

ARCHITECTURAL DRAWING LIST		
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SKA-01	HVAC SKETCH	10/07/24
SKA-02	FOUNDATION LAYOUT	11/15/24
O-Cover		
A-000	COVER SHEET	04/26/2024
1-Civil		
C-1	PROPOSED PLOT PLAN	04/25/2024
C-2	CIVIL PLAN	04/25/2024
C-3	DETAILS	04/25/2024
C-4	DETAILS	04/25/2024
C-5	DEMOLITION & EROSION CONTROL PLAN	04/25/2024
2-Landscape		
L-1	TREE REMOVAL PLAN	05/07/2025
L-2	SITE LANDSCAPE PLAN	05/07/2025
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A-001	GENERAL NOTES & ABBREVIATIONS	04/26/2024
A-010	CODE REVIEW & EGRESS CALCULATIONS	04/26/2024
A-020	ARCHITECTURAL SITE PLAN/ZONING CHART	04/26/2024
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ARCHITECTURAL DRAWING LIST		
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A-103	THIRD FLOOR & ROOF PLAN	04/26/2024
A-300	ELEVATIONS	04/26/2024
A-301	PERSPECTIVES	04/26/2024
A-400	SECTION	04/26/2024
A-500	SECTION DETAILS	04/26/2024
A-501	SECTION DETAILS	04/26/2024
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A-630	TYPICAL ROOF DETAILS	04/26/2024
A-710	STAIR DETAILS	04/26/2024
A-900	DOOR & WINDOW SCHEDULE	04/26/2024
A-901	DOOR, WINDOW & FINISH FLOOR DETAILS	04/26/2024
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4-Structural		
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52.0	FIRST FLOOR FRAMING	04/10/24
53.0	SECOND FLOOR FRAMING	04/10/24
54.0	THIRD FLOOR FRAMING	04/10/24
55.0	ROOF FRAMING	04/10/24
56.0	FIRST FLOOR SHEAR WALLS	04/10/24
57.0	SECOND FLOOR SHEAR WALLS	04/10/24
57.1	DETAILS	04/10/24



PROJECT: STICKNEY AVENUE RESIDENCES

PROJECT ADDRESS:
15 STICKNEY AVENUE
SOMERVILLE MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
BILL PINO
ADDRESS:
15 STICKNEY AVENUE
SOMERVILLE MA 02145

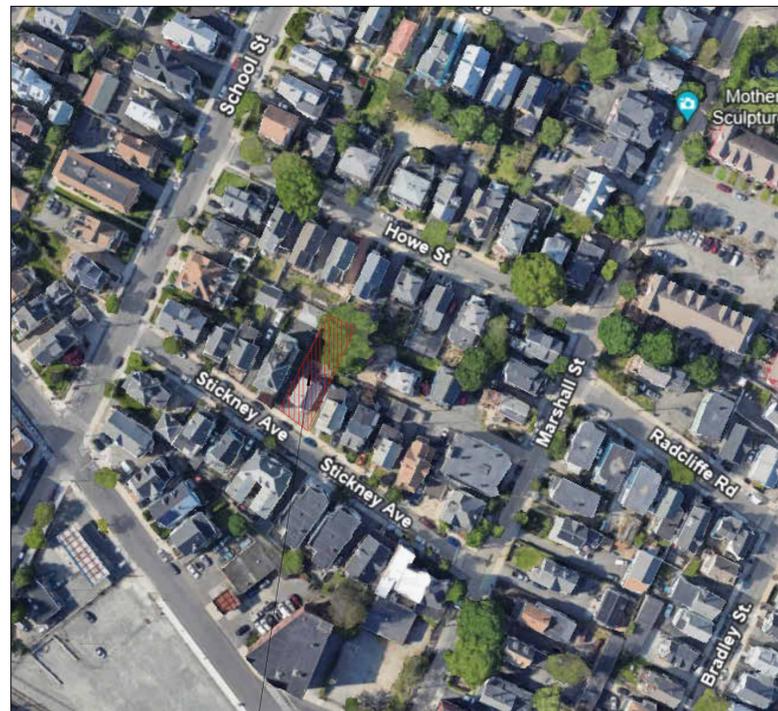
STRUCTURAL
DAVIDSON ENGINEERING
ASSOCIATES, INC.
ADDRESS:
241 MT VERNON STREET
WEST NEWTON, MA 02465

CIVIL
SPRUHAN ENGINEERING, P.C.
ADDRESS:
80 JEWETT STREET, SUITE 2
NEWTON MA 02458

LANDSCAPE ARCHITECT:
MARC MAZZARELLI ASSOCIATES LLC.
LANDSCAPE ARCHITECTURE & PLANNING
ADDRESS:
284 CONCORD AVENUE
CAMBRIDGE MA 02138

UPDATED PERMIT SET
05/07/2025

LOCUS MAP



SITE LOCATION

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
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CONSULTANTS:

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REGISTRATION



Project number	23070
Date	04/26/2024
Drawn by	RR
Checked by	WC
Scale	

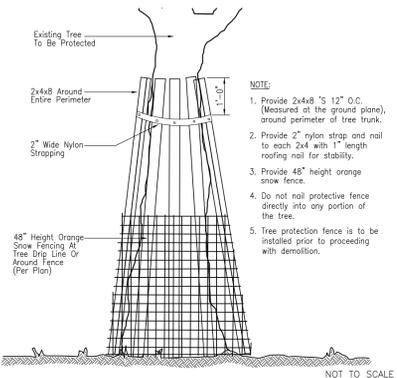
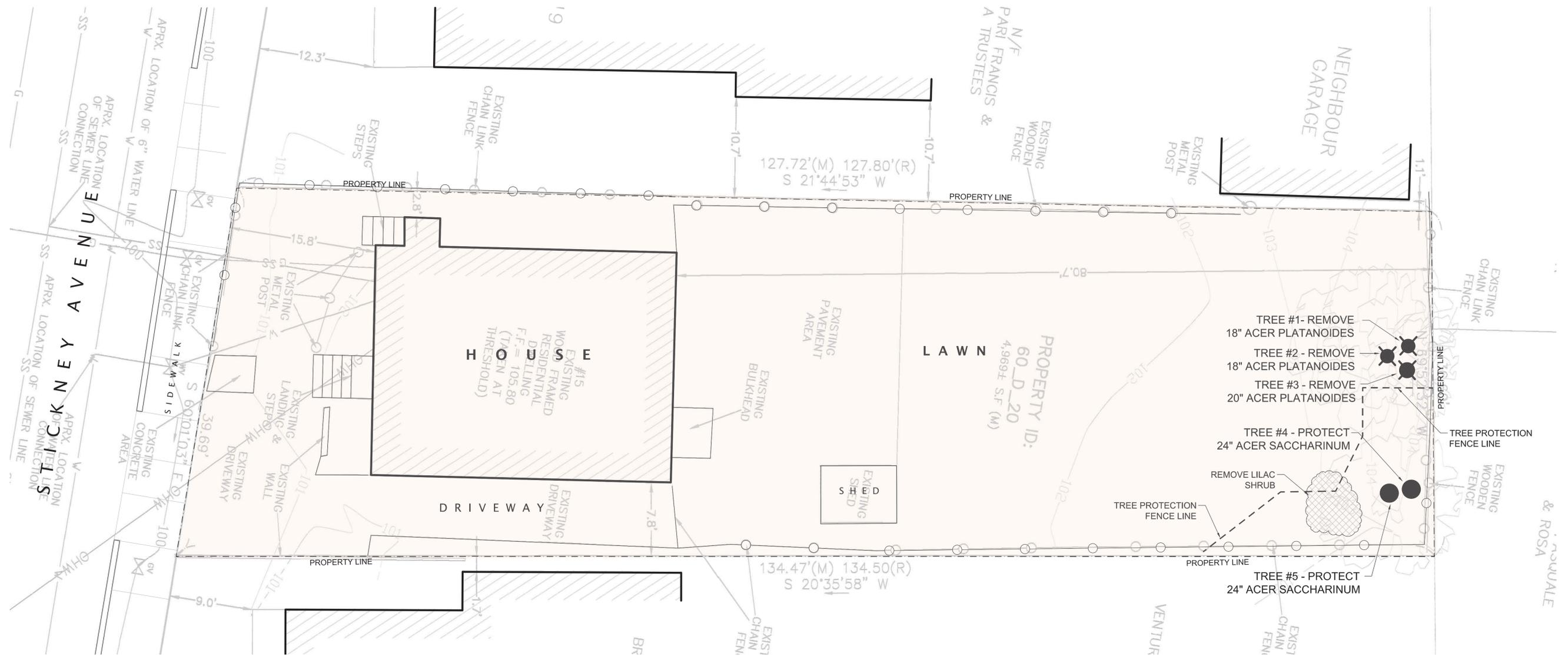
REVISIONS

No.	Description	Date

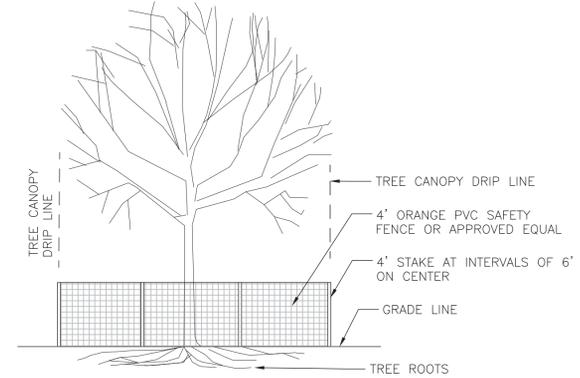
COVER SHEET

A-000

15 STICKNEY AVENUE



Tree Protection Detail



Tree Root Zone Protection Fence

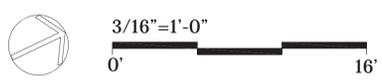
Tree Removal Schedule

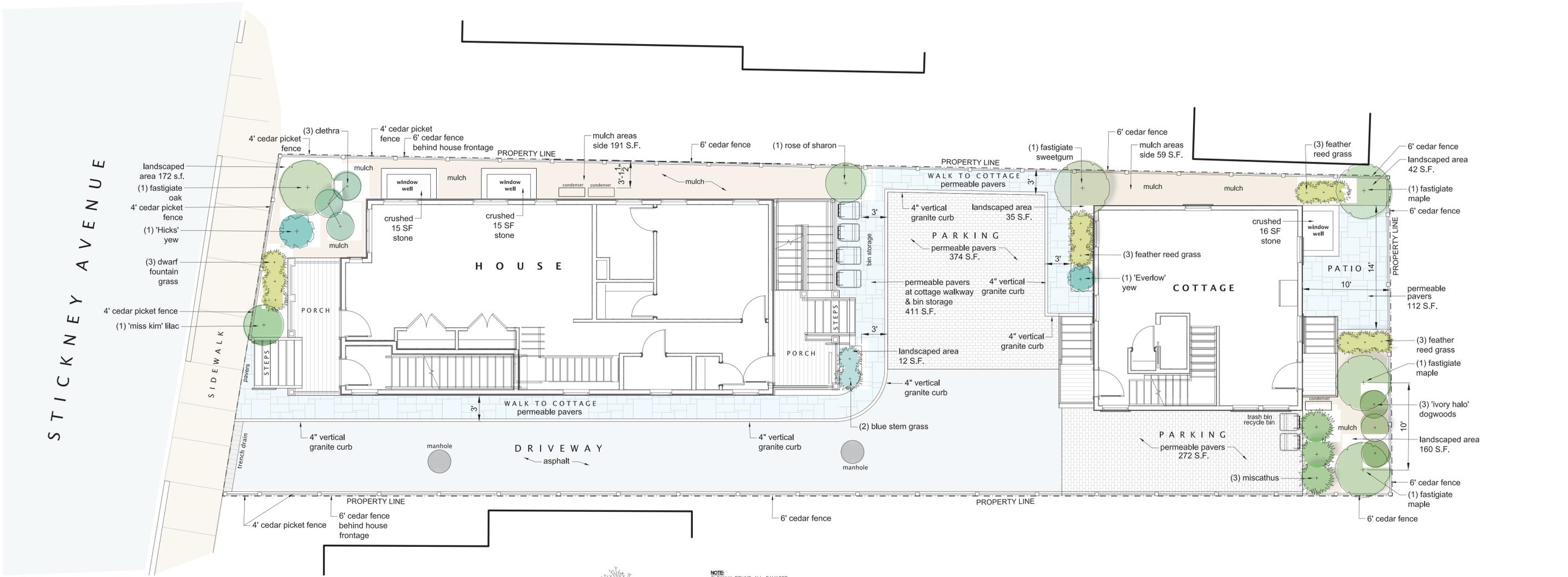
Tree #	Botanical Name	Common Name	DBH
1	Acer platanoides	Norway Maple	18" caliper
2	Acer platanoides	Norway Maple	18" caliper
3	Acer platanoides	Norway Maple	20" caliper

Total DBH for Mitigation = 0" caliper inches

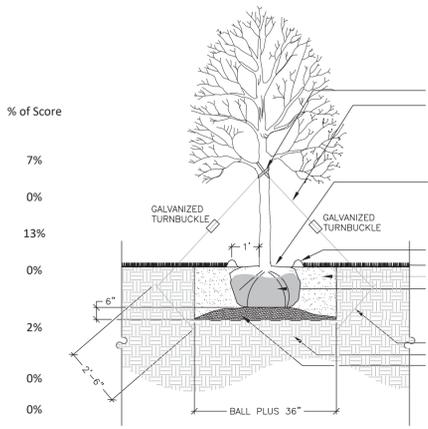


TREES #1, #2 & #3
Acer platanoides to be removed
at rear fence line

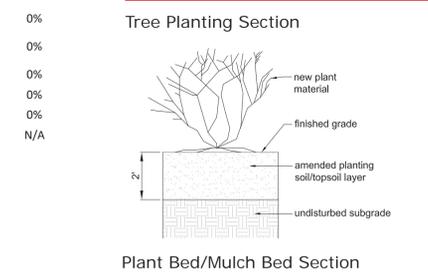




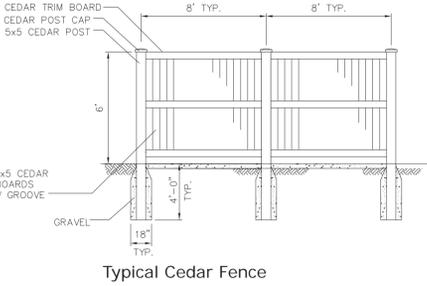
Somerville Green Score					
DIRECTIONS:					
1. Enter the Lot Area in square feet to the right >>>					
2. Enter the area in square feet or the number of landscape elements					
	Area or Number	Sq Ft Credit	Multiplier	Weighted Area	Score Value
Soils					
Landscape area with a soil depth less than 24 inches (enter square feet)	421	actual sq ft	0.3	126.3	0.025
Landscape area with a soil depth equal to or greater than 24 inches (enter square feet)	0	actual sq ft	0.6	0	0.000
Pervious Paving with 6 to 24 inches of subsurface soil or gravel (enter square feet)	1,169	actual sq ft	0.2	233.8	0.047
Pervious Paving with more than 24 inches of subsurface soil or gravel (enter square feet)		actual sq ft	0.5	0	0.000
Groundcovers					
Turf grass, mulch, and inorganic surfacing materials (enter square feet)	323	actual sq ft	0.1	32.3	0.007
Plants					
Vegetation less than two (2) feet tall at maturity	0	actual sq ft	0.2	0	0.000
Vegetation at least two (2) feet tall at maturity (enter number of individual plants)	0	12	0.3	0	0.000
Trees					
Small Tree (enter number of trees)	0	50	0.7	0	0.000
Large Tree (enter number of trees)	5	450	0.6	1350	0.272
Preserved Tree (enter DBH)	0	65	0.8	0	0.000
Engineered Landscape					
Vegetated Wall (enter square feet)	0	actual sq ft	0.1	0	0.000
Rain gardens, bioswales, and stormwater planters (enter square feet)	0	actual sq ft	1.0	0	0.000
Green Roof with up to 6" of growth medium (enter square feet)	0	actual sq ft	0.1	0	0.000
Green Roof with 6"-10" of growth medium (enter square feet)	0	actual sq ft	0.4	0	0.000
Green Roof of 10"-24" growth medium (enter square feet)	0	actual sq ft	0.6	0	0.000
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees			
Green Score =					0.351



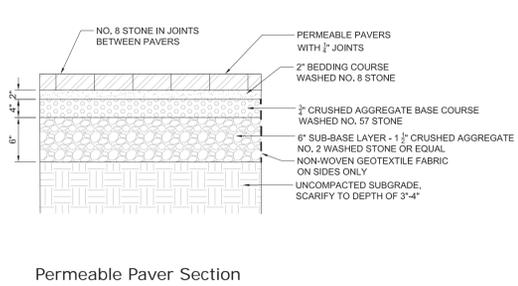
NOTE: Measure the height of the root ball and subtract 2 inches from this. Dig your planting hole to this depth. DO NOT go deeper than this measurement, as a hole too deep will bury the root flare and prevent your tree from taking root and growing successfully. Dig your hole 2-5 times wider than the size of the root ball as well to allow roots to spread once planted.



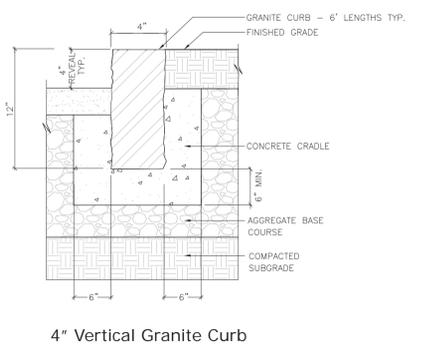
NOTE: CLEARLY PRUNE ALL DAMAGED BRANCHES. TREE SHALL HAVE STRAIGHT TRUNKS AND BE PLUMB AFTER SETTLEMENT.



Typical Cedar Fence



Permeable Paver Section

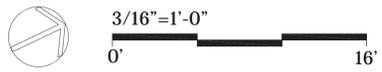


4" Vertical Granite Curb

Plant List

NEW PLANTS

Quantity	Botanical Name	Common Name	Size	Notes
3	Acer rubrum 'Armstrong'	Armstrong Maple	10' HT. Min.	LARGE TREE B&B, Grows more than 30' + tall
9	Calamagrostis x 'Karl Foerster'	Feather Reed Grass	3 Gallon	Not factored into Green Score
3	Cornus x 'Ivory Halo'	Ivory Halo Dogwood	5 Gallon	Not factored into Green Score
3	Clethra x 'Ruby Spice'	Sweet Pepperbush	5 Gallon	Not factored into Green Score
1	Hibiscus syriacus - Pink	Pink Rose of Sharon	7 Gallon	Not factored into Green Score
1	Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweetgum	10' HT. MIN.	LARGE TREE B&B, Grows more than 30' + tall
3	Miscanthus sinensis	Miscanthus Grass	3 Gallon	Not factored into Green Score
1	Quercus robur fastigiata	Fastigate Oak	10' HT. Min.	LARGE TREE B&B, Grows more than 30' + tall
3	Pennisetum x 'Red Head'	Red Head Fountain Grass	3 Gallon	Not factored into Green Score
2	Schizachyrium scoparium	Little Blue Stem Grass	1 Gallon	Not factored into Green Score
1	Syringa x 'Miss Kim'	Miss Kim Lilac	5 Gallon	Not factored into Green Score
1	Taxus x 'Everlow'	Everlow Yew	24"-30" Spread	Not factored into Green Score
1	Taxus x 'Hicksii'	Hicks Yew	4'-5' HT.	B&B, grows more than 2' + tall



ARCHITECTURAL ABBREVIATIONS

& AND	C	E	F	J	N	R	S	W	
A	CD COILING DOOR CG COILING GRILLE CL CENTER LINE CLG CLASS CLC CEILING CLR CLEAR CM CONSTRUCTION MANAGER AD AREA DRAIN ADD ADDENDUM ADDL ADDITIONAL ADJ ADJUSTABLE ADJ ADJACENT ADMIN ADMINISTRATION AFF ABOVE FINISH FLOOR AHU AIR HANDLING UNIT ALT ALTERNATE ALUM ALUMINUM ANUN ANNUNCIATOR AP ACCESS PANEL APC ARCHITECTURAL PRECAST APROX APPROXIMATE ARCH ARCHITECTURAL AUTO AUTOMATIC AWT ACOUSTICAL WALL TREATMENT	COILING DOOR COILING GRILLE CENTER LINE CLASS CEILING CLEAR CONSTRUCTION MANAGER CONCRETE MASONRY UNIT CLEANOUT CASED OPENING COLUMN COMBINATION/ED CONC CONCRETE CONF CONFERENCE CONNECT/ED-ION CONN CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR COORD COORDINATE CORR CORRIDOR CPT CARPET CT CERAMIC CTR CENTER CTSK COUNTERSUNK DUH CABINET UNIT HEATER CURTAIN WALL CW COLD WATER CYL CYLINDER	EJT EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMERG EMERGENCY ENCL ENCLOSURE ENTR ENTRANCE EQ ELECTRICAL OUTLET EP EXPLOSION PROOF EQU EQUIPMENT EQUIP EQUIPMENT ES END SECTION EWC ELECTRIC WATER COOLER EXA EXHAUST AIR EXC EXCAVATE/ED-ION EXH EXHAUST HOOD EXIST EXISTING EXP EXPANSION EXT EXTERIOR EJ EXISTING ELEC ELEVATOR ELEV ELEVATOR EMERG EMERGENCY ENCL ENCLOSURE ENTR ENTRANCE EQ ELECTRICAL OUTLET EP EXPLOSION PROOF EQU EQUIPMENT EQUIP EQUIPMENT ES END SECTION EWC ELECTRIC WATER COOLER EXA EXHAUST AIR EXC EXCAVATE/ED-ION EXH EXHAUST HOOD EXIST EXISTING EXP EXPANSION EXT EXTERIOR	FRMG FRAMING FS FULL SIZE FS FLOOR SINK FSTOP FIRESTOPPING FT FOOT/FEET FTG FOOTING FTR FIN TUBE RADIATION FURR FURRING FUT FUTURE	JAN JANITOR JB JOINT BOX JST JOIST JT JOINT	NA NOT APPLICABLE NIC NOT IN CONTRACT NR NUMBER NOM NOMINAL NRC NOISE REDUCTION COEFFICIENT NT NOTE NTS NOT TO SCALE	R RADIUS R RISER RA RETURN AIR RAD RADIATION RB RESILIENT BASE RD ROOF DRAIN RELOCATE EXISTING REC RECESSED REF REFERENCE REFR REFRIGERATOR REG REGISTER REINF REINFORCE/ED-IING REM REMOVE REQ REQUIRED RET RETAINING REV REVERSE REVISE REVISION RF RESILIENT FLOOR RH ROOF HATCH RM ROOM RO ROUGH OPENING RS ROUGH SLAB RWC RAIN WATER CONDUCTOR	STS STEEL STRUCTURE SUPV SUPERVISOR SUSP SUSPENDED SW SWITCH SWD SWIFTWOOD SYM SYMMETRICAL	W WIDTH/WIDE WF WITH WO WITHOUT WC WATER CLOSET WD WALL COVERING WD WINDOW WDW WINDOW WG WALL GUARD WH WALL HYDRANT WHCH WHEELCHAIR WHTR WATER HEATER WP WATERPROOF WR WASTE RECEPTACLE WS WEATHERSTRIP WSCOT WAINSCOT WT WINDOW TREATMENT WT WEIGHT WW WOOD WINDOW WWF WELDED WIRE FABRIC
B	D	F	H	L	M	P	S	U	
BA BUILDING ACCESSORY BBD BULLETIN BOARD BC BRICK COURSES BD BOARD BFE BOTTOM FOOTING ELEVATION BG BUMPER GUARD BIT BITUMINOUS BKT BRACKET BLDG BUILDING BLKG BLOCKING BRN BRONZED LIGHT BLW BELOW BM BEAM BO BY OWNER BOF BY OWNER FUTURE BOT BOTTOM BR BRICK BRG BEARING BRL BRICK LEDGE BSMT BASEMENT BTWN BETWEEN BUR BUILT-UP ROOFING	D DEMO DEPR DEPRESSION DEPT DEPARTMENT DET DETAIL DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGNOSIS DIFF DIFFUSER DIM DIMENSION DISP DISPENSER DIST DISTRIBUTION DIV DIVISION DJT DUMMY JOINT DN DOWN DP DEMOUNTABLE PARTITION DP DATA PROCESSING DR DOOR DS DOWNSPOUT DW DUMBWAITER DWG DRAWING DWLS DOWELS	GA GAUGE GAL GALLONS GALV GALVANIZED GB GRAB BAR GB GRADE BEAM GC GENERAL CONTRACTOR GEN GENERATOR GEN GENERAL GL GLASS GMU GLASS MASONRY UNIT GR GRADE GWB GYPSUM BOARD GWB/SK GYPSUM BLUE BOARD W/ SKIM COAT GYP SHGT GYPSUM SHEATHING	H HIGH HB HOSE BIB HD HAND DRYER HDCP HANDICAP HDR HEADER HDW HARDWARE HM HOLLOW METAL HORIZ HORIZONTAL HPT HIGHPOINT HR HANDRAIL HT HEIGHT HTR HEATER HVAC HEATING, VENTILATING, AIR CONDITIONING HW HOT WATER HWD HARDWOOD	L ANGLE LAV LAVATORY LAV LAVATORY LB POUND LCD LINEAR CEILING DIFFUSER LF LINE FIGURED LIN LINEAR LKR LOCKER LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LMC LINEAR METAL CEILING LOC LOCATION OR LOCATE LPT LOW POINT LSP LAWN SPRINKLING LS LIGHT LTG LIGHTING LVR LOUVER LWC LINEAR WOOD CEILING	M MIDDLE MAN MANUAL MATL MATERIAL MAX MAXIMUM MBD MARKER BOARD MC MEDICINE CABINET MCU MODULAR COOLING UNIT MEMB MEMBRANE MET METAL MEZZ MEZZANINE MFR MANUFACTURER MH MANHOLE MHC MATERIAL HANDLING CONVEYOR MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS MO MASONRY OPENING MONOLITHIC MPC METAL PAN CEILING MPU MULTI-PURPOSE UNIT MTD MOUNTED MTR MOTOR MULL MULLION	PART PARTITION PB PUSH BUTTON PC PRECAST CONCRETE PCD PAPER CUP DISPENSER PED PEDESTAL PL PLATE PL PROPERTY LINE PLAM PLASTIC LAMINATE PLBG PLUMBING PLS PLASTER PLYWOOD PNL PANEL PR PAIR PRELIM PRELIMINARY PRES PRESSURE PRIM PRIMARY PROJ PROJECTION PRV POWER ROOF VENTILATOR PT PAINT PTC PAPER TOWEL CABINET PTR PRINTER PVC POLYVINYL CHLORIDE	S SINK SCHED SCHEDULE SD SHOWER DRAIN SD SMOKE DAMPER SDSP SOAP DISPENSER SECT SECTION SECY SECRETARY SF STORE FRONT SFS SQUARE FOOT SH SHOWER SHD SHOWER HEAD SHT SHEET SHTG SHEATHING SIM SIMILAR SEAL SEALANT SLNT SLEEVE SM SURFACE MOUNTED SNC SANITARY NAPKIN CABINET SND SANITARY NAPKIN DISPOSER SOG SLAB ON GRADE STANDPIPE SPEC SPECIFICATIONS SPR SINGLE PLY ROOF SQ SQUARE SQ YD SQUARE YARD SR SERVICE RECEPTOR SS SERVICE SINK SST STAINLESS STEEL ST STREET STC STONE TILE STC SOUND TRANSMISSION STD STANDARD STL STEEL STN STONE STNL STONE LEDGE STOR STORAGE STRUCT STRUCTURAL	U URINAL UC UNDERCUT UFD UNDER FLOOR DUCT UG UNDERGROUND UH UNIT HEATER UNFIN UNFINISHED UNO UNLESS NOTED OTHERWISE US UTILITY SHELF UTIL UTILITY	
C	E	G	I	K	O	Q	T	V	
C CHANNEL C DISP CLIP DISPENSER CAB CABINET CG CORNER GUARD CH COAT HOOK CJT CONTROL JOINT CCTV CLOSED CIRCUIT TELEVISION	E EXISTING EXIST EXISTING EC ELECTRIC CABINET EF EXHAUST FAN EIFS EXTERIOR INSULATION AND FINISH SYSTEM	GAL GALLONS GALV GALVANIZED GB GRAB BAR GB GRADE BEAM GC GENERAL CONTRACTOR GEN GENERATOR GEN GENERAL GL GLASS GMU GLASS MASONRY UNIT GR GRADE GWB GYPSUM BOARD GWB/SK GYPSUM BLUE BOARD W/ SKIM COAT GYP SHGT GYPSUM SHEATHING	IC INTERCOM ID INSIDE DIAMETER IN INCH INSUL INSULATION INT INTERIOR ISO ISOLATION	KO KNOCK OUT	OC ON CENTER OD OUTSIDE DIAMETER OFF OFFICE OH OVERHEAD OP OPERABLE PARTITION OPER OPERATOR OPNG OPENING OPP OPPOSITE ORD OVERFLOW ROOF DRAIN	QT QUARRY TILE	T TOP TAN TANGENT TBD TACKBOARD TC TIME CLOCK TCAB TOWEL CABINET TDISP TISSUE DISPENSER TDR TRENCH DRAIN TEL TELEPHONE TEMP TEMPERATURE TER TERRAZZO TG TONGUE & GROOVE THRES THRESHOLD TPG TEMPERED PLATE GLASS TPH TOILET PAPER HOLDER TR TREAD TRANSF TRANSFORMER TUBE SECTION TV TELEVISION TYP TYPICAL	VC VALVE CABINET VENT VENTILATION VERT VERTICAL VEST VESTIBULE VR VAPOR RETARDER VTR VENT THROUGH ROOF	

SYMBOLS

	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		

INDICATION OF MATERIALS

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

GENERAL NOTES

- GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 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.
- 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.
- 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.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- 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, WVC, OR PANELING.
- 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.
- PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRICAL 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.
- ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER - EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- 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.
- 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.
- CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
- ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1in WITH A FLAME SPREAD RATING OF 0 TO .25.
- SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
- 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.
- ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



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REGISTRATION



Project number	23070
Date	04/26/2024
Drawn by	MB
Checked by	WC
Scale	12" = 1'-0"

REVISIONS

No.	Description	Date

GENERAL NOTES & ABBREVIATIONS

A-001
15 STICKNEY AVENUE

Individual Floor Area Review:
Basement Floor has a building area of 1,151 square feet.

Floor 1 has a building area of 1,173 square feet.

Floor 2 has a building area of 1,173 square feet.

Floor 3 has a building area of 995 square feet.

Total Building Gross Area= 4,492 square feet.

BUILDING CODE REVIEW

MASSACHUSETTS RESIDENTIAL CODE - 9TH EDITION

Introduction

This report documents the code compliance review for the proposed renovation of 15 Stickney Avenue (the Building) project, 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 construction project resides in Somerville, MA. The proposed building will be a two family residence, 2 1/2-stories with a mansard roof.

Applicable Codes

The applicable codes and guidelines for the project include the following:

1. The Massachusetts Residential Code (780 51.00 CMR), Ninth Edition.
2. 2015 International Energy Conservation Code (IECC)

SECTION R310

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118mm) above the floor.

Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

SECTION R311

MEANS OF EGRESS

R311.1 Means of egress. All dwellings shall be provided with a means of egress as provided in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage.

R311.2 Egress door. At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

Exception: Exterior balconies less than 60 square feet (5.6 m²) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel. R311.3.1 Floor elevations at the required egress doors. Landings or floors at the required egress door shall not be more than 1 1/2 inches (38 mm) lower than the top of the threshold. Exception: The exterior landing or floor shall not be more than 7/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.

When exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 7/4 inches (196 mm) below the top of the threshold.

Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

R311.4 Vertical egress. Egress from habitable levels including habitable attics and basements not provided with an egress door in accordance with Section R311.2 shall be by a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R311.6 Hallways. The minimum width of a hallway shall be not less than 3 feet

R311.7 Stairways.

R311.7.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (696 mm) where handrails are provided on both sides.

R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

R311.7.3 Walkline. The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used. R311.7.4 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).

R311.7.4.4 Exterior wood/plastic composite stair treads. Wood/plastic composite stair treads shall comply with the provisions of Section R317.4.

R311.7.5 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings. The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

R311.7.6 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.7.4.1 Riser height. The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). R311.7.4.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). R311.7.4.3 Profile. The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid nosers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two nosings, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees (0.5 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).

R311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.7.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exception: 1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread. 2. When handrail fittings or bindings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bindings shall be permitted to exceed the maximum height.

R311.7.7.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.

Exception: 1. Handrails shall be permitted to be interrupted by a newel post at the turn. 2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.7.7.3 Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability. 1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross section of dimension of 2 1/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm) to a maximum of 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

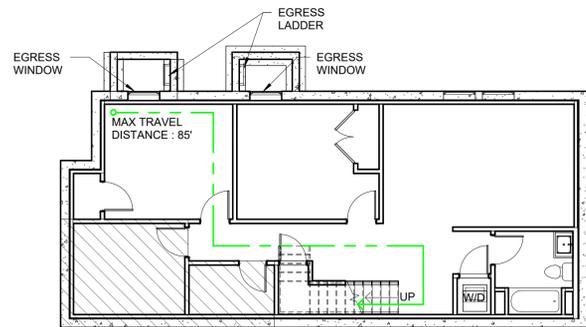
R312.2 Window Fall Protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

R312.2.1 Window Sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

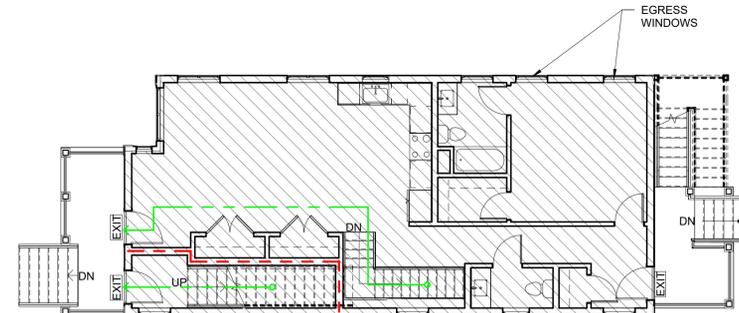
1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window Opening Control Devices. Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

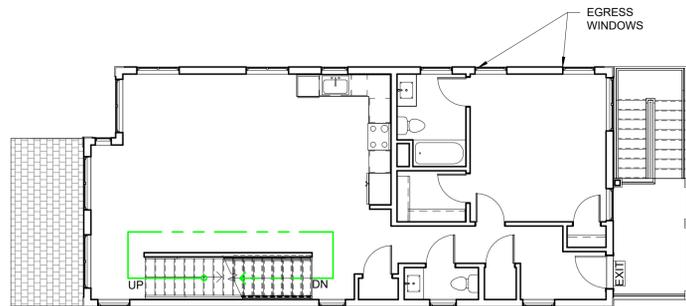
FIRE PROTECTION LEGEND



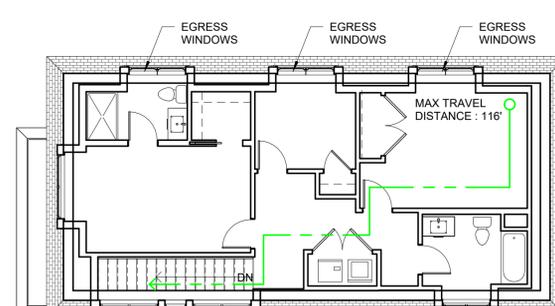
1 CODE REVIEW - BASEMENT
1/8" = 1'-0"



2 CODE REVIEW - 1ST FLOOR
1/8" = 1'-0"



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



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

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



ARCHITECTURE

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REGISTRATION



Project number 23070
Date 04/26/2024
Drawn by MB
Checked by WC
Scale As indicated

REVISIONS

No.	Description	Date

CODE REVIEW &
EGRESS
CALCULATIONS

A-010

15 STICKNEY AVENUE

PROPOSED DEVELOPMENT

FRONT BUILDING:

- TWO DUPLEX UNITS : UNIT 1 - 2,076 SF , UNIT 2 -1,974 SF
- UNIT 1: BASEMENT & 1ST FLOOR
- UNIT 2: 2ND & 3RD FLOOR

BACKYARD COTTAGE:

- 564 SF FOOTPRINT (BASEMENT / 1ST FLOOR/ 2ND FLOOR)
- +/- 1,678 SF TOTAL

SITE PLAN LEGEND

- ASPHALT DRIVEWAY
- PROPOSED BUILDINGS
- LANDSCAPE
- PAVERS
- REQUIRED SETBACKS

NOTE:

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PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



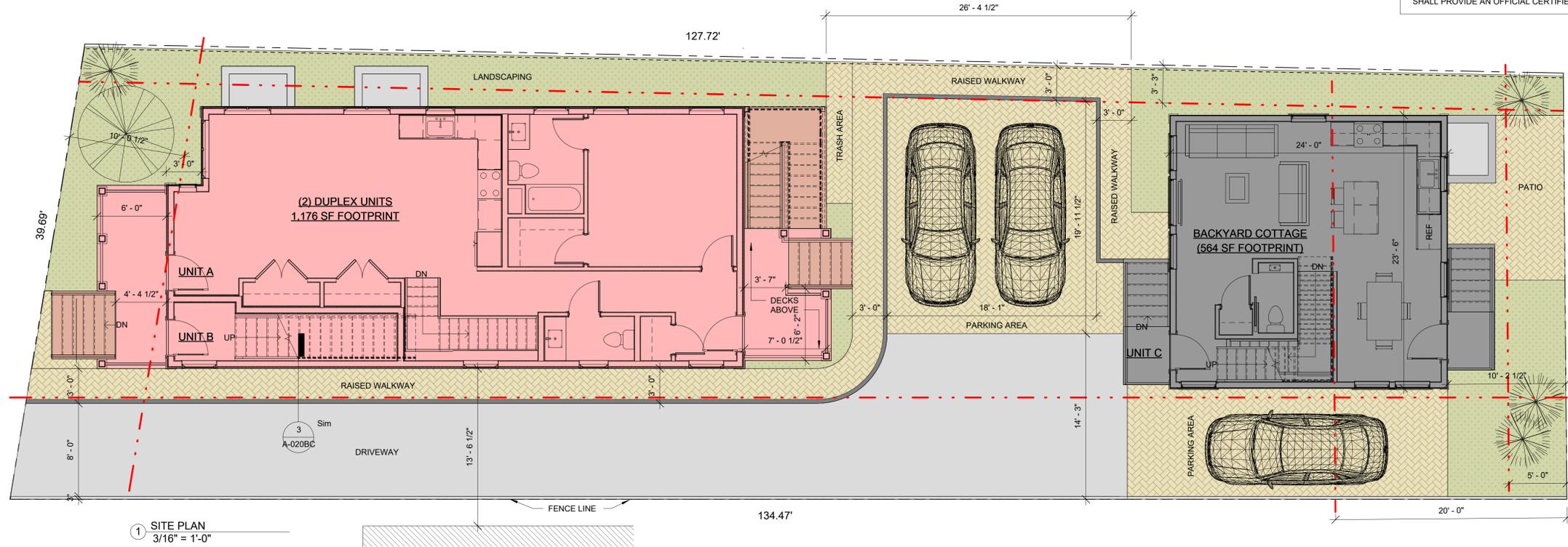
ARCHITECTURE

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SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:

STICKNEY AVENUE



1 SITE PLAN
3/16" = 1'-0"

ZONING DIMENSIONAL TABLE

ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE	MAIN MASSING					
ZONE	NR ZONE			FACADE BUILD OUT (MIN.)	50% / 19'-10"	24'-6"	22'-6"	COMPLIES	
BUILDING TYPE	DETACHED HOUSE	COTTAGE	DETACHED HOUSE	COMPLIES	WIDTH (MIN./ MAX.)	22 FT / 26 FT	24'-6"	22'-6"	COMPLIES
					DEPTH (MIN./MAX.)	24 FT / 48 FT	32'-0"	46'-11"	COMPLIES
LOT SIZE		4,971 SF ±	4,971 SF ±	COMPLIES	GROUND STORY ELEVATION (MIN.)	2 FT	4'-6"	COMPLIES	
LOT DIMENSIONS					STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	10'-6" ±	COMPLIES	
LOT WIDTH (MIN.)					NUMBER OF STORIES (MAX.)	2.5 STORIES	1.5 STORIES	2.5 STORIES	COMPLIES
FRONT DRIVEWAY ACCESS	34 FT	39'- 8"	39'- 8"	COMPLIES	ROOF TYPE	FLAT, GABLE, HIP, MANSARD	GABLE	MANSARD	COMPLIES
LOT DEPTH (MIN.)	80 FT	127' - 9"	127' - 9"	COMPLIES					
LOT DEVELOPMENT					FACADE COMPOSITION				
LOT COVERAGE (MAX.)	60% / 2,983 SF	18% / 888SF	59% / 2,930 SF	COMPLIES	GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%		27%-70SF (1ST)	COMPLIES
GREEN SCORE					UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%		30%-76 SF (2ND FL) 47%-18 SF(3RD FL)	COMPLIES
MINIMUM	0.35				USE & OCCUPANCY				
IDEAL	0.40				DWELLING UNITS PER LOT (MAX.)	3	1	3	COMPLIES
BUILDING SETBACKS					DWELLING UNITS (MAX.)	3	1	3	COMPLIES
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	15'-8"	10'-1"	COMPLIES	OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	1 / DU	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT	15'-8"	10'-1"	COMPLIES					
SIDE SETBACK (MIN.)					REQUIRED ADU'S				
SIDE DRIVEWAY ACCESS	5 FT	7'-7" (RIGHT) 5'-9" (LEFT)	11'-6" (RIGHT) 4'-1/2" (LEFT)	COMPLIES	0 TO 2 UNITS	NONE	NONE	NONE	COMPLIES
SUM OF SIDE SETBACK (MIN.)					PARKING REQUIREMENTS (WITHIN A TRANSIT ZONE)				
SIDE DRIVEWAY ACCESS	10 FT	13'-4"	15'-6 1/2"	COMPLIES	SHORT-TERM	NONE	NONE	NONE	COMPLIES
REAR SETBACK (MIN.)	20 FT	80'-9"	71'-7 1/2"	COMPLIES	LONG -TERM	NONE	NONE	NONE	COMPLIES
BUILDING SEPERATION (MIN.)	10 FT	N/A	31'-5"	COMPLIES	MOTOR VEHICLE	NONE	1 SPACE (EXISTING DRIVEWAY)	2 SPACES	COMPLIES
PARKING SETBACKS									
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	66'-3 1/2"	COMPLIES					
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A	N/A					

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REGISTRATION

Project number 23070
Date 04/26/2024
Drawn by WC
Checked by WC
Scale As indicated

REVISIONS

No.	Description	Date

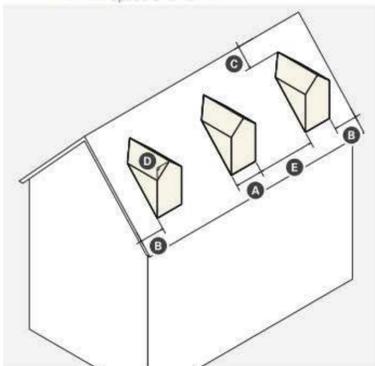
ARCHITECTURAL SITE PLAN/ZONING CHART

A-020

15 STICKNEY AVENUE

k. Gable Dormer

i. A gable dormer is a window space with a GABLE, HIP, or arched roof that projects perpendicularly from a pitched roof. Dormer windows provide light to the HABITABLE space of a half-STORY.



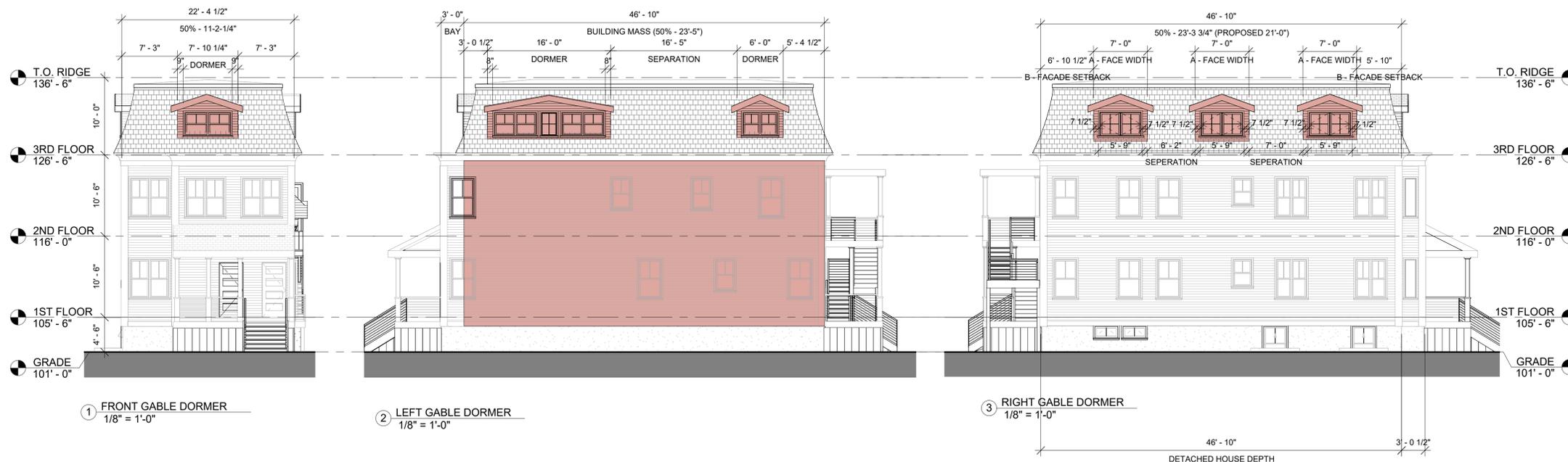
Dimensions	
A Face Width (max)	window(s) width +18 in
Side Wall Setback (min)	—
Roof with eave	0 ft
Roof without eave	1 ft
B Facade & Rear Wall Setback (min)	3 ft
C Ridge Setback (min)	1 ft
D Dormer Separation (min)	50% of width

- ii. Standards
- The face wall of a gable dormer may not project beyond the exterior wall of the building and may not interrupt the eave of the roof.
 - Gable dormers may be combined with a shed dormer(s) to create a Nantucket dormer.
 - The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.
 - Flat roofs are prohibited.

PROPOSED		
A FACE WIDTH (MAX.) SIDE WALL SETBACK (MIN) ROOF WITH EAVE	WINDOW WIDTH +18 IN 0 FT	7'-10-1/4" 0 FT
B FACADE & REAR WALL SETBACK (MIN)	3 FT	LEFT WALL: 7' - 3" RIGHT WALL: 7' - 3"

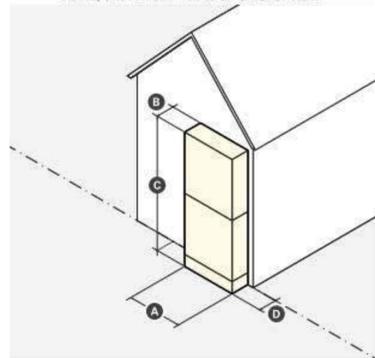
PROPOSED		
A FACE WIDTH (MAX.) SIDE WALL SETBACK (MIN) ROOF WITH EAVE	WINDOW WIDTH +18 IN 0 FT	16'-0" + 6'-0" = 22'-0" 0 FT
B FACADE & REAR WALL SETBACK (MIN)	3 FT	REAR WALL: 5' - 4 1/2" FACADE WALL: 3' -0-1/2"

PROPOSED		
A FACE WIDTH (MAX.) SIDE WALL SETBACK (MIN) ROOF WITH EAVE	WINDOW WIDTH +18 IN 0 FT	7'-0" + 7'-0" + 7'-0" = 21'-0" 0 FT
B FACADE & REAR WALL SETBACK (MIN)	3 FT	REAR WALL: 6' - 11" FACADE WALL: 5' - 10"



j. Bay Window

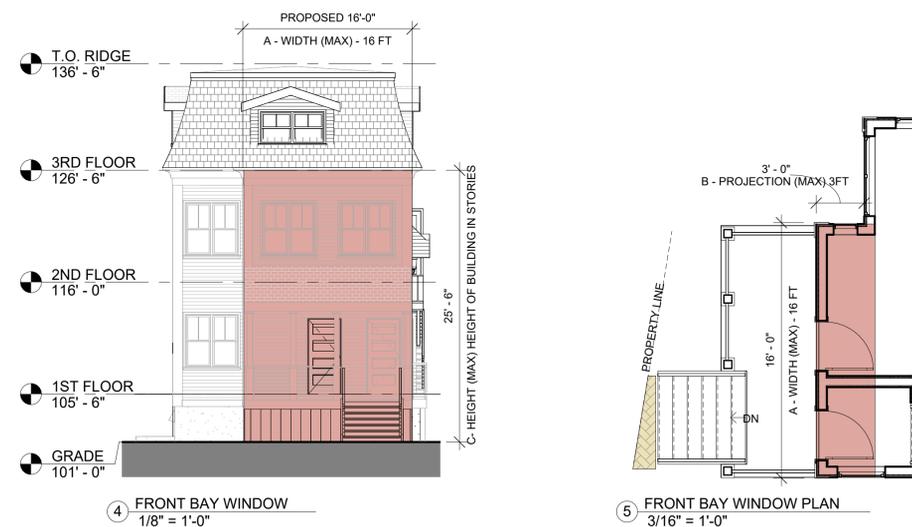
i. A bay window is an assembly of windows projecting from a building to provide additional HABITABLE space, increased light, multi-directional views, and ARTICULATION to an exterior wall.



Dimensions	
A Width (max)	16 ft
B Projection (max)	3 ft
C Height (max)	Height of Building in Stories
D Setback Encroachment (max)	—
Front	3 ft
Side & Rear	0 ft

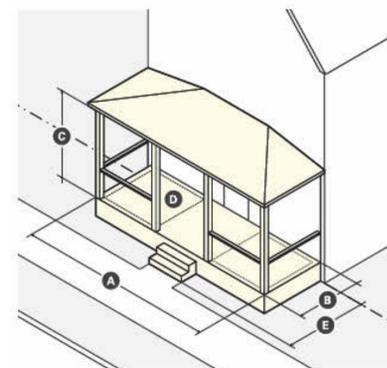
- ii. Standards
- Bay windows, including box and bow windows, must include at least three (3) windows for each story of the bay window.
 - The cumulative width of multiple bays may equal up to fifty percent (50%) of the width of the exterior wall from which the bays project.
 - Bay windows projecting over the sidewalk of a public thoroughfare must have at least two (2) stories of clearance and be compliant with all City Ordinances.
 - Bay windows may have integrated recessed balconies, terraces, or roof decks.

PROPOSED		
A WIDTH (MAX)	16 FT	16'-0"
B PROJECTION (MAX)	3 FT	3'-0"
C HEIGHT (MAX)	HEIGHT OF BUILDING IN STORIES (2 STORIES)	2 STORIES



h. Projecting Porch

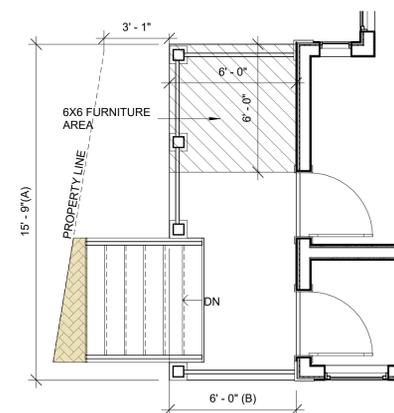
i. A porch is a front, side, or rear facing single or multi-level platform accessed from an entrance of a building.



PROPOSED		
A WIDTH (MIN) FRONT	12 FT	15'-9"
B PROJECTION (MIN) FRONT	6 FT	6'-8"
D FURNITURE AREA, FRONT PORCH (MIN)	6 FT x 6 FT	6 FT x 6 FT
E SETBACK ENCROACHMENT (MAX) FRONT	100%	1'-9" FROM PROPERTY LINE

Dimensions	
A Width (min)	—
Front	12 ft
Side & Rear	4 ft
B Projection (min)	—
Front	6 ft
Side & Rear	4 ft
D Furniture Area, Front Porch (min)	6 ft x 6 ft
Floors (max)	1 per story of the building
D Setback Encroachment (max)	—
Front	100%
Side & Rear	0 ft

- ii. Standards
- Stairs are not permitted to encroach onto any abutting sidewalk.
 - Projecting porches may be screened, but permanent enclosure to create habitable space is prohibited.
 - The roof of any projecting porch may not project above the roofline of the main massing.



PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
**15 STICKNEY AVENUE
SOMERVILLE, MA**

CLIENT

BILL PINO

ARCHITECT



ARCHITECT
ARCHITECTURE
KHALSA DESIGN, INC.
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SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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Date 04/26/2024
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Scale As indicated

REVISIONS

No.	Description	Date

**BUILDING
COMPONENTS**

A-021

15 STICKNEY AVENUE

\\KGA-NAS152\Draws\23070_Bill Pino_15 Stickney Ave_Somerville\03 Drawings\01_ARCH_CD\23070-15 Stickney Ave_CD_City Requested Revisions_12.16.24.rvt

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PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

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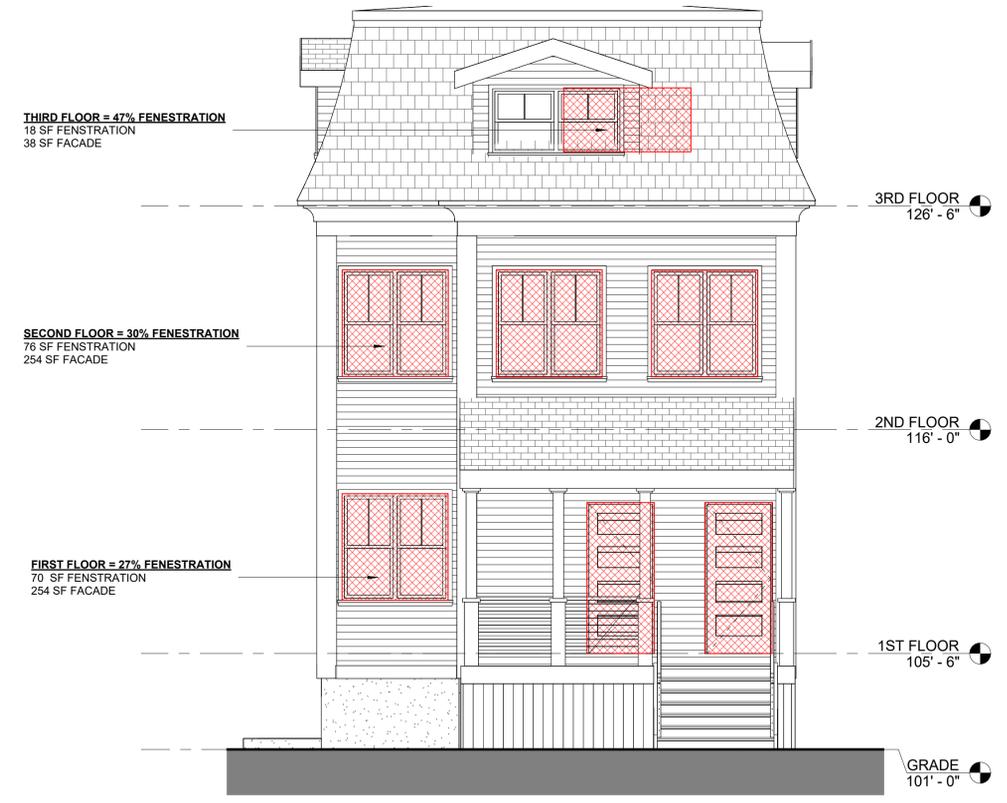
ARCHITECT



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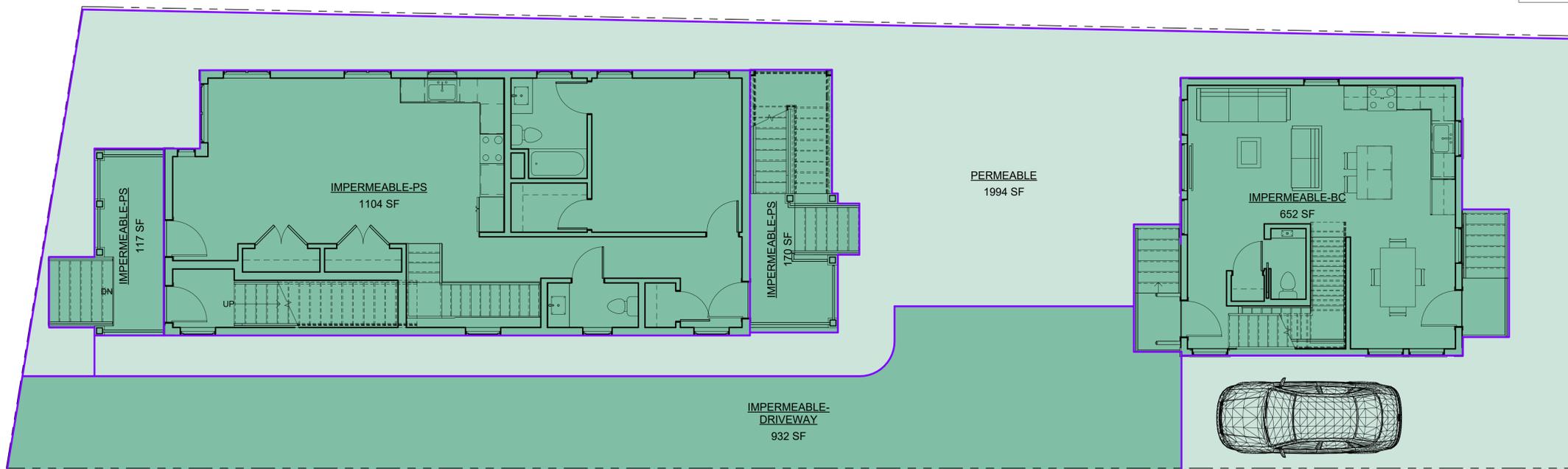


1 DETACHED HOUSE - FENESTRATION
1/4" = 1'-0"

Area Schedule (LOT COVERAGE)	
Name	Area
IMPERMEABLE- DRIVEWAY	932 SF
IMPERMEABLE-BC	652 SF
IMPERMEABLE-PS	1391 SF
PERMEABLE	1994 SF
	4969 SF

(PS) - PRINCIPAL STRUCTURE
(BC) - BACKYARD COTTAGE

LOT COVERAGE
REQUIRED (MAX): 60% / 2,975 SF
PROPOSED: 59% / 2,937 SF



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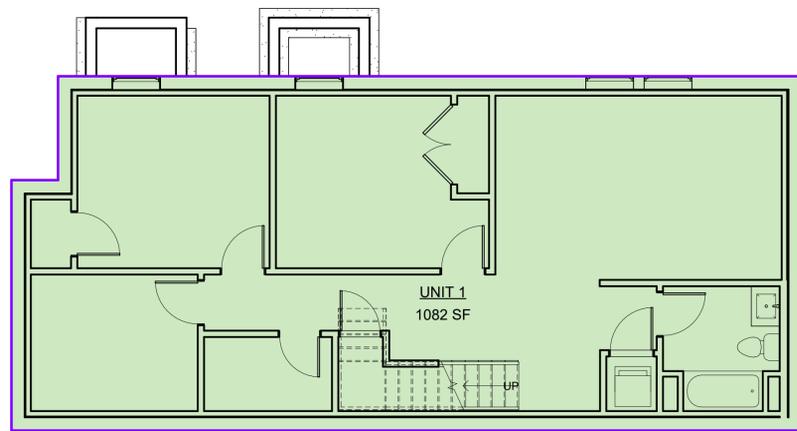
REVISIONS

No.	Description	Date

LOT COVERAGE
&
FENESTRATION
DIAGRAM

A-022

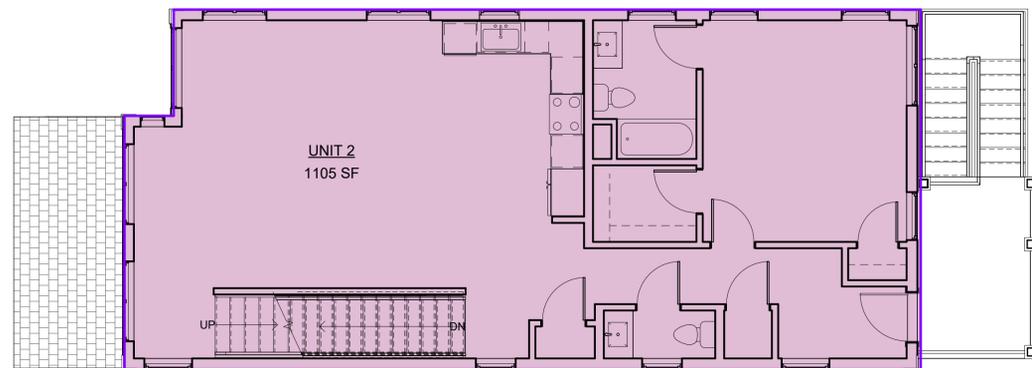
15 STICKNEY AVENUE



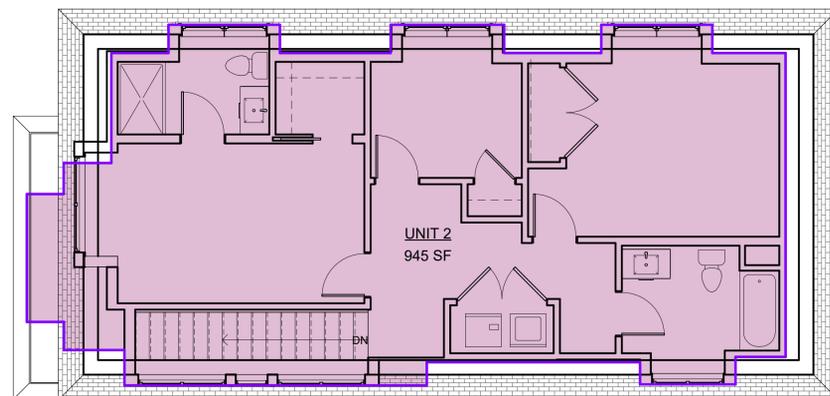
③ BASEMENT
3/16" = 1'-0"



① 1ST FLOOR
3/16" = 1'-0"



② 2ND FLOOR
3/16" = 1'-0"



④ 3RD FLOOR
3/16" = 1'-0"

AREA SCHEDULE (UNIT AREA)	
Name	Area
UNIT 1	2076 SF
UNIT 2	2161 SF
	4237 SF

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



ARCHITECTURE

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No.	Description	Date

**UNIT AREA
PLANS**

A-023

15 STICKNEY AVENUE

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

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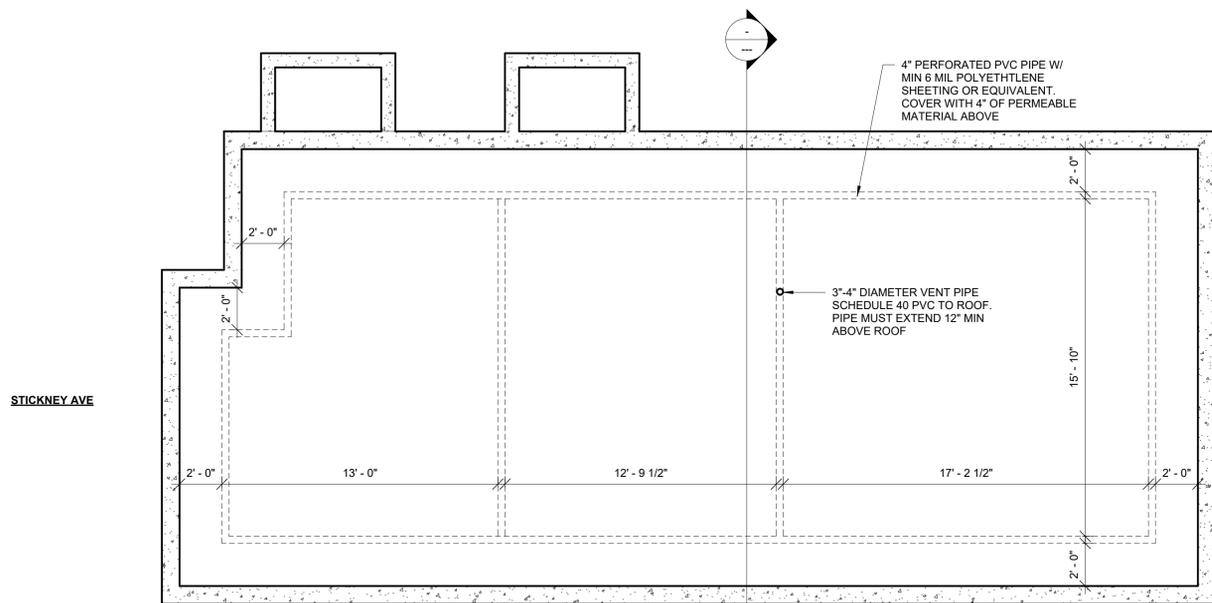
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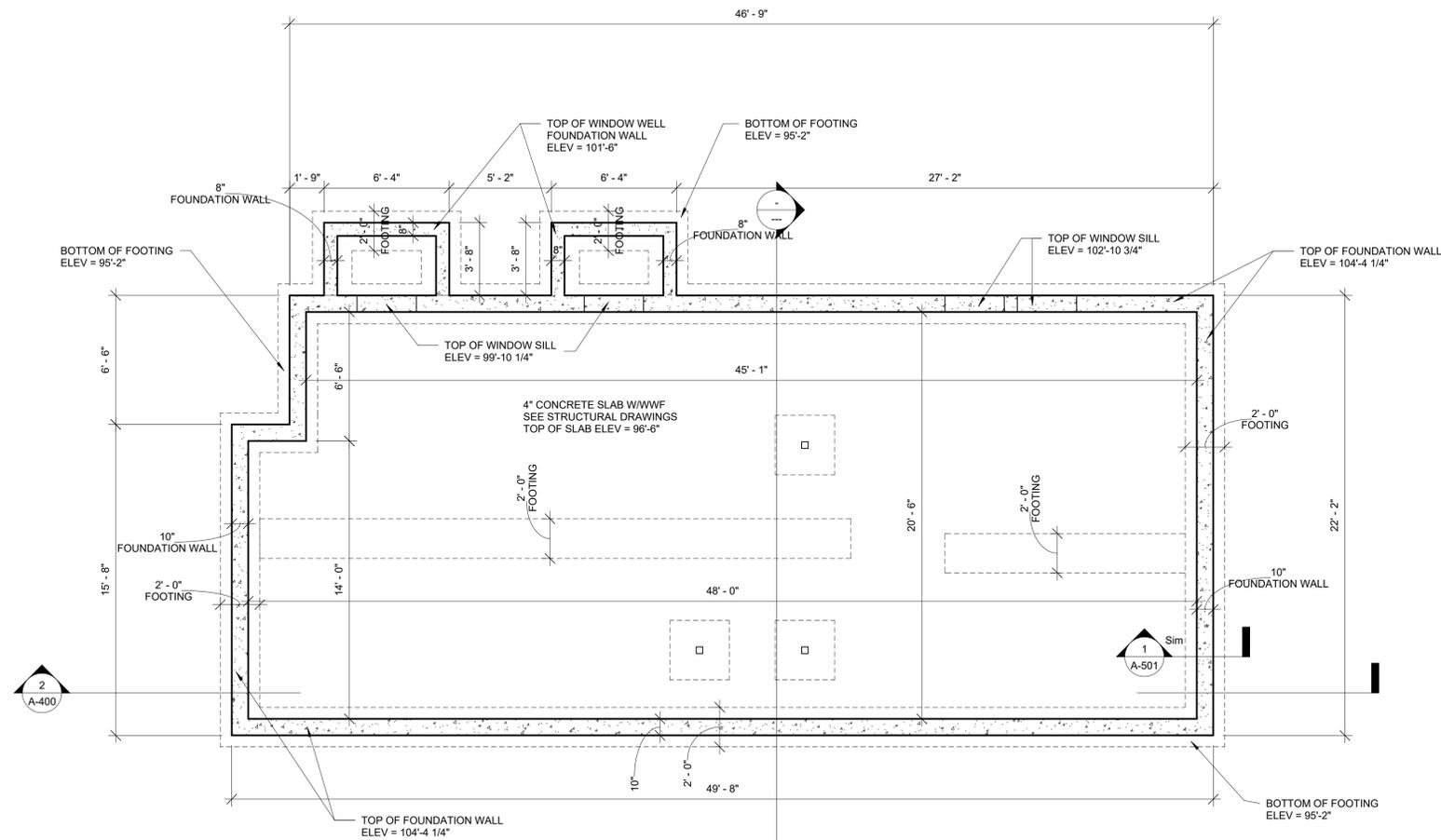
RADON
MITIGATION
PLAN

A-100

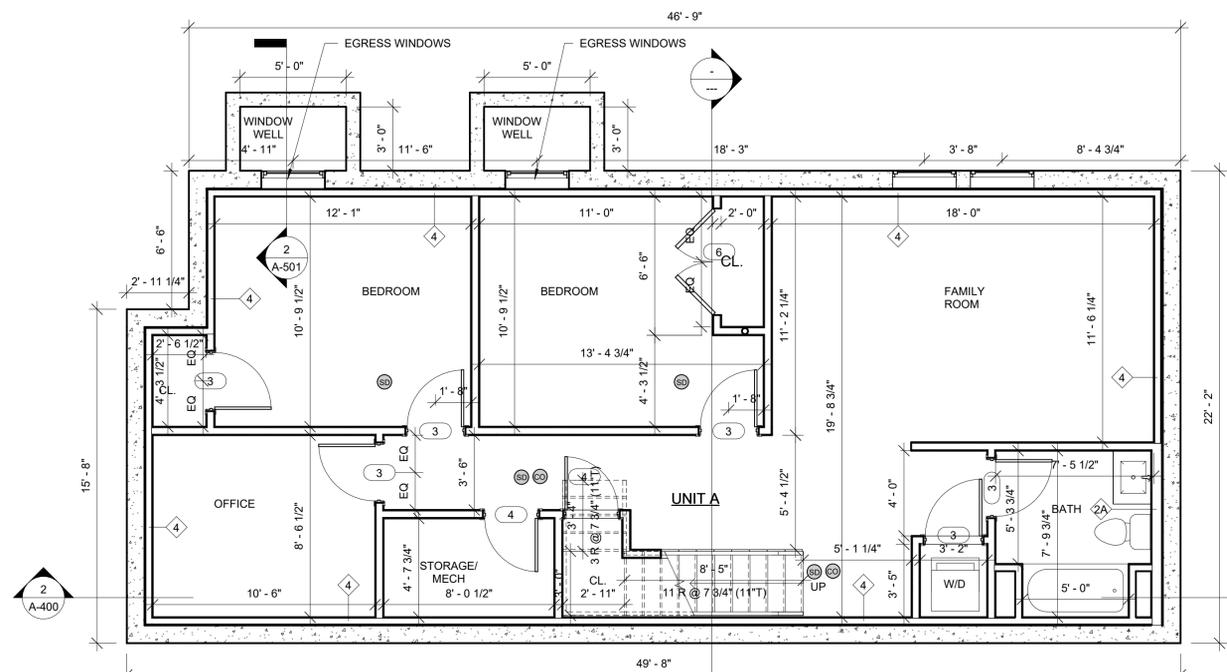
15 STICKNEY AVENUE



1 RADON MITIGATION PLAN
1/4" = 1'-0"



① FOUNDATION PLAN
1/4" = 1'-0"



② BASEMENT
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

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 PLYWOOD SHEATHING, TYP., U.N.O.
11. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
13. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & CIVIL PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED CENTER CLOSET DOOR ON CLOSET.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- SMOKE DETECTOR
- CO DETECTOR

GENERAL FOUNDATION PLAN NOTES:

1. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURE. FOUNDATION LAYOUT PLAN IS FOR REFERENCE ONLY.
2. COORDINATE ALL DIMENSIONS WITH FLOOR PLANS PRIOR TO CONSTRUCTION.

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



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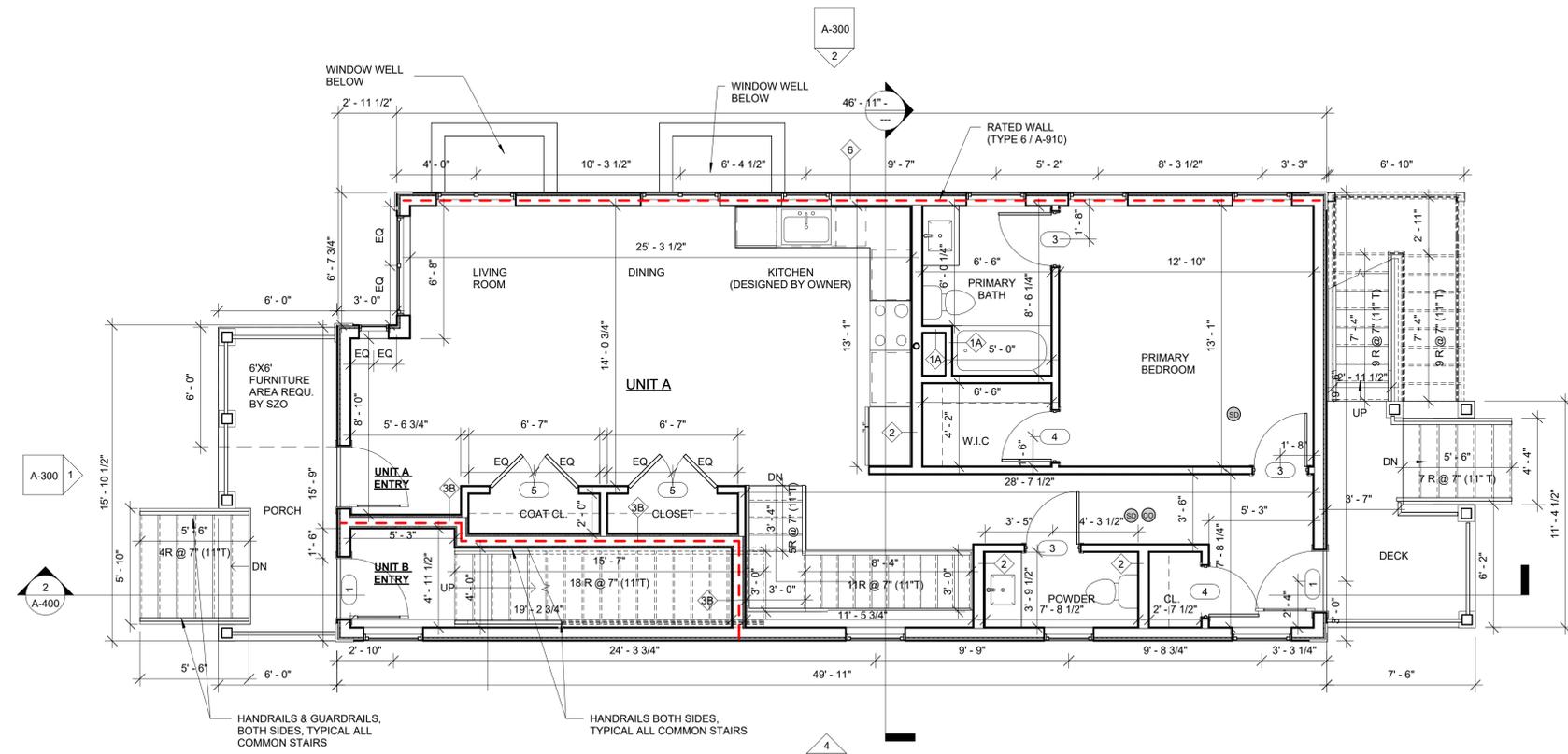
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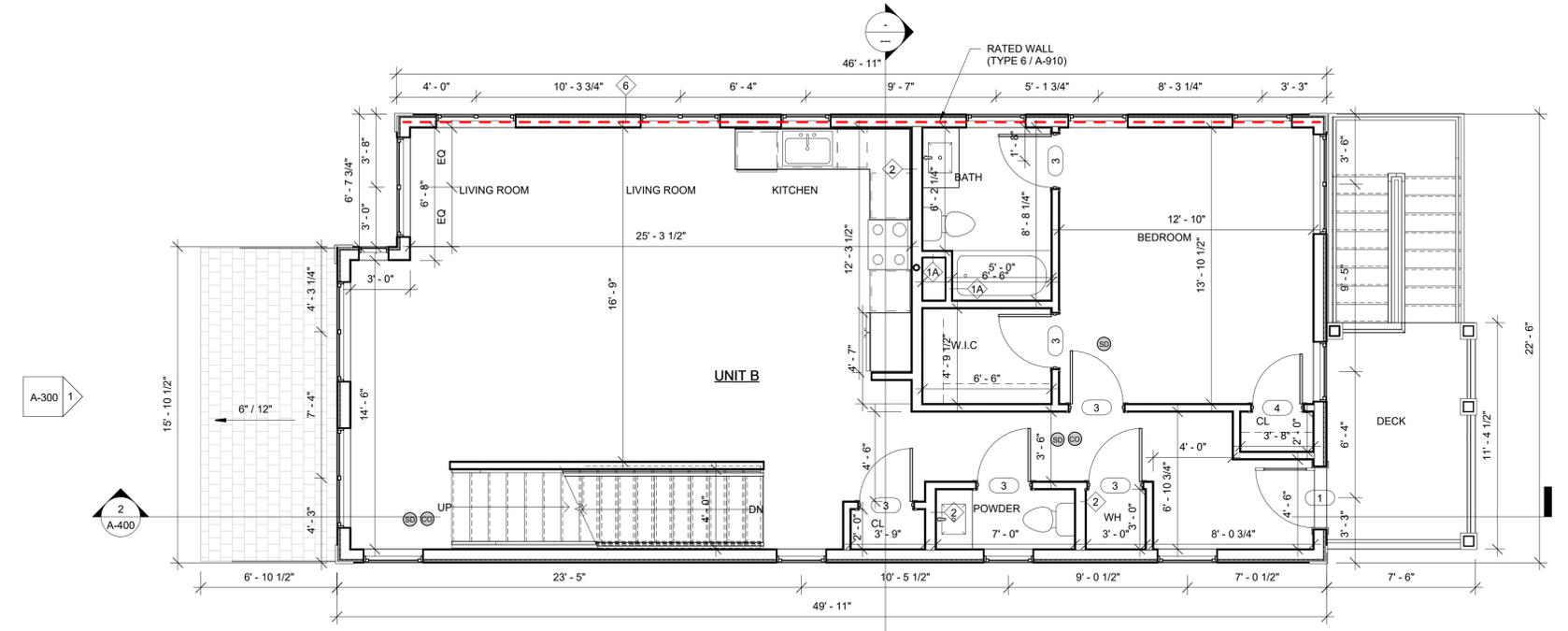
FOUNDATION &
BASEMENT PLAN

A-101

15 STICKNEY AVENUE



1 1ST FLOOR
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

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 PLYWOOD SHEATHING, TYP., U.N.O.
11. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
13. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & CIVIL PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED CENTER CLOSET DOOR ON CLOSET.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- SMOKE DETECTOR
- CO DETECTOR

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
**15 STICKNEY AVENUE
SOMERVILLE, MA**

CLIENT

BILL PINO

ARCHITECT



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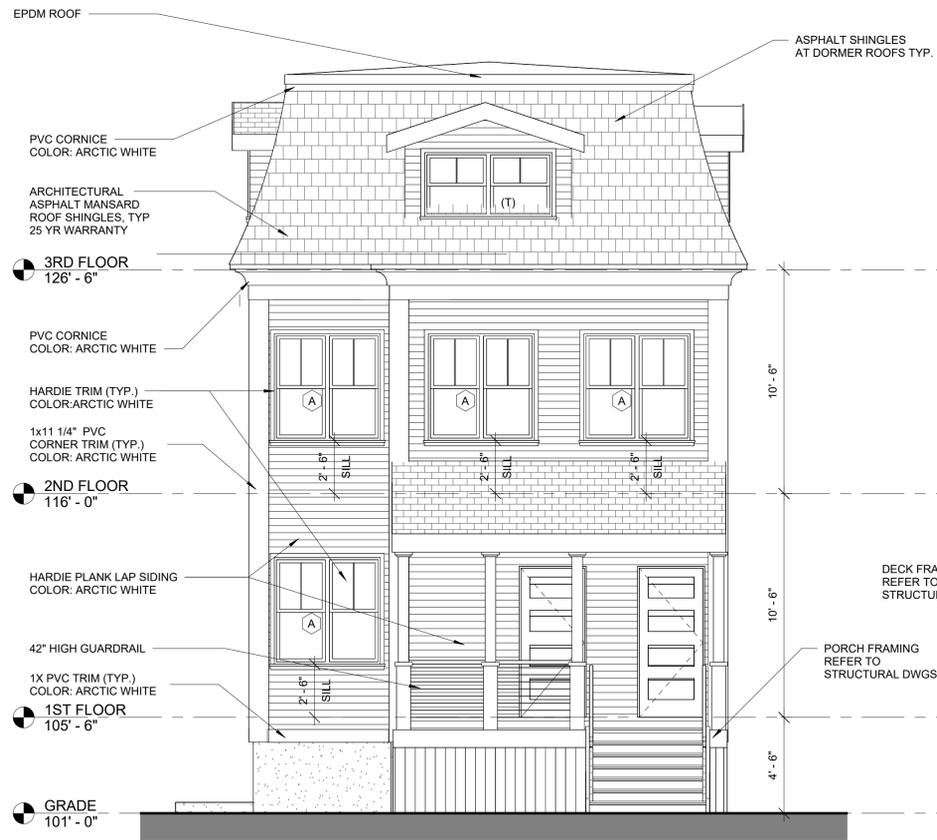
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No.	Description	Date

**FIRST & SECOND
FLOOR**

A-102

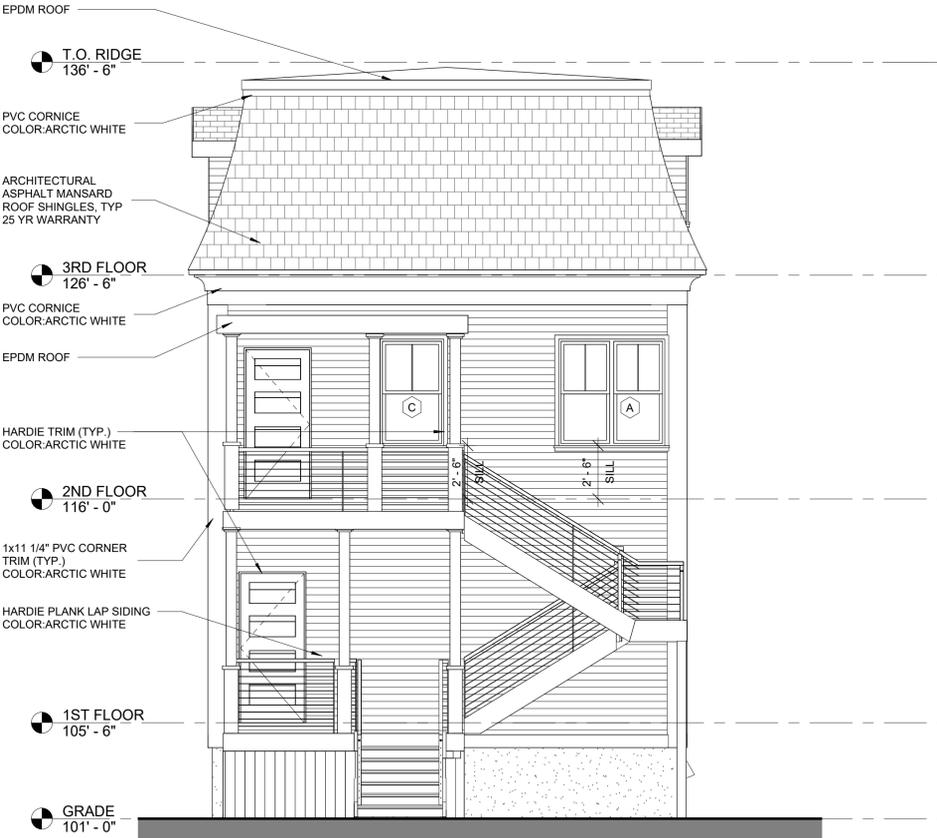
15 STICKNEY AVENUE



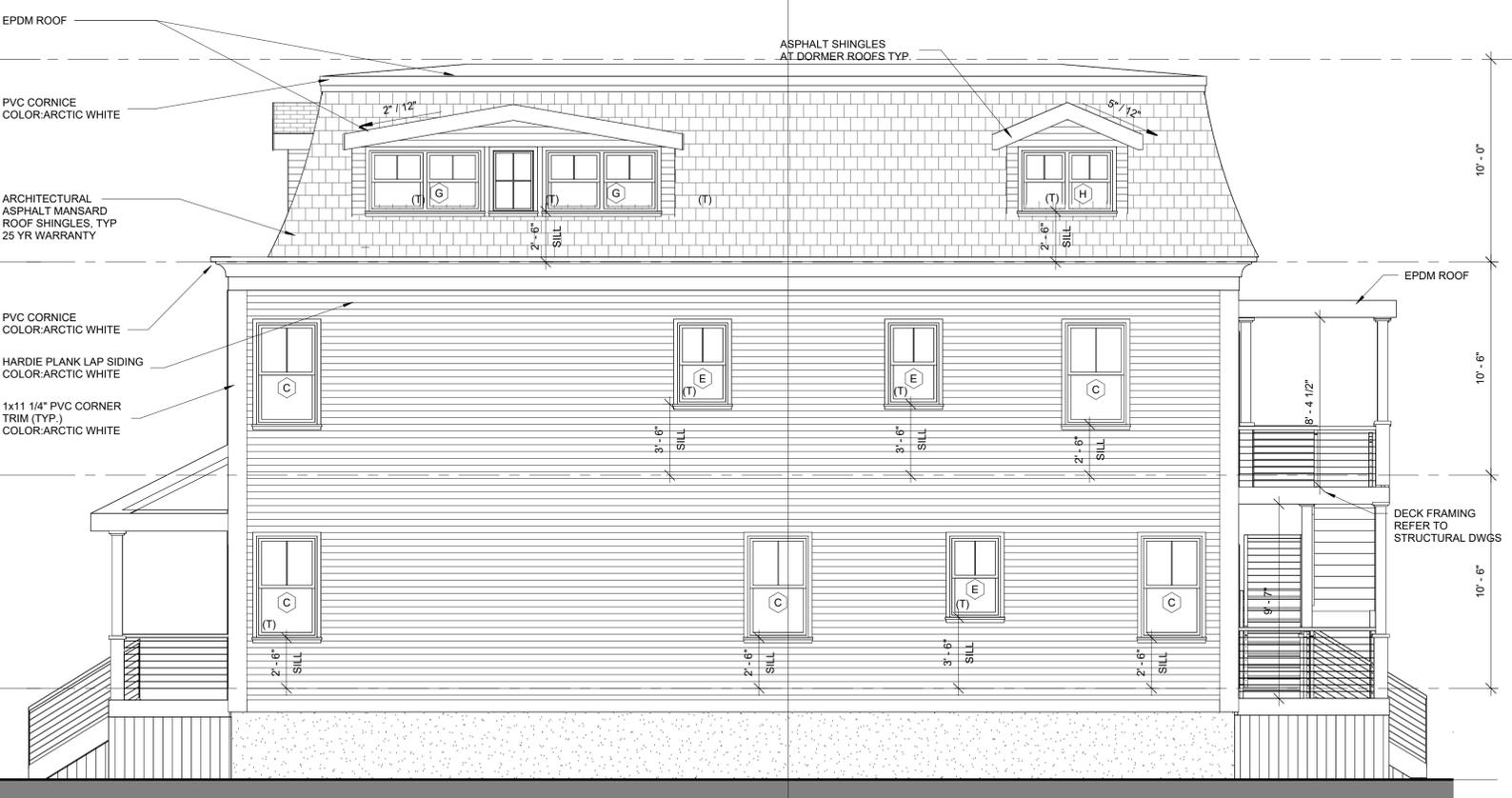
1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"

PROJECT NAME
15 STICKNEY AVENUE

PROJECT ADDRESS
**15 STICKNEY AVENUE
SOMERVILLE, MA**

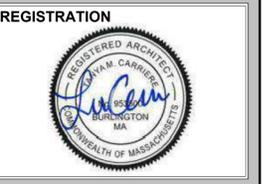
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BILL PINO

ARCHITECT
KDI ARCHITECTURE

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REVISIONS

No.	Description	Date

ELEVATIONS

A-300

15 STICKNEY AVENUE

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



ARCHITECTURE

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REVISIONS

No.	Description	Date

PERSPECTIVES

A-301

15 STICKNEY AVENUE



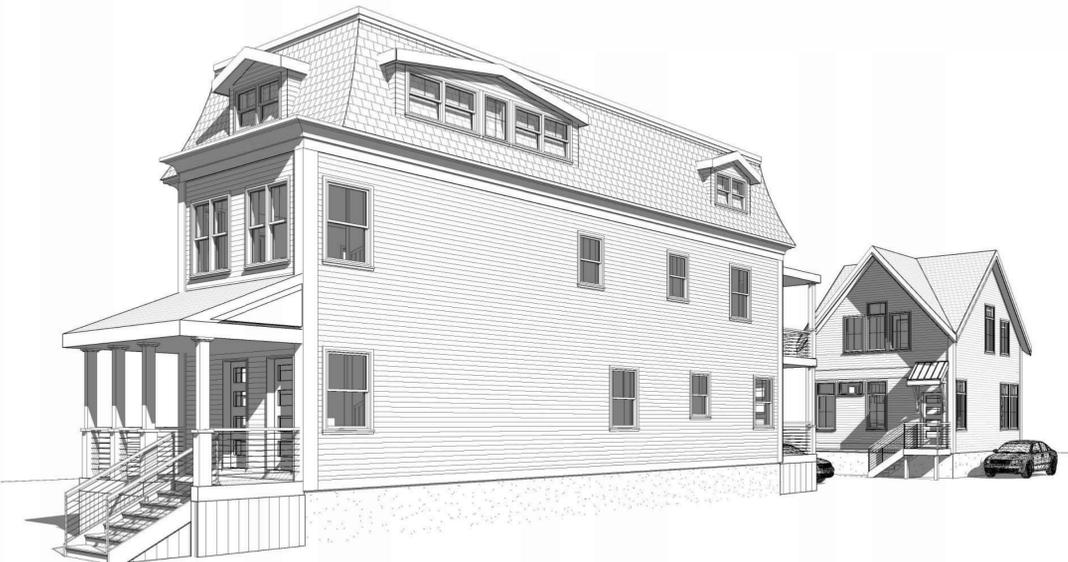
1 Stickney Ave View



3 Rear Yard View



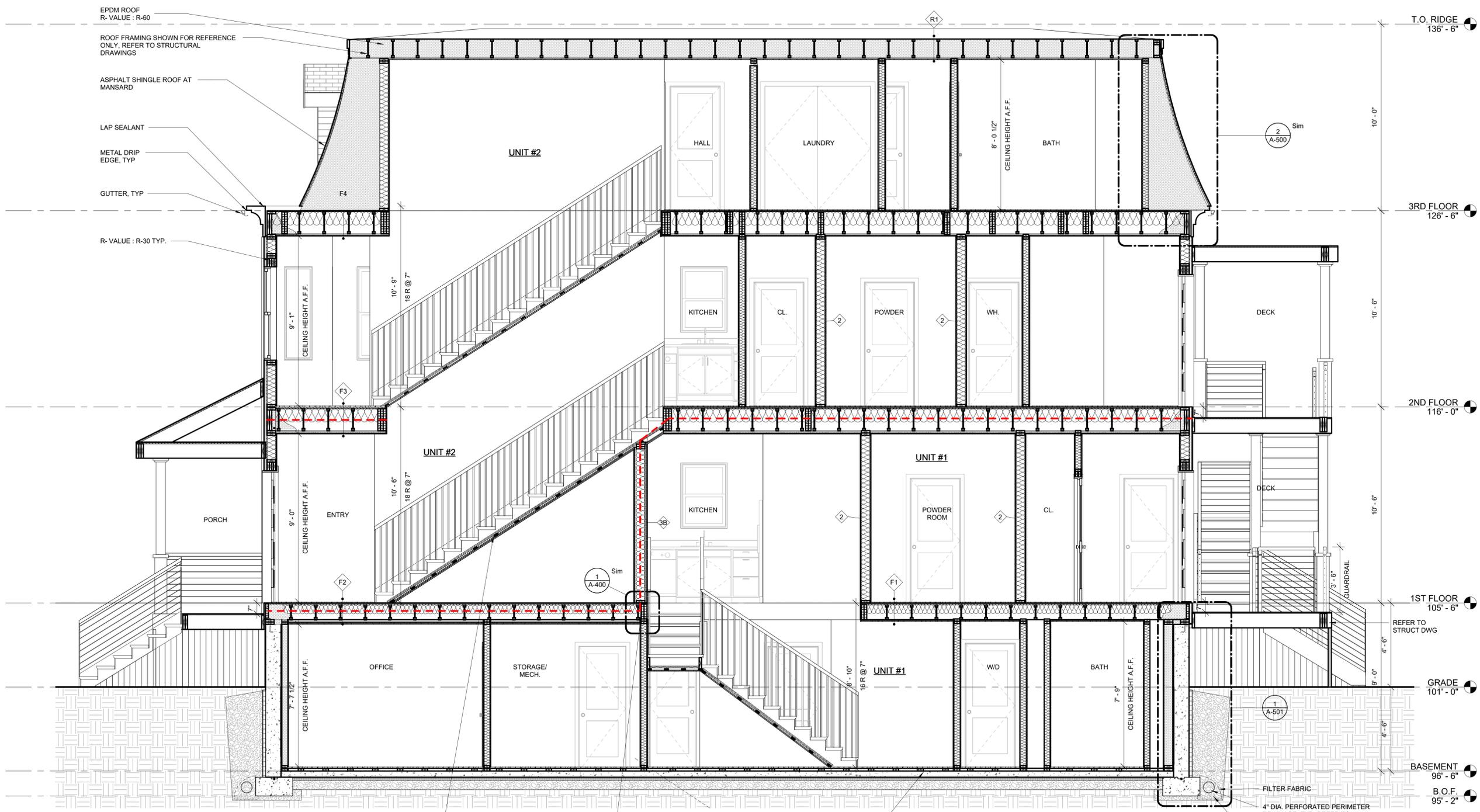
4 Aerial View



2 Side Yard View

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PROJECT NAME
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SOMERVILLE, MA

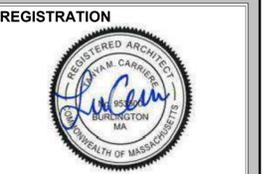
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REVISIONS

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SECTION
A-400
 15 STICKNEY AVENUE

② LONGITUDINAL SECTION
 3/8" = 1'-0"

BASEMENT FLOOR ASSEMBLY
 -SLAB ON GRADE
 -3/4" FINISH FLOOR AS SELECTED BY OWNER
 -3/4" T&G PLYWOOD
 -2X4 P.T. SLEEPERS @16" O.C. ON FLAT
 -4" CONC. SLAB ON GRADE (SEE STRUCTURAL DWGS)
 -DOW SUPER TUFF-R 2" (R-10)
 -5 MIL. POLY. VAPOR BARRIER
 -4" CRUSHED GRAVEL
 -COMPACTED EARTH

ACOUSTIC SEALER AND
 BACKING AT GWB
 BETWEEN RUNNER,
 FIRESTOPPING AND
 MINERAL WOOL BACKER
 AT RATED PARTITIONS

FLOOR/ CEILING
 CONSTRUCTION REFER TO
 SHEET A-910

5 1/2" MINERAL WOOL
 INSULATION

2X JOIST FRAMING,
 MATCH DEPTH OF
 FLOOR / CEILING JOIST

BRING GWB AND 1/2"
 RESILIENT (RC-1) CHANNEL UP
 TO UNDERSIDE OF PLYWOOD
 SUBFLOOR OR ROOF DECK AT
 ALL FIRE RATED PARTITIONS,
 TYP.

FILTER FABRIC
 4" DIA. PERFORATED PERIMETER
 DRAINAGE, TYP. REFER TO
 GEOTECH REPORT, CIVIL SET FOR
 NOTES AND DETAILS.
 CRUSHED GRAVEL, NO FINES

① DEMISING DETAIL
 1 1/2" = 1'-0"

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PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



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KHALSA DESIGN, INC.
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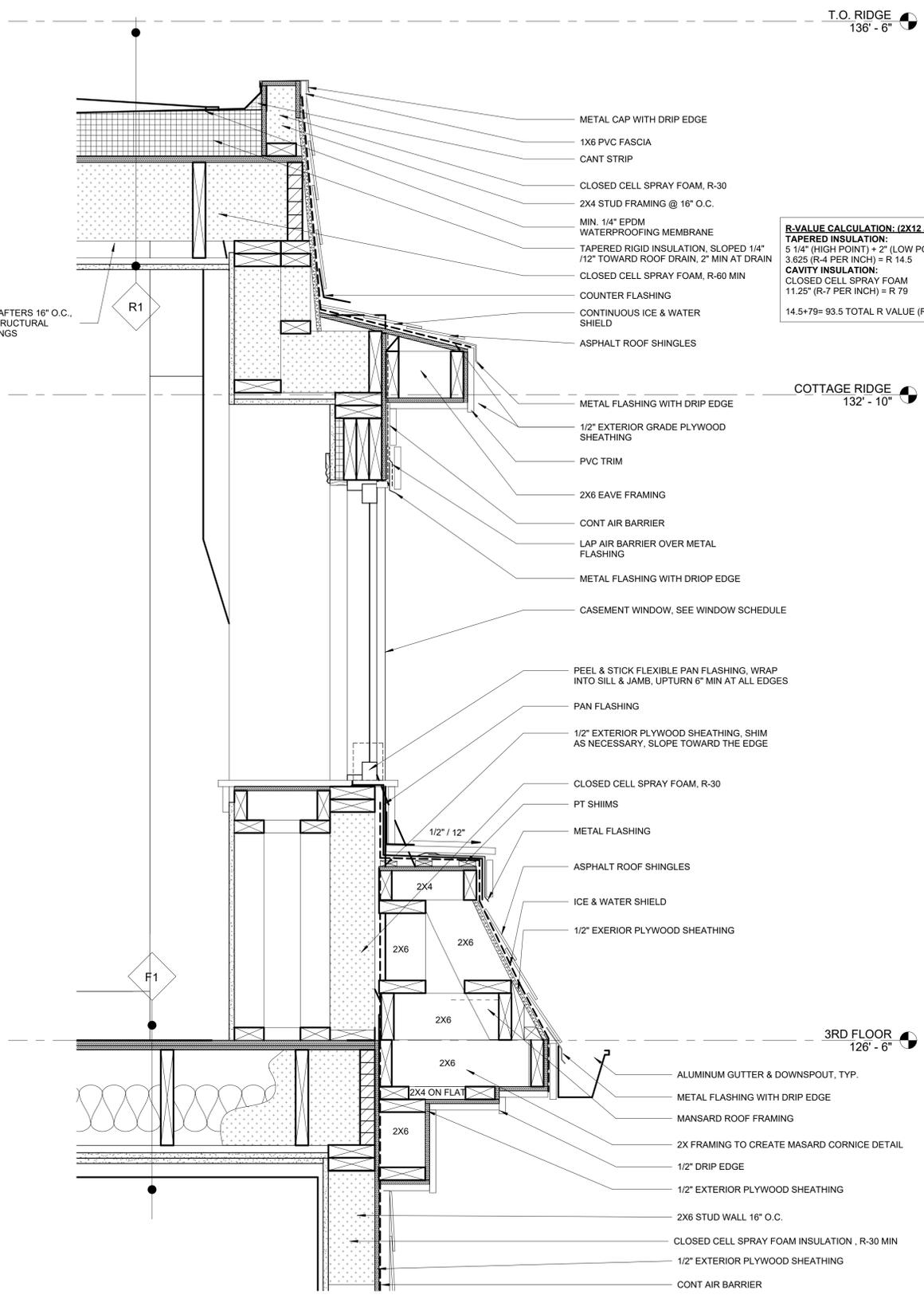
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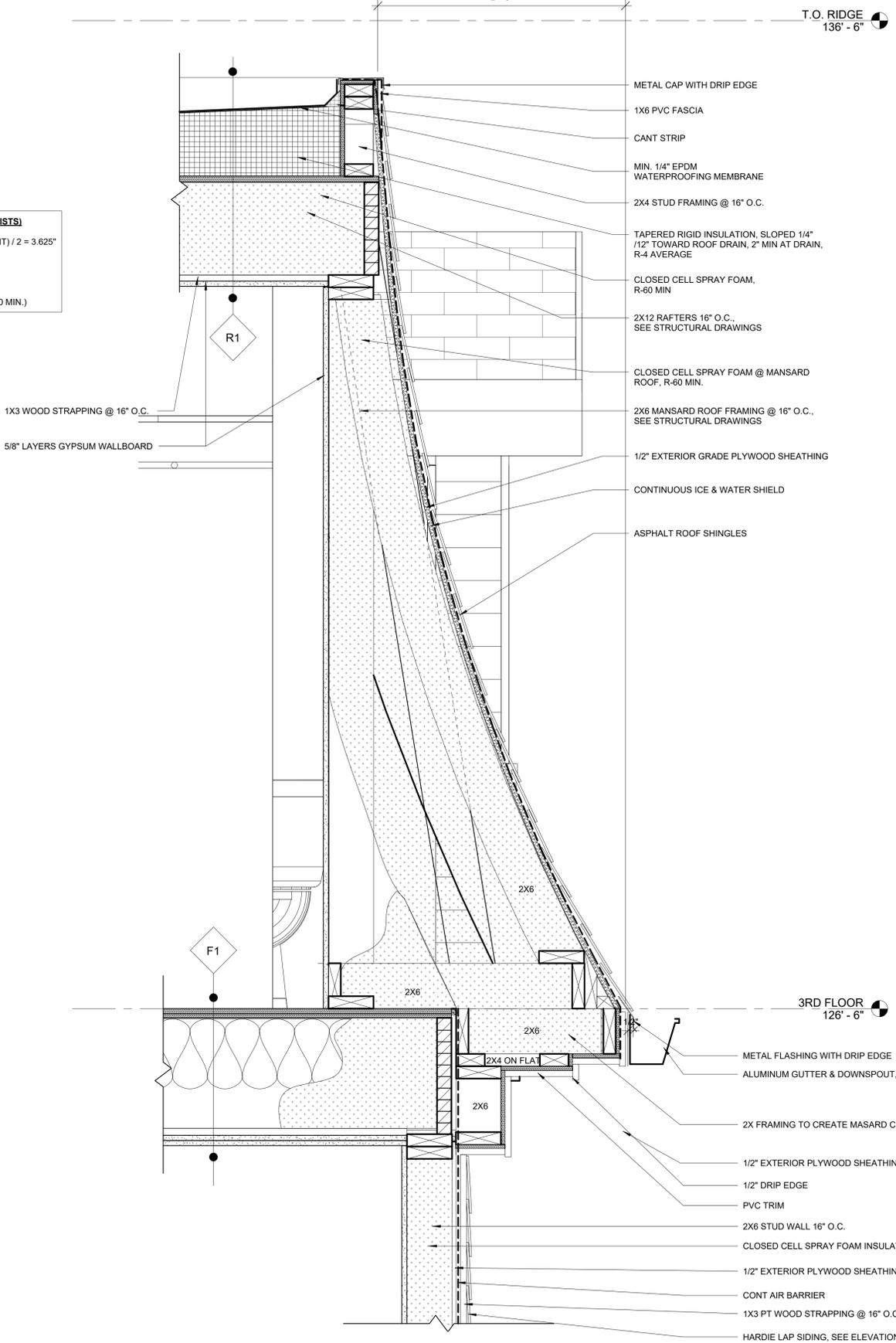
SECTION
DETAILS

A-500

15 STICKNEY AVENUE



1 MANSARD DORMER SECTION
1 1/2" = 1'-0"



2 MANSARD ROOF SECTION
1 1/2" = 1'-0"

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PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

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Scale 1" = 1'-0"

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No.	Description	Date

TYPICAL
SLOPED ROOF
DETAILS

A-520

15 STICKNEY AVENUE

12 NOT USED
A-520 Scale:N.T.S

9 RIDGE/HIP DETAIL
A-520 Scale:N.T.S

5 TYPICAL ROOF LAYOUT
A-520 Scale:N.T.S

1 NOT USED
A-520 Scale:N.T.S

13 NOT USED
A-520 Scale:N.T.S

10 HIP AND RIDGE
A-520 Scale:N.T.S

6 CONCEALED RIDGE FLASHING
A-520 Scale:N.T.S

2 NOT USED
A-520 Scale:N.T.S

14 NOT USED
A-520 Scale:N.T.S

7 GENERIC DRIP EDGE
A-520 Scale:N.T.S

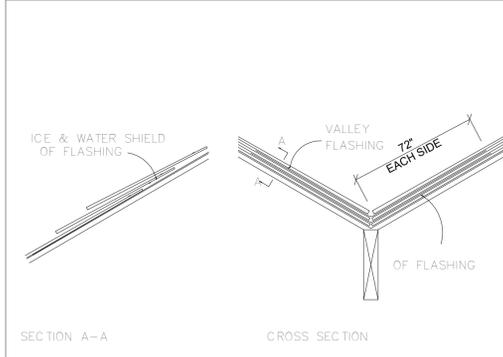
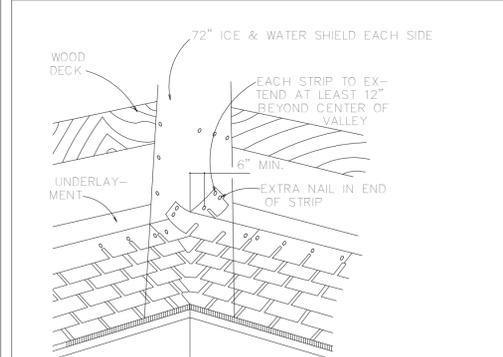
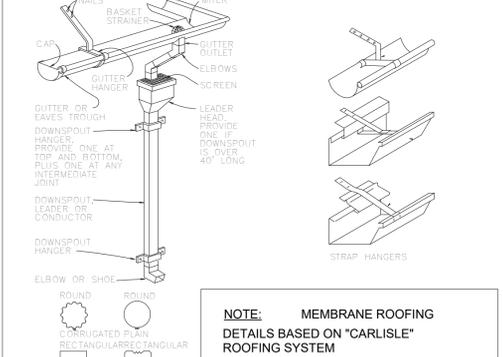
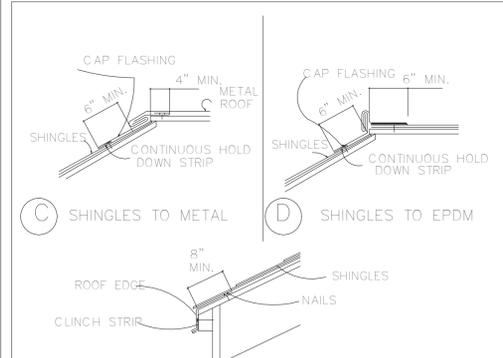
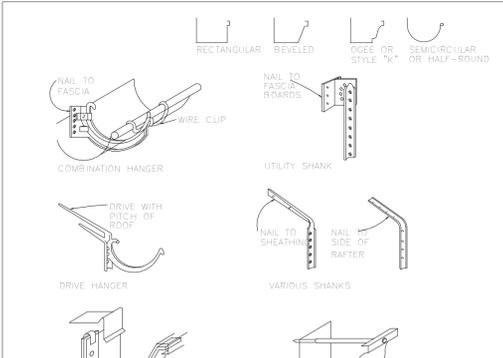
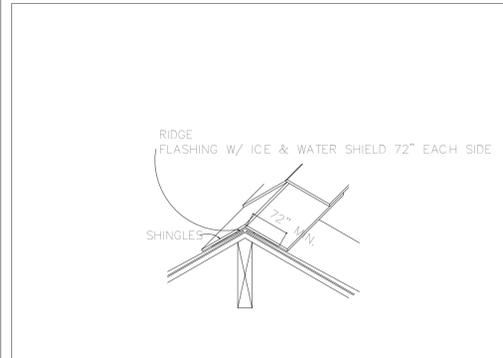
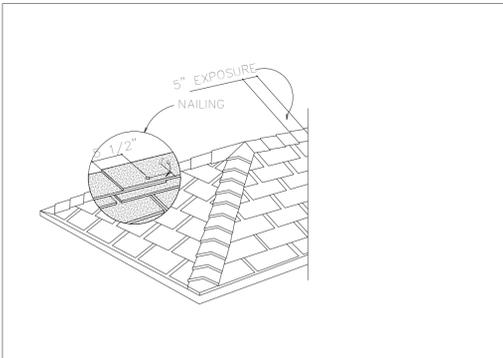
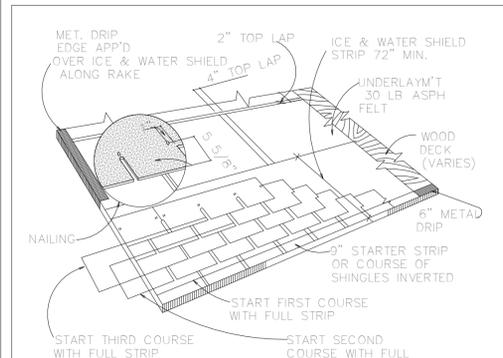
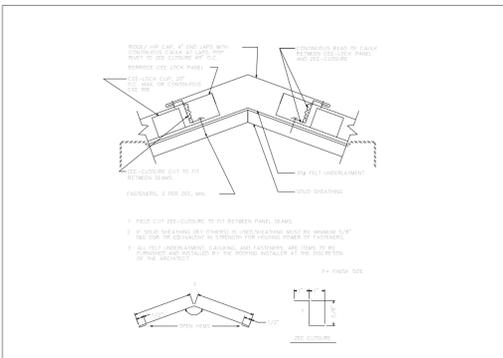
3 NOT USED
A-520 Scale:N.T.S

15 NOT USED
A-520 Scale:N.T.S

11 GUTTER & DOWN SPOUT
A-520 Scale:N.T.S

8 CLOSED VALLEY
A-520 Scale:N.T.S

4 VALLEY FLASHING
A-520 Scale:N.T.S



\\TKG-ANS1522\Draws\23070_Bill Pino_15 Stickney Ave_Somerville\03 Drawings\01_ARCH_CD\23070-15 Stickney Ave_CD_City Requested Revisions_12.15.24.rvt

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



ARCHITECT
KHALSA DESIGN, INC.
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REGISTRATION



Project number 23070
Date 04/26/2024
Drawn by KDI
Checked by TC
Scale As indicated

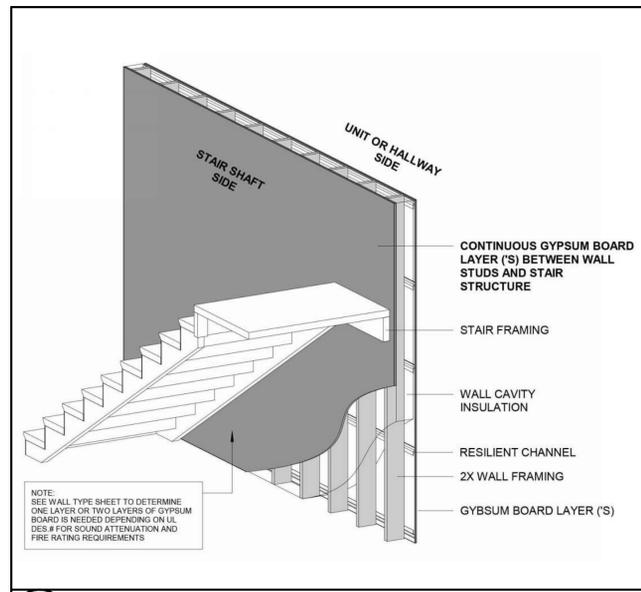
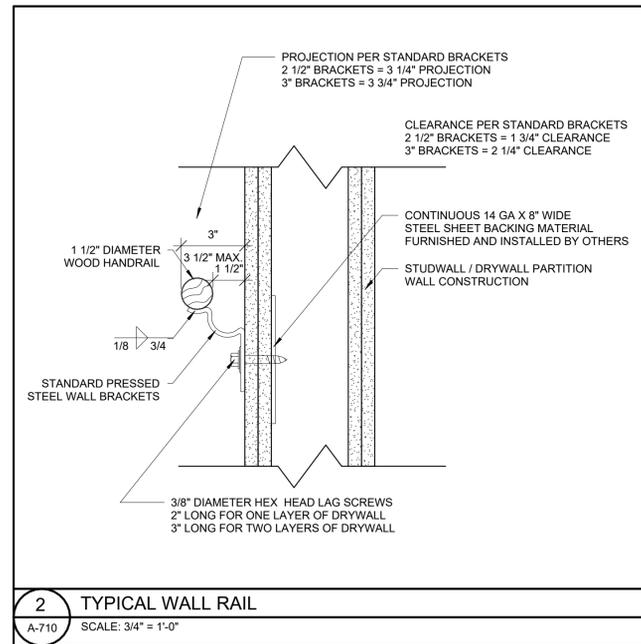
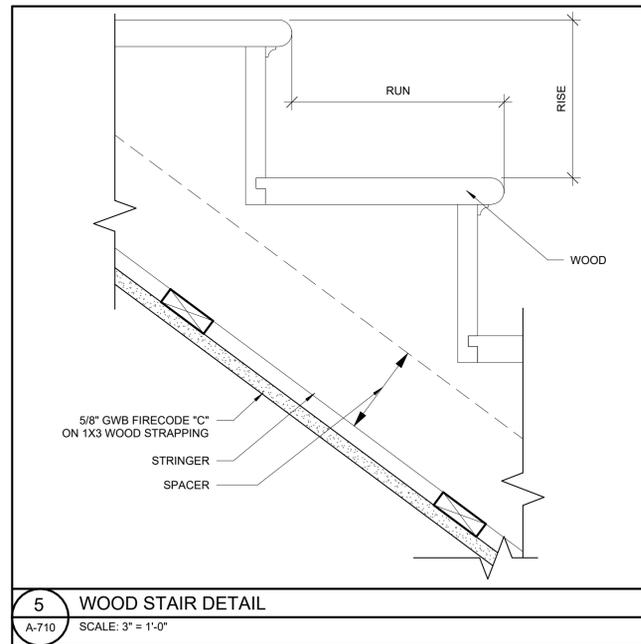
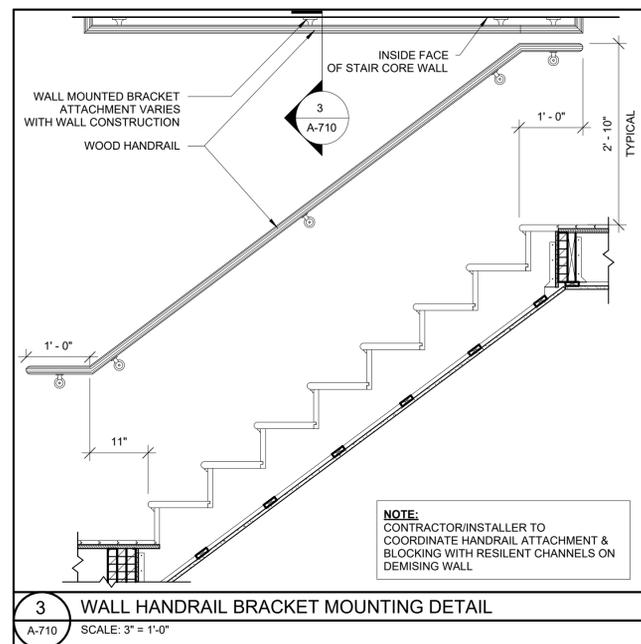
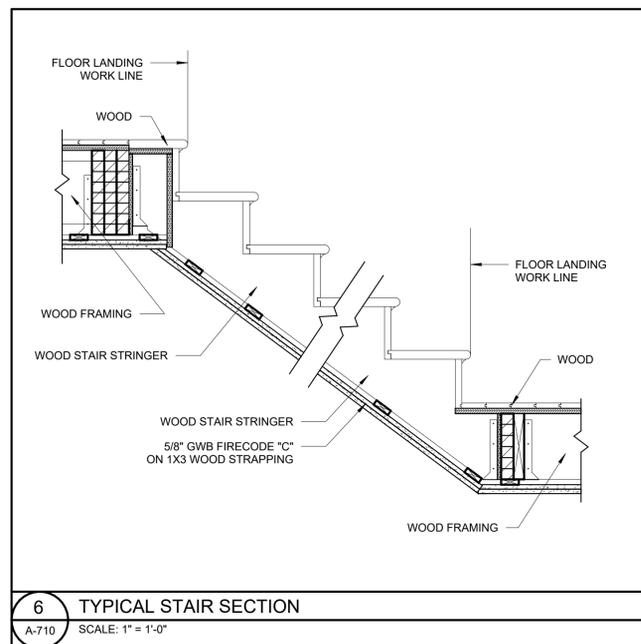
REVISIONS

No.	Description	Date

STAIR DETAILS

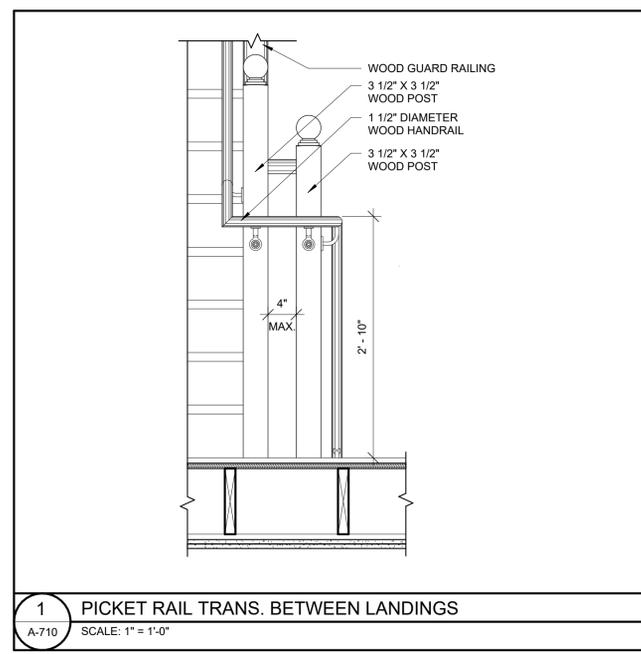
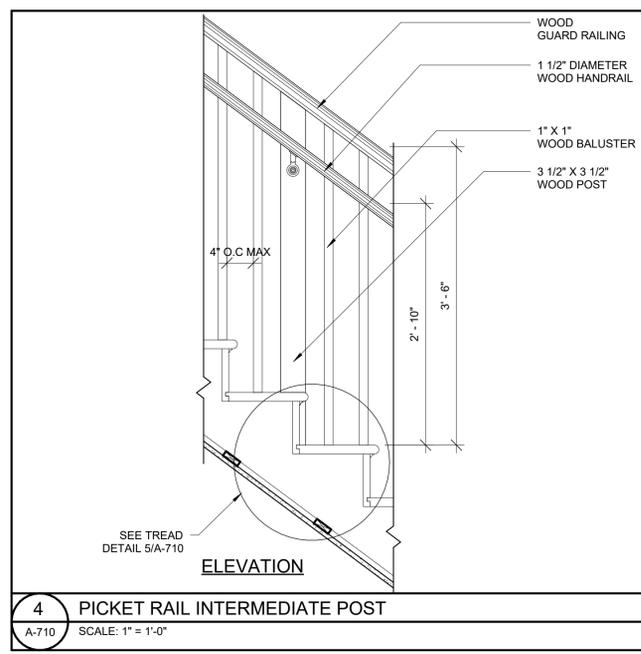
A-710

15 STICKNEY AVENUE



NOTE: HAT CHANNELS DO NOT SUFFICE FOR STC PURPOSES. USE RC-1 DELUXE CHANNELS, PROFILE SHOWN BELOW.

HAT CHANNEL	RC-1 DELUXE CHANNEL
NOT PERMITTED (EXCEPT FOR USE WITH GENIE CLIPS)	PERMITTED



\\TKG-ANS\522\Draws\23070_Bill Pino_15 Stickney Ave_Somerville\03 Drawings\01_ARCH_CD\23070-15 Stickney Ave_CD_City Requested Revisions_12.15.24.rvt

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DOOR SCHEDULE									
MARK	LOCATION	DOOR STYLE	FRAME MATERIAL	DOOR MATERIAL	WIDTH	HEIGHT	DETAILS		
							HEAD	JAMB	SILL
1	<varies>	<varies>	<varies>	<varies>	3' - 0"	7' - 0"	<varies>	<varies>	<varies>
3	BEDROOM,CL,BATH	SINGLE HINGED	WD	S.C. WD.	2' - 8"	6' - 8"	9/A-901	8/A-901	7/A-901
4	CLOSET	SINGLE HINGED	WD	S.C. WD.	2' - 6"	6' - 8"	9/A-901	8/A-901	7/A-901
5	CLOSET	DOUBLE HINGED	WD	S.C. WD.	4' - 6"	6' - 8"	9/A-901	8/A-901	7/A-901
6	CLOSET	DOUBLE HINGED	WD	S.C. WD.	5' - 0"	6' - 8"	9/A-901	8/A-901	7/A-901
7	CL. W/D	DOUBLE HINGED	WD	S.C. WD.	5' - 8"	6' - 8"	9/A-901	8/A-901	7/A-901
9					2' - 8"	6' - 8"			
10					2' - 6"	6' - 8"			

DOOR LEGEND				
ELEVATION- FRONT VIEW				
STYLE	SINGLE-HINGED	SINGLE-HINGED	SINGLE-HINGED	SINGLE-HINGED
TAG	1	2	3	4
ELEVATION- FRONT VIEW				
STYLE	DOUBLE-HINGED	DOUBLE-HINGED	DOUBLE-HINGED	POCKET
TAG	5	6	7	8

DOOR NOTES:
1. DOOR FINISH & STYLE TO BE DETERMINED BY OWNER.
2. DOOR HARDWARE TO BE DETERMINED BY OWNER.
3. SEE FLOOR PLANS FOR DIRECTION OF SWING.
4. ALL GLASS IN DOORS AND SIDELITES TO BE TEMPERED.

WINDOW SCHEDULE									
TYPE MARK	STYLE	ROUGH OPENING		MATERIAL	HEAD HEIGHT	SILL HEIGHT	DETAIL		
		WIDTH	HEIGHT				HEAD	JAMB	SILL
94		2' - 0"	3' - 0"		5' - 6"	2' - 6"			
A	DOUBLE HUNG	5' - 0"	5' - 0"	ALUMINUM	7' - 6"	2' - 6"	3/A-901	2/A-901	1/A-901
B	DOUBLE HUNG	4' - 0"	5' - 0"	ALUMINUM	7' - 6"	2' - 6"	3/A-901	2/A-901	1/A-901
C	DOUBLE HUNG	3' - 0"	5' - 0"	ALUMINUM	7' - 6"	2' - 6"	3/A-901	2/A-901	1/A-901
D	DOUBLE HUNG	2' - 6"	3' - 6"	ALUMINUM	7' - 6"	4' - 0"	3/A-901	2/A-901	1/A-901
E	DOUBLE HUNG	2' - 6"	4' - 0"	ALUMINUM	7' - 6"	3' - 6"	3/A-901	2/A-901	1/A-901
F	DOUBLE HUNG	6' - 0"	3' - 0"	ALUMINUM	5' - 6"	2' - 6"	3/A-901	2/A-901	1/A-901
G	DOUBLE HUNG	5' - 6"	3' - 0"	ALUMINUM	5' - 6"	2' - 6"	3/A-901	2/A-901	1/A-901
H	DOUBLE HUNG	4' - 6"	3' - 0"	ALUMINUM	5' - 6"	2' - 6"	3/A-901	2/A-901	1/A-901
I	CASEMENT	2' - 8"	3' - 0"	ALUMINUM	5' - 6"	2' - 6"	3/A-901	2/A-901	1/A-901
J	DOUBLE HUNG	3' - 0"	4' - 6"	ALUMINUM	7' - 10"	3' - 4"	6/A-901	5/A-901	4/A-901
K	HOPPER	3' - 0"	1' - 6"	ALUMINUM	7' - 10"	6' - 4"	6/A-901	5/A-901	4/A-901
L	FIXED	1' - 6"	5' - 0"	ALUMINUM	7' - 6"	2' - 6"	3/A-901	5/A-901	4/A-901

WINDOW LEGEND						
ELEVATION- FRONT VIEW						
STYLE	DOUBLE HUNG	CASEMENT	FIXED	FIXED	HOPPER	HOPPER
MARK	A	B	C	D	E	F
ELEVATION- FRONT VIEW						
STYLE	CASEMENT	CASEMENT	FIXED	FIXED	HOPPER	FIXED
MARK	G	H	I	J	K	L

- WINDOW NOTES:**
- CONTRACTOR TO VERIFY SIZES OF EXISTING WINDOW OPENINGS TO REMAIN, PRIOR TO ORDERING OF WINDOWS
 - 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.
 - 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.
 - WINDOWS SHALL HAVE EXTERIOR MUNTINS AS SHOWN ON THE ELVATIONS & HALF SCREENS ON ALL WINDOWS.
 - WINDOW SUBMITTAL TO BE SUBMITTED TO ARCHITECT PRIOR TO ORDERING OF WINDOWS.
 - ALL WINDOWS TO BE BLACK EXTERIOR / WHITE INTERIOR
 - ALL HARDWARE TO BE SELECTED BY OWNER.
 - LOCATIONS REQUIRING TEMPERED GLASS TO BE VERIFIED PRIOR TO ORDERING WINDOWS. NOTATED WITH (T) ON ELEVATIONS.

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



ARCHITECTURE

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REGISTRATION



Project number 23070
Date 04/26/2024
Drawn by MB
Checked by WC
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

DOOR &
WINDOW
SCHEDULE

A-900

15 STICKNEY AVENUE

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

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BILL PINO

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Checked by WC
Scale 3" = 1'-0"

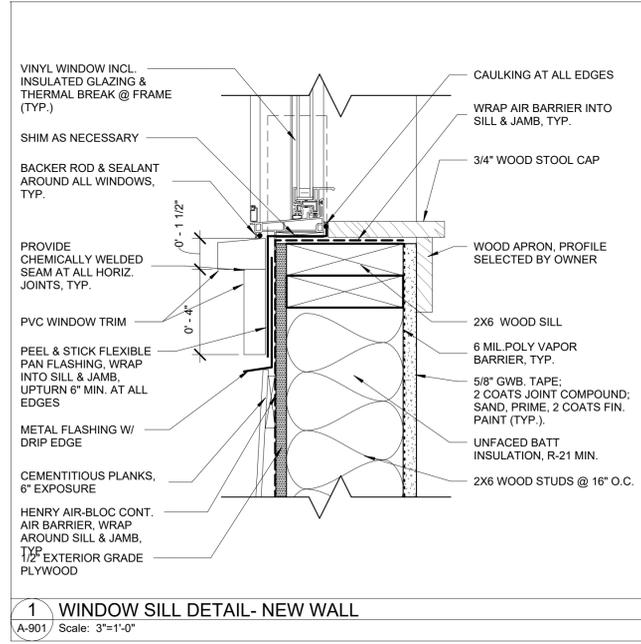
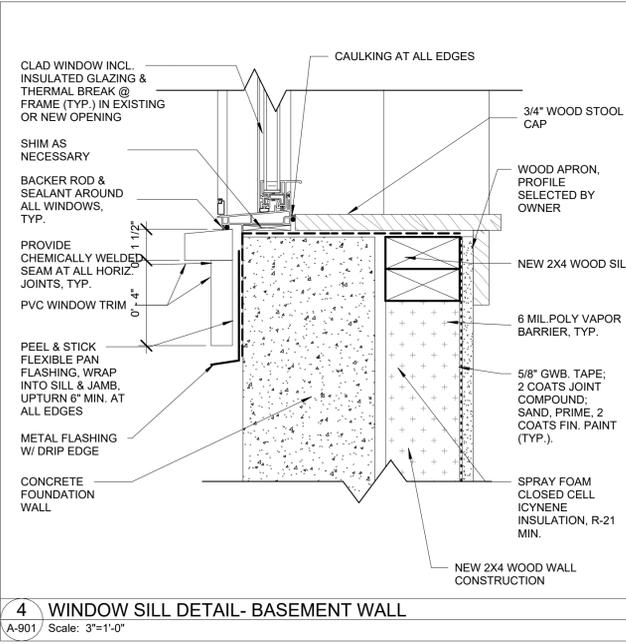
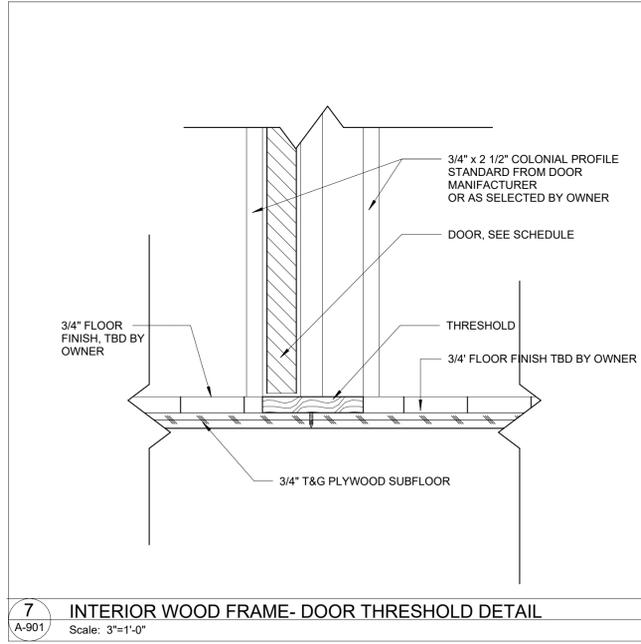
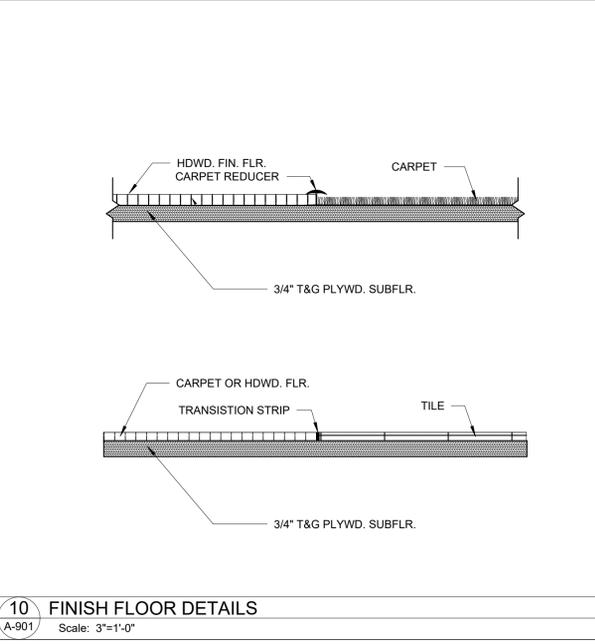
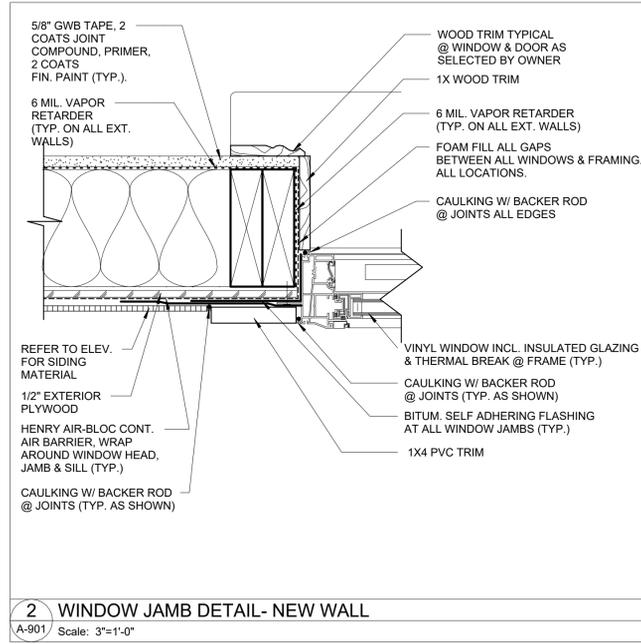
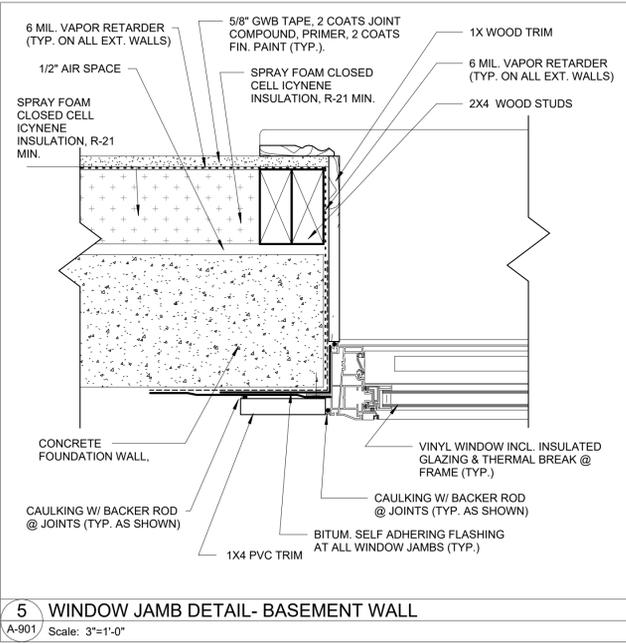
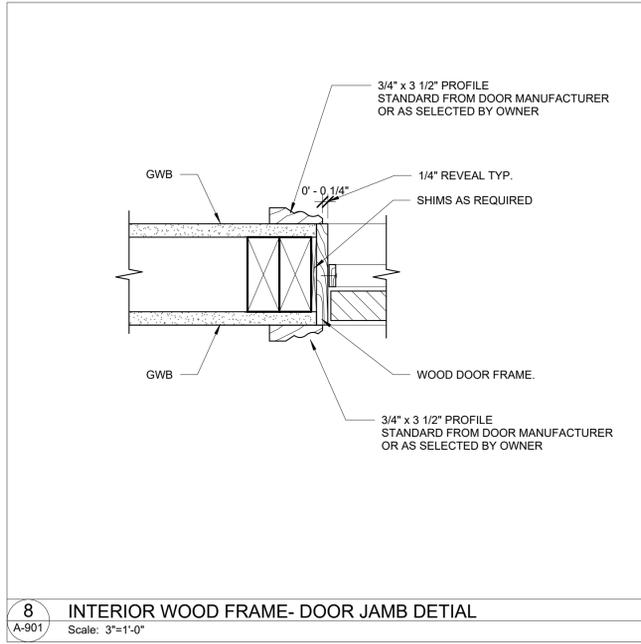
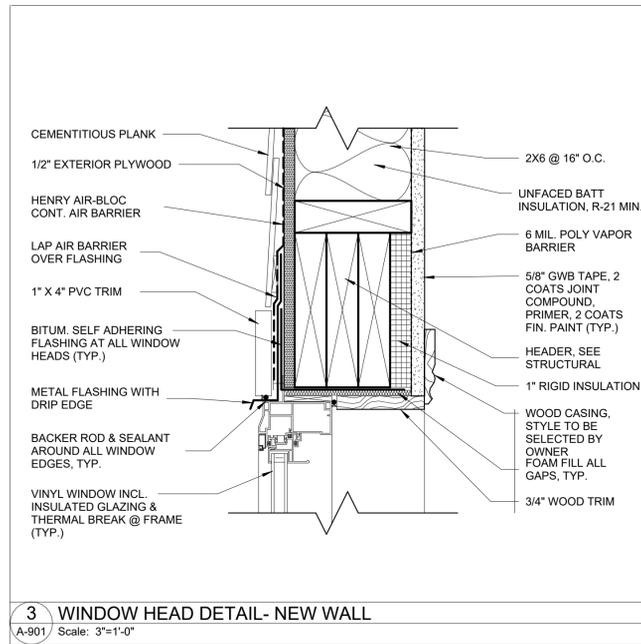
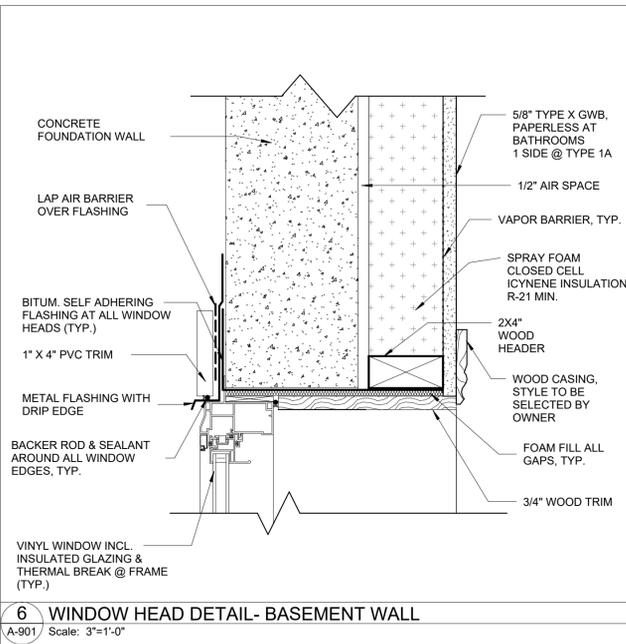
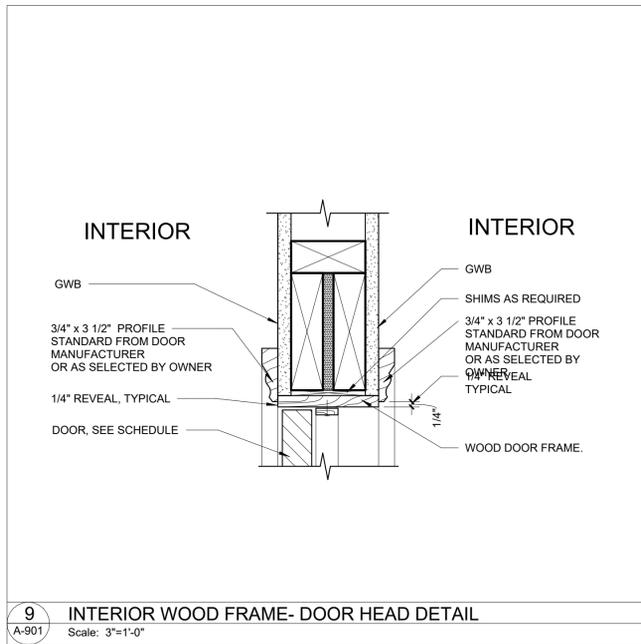
REVISIONS

No.	Description	Date

DOOR, WINDOW
& FINISH FLOOR
DETAILS

A-901

15 STICKNEY AVENUE



11KGA-ANS1522Data323070_Bill Pino_15 Stickney Ave_Somerville03 Drawings01_ARCH_CD023070-15 Stickney Ave_CD_City Requested Revisions_12.15.24.rvt

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PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS
15 STICKNEY AVENUE
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



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Project number 23070
Date 04/26/2024
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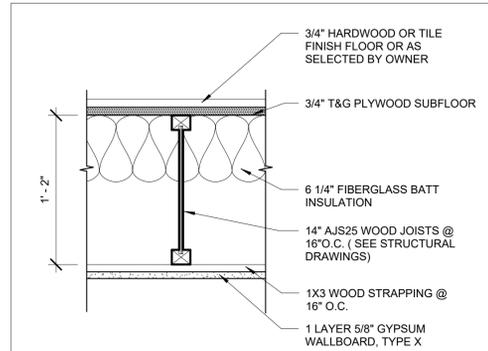
REVISIONS

No.	Description	Date

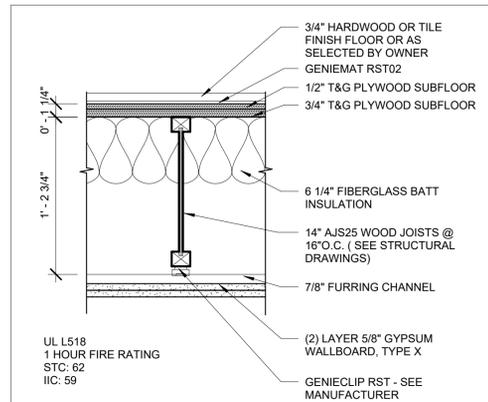
PARTITION
TYPES

A-910

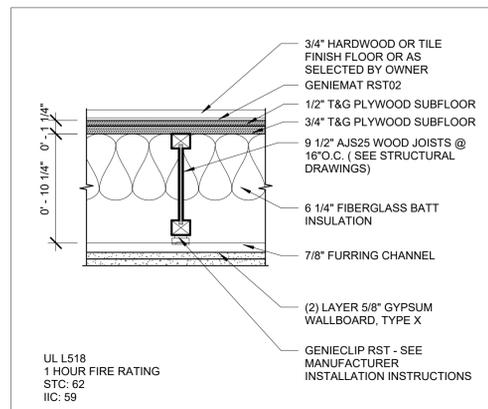
15 STICKNEY AVENUE



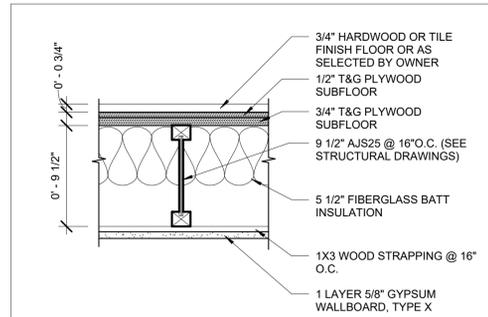
F4 NEW FLOOR/CEILING ASSEMBLY BETWEEN SAME DWELLING UNITS
SCALE: 1-1/2" = 1'-0"



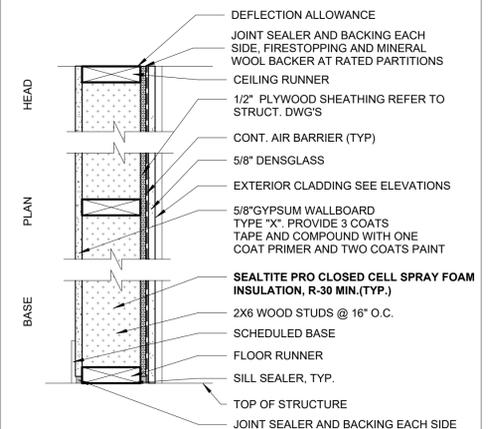
F3 1 HOUR RATED FLOOR/CEILING ASSEMBLY
SCALE: 1-1/2" = 1'-0"



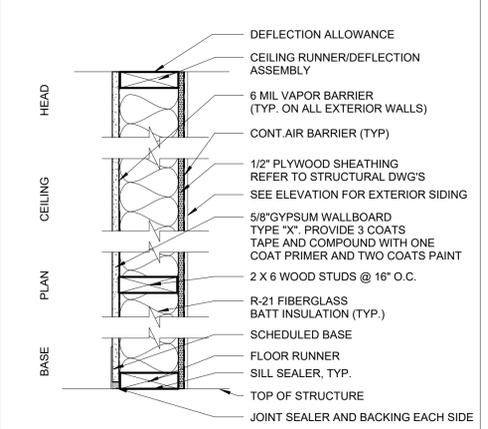
F2 1 HOUR RATED FLOOR/CEILING ASSEMBLY
SCALE: 1-1/2" = 1'-0"



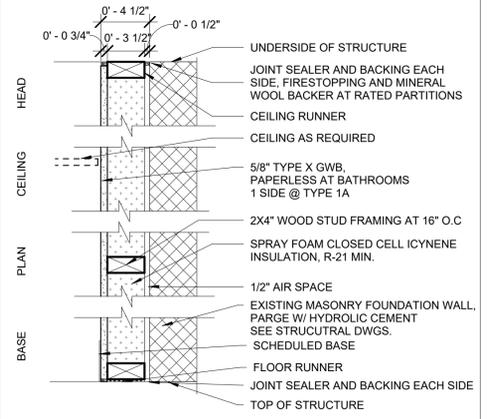
F1 NEW FLOOR/CEILING ASSEMBLY BETWEEN SAME DWELLING UNITS
SCALE: 1-1/2" = 1'-0"



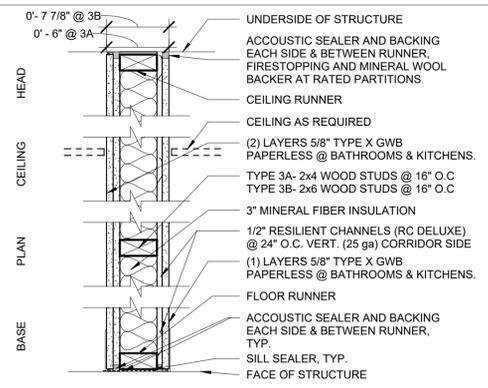
6 EXTERIOR WALL TYPE- 1 HOUR FIRE RATED
SCALE: 1-1/2" = 1'-0"



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



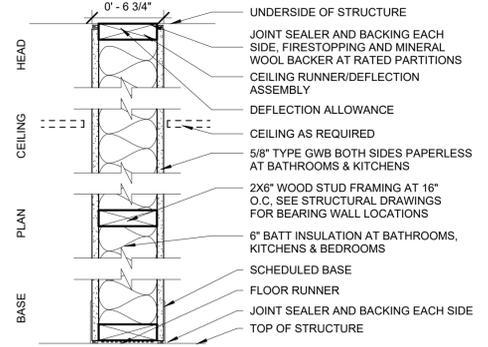
4 FURRED MASONRY WALL
SCALE: 1-1/2" = 1'-0"



3A DEMISING - 2X4" WOOD STUD WALL 1 HOUR RATED UL# DES U305 STC: 50-54

3B DEMISING - 2X6" WOOD STUD WALL 1 HOUR RATED UL# DES U305 STC: 50-54

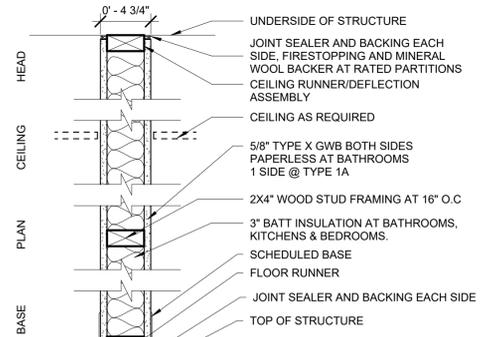
3 DEMISING PARTITION TYPE



2 INTERIOR - 2X6" WOOD STUD WALL WITH 1 LAYER OF GWB ON BOTH SIDES. BATH, KITCHEN & LAUNDRY SIDE SHALL BE M.R. UL # U305, STC: 34+

2A INTERIOR - 2X6" WOOD STUD WALL WITH GWB 1 SIDE. GWB AT BATH SHALL BE M.R. UL # U305, STC: N/A

2 6" STUD PARTITION TYPE
SCALE: 1-1/2" = 1'-0"



1A INTERIOR - 2X4" WOOD STUD WALL WITH GWB 1 SIDE. GWB AT BATH SHALL BE M.R.

1 INTERIOR - 2X4" WOOD STUD WALL WITH 1 LAYER OF GWB ON BOTH SIDES. BATH, KITCHEN & LAUNDRY SIDE SHALL BE M.R.

1 TYPICAL 2X4" STUD PARTITION TYPE
SCALE: 1-1/2" = 1'-0"

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GENERAL CONDITIONS

- G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 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.
- 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 RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

- WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS AND UNDERLYING SOILS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION AND/OR ADDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING, OR HIRING A THIRD PARTY TO VERIFY, THAT THE EXISTING FOUNDATION AND UNDERLYING SOILS CONFORMS TO BUILDING CODE REQUIREMENTS AND PERFORMANCE SPECS IN THESE PLANS. IF FOUNDATIONS ARE FOUND BY CONTRACTOR TO NOT BE SUITABLE, CONTRACTOR TO CONTACT DAVIDSON ENGINEERING ASSOCIATES IMMEDIATELY AS REDESIGN OF THESE PLANS WILL LIKELY BE REQUIRED.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
- EXISTING FOUNDATION WALLS MUST BE BEARING ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
- 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.
- 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.
- BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

CONCRETE

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS: FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
- SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.

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 1,4000,000 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, CANTILEVERS, FASTENING, ETC., 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, TRADEMARKED 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 SPLICED 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 WRITTEN 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.
- SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
- BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2"Ø BOLTS AT 16" ON CENTER OR 3-1/4"Ø 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

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE:	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE:	20 PSF
HABITABLE ATTICS AND SLEEPING AREAS:	30 PSF
ALL OTHER AREAS	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE 128 MPH, EXPOSURE B

DEAD LOAD

WEIGHTS OF MATERIALS AND CONSTRUCTION

LATERAL FRAMING NOTES:

- THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY PER SECTIONS 301.1.3 ALTERNATIVE PROVISIONS AND 301.1.3 ENGINEERED DESIGN.
- 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 EXTERIOR WALLS TO FOLLOW SHEARWALL SHEATHING CRITERIA.
- SHEARWALLS CONSTRUCTION:
 - SHEATHING TO BE 1/2" APA RATED
 - SHEATHING TO BE ATTACHED TO THE WALL STUDS WITH 8dNAILS @ 4" OC AROUND EDGES & 8" OC IN FIELDS.
 - HOLDDOWNS TO BE HDU5 BY SIMPSON, SEE SPEC FOR CONNECTION
 - THREADED ROD TO BE 3/8"Ø.
- 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.

STRUCTURAL STEEL

- STRUCTURAL STEEL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.
- STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, WITH A MINIMUM YIELD STRENGTH OF 50 KSI. PLATES, ANGLES, CHANNELS, AND MISC. FABRICATED HARDWARE SHALL CONFORM TO ASTM A36, WITH A MINIMUM YIELD STRENGTH OF 36 KSI. RECTANGULAR STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 46 KSI.
- ALL STEEL TO STEEL FIELD CONNECTIONS SHALL BE MADE BY HIGH STRENGTH BOLTING WITH ASTM A325 BOLTS OR WELDING WITH E70 XX ELECTRODES. STEEL TO CONCRETE AND STEEL TO WOOD FIELD CONNECTIONS MAY BE MADE WITH ASTM A 307 BOLTS.
- STEEL SHALL BE SHOP-PAINTED WITH A MODIFIED ALKYD PRIMER UNLESS OTHERWISE NOTED.
- NO CUTTING OF OR OPENINGS THROUGH STEEL WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT AND ENGINEER FOR APPROVAL.

HANGER SELECTION TABLE			
MEMBER	1	2	3
2X8	LUS28	LUS28-2	LUS28-3
2X10	LUS210	LUS210-2	LUS210-3
2X12	LUS210	LUS210-2	LUS210-3
9/2"LVL	HU9	HHUS410	HHUS610
1 1/8"LVL	HU11	HHUS410	HHUS610
14"LVL	HU14	HHUS410	HHUS610
2 3/16"FLG I-JOIST	IUS 2.37		
2 1/2"FLG I-JOIST	IUS 2.56		
3 1/2"FLG I-JOIST	IUS 3.56		

- NOTE:
- USE HANGERS ABOVE FOR PROPOSED STRUCTURE UNLESS OTHERWISE NOTED ON FRAMING PLANS.
 - INSTALL ALL HANGERS WITH MAXIMUM NUMBER OF FASTENERS.



617-775-7250
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15 STICKNEY AVE
SOMERVILLE, MA

Rev: Date:

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Date: 10 APRIL, 2024

DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

NOTES AND SPECS

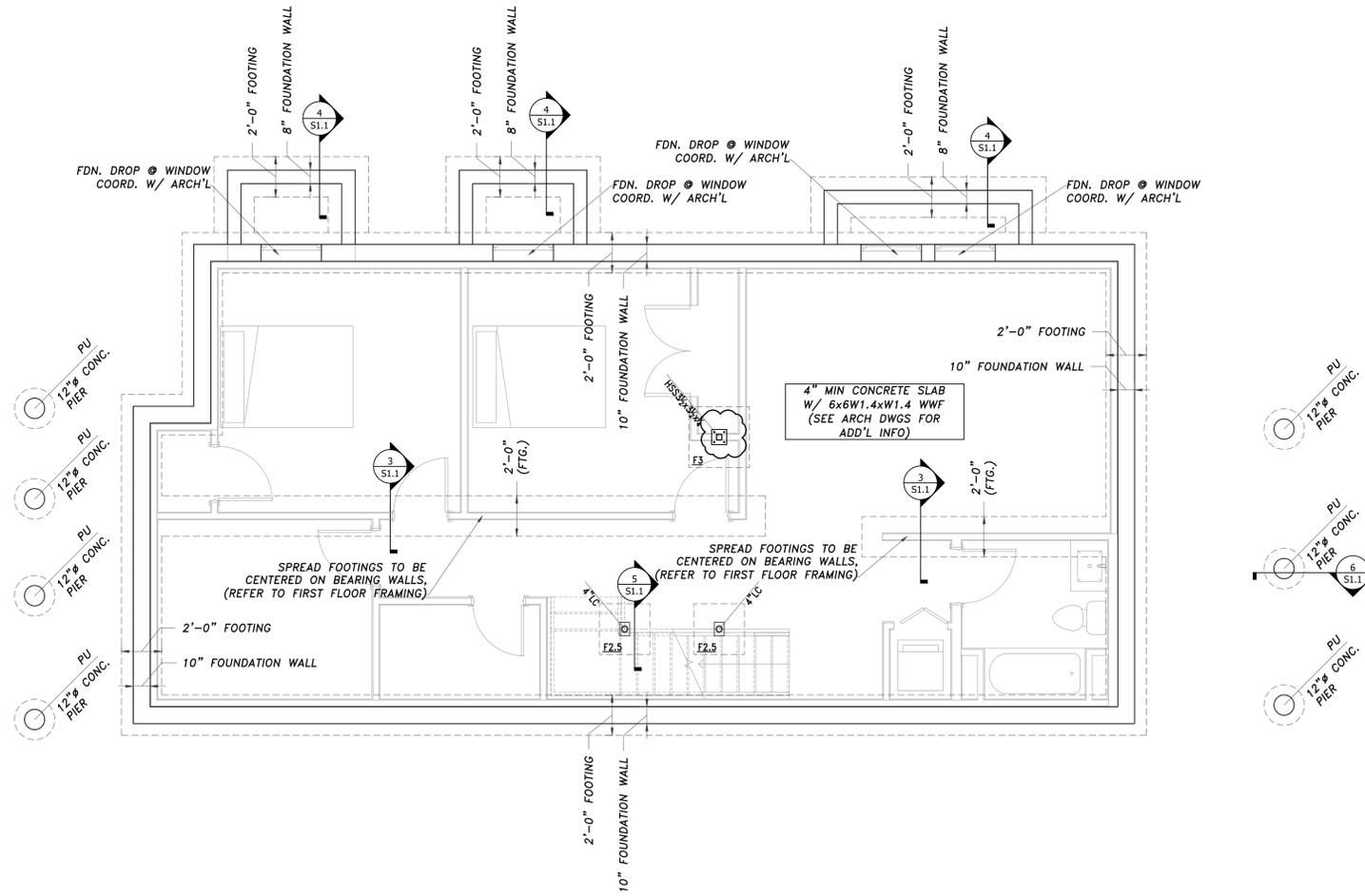
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**15 STICKNEY AVE
SOMERVILLE, MA**

FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. IN 2x4 WALLS, TYPICAL HEADERS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS.
2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5".
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH 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.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING.
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE.
11. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.



FOUNDATION
Scale: 1/4"=1'-0"

- FOUNDATION NOTES:**
1. ALL FOUNDATION WALLS MUST COME UP TO FIRST FLOOR FRAMING PER SECTION 3 OR BE A FROST WALL WITH MAX 16" CANTILEVERED SECTION OF SOIL AS SHOWN IN SECTION 4. NO HALF HEIGHT WALLS ARE PERMITTED.
 2. ALL FOUNDATION DIMENSIONS AND ELEVATIONS TO BE VERIFIED WITH SITE CONDITIONS AND ARCHITECTURAL DRAWINGS.
 3. DOWEL NEW FOUNDATION TO EXISTING WITH #4 BARS @24"OC, LENGTH = 16".

FOOTING SCHEDULE

FOOTING ID TAG	FOOTING SIZE	REINFORCING
F1.5	1'-6"x1'-6"x12" THICK	NO REINFORCEMENT
F2	2'-0"x2'-0"x12" THICK	(3) #4 E.W. BOT.
F2.5	2'-6"x2'-6"x12" THICK	(3) #4 E.W. BOT.
F3	3'-0"x3'-0"x12" THICK	(4) #4 E.W. BOT.
F3.5	3'-6"x3'-6"x12" THICK	(5) #4 E.W. BOT.
F4	4'-0"x4'-0"x12" THICK	(5) #5 E.W. BOT.
F4.5	4'-6"x4'-6"x12" THICK	(5) #5 E.W. BOT.
F5	5'-0"x5'-0"x14" THICK	(6) #5 E.W. BOT.
F6	6'-0"x6'-0"x14" THICK	(7) #6 E.W. BOT.

LEGEND

- BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(N) = NEW
TBR = TO BE REMOVED
- POST LOCATION: POST UP (ABOVE LINE), POST DOWN (BELOW LINE)
- DIM. LUMBER POST: NUMBER OF STUDS, P3-26 - SIZE OF STUD, TYPE OF POST: P-POST, J-JACK, ENGINEERED POST, LC 3 1/2" - SIZE, TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL

Rev: _____ Date: _____

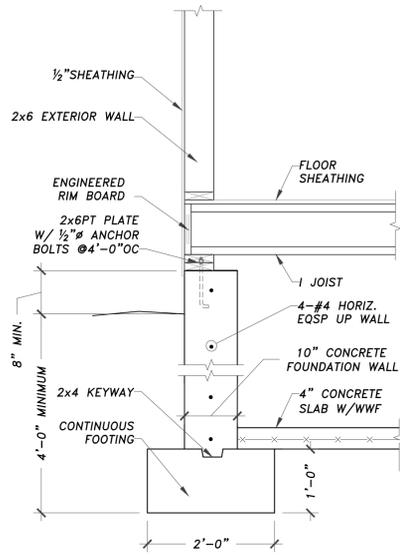
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Date: 10 APRIL, 2024

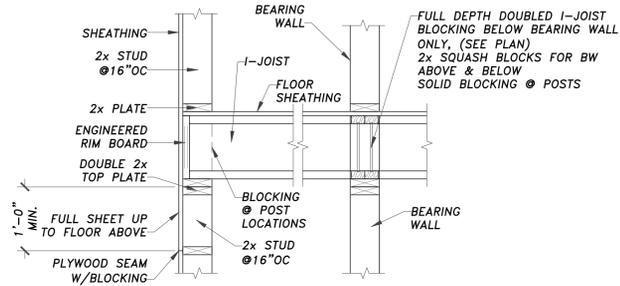
DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

FOUNDATION PLAN

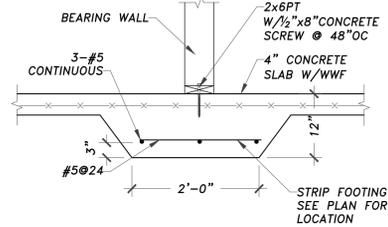
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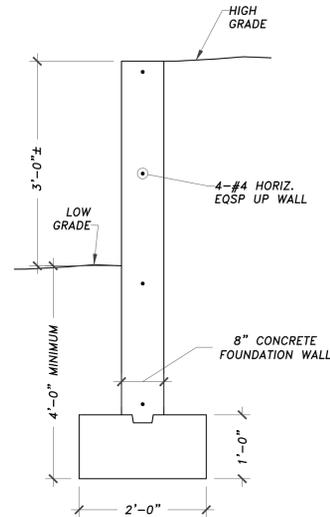
1 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



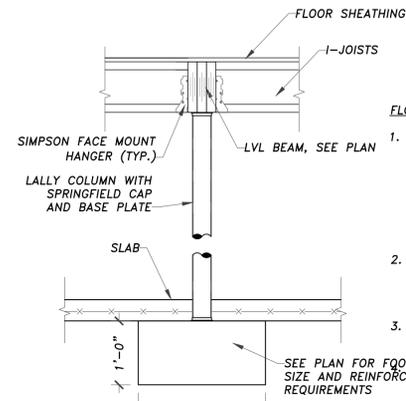
2 FRAMING DETAIL
Scale: 3/4" = 1'-0"



3 STRIP FOOTING DETAIL
Scale: 3/4" = 1'-0"



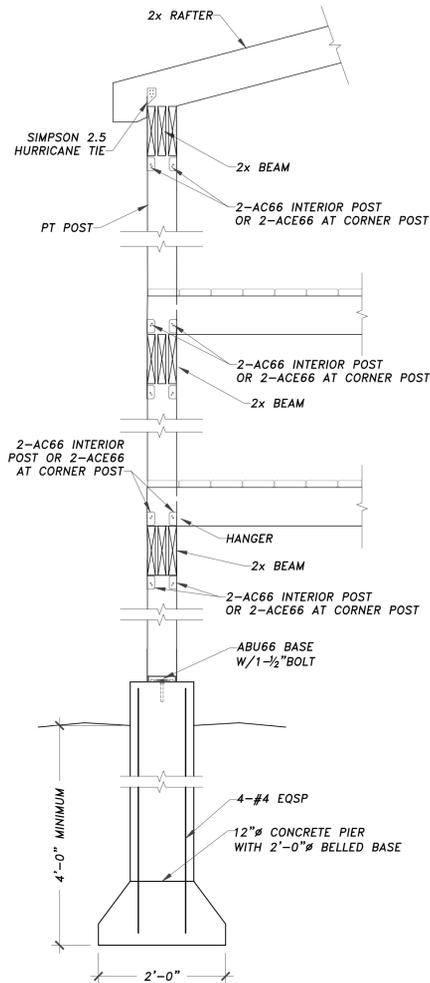
4 AREAWAY DETAIL
Scale: 3/4" = 1'-0"



5 LALLY COL. DETAIL
Scale: 3/4" = 1'-0"

FLOOR FRAMING NOTES

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2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE VERTICALLY SPACED AND HAVE MINIMUM EDGE DISTANCE OF 1.5".
4. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH 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.
5. BW DENOTES 2x4@16 OR 2x@16 WALL, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING.
6. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
7. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
8. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
9. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST BLOCKING TO MATCH UPPER POST SIZE.
10. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
11. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2" x 4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
12. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.



6 COVERED PORCH DETAIL
Scale: 3/4" = 1'-0"



15 STICKNEY AVE
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DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

DETAILS

S1.1

LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(N) = NEW
TBR = TO BE REMOVED

POST LOCATION: POST UP (ABOVE LINE), POST DOWN (BELOW LINE)

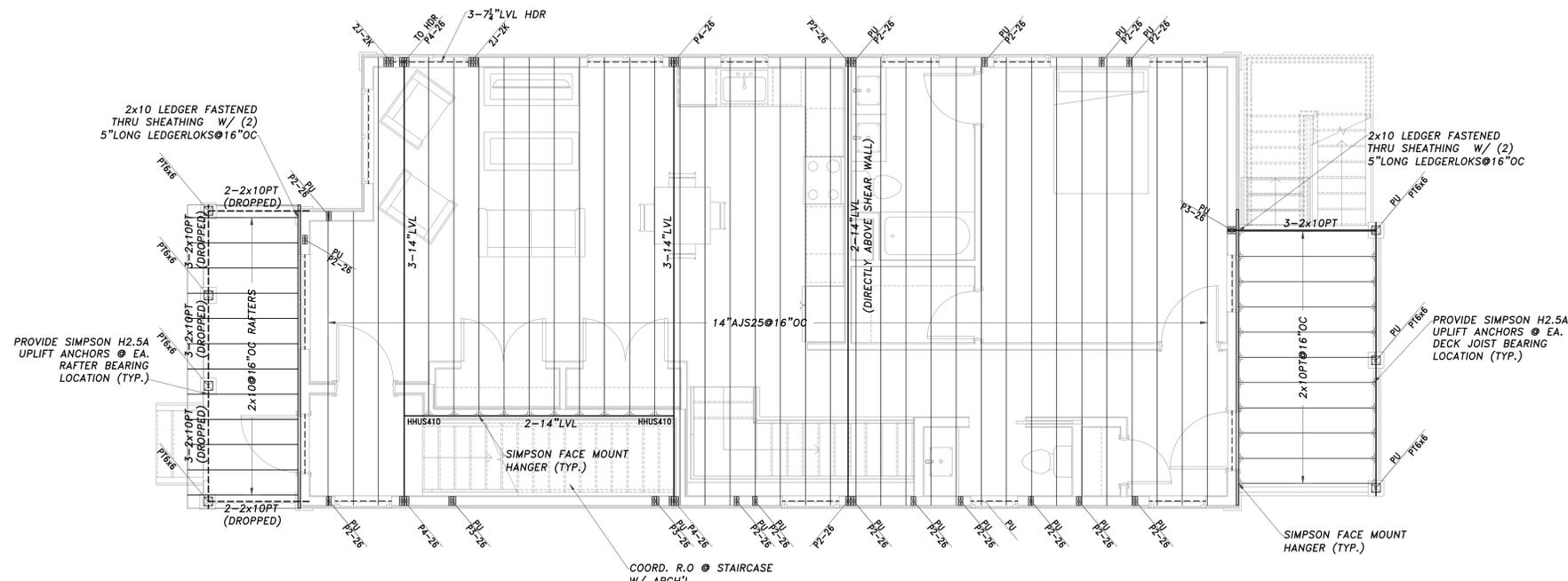
DIM. LUMBER POST: NUMBER OF STUDS, P3-26 SIZE OF STUD, TYPE OF POST: P-POST, J-JACK, ENGINEERED POST: LC 3 1/2" SIZE, TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL



**15 STICKNEY AVE
SOMERVILLE, MA**

FLOOR FRAMING NOTES

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2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH 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.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
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12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2"Øx4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.



SECOND FLOOR FRAMING

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

FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD.
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6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
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FVP = FLAT VALLEY PLATE
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POST LOCATION
POST UP (ABOVE LINE)
POST DOWN (BELOW LINE)
DIM. LUMBER POST
NUMBER OF STUDS
P3-26 - SIZE OF STUD
TYPE OF POST: P-POST, J-JACK,
ENGINEERED POST
LC 3 1/2" - SIZE
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL

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DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

SECOND FLOOR FRAMING

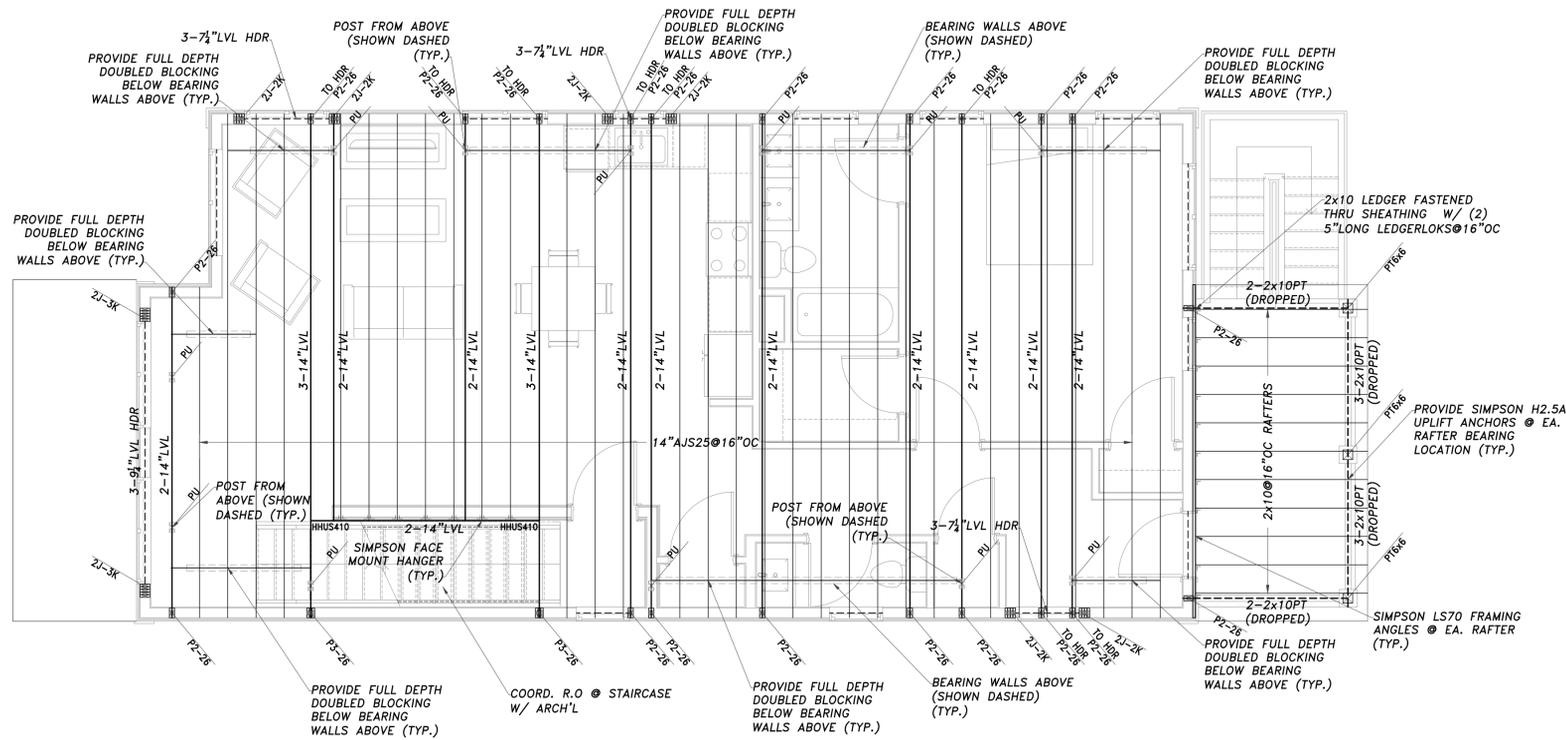
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**15 STICKNEY AVE
SOMERVILLE, MA**

FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. IN 2x4 WALLS, TYPICAL HEADERS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS.
2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2"Ø BOLTS AT 16" ON CENTER, OR 3-1/2"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE
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THIRD FLOOR FRAMING

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TBR	= TO BE REMOVED
POST LOCATION	POST UP (ARISE LINE)
	POST DOWN (BELOW LINE)
DIM. LUMBER POST	NUMBER OF STUDS
P3-26	SIZE OF STUD
	TYPE OF POST: P-POST, J-JACK,
ENGINEERED POST	LC 3 1/2" - SIZE
	TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL

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THIRD FLOOR FRAMING

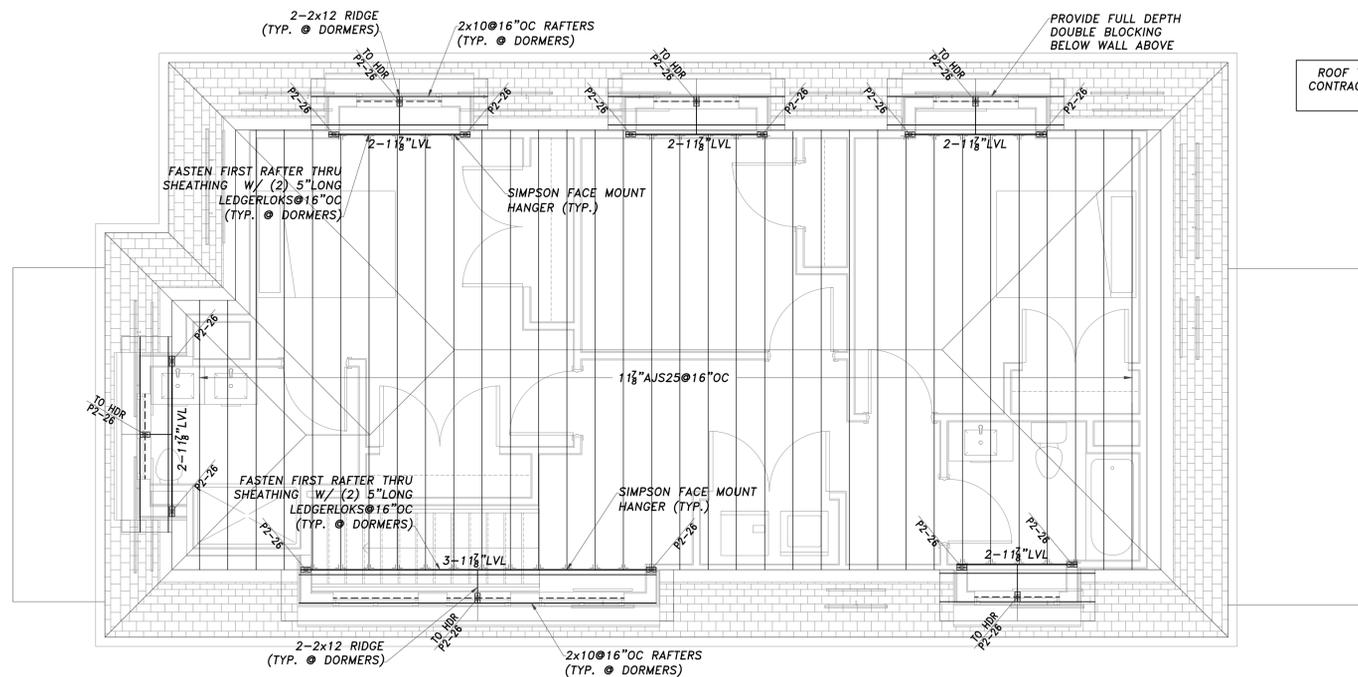
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ROOF TO BE INSTALLED AS FLAT ROOF. CONTRACTOR TO USE SLEEPER SYSTEM TO CREATE ROOF PITCHES

ROOF FRAMING
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ROOF FRAMING

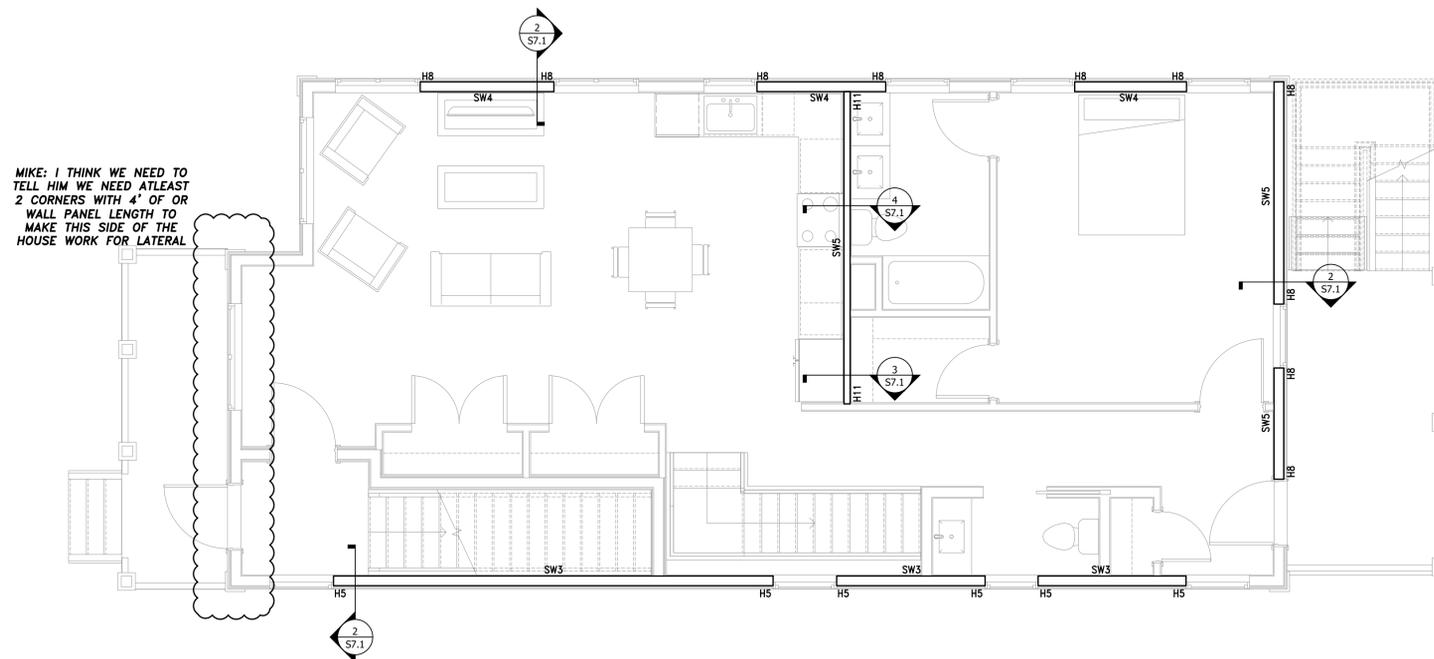
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FIRST FLOOR SHEAR WALLS
SCALE: 1/4"=1'-0"

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		
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		
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		
H8	HDU8-SDS2.5	3-SPF WALL STUD	SDS SCREWS	7/8" DIA.	12"
STRAP OPT	MSTC66	3-SPF WALL STUD	68-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H8-DF	HDU8-SDS2.5	3-DF/SP WALL STUD	SDS SCREWS	7/8" DIA.	12"
STRAP OPT	MST72	3-DF/SP WALL STUD	62-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
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-20d42" LONG	2-SPF WALL STUD	18-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		

- HOLDOWN NOTES:**
1. STRAP OPTION MAY BE USED IN LIEU OF HOLDOWN AT UPPER FLOOR LEVELS
 2. ALL THREADED ROD HOLDDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH SIMPSON AT-XP HIGH STRENGTH EPOXY SYSTEM INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 3. ALL MULTI-PLY WALL STUDS FASTENED TO HOLDDOWNS SHALL BE GANGED TOGETHER IN ACCORDANCE WITH BUILDING CODE AND GENERAL NOTES.
 4. ** - HDU14 REQUIRES HEAVY-HEX NUT
 5. "PAIR" - INDICATES ONE HOLDOWN ABOVE FLOOR SYSTEM CONNECTED TO A SECOND HOLDOWN BELOW THE FLOOR SYSTEM

SHEARWALL SCHEDULE

SHEARWALL ID TAG	PLYWOOD	WALL STUDS	BLOCKING	NAILING
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:**
1. ALL SHEARWALLS ASSUMED TO HAVE 1/2" GYPSUM BOARD (DRYWALL) FASTENED TO STUDS W/ #6 SCREWS AT 8" OC EDGE & 12" OC FIELD

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FIRST FLOOR SHEAR WALLS

S6.0



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DETAILS

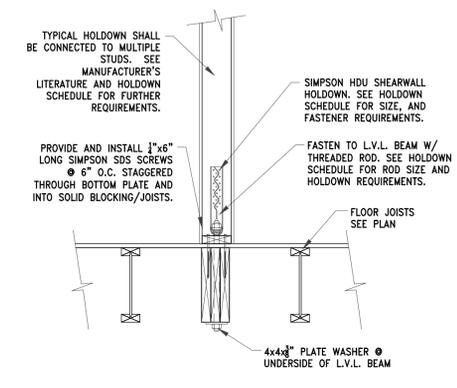
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FLOOR FRAMING NOTES

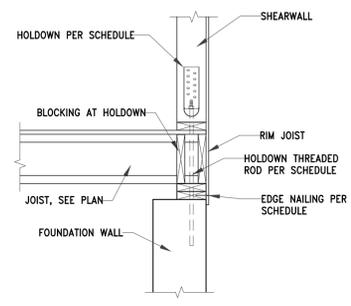
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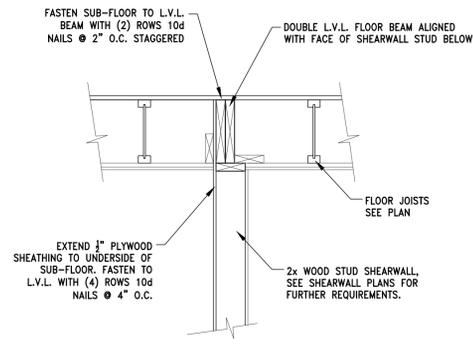
2 FRAMING DETAIL
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1 FRAMING DETAIL
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PROVIDE AND INSTALL SOLID BLOCKING AS SPECIFIED IN SHEARWALL PLAN, FASTEN PLYWOOD TO BLOCKING IN ACCORDANCE WITH SHEARWALL PLAN.

FRAMER NOTE:
PROVIDE AND INSTALL HORIZONTAL 4'-8" PLYWOOD PANEL CENTERED ON THE RIM JOIST. THIS PLYWOOD 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 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



4 FRAMING DETAIL
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