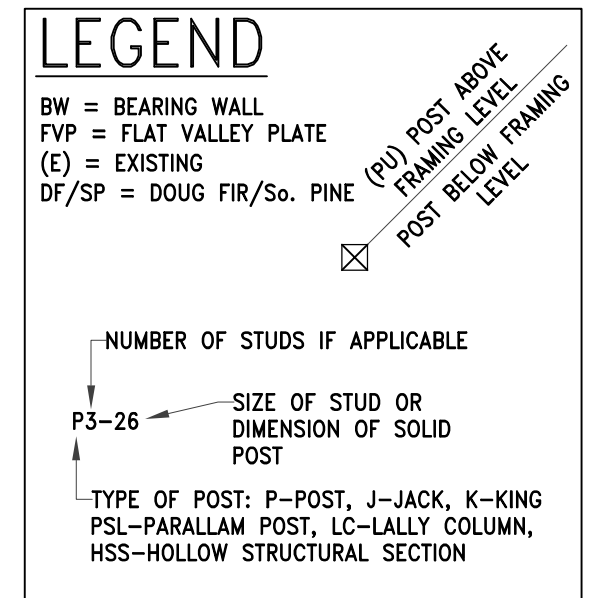
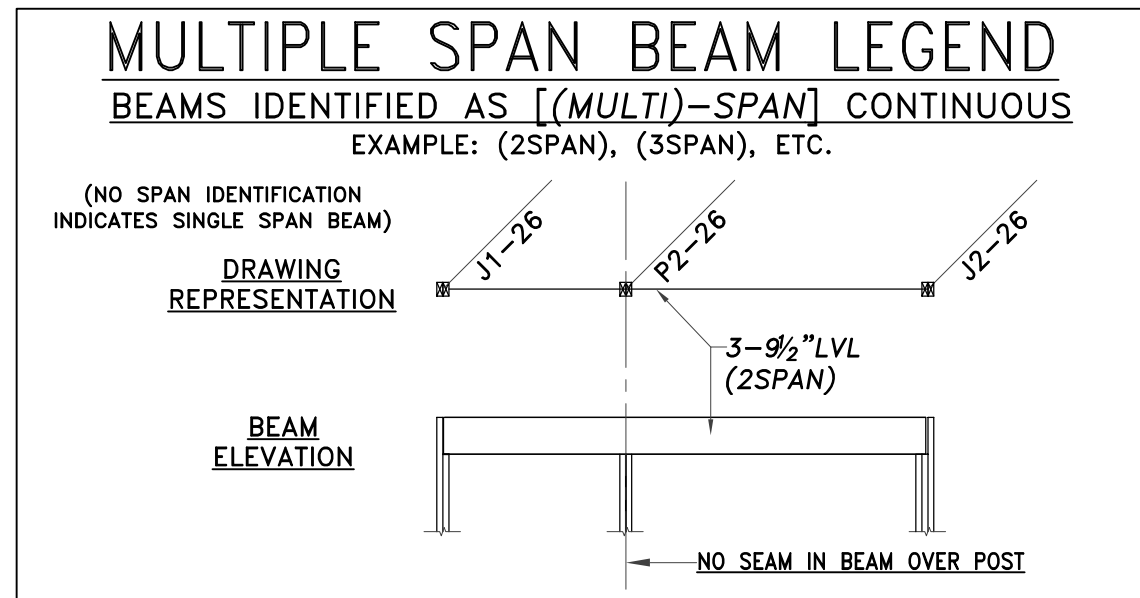
SECOND FLOOR FRAMING
SCALE: 1/4"=1'-0"

- NOTES:
1. ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE ON PLAN.
 2. BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2"Ø BOLTS AT 16" ON CENTER OR 3-3/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
 3. BW DENOTES BEARING WALLS CONSISTING OF 2x6@16"OC. SEE FRAMING NOTES FOR HORIZ. BRACING.
 4. INDICATES SIMPSON STRONG-TIE TYPE HANGER REQUIRED AT BEAM CONNECTION. ALL SIMPSON HANGERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH THE MAXIMUM FASTENER SIZE AND QUANTITY.
 5. INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL BELOW THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
 6. INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL ABOVE THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL FRAMING AS REQUIRED TO ACCOMMODATE "PAIR" HOLDOWNS.



THIRD FLOOR FRAMING
SCALE: 1/4"=1'-0"

- NOTES:
1. ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE ON PLAN.
 2. BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2"Ø BOLTS AT 16" ON CENTER OR 3-3/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
 3. BW DENOTES BEARING WALLS CONSISTING OF 2x6@16"OC. SEE FRAMING NOTES FOR HORIZ. BRACING.
 4. INDICATES SIMPSON STRONG-TIE TYPE HANGER REQUIRED AT BEAM CONNECTION. ALL SIMPSON HANGERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH THE MAXIMUM FASTENER SIZE AND QUANTITY.
 5. INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL BELOW THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
 6. INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL ABOVE THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL FRAMING AS REQUIRED TO ACCOMMODATE "PAIR" HOLDOWNS.



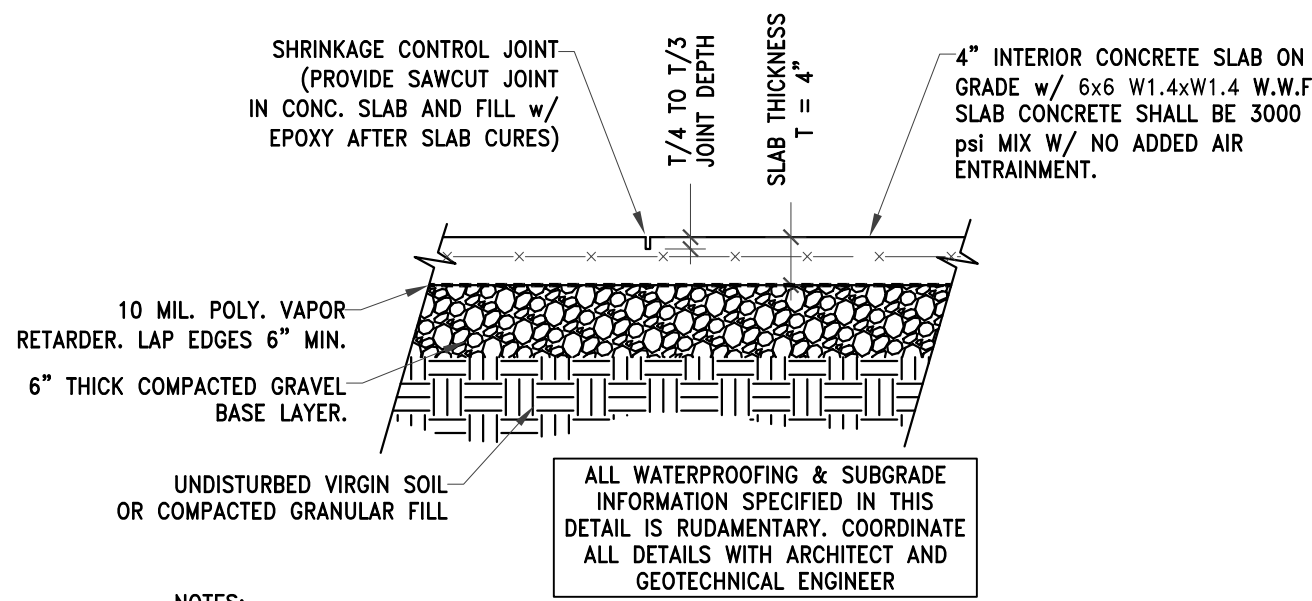
1004-1006 Broadway Residences
Somerville, MA

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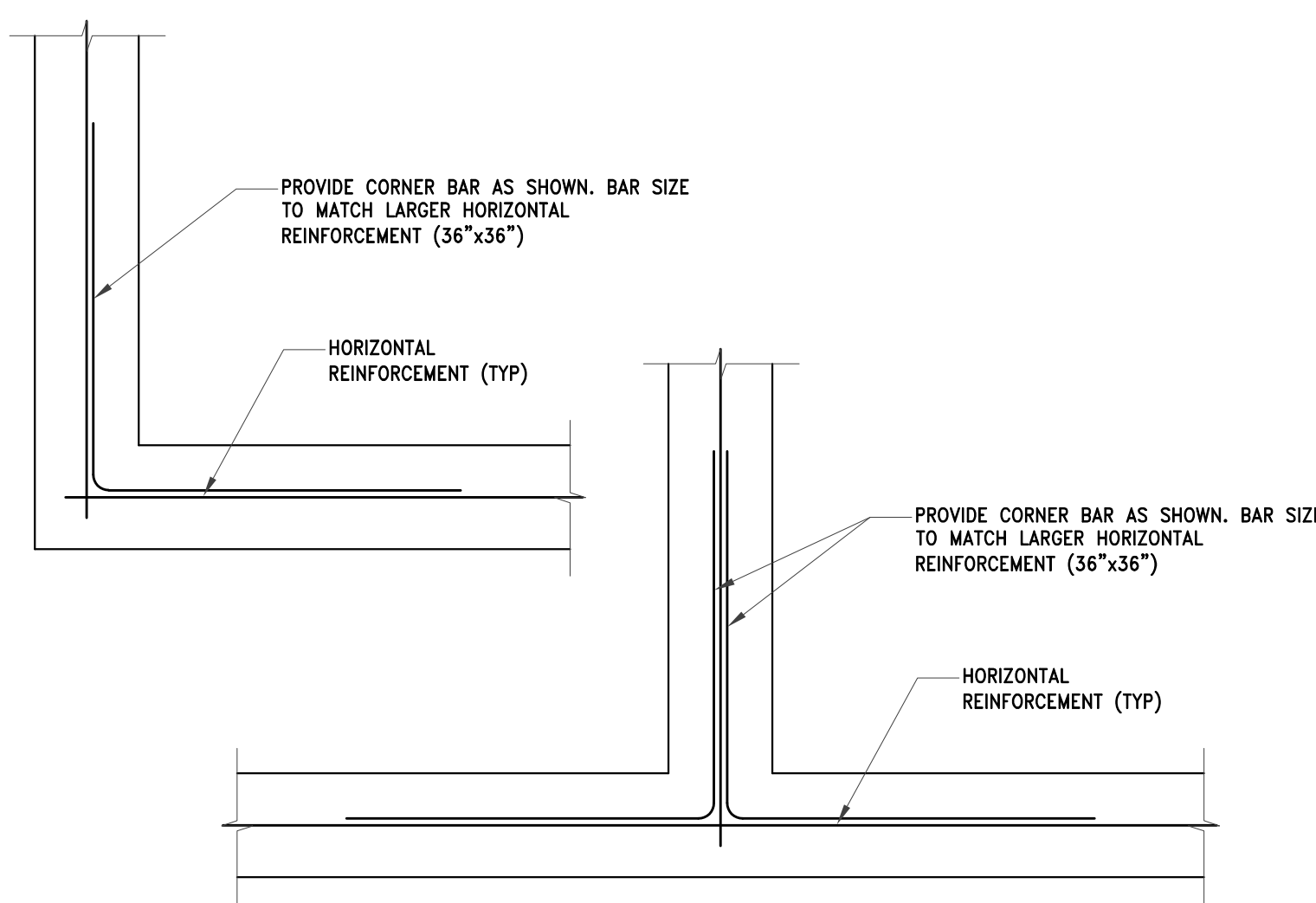
Date : 15 APRIL, 2025

DRAWING SCALES
SHOWN ARE BASED ON
AN 24x36 SIZE DRAWING

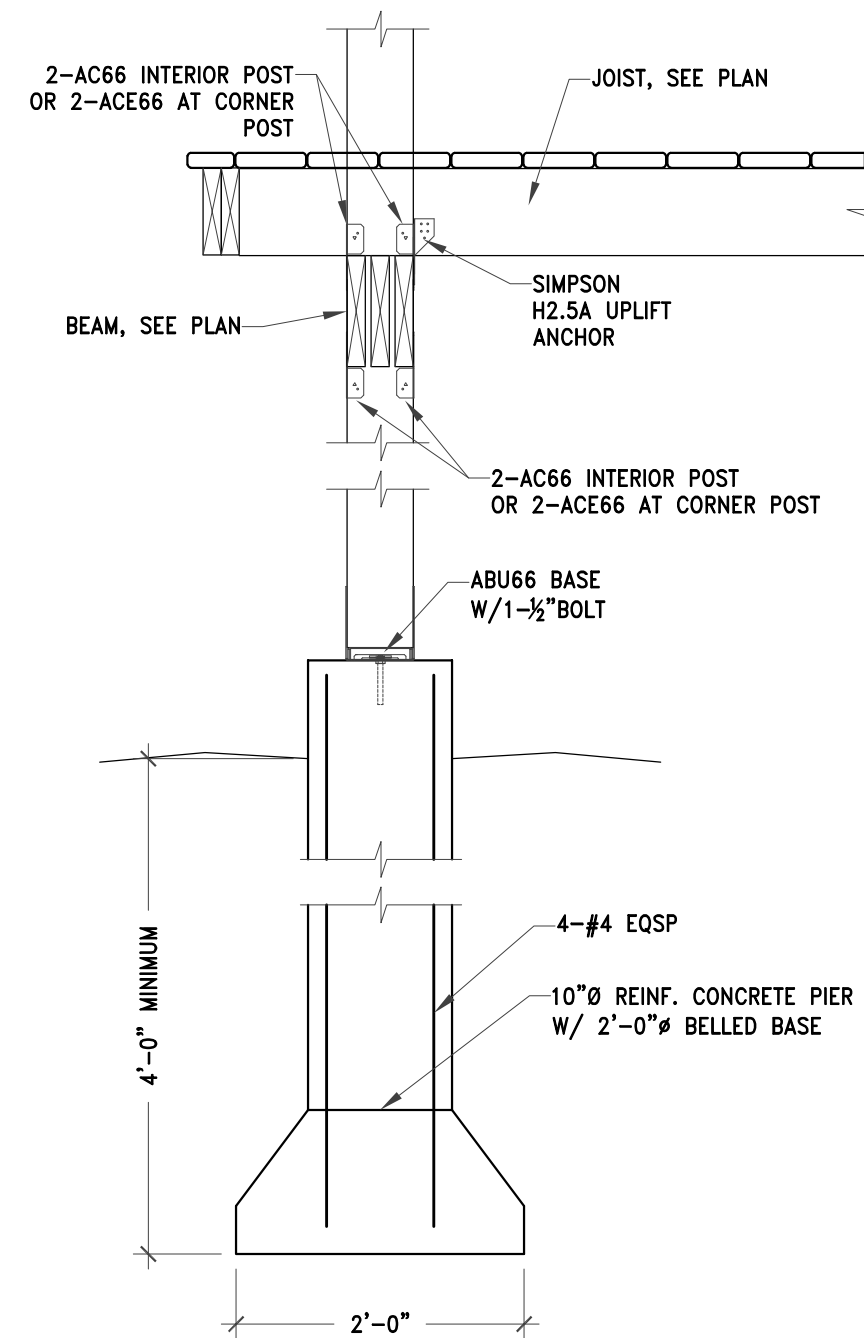


- NOTES:
- SAWCUT SHRINKAGE CONTROL JOINTS SHALL BE PROVIDED WITHIN 12 HRS. OF SLAB PLACEMENT, AS SOON AS CONCRETE IS CAPABLE OF SUPPORTING SAWCUTTING EQUIPMENT.
 - LOCATE SHRINKAGE CONTROL JOINTS AS INDICATED ON SLAB PLAN, OR AT MAXIMUM SPACING OF 20 FT. O.C. IF NOT INDICATED ON PLANS, RESULTING SHAPE SHALL NOT BE GREATER THAN 400 S.F. NOR EXCEED A 1:5 - 1 LENGTH TO WIDTH RATIO.
 - OPTIONALLY, THE SHRINKAGE CONTROL MAY SUBSTITUTE PRE-FABRICATED PLASTIC STRIPS INSTEAD OF SAWCUTTING. SUBMIT CATALOG CUTS FOR APPROVAL PRIOR TO USING.
 - INSTALLATION OF ALL NON-STRUCTURAL CONCRETE SLABS-ON-GRADE SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST ADDITIONS OF BOTH ACI-302 AND ACI-308.
 - COORDINATE ALL HEATING AND INSULATION DETAILS, SLAB FINISHES AND COATINGS, AND SLAB PITCH WITH ARCHITECTURAL DRAWINGS
 - PROVIDE #4 x 48" LONG BARS IN SLAB AT ALL INTERIOR CORNERS

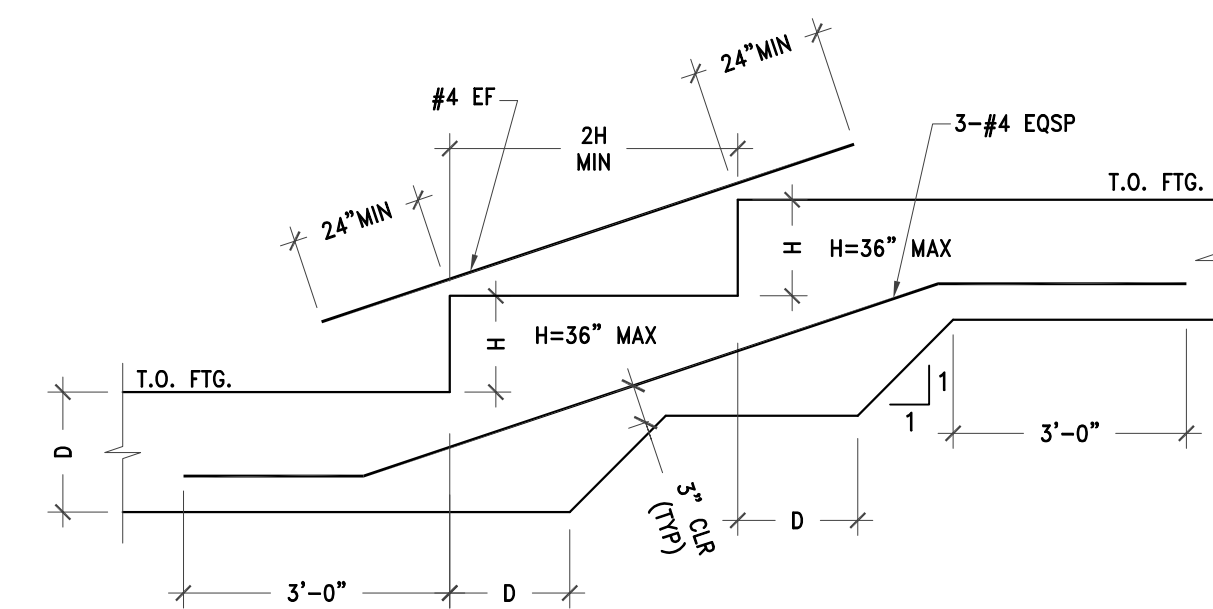
1 TYP. INTERIOR SLAB ON GRADE DETAIL
SCALE: NONE



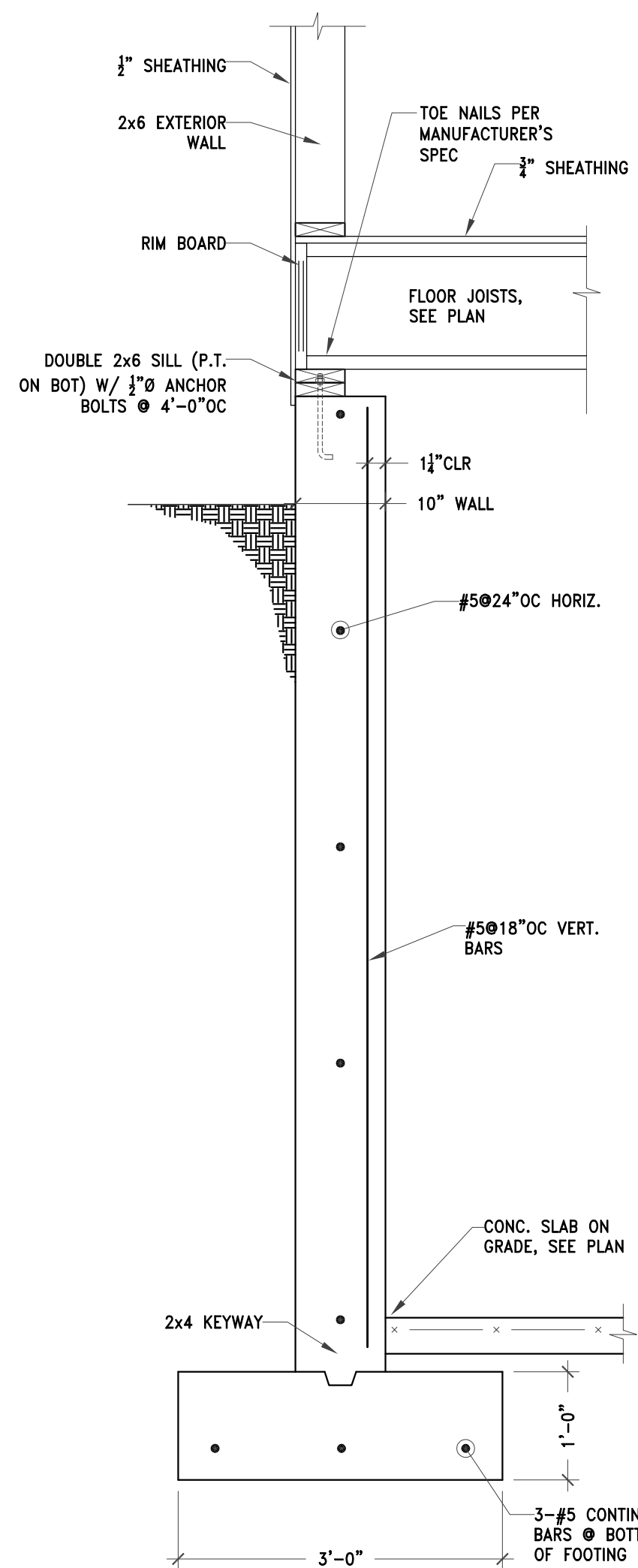
2 TYPICAL HORIZONTAL WALL REINF.
SCALE: NONE



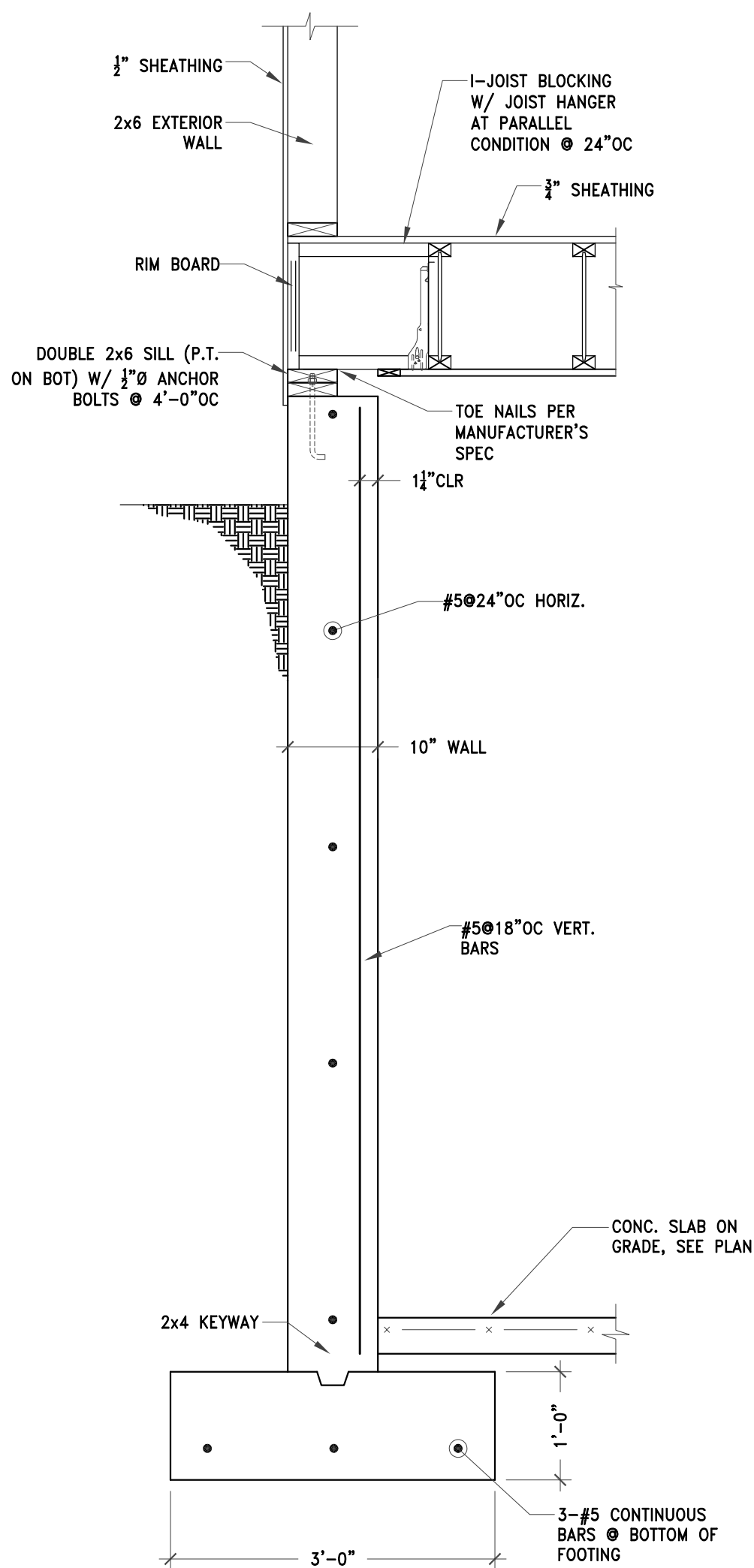
3 PORCH DETAIL
SCALE: 3/4"=1'-0"



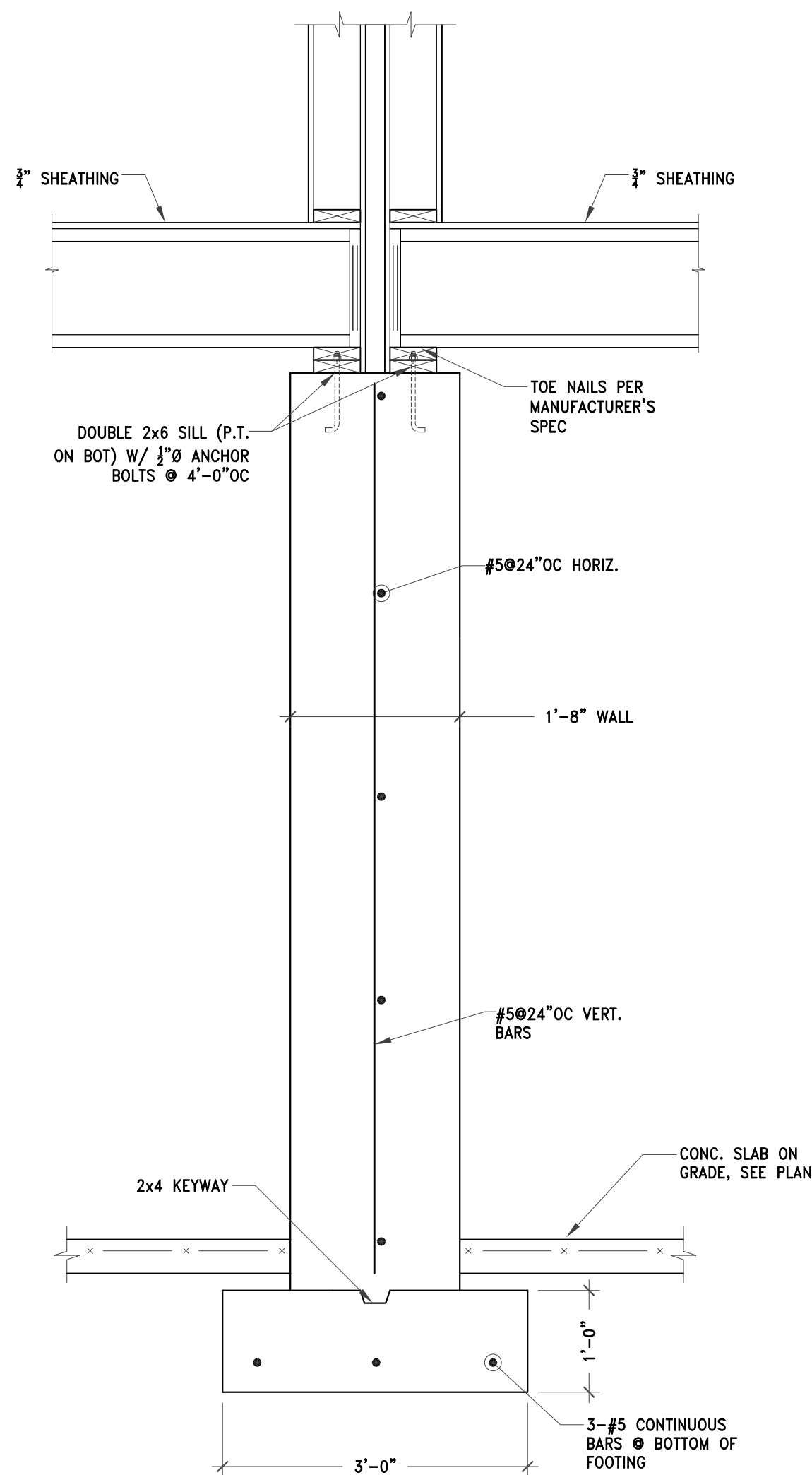
4 TYPICAL STEP FTG DETAIL
SCALE: 3/4"=1'-0"



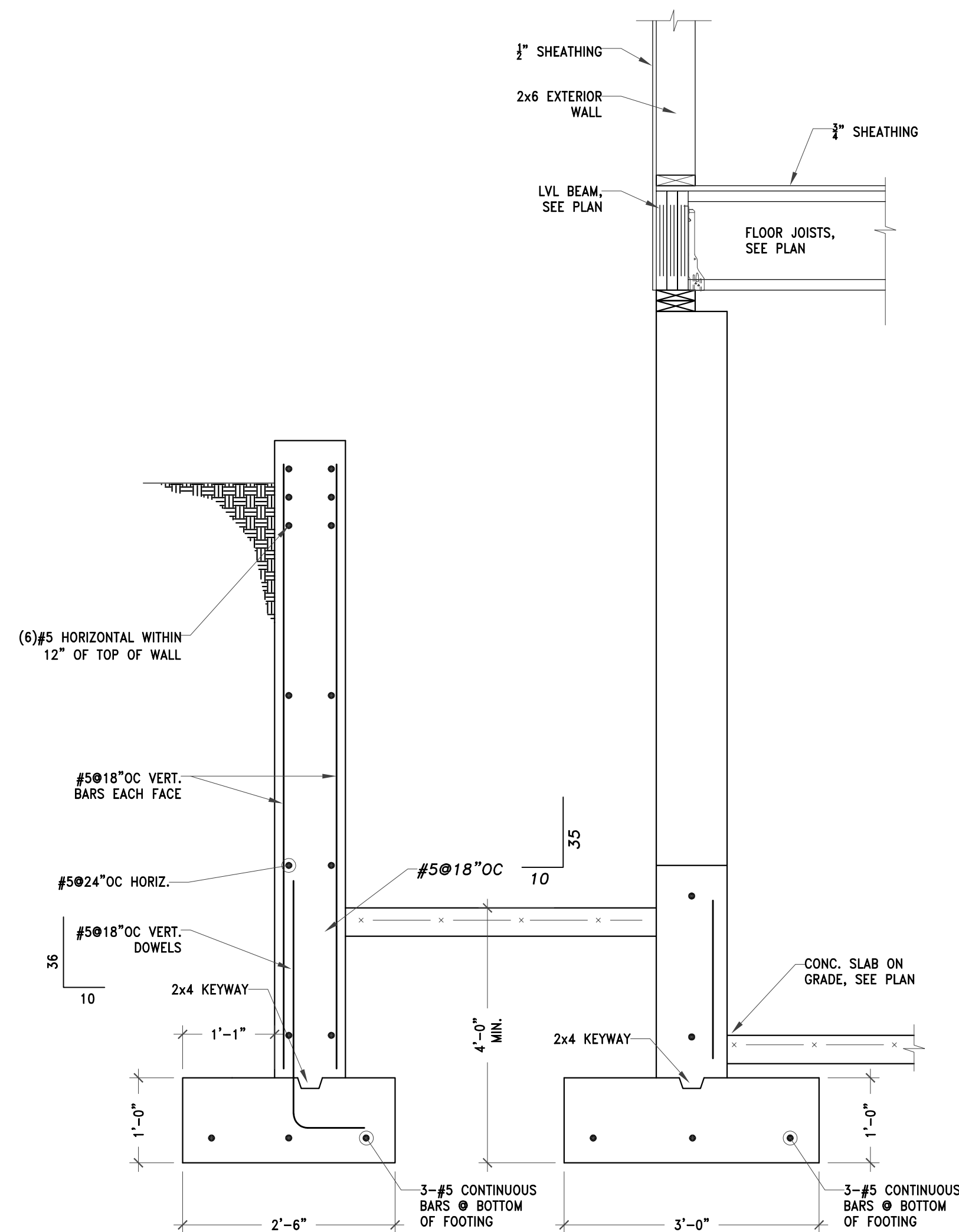
5 FOUNDATION DETAIL
SCALE: 3/4"=1'-0"



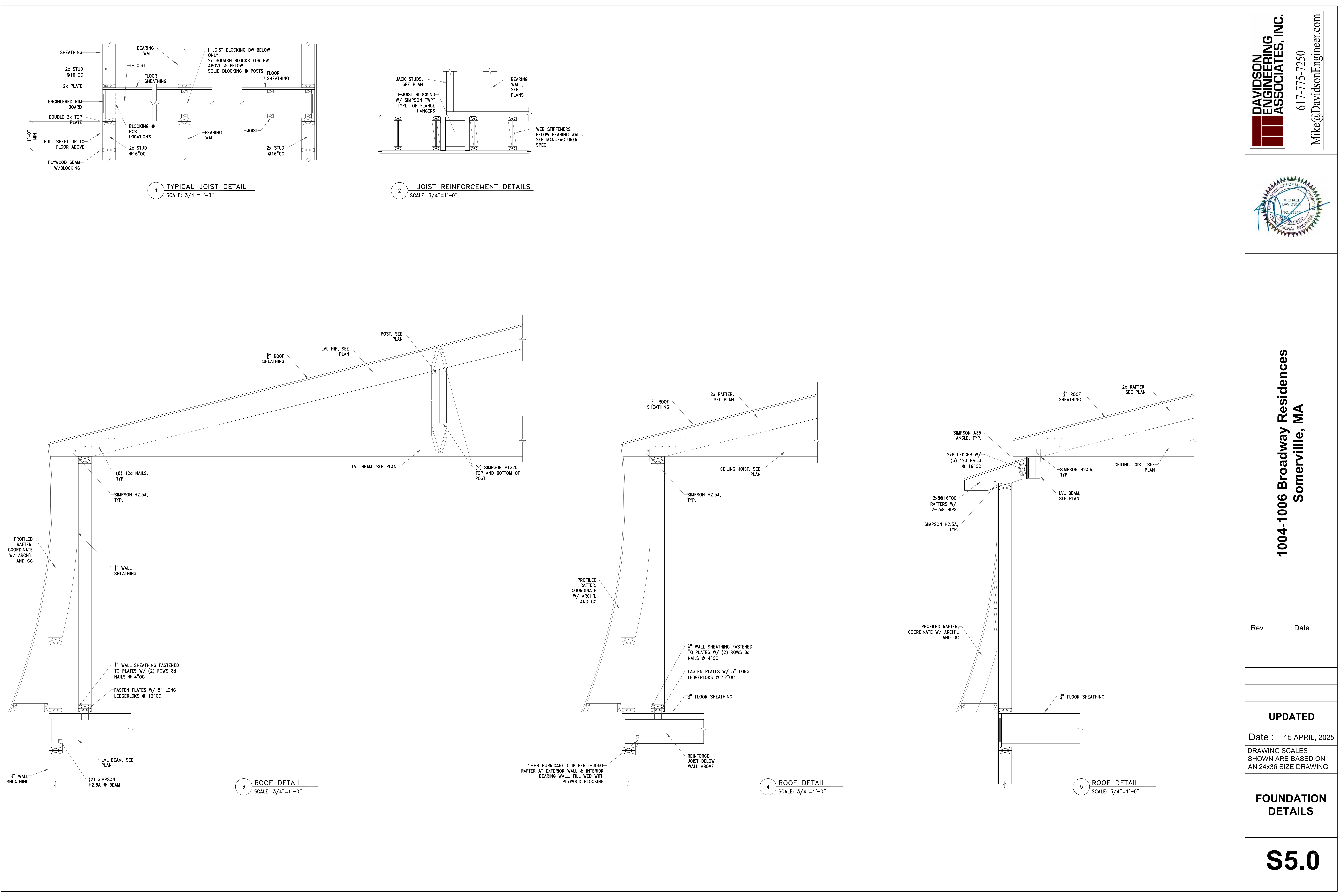
6 FOUNDATION DETAIL
SCALE: 3/4"=1'-0"



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



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



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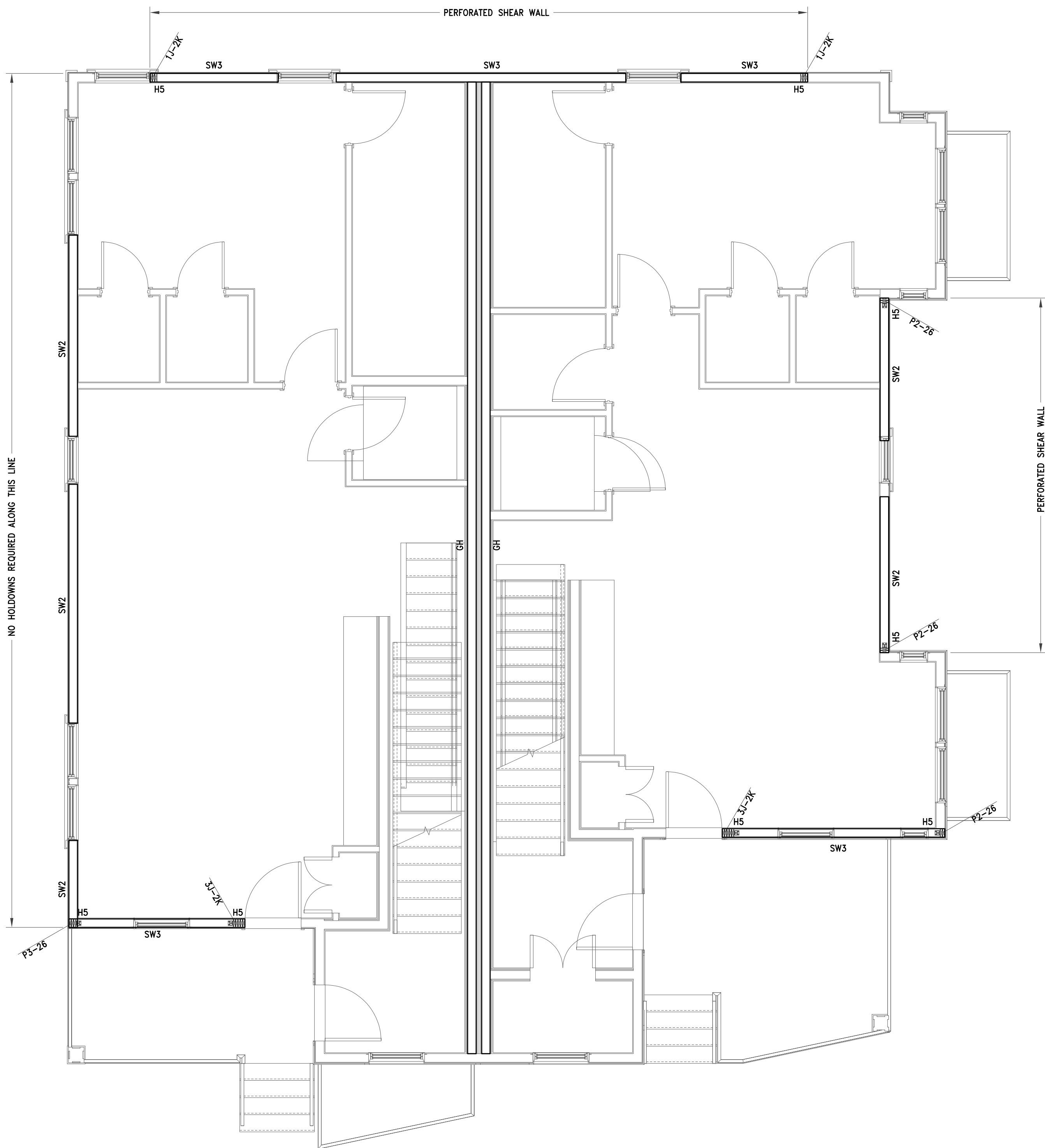
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Date : 15 APRIL, 2025

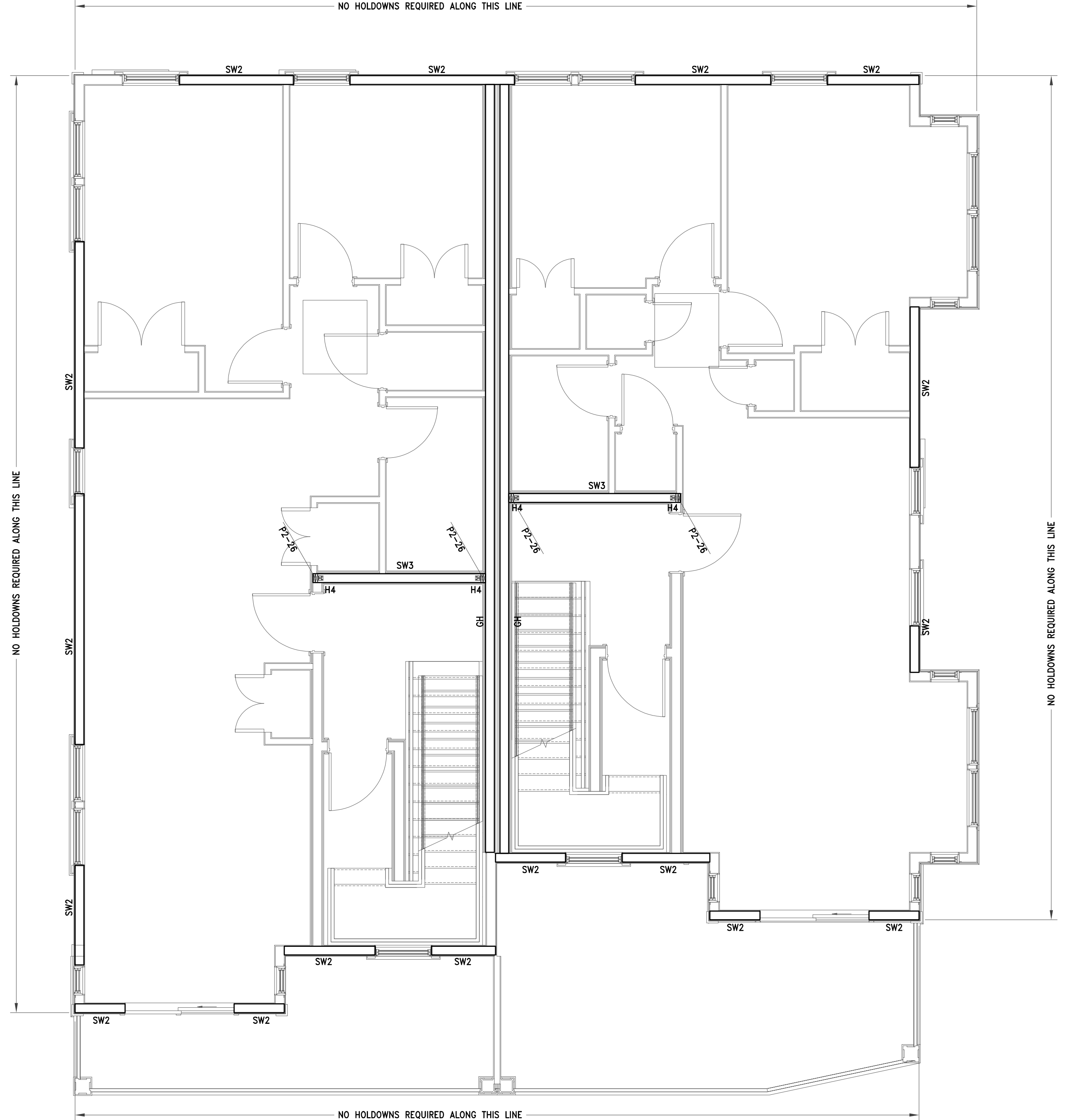
DRAWING SCALES
SHOWN ARE BASED ON
AN 24x36 SIZE DRAWING

FOUNDATION
DETAILS

S5.0



FIRST FLOOR SHEAR WALLS
SCALE: 1/4"=1'-0"



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

LATERAL FRAMING NOTES:

- THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE.
- FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
- REFER TO PLANS AND SECTIONS FOR STUD SIZES, STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
- CARE SHOULD BE TAKEN TO ADJUST NAIL GUN PRESSURE SO AS TO NOT OVER DRIVE NAILS INTO PLYWOOD. NAIL HEADS SHOULD BE FLUSH WITH PLYWOOD FACE. OVER DRIVING NAILS GREATLY REDUCES THE EFFECTIVENESS OF THE SHEARWALL.
- FOR FRAMING SIZES REFER TO FRAMING PLANS.

SHEARWALL SCHEDULE

SHEARWALL ID TAG	PLYWOOD	WALL STUDS ● PANEL EDGES	BLOCKING ● EDGES?	NAILING ● PANEL EDGES
GH	GYP FASTENING (PANEL EDGES MUST BE BLOCKED) FUNCTIONS SUFFICIENTLY AS HOLDOWN			
PH	PLYWOOD FASTENING FUNCTIONS SUFFICIENTLY AS HOLDOWN			
SW1	SINGLE SIDE	SINGLE 2x	UNBLOCKED	8d ● 6" O.C.
SW2	SINGLE SIDE	SINGLE 2x	BLOCKED	8d ● 6" O.C.
SW3	SINGLE SIDE	SINGLE 2x	BLOCKED	8d ● 4" O.C.
SW4	SINGLE SIDE	SINGLE 2x	BLOCKED	8d ● 3" O.C.
SW5	SINGLE SIDE	DOUBLE 2x	BLOCKED	8d ● 2" O.C.
SW6	BOTH SIDES	DOUBLE 2x	BLOCKED	8d ● 3" O.C.
SW7	BOTH SIDES	DOUBLE 2x	BLOCKED	8d ● 2" O.C.

SHEARWALL NOTES:

- ALL SHEARWALLS ASSUMED TO HAVE 1/2" GYPSUM BOARD (DRYWALL) FASTENED TO STUDS W/ #6 SCREWS AT 8"OC EDGE & 12"OC FIELD

HOLDOWN SCHEDULE

HOLDOWN ID TAG ON PLAN	SIMPSON MODEL #	HOLDOWN FASTENED TO:	FASTENERS TO FRAMING	THREADED ROD DIAMETER	THREADED ROD EMBED. INTO CONC
H2	HDU2-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC40	2-SPF WALL STUD	28-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM	5/8" DIA.	8"
H4	HDU4-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC52	2-SPF WALL STUD	44-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM	5/8" DIA.	8"
H5	HDU5-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC52	2-SPF WALL STUD	48-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM	5/8" DIA.	8"
H8	HDU8-SDS2.5	3-SPF WALL STUD	SDS SCREWS	7/8" DIA.	12"
STRAP OPT	MST72	3-SPF WALL STUD	68-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM	7/8" DIA.	12"
H8-DF	HDU8-SDS2.5	3-DF/SP WALL STUD	SDS SCREWS	7/8" DIA.	12"
H11	HDU11-SDS2.5	6x6 DF POST	SDS SCREWS	1" DIA.	12"
H14	HDU14-SDS2.5	6x6 DF POST	SDS SCREWS	1" DIA.	16" **
ST1	CS-20x42" LONG	2-SPF WALL STUD	18-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM	1" DIA.	16" **

HOLDOWN NOTES:

- STRAP OPTION MAY BE USED IN LIEU OF HOLDOWN AT UPPER FLOOR LEVELS
- ALL THREADED ROD HOLDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH SIMPSON AT-XP HIGH STRENGTH EPOXY SYSTEM INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- ALL MULTI-PLY WALL STUDS FASTENED TO HOLDOWNS SHALL BE GANGED TOGETHER IN ACCORDANCE WITH BUILDING CODE AND GENERAL NOTES.
- ** - HDU14 REQUIRES HEAVY-HEX NUT
- "PAIR" - INDICATES ONE HOLDOWN ABOVE FLOOR SYSTEM CONNECTED TO A SECOND HOLDOWN BELOW THE FLOOR SYSTEM
- = - INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL BELOW THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
- HD-A - INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL ABOVE THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL FRAMING AS REQUIRED TO ACCOMMODATE "PAIR" HOLDOWNS.

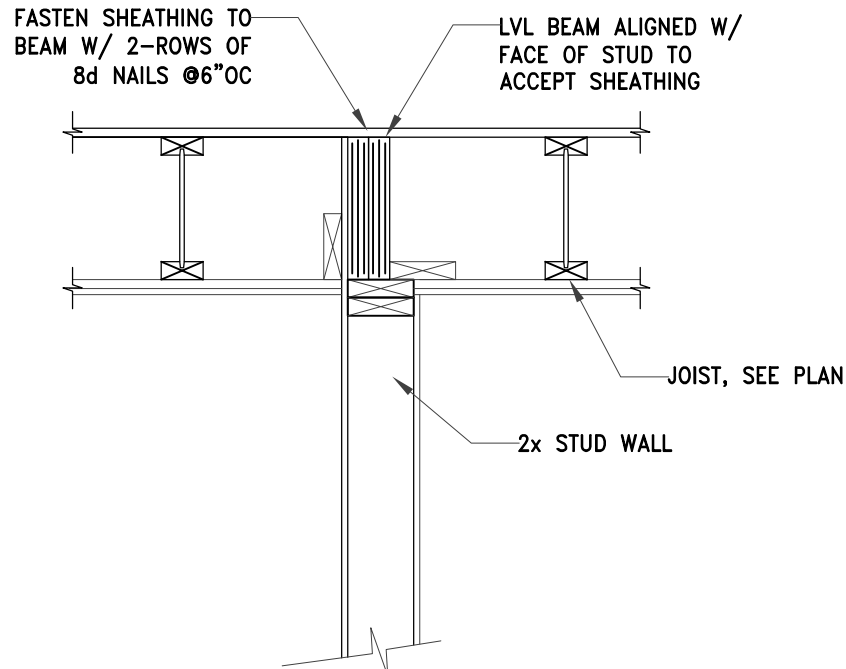
LEGEND

- BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
DF/SP = DOUG FIR/So. PINE
- (N) POST ABOVE FRAMING LEVEL
POST BELOW FRAMING LEVEL
- NUMBER OF STUDS IF APPLICABLE
P3-26
SIZE OF STUD OR DIMENSION OF SOLID POST
TYPE OF POST: P-POST, J-JACK, K-KING
PSI-PARALLAM POST, LC-LALLY COLUMN, HSS-HOLLOW STRUCTURAL SECTION

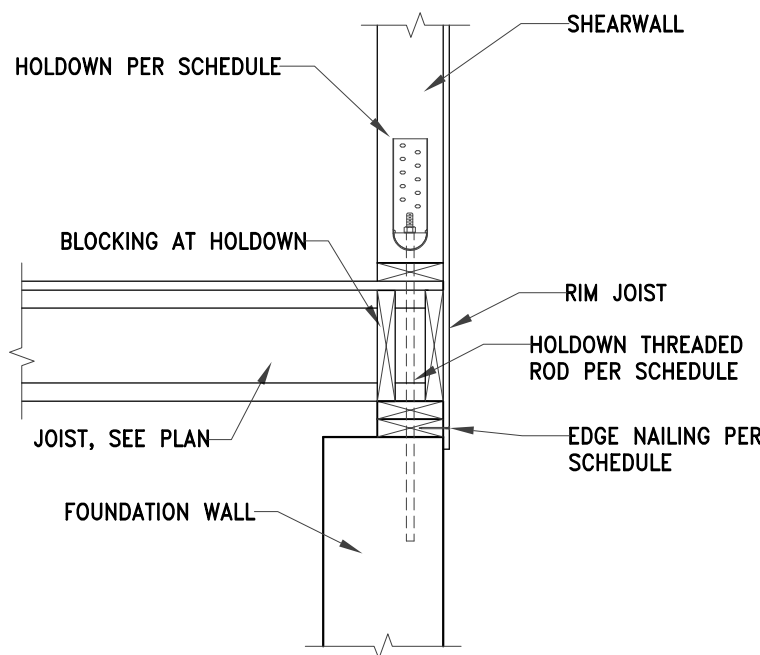


FRAMER NOTE:
PROVIDE AND INSTALL HORIZONTAL 4'x8' PLYWOOD PANEL CENTERED ON THE RIM JOIST. THIS PLYWOOD TIE PANEL SHALL BE FASTENED TO THE BOTTOM OF ALL UPPER FLOOR STUDS WITH 8d NAILS @ 6" O.C. (3 NAILS PER STUD). PLYWOOD PANEL SHALL BE FASTENED TO THE CONTINUOUS RIM JOIST WITH (2) ROWS OF 10d NAILS @ 6" O.C. THIS PLYWOOD TIE PANEL SHALL BE FASTENED TO TOP OF ALL LOWER FLOOR STUDS WITH 8d NAILS @ 6" O.C. (3 NAILS PER STUD). ALL SOLE PLATES AND TOP PLATES SHALL BE NAILED WITH 8d NAILS @ 6" O.C.
**EXCEPTION:
PLYWOOD PANEL SHALL BE FASTENED TO EVERY FULL HEIGHT KING STUD AND JACK STUD AT ALL WINDOW AND DOOR LOCATIONS WITH 5-8d NAILS INTO EACH KING AND JACK

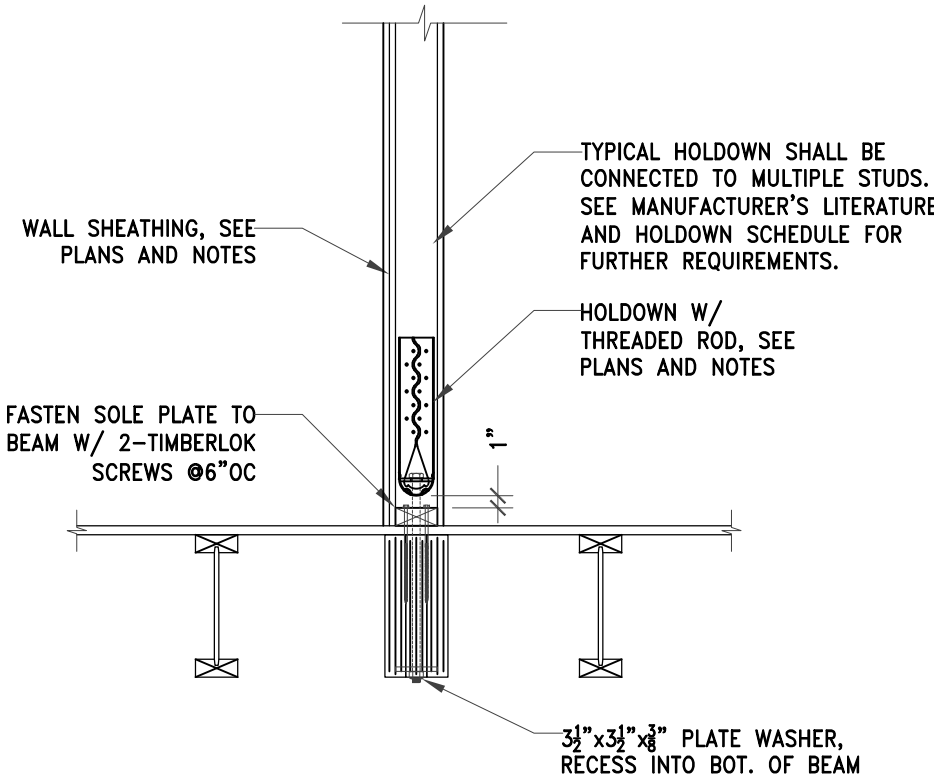
1 PLYWOOD TIE PANEL DETAIL ACROSS FLOOR LEVELS
SCALE: 3/4"=1'-0"



2 INTERIOR SHEARWALL CONN TO BEAM ABOVE
SCALE: 3/4"=1'-0"



3 HOLDOWN CONNECTION TO FDN
SCALE: 3/4"=1'-0"



4 TYPICAL INTERIOR SHEARWALL HOLDOWN @ BEAM
SCALE: 3/4"=1'-0"

Rev:	Date:

UPDATED

Date : 15 APRIL, 2025

DRAWING SCALES
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SHEAR WALLS
DETAILS

S6.1