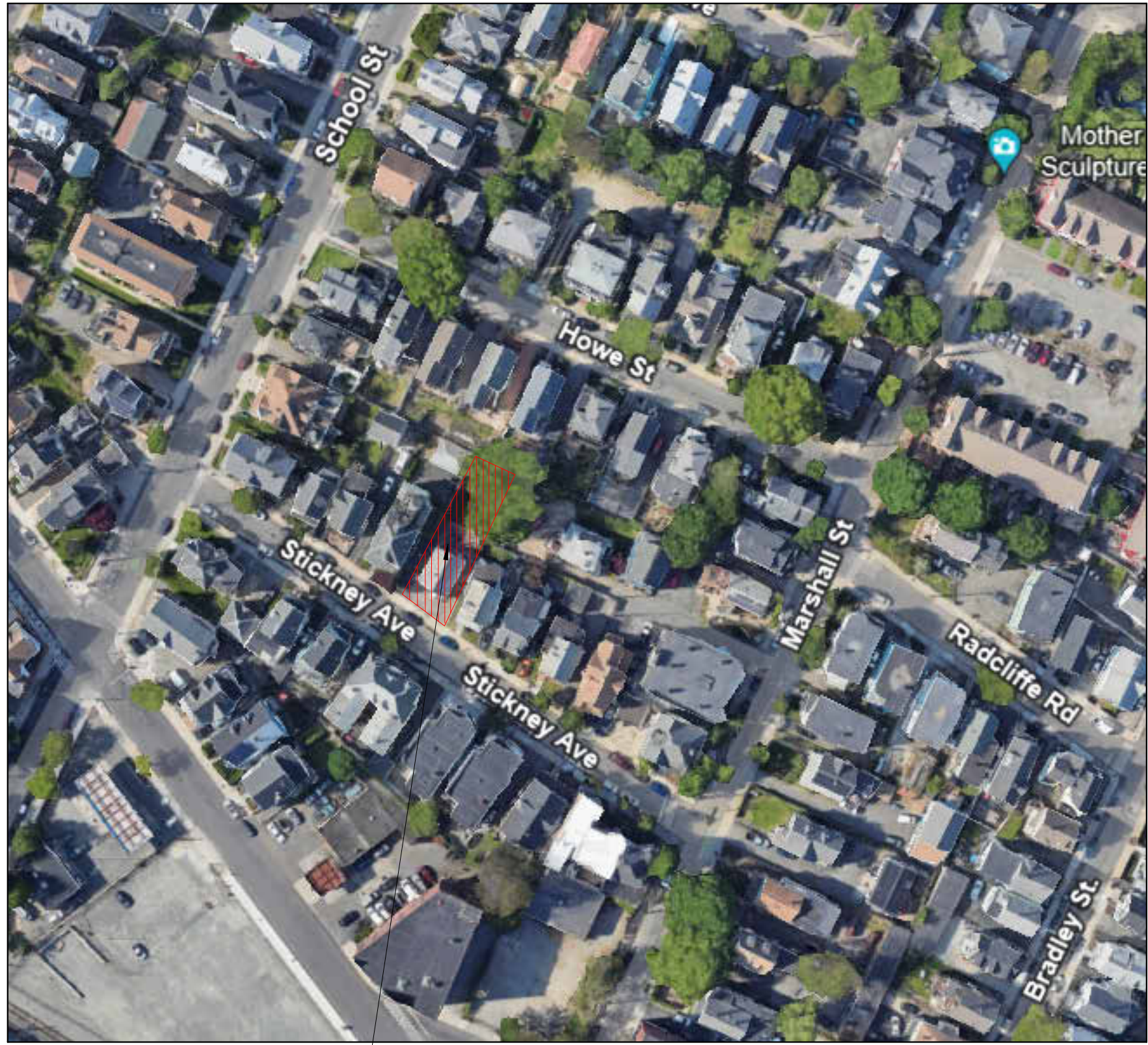


ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
SKA-01	HVAC SKETCH	10/07/24
SKA-02	FOUNDATION LAYOUT	11/15/24
O-Cover		
A-000	COVER SHEET	04/26/2024
I-Civil		
C-1	PROPOSED PLOT PLAN	04/25/2024
C-2	CIVIL PLAN	04/25/2024
C-3	DETAILS	04/25/2024
C-4	DETAILS	04/25/2024
C-5	DEMOLITION & EROSION CONTROL PLAN	04/25/2024
2-Landscape		
L-1	TREE REMOVAL PLAN	05/07/2025
L-2	SITE LANDSCAPE PLAN	05/07/2025
3-Architectural		
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
A-021	BUILDING COMPONENTS	04/26/2024
A-022	LOT COVERAGE & FENESTRATION DIAGRAM	04/26/2024
A-023	UNIT AREA PLANS	04/26/2024
A-100	RADON MITIGATION PLAN	04/26/2024

## LOCUS MAP



SITE LOCATION

ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
A-101	FOUNDATION & BASEMENT PLAN	04/26/2024
A-102	FIRST & SECOND FLOOR	04/26/2024
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
A-520	TYPICAL SLOPED ROOF DETAILS	04/26/2024
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
A-910	PARTITION TYPES	04/26/2024
4-Structural		
S0.0	NOTES AND SPECS	04/10/24
S0.1	FOUNDATION PLAN	04/10/24
S1.1	DETAILS	04/10/24
S2.0	FIRST FLOOR FRAMING	04/10/24
S3.0	SECOND FLOOR FRAMING	04/10/24
S4.0	THIRD FLOOR FRAMING	04/10/24
S5.0	ROOF FRAMING	04/10/24
S6.0	FIRST FLOOR SHEAR WALLS	04/10/24
S7.0	SECOND FLOOR SHEAR WALLS	04/10/24
S7.1	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

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

OWNER  
BILL PINO  
ADDRESS:  
15 STICKNEY AVENUE  
SOMERVILLE MA 02145

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

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS  
15 STICKNEY AVENUE  
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



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

TELEPHONE: 617-591-8682

CONSULTANTS:

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SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW

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







LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

GENERAL SOIL CONDITIONS FOR THE AREA PERFORMED AT 15  
STICKNEY AVENUE, SOMERVILLE, MA BY AARDVARK GEOTECHNICAL  
ENGINEERING & TESTING, INC

TEST PIT #1				
DEPTH	ELEVATION ±	MATERIAL	MOTTLING	OTHER
0"-3"	101.1'-100.8'	Asphalt	-	
3"-27"	100.8'-98.8'	Black silty fill	-	
27"-51"	98.8'-96.8'	Tan, silty sand	-	
51"-63"	96.8'-95.8'	Black, organic silty fill	-	
63"-87"	95.8'-93.8'	Gray Clayey Silt	© 95.6' ±	

EXISTING AREAS

EXISTING BUILDING AREA= 844± S.F.

EXISTING IMPERVIOUS AREAS (DRIVEWAY, WALKWAYS & OTHER) = 1,934± S.F.

EXISTING LANDSCAPE AREA = 2,191± S.F.

PROPOSED AREAS

PROPOSED BUILDING AREA= 1,667± S.F.

PROPOSED DRIVEWAY AREA= 905± S.F.

PROPOSED PERMEABLE PARKING AREA=1,154± S.F.

PROPOSED PERMEABLE PATIO AREA=117± S.F.

PROPOSED IMPERVIOUS AREAS (WINDOW WELLS, LANDINGS, STAIRS)= 484± S.F.

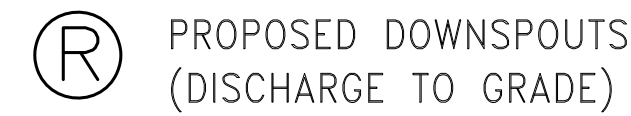
PROPOSED LANDSCAPE AREA= 642± S.F.

TOTAL EXISTING IMPERVIOUS AREA= 2,778± S.F.

TOTAL PROPOSED IMPERVIOUS AREA= 3,056± S.F.

TOTAL PROPOSED PERMEABLE PAVERS AREA= 1,271± S.F.

TOTAL INCREASE IN IMPERVIOUS AREA = 277± S.F.



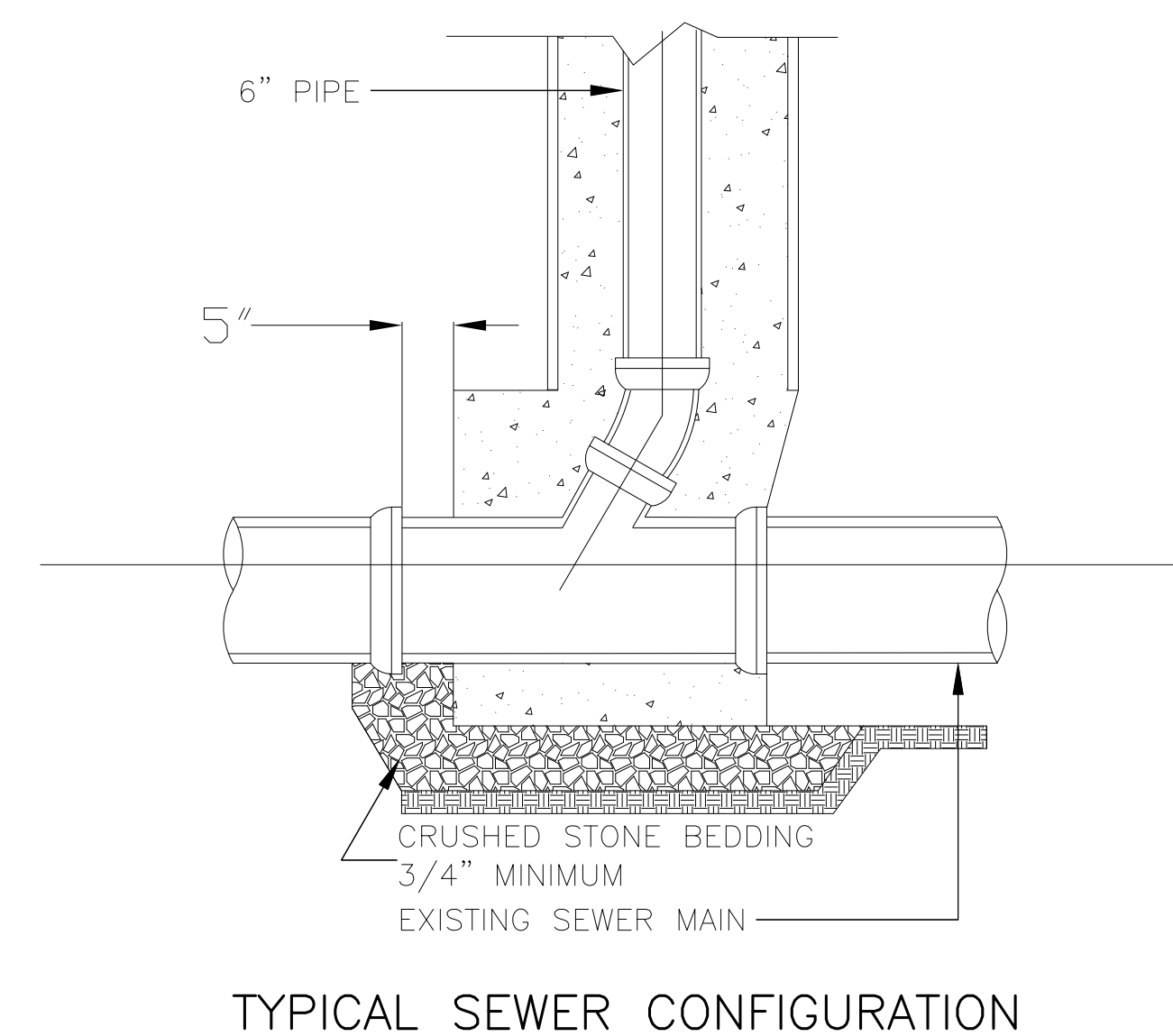






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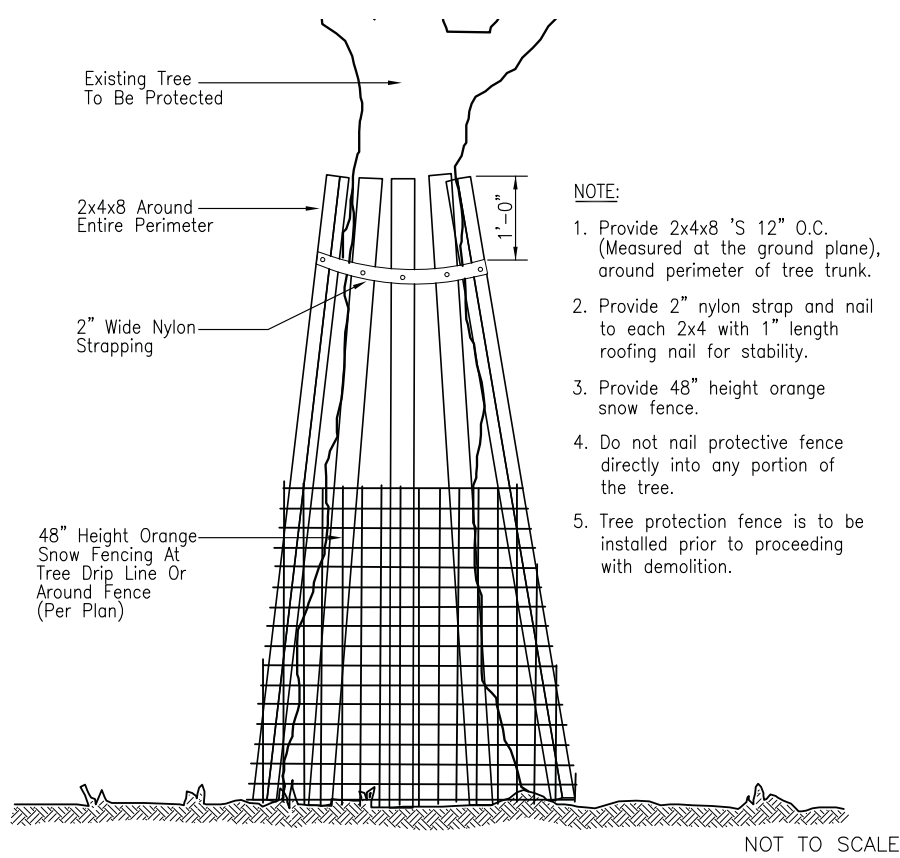
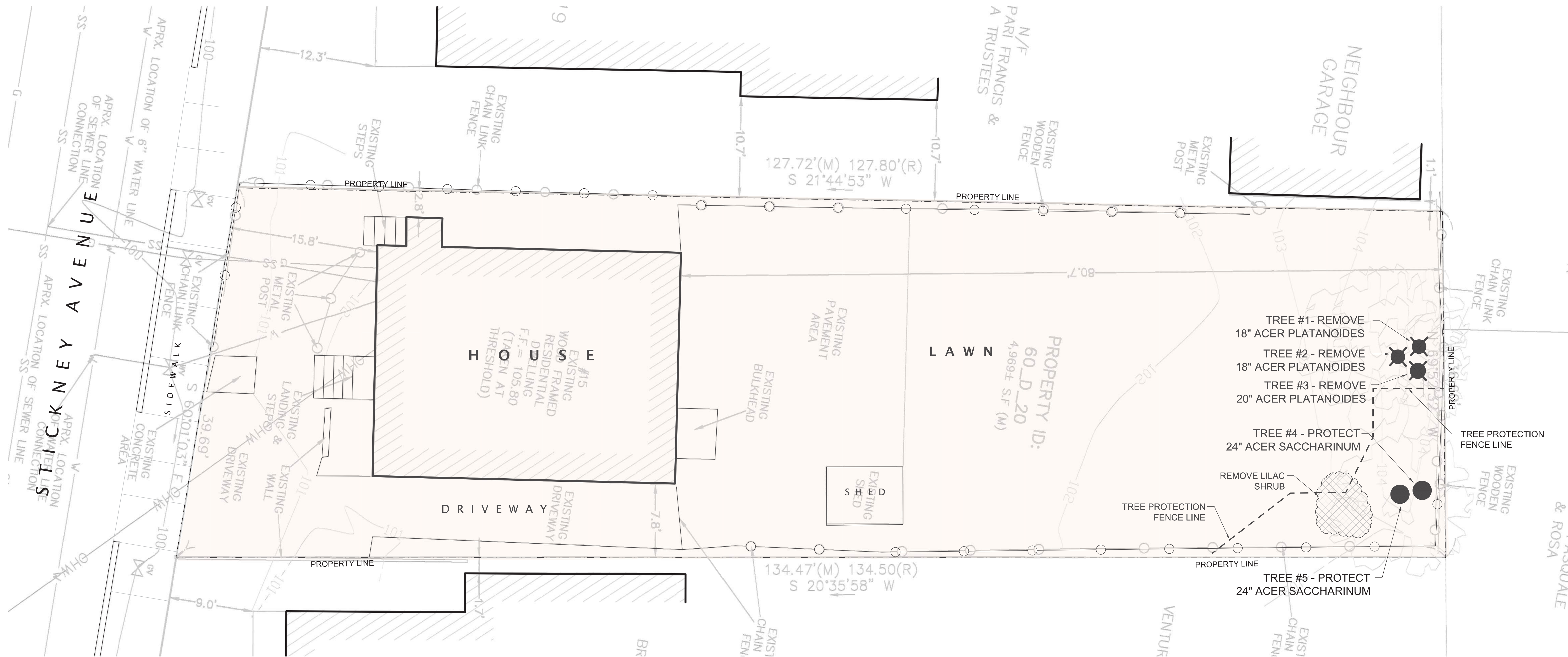
*SHEET 4.0*



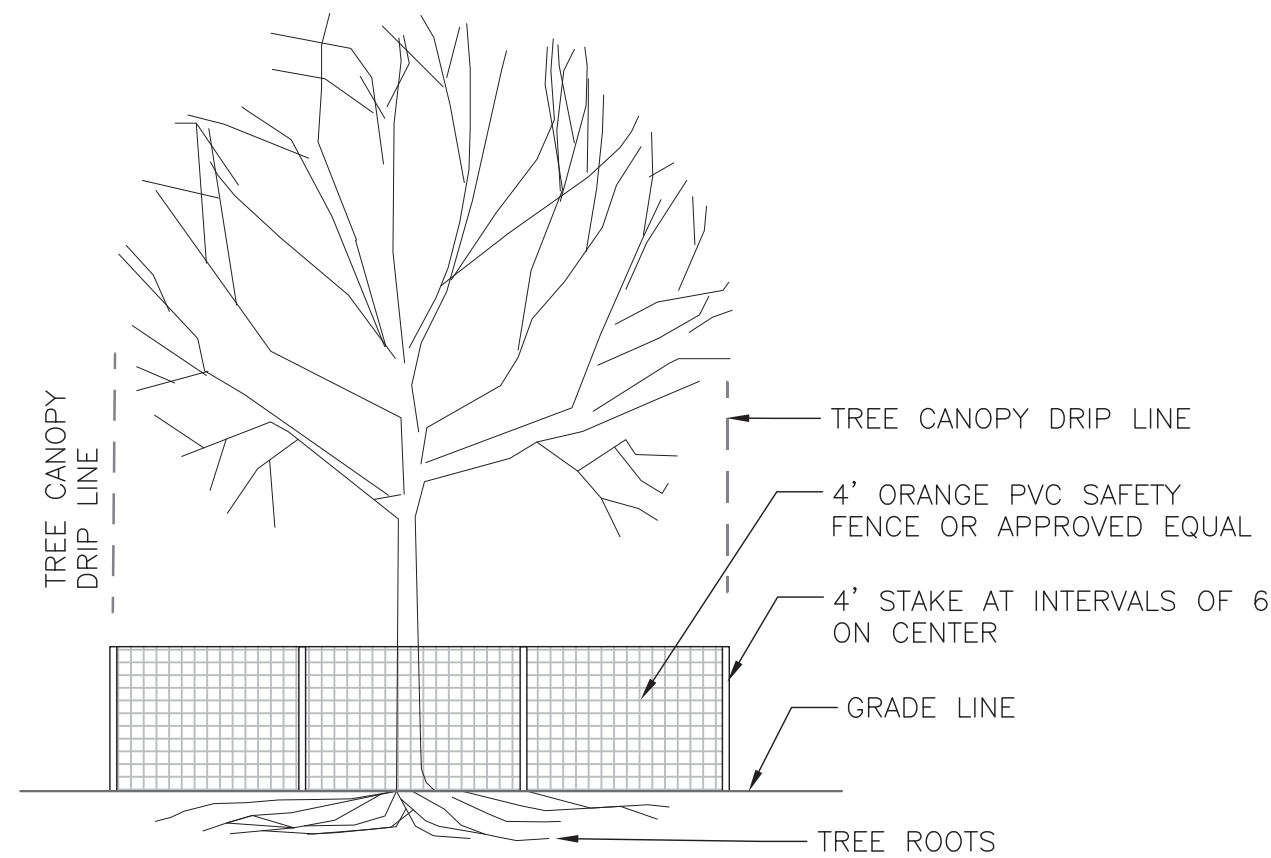








Tree Protection Detail



Tree Root Zone Protection Fence

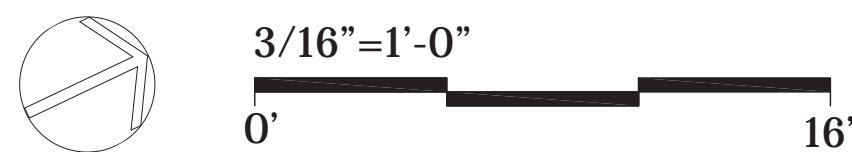
### Tree Removal Schedule

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

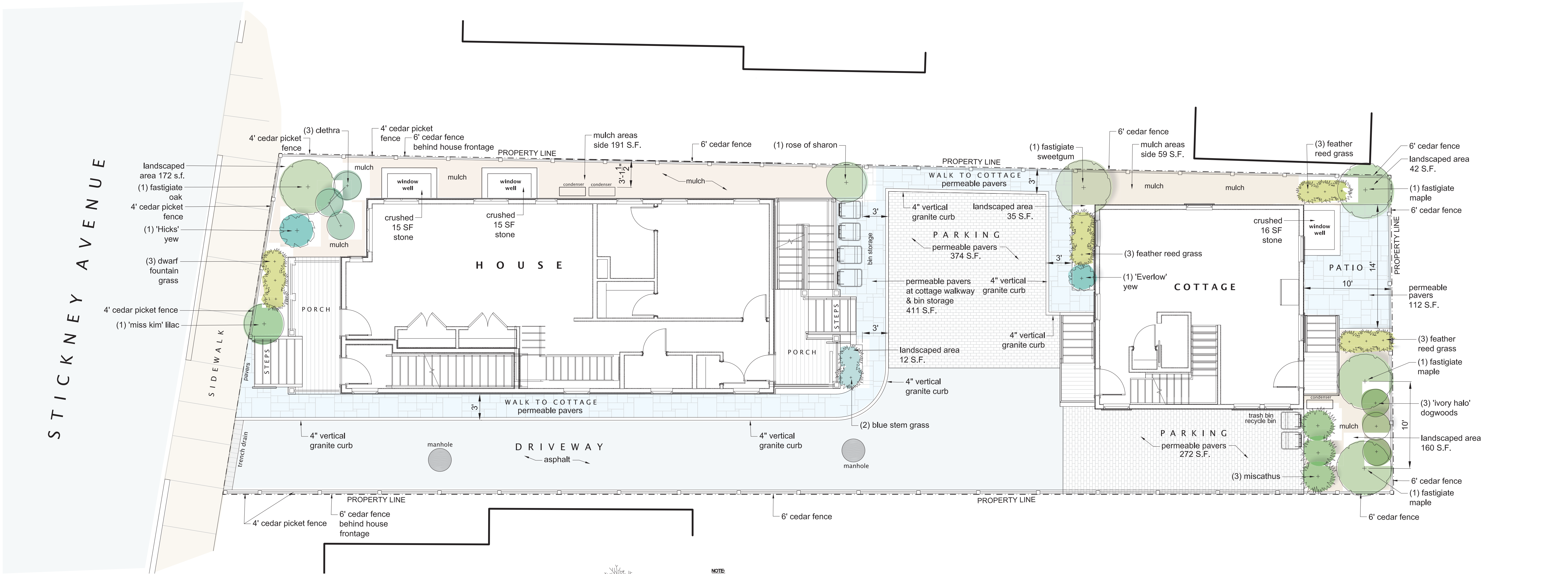
Total DBH for Mitigation = 0" caliper inches



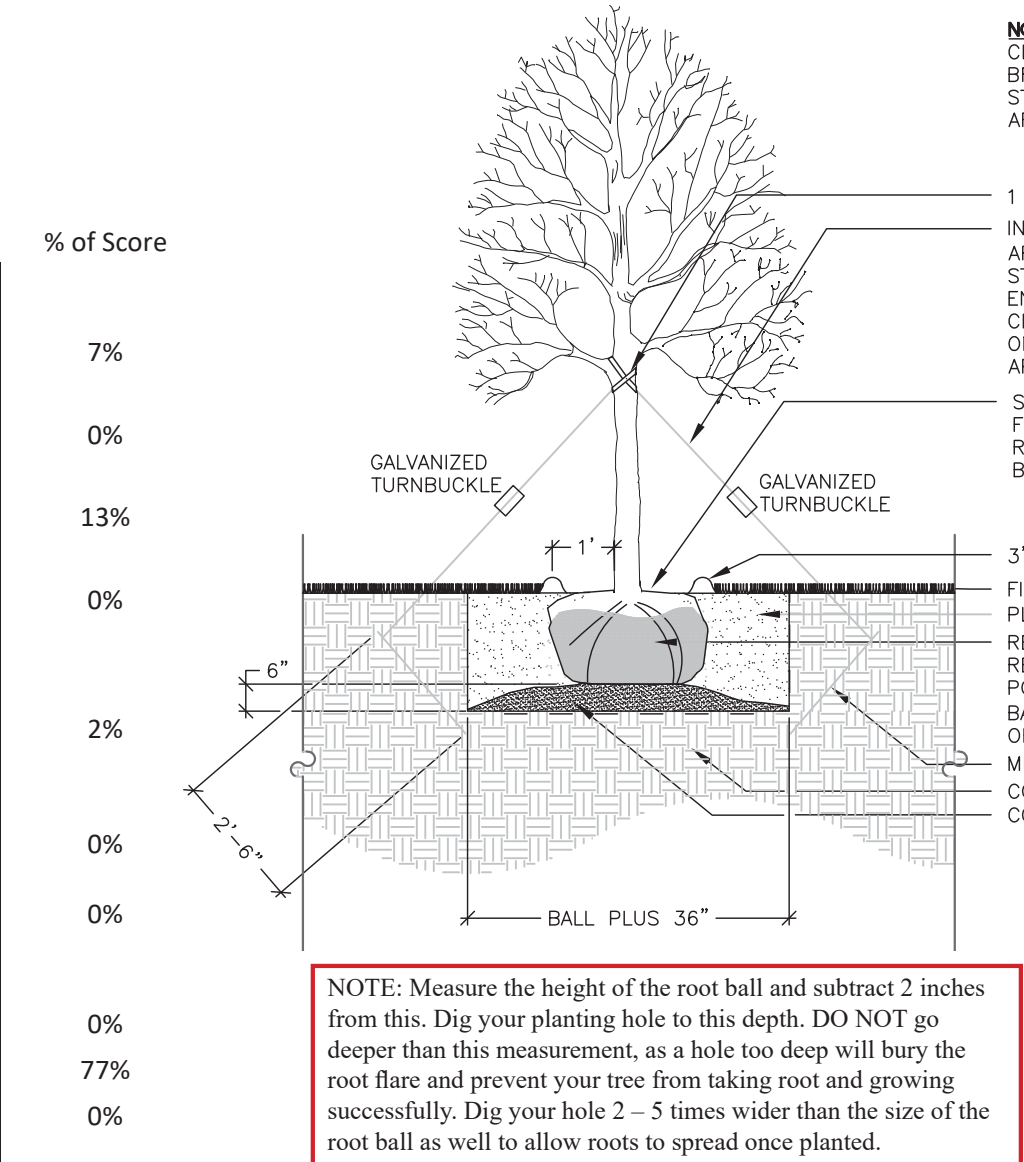
TREES #1, #2 & #3  
Acer platanoides to be removed  
at rear fence line



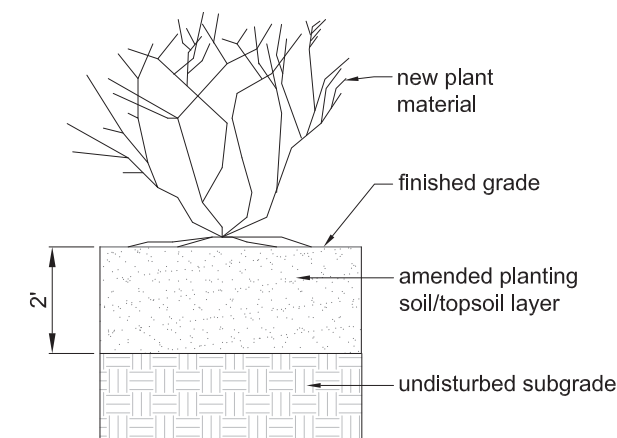




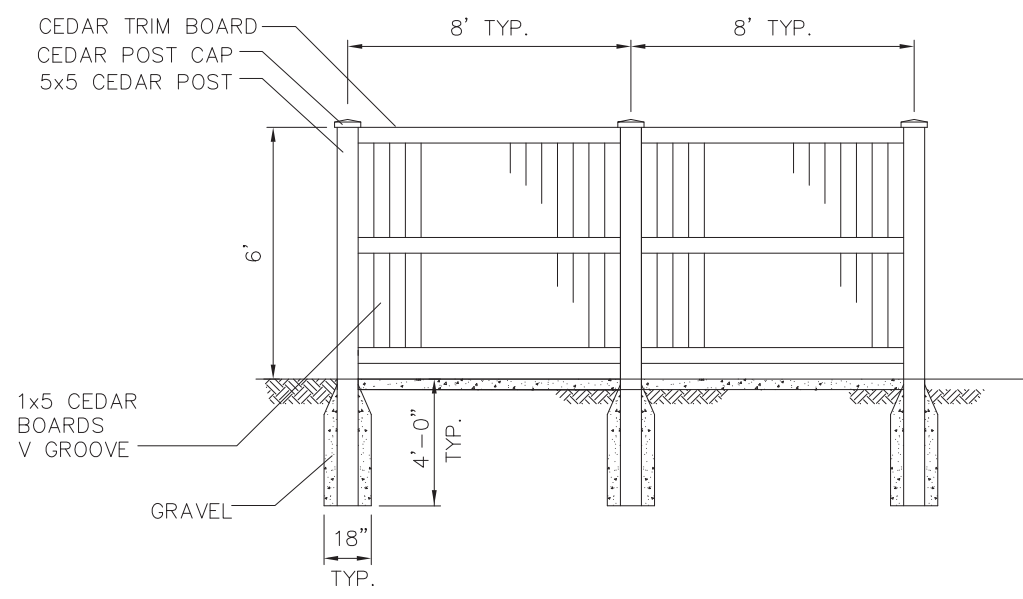
Somerville Green Score					
<b>DIRECTIONS:</b> 1. Enter the Lot Area in square feet to the right >>> 2. Enter the area in square feet or the number of landscape elements					
	Area or Number				
	4,969				
Soils		Sq Ft Credit	Multiplier	Weighted Area	Score Value
Landscaped area with a soil depth less than 24 inches (enter square feet)	421	actual sq ft	0.3	126.3	0.025
Landscaped 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



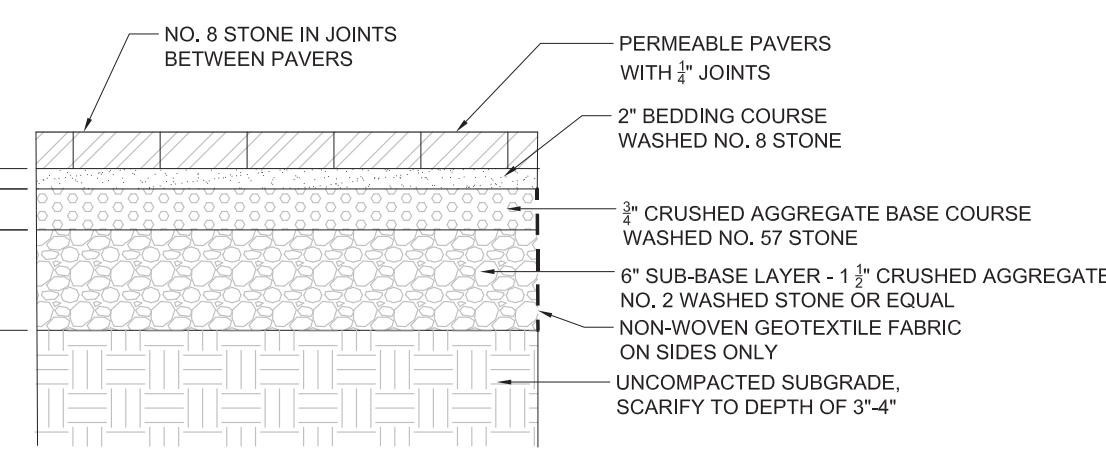
Tree Planting Section



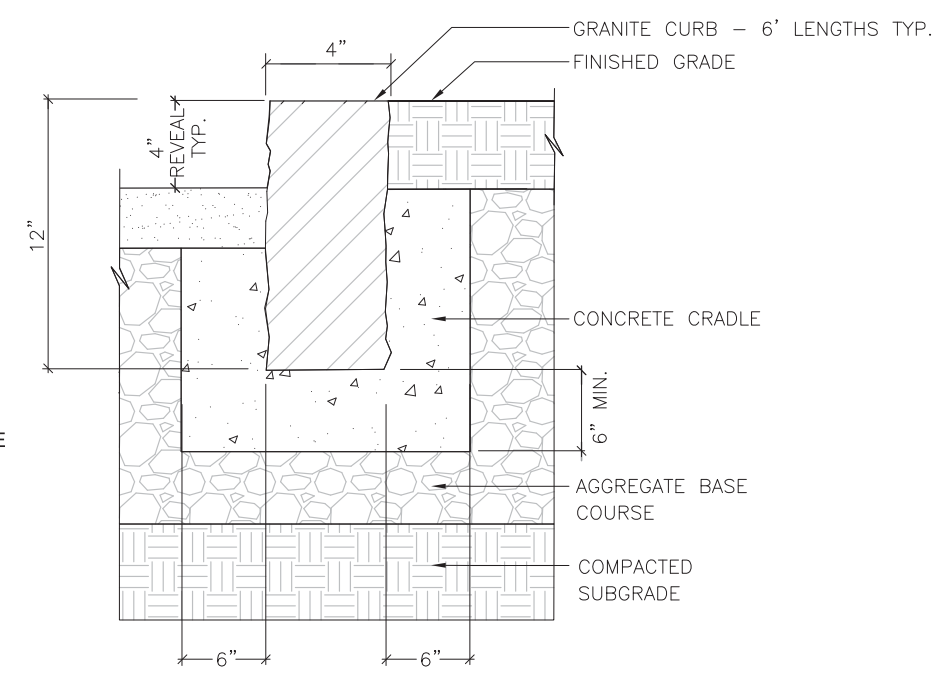
Plant Bed/Mulch Bed Section



Typical Cedar Fence



Permeable Paver Section



4" Vertical Granite Curb

## Plant List

### NEW PLANTS

#### Quantity Botanical Name

3	Acer rubrum 'Armstrong'
9	Calamagrostis x 'Karl Foerster'
3	Cornus x 'Ivory Halo'
3	Clethra x 'Ruby Spice'
1	Hibiscus syriacus - Pink
1	Liquidambar styraciflua 'Slender Silhouette'
3	Miscanthus sinensis
1	Quercus robur fastigiata
3	Pennisetum x 'Red Head'
2	Schizachyrium scoparium
1	Syringa x 'Miss Kim'
1	Taxus x 'Everlow'
1	Taxus x 'Hicksii'

#### Common Name

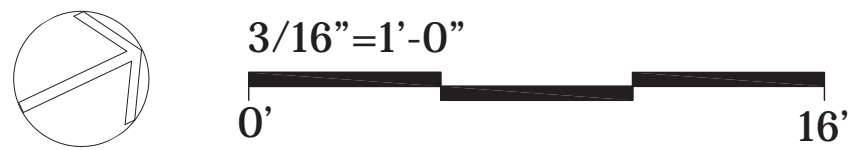
Armstrong Maple
Feather Reed Grass
Ivory Halo Dogwood
Sweet Pepperbush
Pink Rose of Sharon
Fastigiate Sweetgum
Miscanthus Grass
Fastigiate Oak
Red Head Fountain Grass
Little Blue Stem Grass
Miss Kim Lilac
Everlow Yew
Hicks Yew

#### Size

10' HT. Min.
3 Gallon
5 Gallon
5 Gallon
7 Gallon
10' HT. MIN.
3 Gallon
10' HT. Min.
3 Gallon
1 Gallon
5 Gallon
24"-30" Spread
4'-5' HT.

#### Notes

LARGE TREE B&B, Grows more than 30' + tall
Not factored into Green Score
Not factored into Green Score
Not factored into Green Score
Not factored into Green Score
LARGE TREE B&B, Grows more than 30' + tall
Not factored into Green Score
LARGE TREE B&B, Grows more than 30' + tall
Not factored into Green Score
Not factored into Green Score
Not factored into Green Score
Not factored into Green Score
B&B, grows more than 2' + tall





ARCHITECTURAL ABBREVIATIONS

&		AND		C		E		F		J		N		R		S		W	
A		CD		COILING DOOR		EJT		EXPANSION JOINT		K		O		P		T		U	
AC		CG		COILING GRILLE		ELC		ELEVATION		KO		OC		OD		TAN		TOP	
ACFL		CL		CENTER LINE		ELEV		ELECTRICAL		L		OFF		OH		TBD		TACKBOARD	
ACOUS		CLG		CEILING		EMERG		EMERGENCY		LAV		OPER		OPNG		TCAB		TOWEL CABINET	
ACT		CLR		CLEAR		ENCL		ENCLOSURE		LB		ORD		RHC		TDISP		TISSUE DISPENSER	
AD		CM		CONSTRUCTION MANAGER		ENTR		ENTRANCE		LCD		RWC		RO		TEL		TELEPHONE	
ADD		CO		CONCRETE MASONRY UNIT		EO		ELECTRICAL OUTLET		LIN		S		SH		THRES		THRESHOLD	
ADDL		CO		CLEANOUT		EP		EXPLOSION PROOF		LLH		SCHED		SD		TYP		TYPICAL	
ADJ		COL		CASED OPENING		EQU		EQUIPMENT		LMT		SECRETARY		SECT		TV		TELEVISION	
ADJ		COMB		COMBINATION/-ED		ES		END SECTION		LNR		SECRETARY		SF		U		URINAL	
ADMIN		CONC		CONCRETE		EWC		ELECTRIC WATER COOLER		LPL		SECRETARY		SF		U		URINAL	
AFF		CONF		CONFERENCE		EXA		EXHAUST AIR		LPL		SECRETARY		SF		U		URINAL	
AHU		CONN		CONNECTED/-ION		EXC		EXCAVATE/-ED/-ION		LPL		SECRETARY		SF		U		URINAL	
ALT		CONST		CONSTRUCTION		EXH		EXHAUST HOOD		LPL		SECRETARY		SF		U		URINAL	
ALUM		CONT		CONTINUOUS		EXT		EXTERIOR		LPL		SECRETARY		SF		U		URINAL	
ANUN		CONTR		CONTRACTOR		EXP		EXPANSION		LPL		SECRETARY		SF		U		URINAL	
AP		COORD		COORDINATE		E		ELEVATION		LPL		SECRETARY		SF		U		URINAL	
APC		CORR		CORRIDOR		E		ELECTRIC CABINET		LPL		SECRETARY		SF		U		URINAL	
		CPT		CARPET		E		EXHAUST FAN		LPL		SECRETARY		SF		U		URINAL	
		CT		CERAMIC TILE		E		EXTERIOR INSULATION		LPL		SECRETARY		SF		U		URINAL	
		CTR		CENTER		E		AND FINISH SYSTEM		LPL		SECRETARY		SF		U		URINAL	
		CTSK		COUNTERSUNK		E		EXPANSION JOINT		LPL		SECRETARY		SF		U		URINAL	
		CUH		CABINET UNIT HEATER		E		ELECTRICAL		LPL		SECRETARY		SF		U		URINAL	
		CW		CURTAIN WALL		E		ELEVATION		LPL		SECRETARY		SF		U		URINAL	
		CYL		COLD WATER CYLINDER		E		ELEVATION		LPL		SECRETARY		SF		U		URINAL	
						E		EMERGENCY		LPL		SECRETARY		SF		U		URINAL	
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						E		EXISTING		LPL		SECRETARY		SF		U		URINAL	
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						E		EXHAUST AIR		LPL		SECRETARY		SF		U		URINAL	
						E		EXCAVATE/-ED/-ION		LPL		SECRETARY		SF		U		URINAL	
						E		EXHAUST HOOD		LPL		SECRETARY		SF		U		URINAL	
						E		EXISTING		LPL		SECRETARY		SF		U		URINAL	
						E		EXPANSION		LPL		SECRETARY		SF		U		URINAL	
						E		EXTERIOR		LPL		SECRETARY		SF		U		URINAL	
						E		ELECTRIC WATER COOLER		LPL		SECRETARY		SF		U		URINAL	
						E		EXHAUST AIR		LPL		SECRETARY		SF		U		URINAL	
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						E		ELECTRIC WATER COOLER		LPL		SECRETARY		SF		U		URINAL	
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						E		EXHAUST HOOD		LPL		SECRETARY		SF		U		URINAL	
						E		EXISTING		LPL		SECRETARY		SF		U		URINAL	
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						E		ELECTRIC WATER COOLER		LPL		SECRETARY		SF		U		URINAL	
						E		EXHAUST AIR		LPL		SECRETARY		SF		U		URINAL	
						E		EXCAVATE/-ED/-ION		LPL		SECRETARY		SF		U		URINAL	
						E		EXHAUST HOOD		LPL		SECRETARY		SF		U		URINAL	
						E		EXISTING		LPL		SECRETARY		SF		U		URINAL	
						E		EXPANSION		LPL		SECRETARY		SF					



**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 egressand rescue openings shall be required in each sleeping room.Where emergency escape and rescue openings are providedthey 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 openable 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 thethreshold.Exception: The exterior landing or floor shall not be more than 73/4 inches (196 mm) below the top of thethreshold provided the door does not swing over thelanding 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 withlandings or floors not more than 73/4 inches (196 mm) belowthe 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 (698 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.

R311.7.4.1 Riser height. The maximum riser height shall be 73/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. Thegreatest riser height within any flight of stairs shall notexceed the smallest by more than 3/8 inch (9.5 mm).R311.7.4.2 Tread depth. The minimum tread depthshall be 10 inches (254 mm). The tread depth shall bemasured horizontally between the vertical planes of theforemost projection of adjacent treads and at a rightangle 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 flightof stairs as rectangular treads and do not have to bewithin 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 withinthe clear width of the stair. Within any flight of stairs, thelargest winder tread depth at the walkline shall not exceedthe smallest winder tread by more than 3/8 inch (9.5 mm).R311.7.4.3 Profile. The radius of curvature at the nosingshall be no greater than 9/16 inch (14 mm). A nosing notless than 3/4 inch (19 mm) but not more than 1 1/4 inches(32 mm) shall be provided on stairways with solid risers.The greatest nosing projection shall not exceed thesmallest nosing projection by more than 3/8 inch (9.5mm) between two stones, including the nosing at thelevel of floors and landings. Beveling of nosings shall notexceed 1/2 inch (12.7 mm). Risers shall be vertical orsloped under the tread above from the underside of thenosing above at an angle not more than 30 degrees (0.51rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permitthe passage of a 4-inch diameter (102 mm) sphere.

Exceptions:

1. A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762mm) or less.

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).

R311.7.7 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).

Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings 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 bendings 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 notless than 1 1/2 inch (38 mm) between the wall and thehandrails.

Exceptions:

1. Handrails shall be permitted to be interruptedby 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 23/4 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

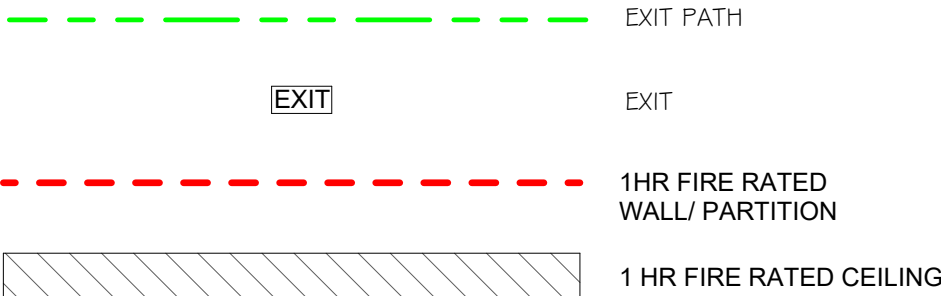
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of 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 F 2090. 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**



PROJECT NAME

**15 STICKNEY AVENUE**

PROJECT ADDRESS

**15 STICKNEY AVENUE  
SOMERVILLE, MA**

CLIENT

**BILL PINO**

ARCHITECT



**KHALSA DESIGN, INC.  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143**

TELEPHONE: 617-591-8682

**CONSULTANTS:**

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Scale	As indicated

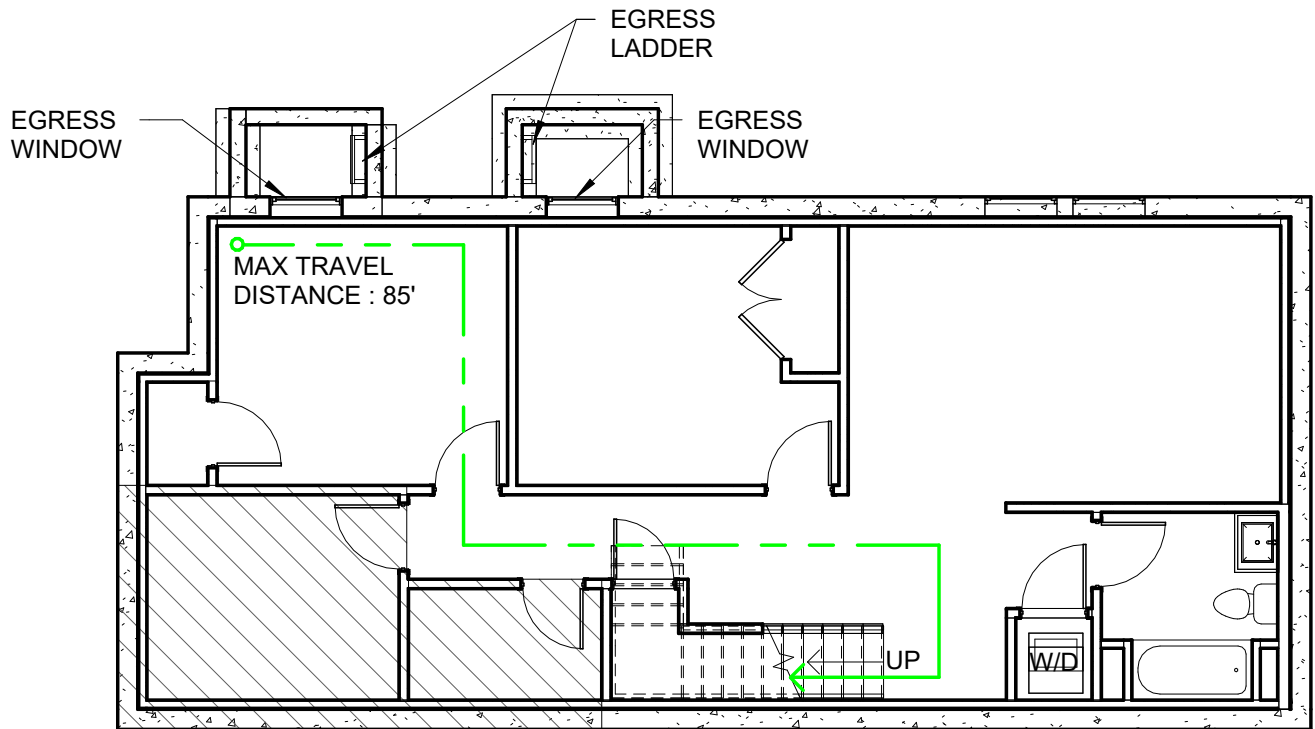
**REVISIONS**

No.	Description	Date

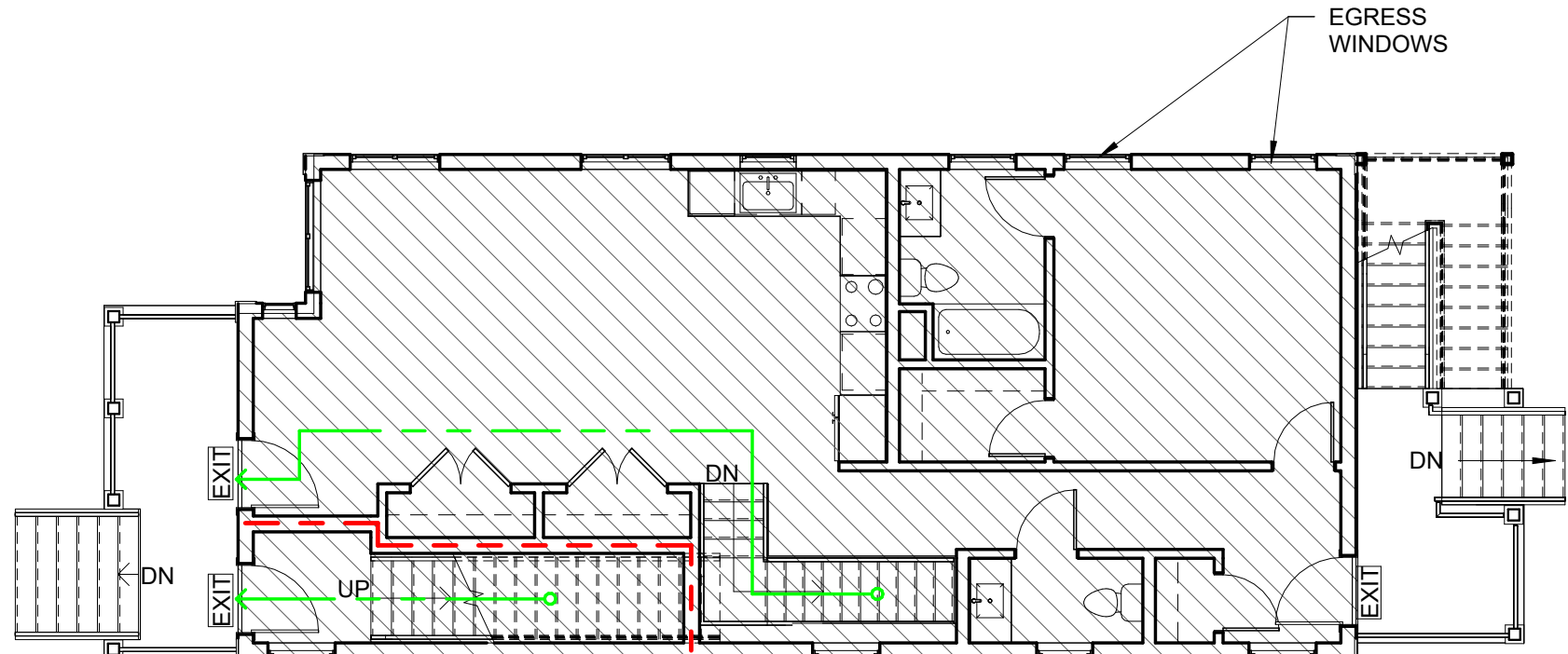
**CODE REVIEW &  
EGRESS  
CALCULATIONS**

**A-010**

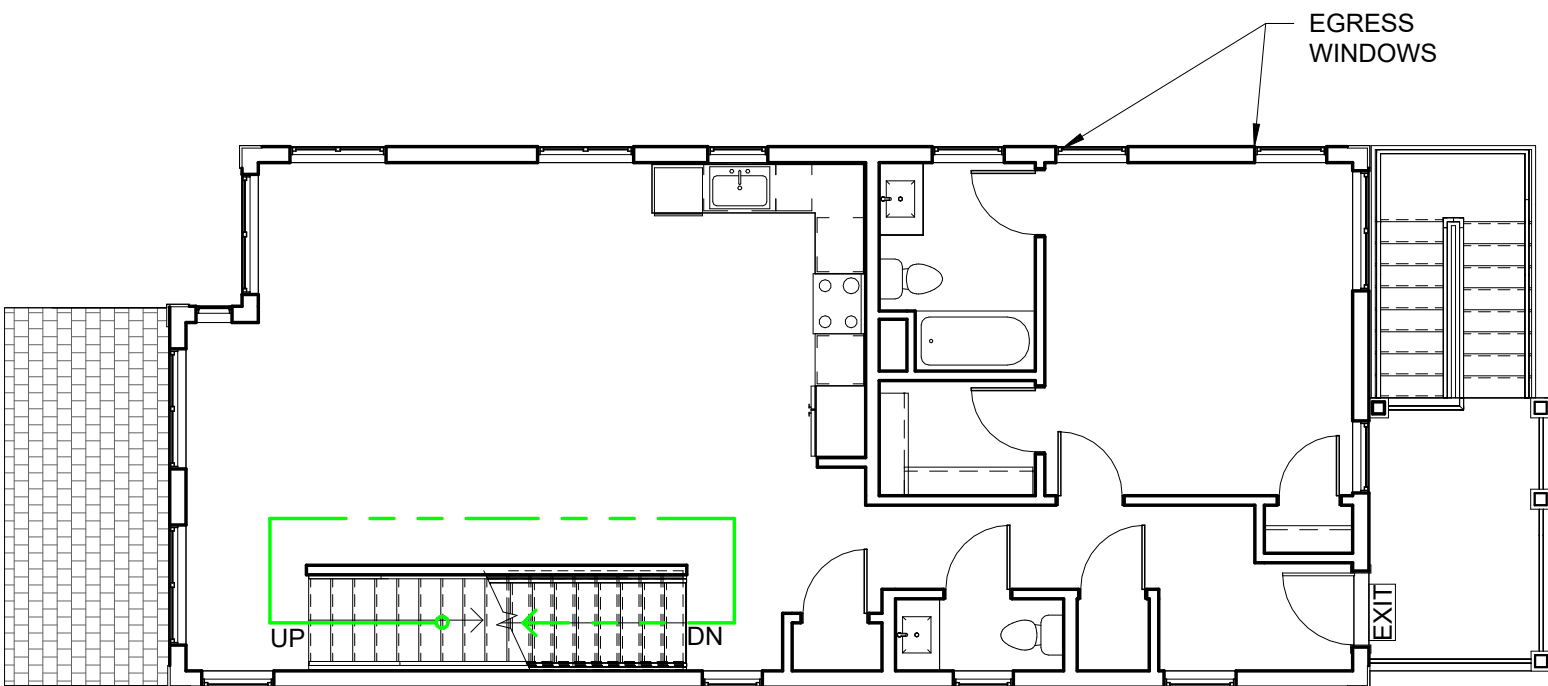
15 STICKNEY AVENUE



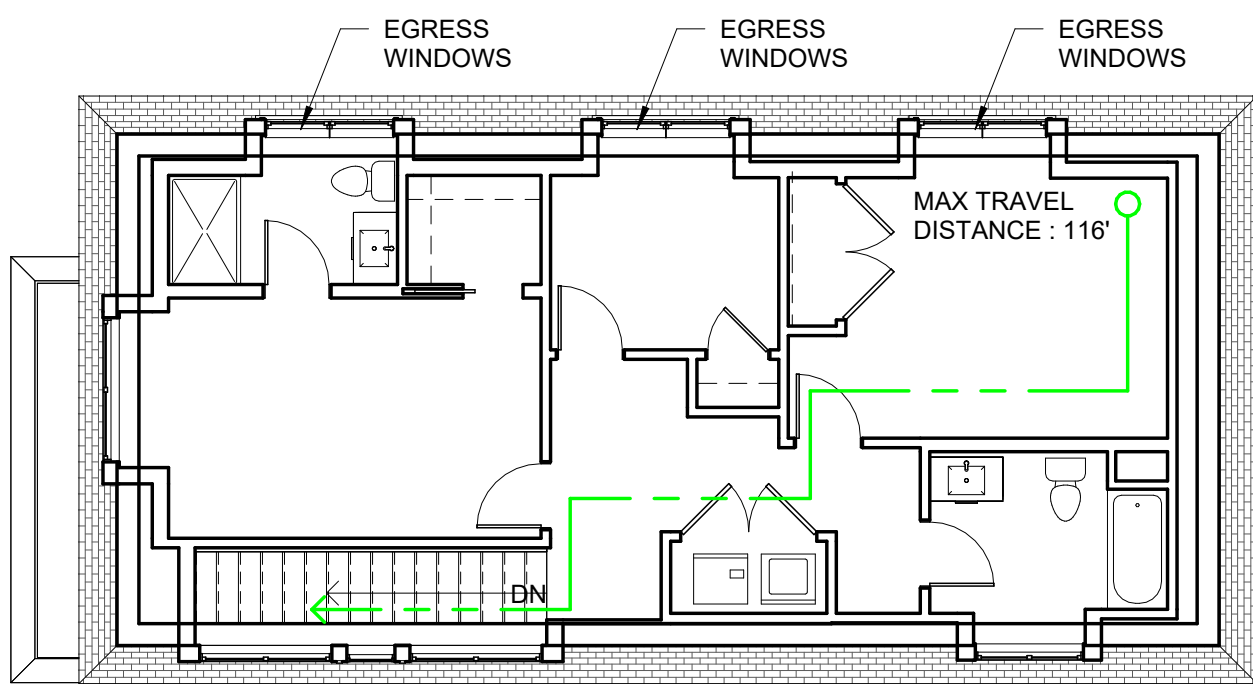
① CODE REVIEW - BASEMENT  
1/8" = 1'-0"



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"



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

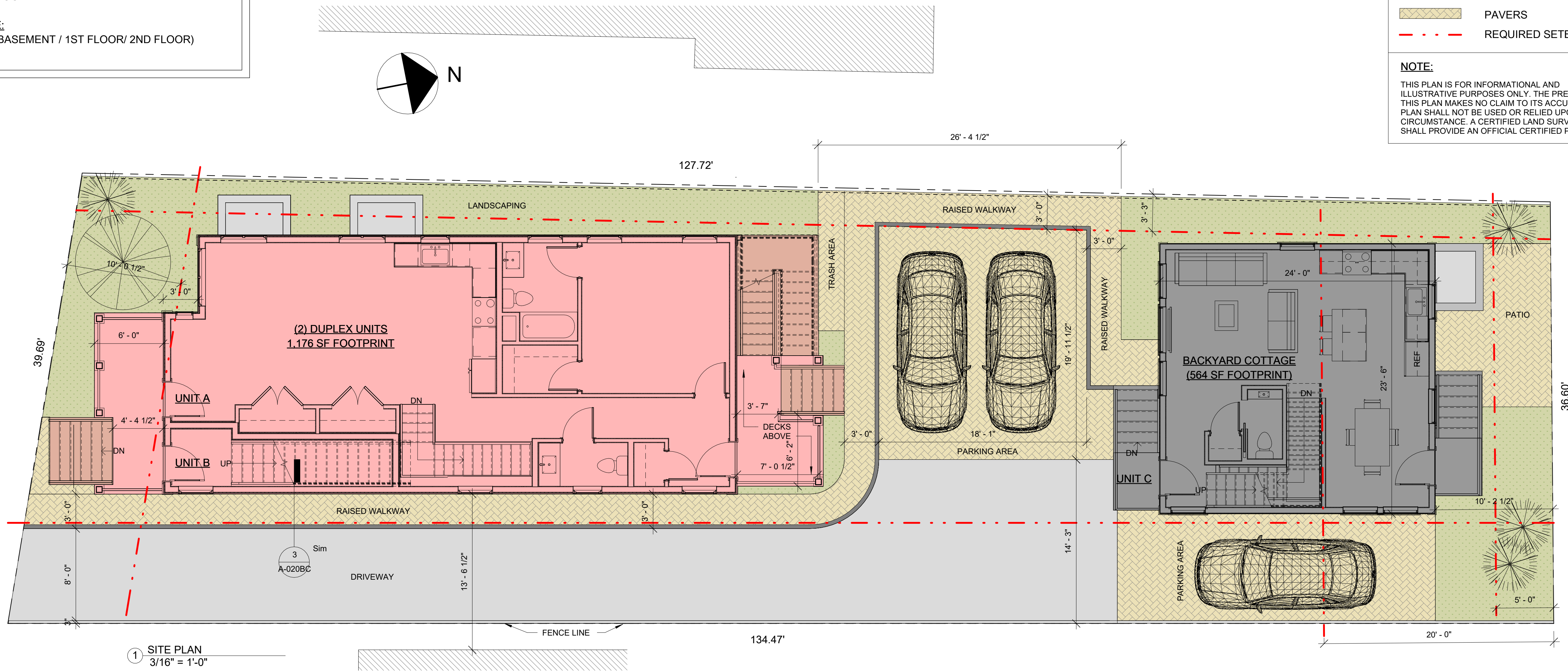


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CONSULTANTS:

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								
IDEAL	0.40								
					USE & OCCUPANCY				
BUILDING SETBACKS					DWELLING UNITS PER LOT (MAX.)	3	1	3	COMPLIES
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	15'-8"	10'-1"	COMPLIES	DWELLING UNITS (MAX.)	3	1	3	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT	15'-8"	10'-1"	COMPLIES	OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	1 / DU	COMPLIES
SIDE SETBACK (MIN.)									
SIDE DRIVEWAY ACCESS	5 FT	7'-7" (RIGHT) 5'-9" (LEFT)	11'-6" (RIGHT) 4'-1/2" (LEFT)	COMPLIES	REQUIRED ADU'S				
SUM OF SIDE SETBACK (MIN.)					0 TO 2 UNITS	NONE	NONE	NONE	COMPLIES
SIDE DRIVEWAY ACCESS	10 FT	13'-4"	15'-6 1/2"	COMPLIES	PARKING REQUIREMENTS (WITHIN A TRANSIT ZONE)				
REAR SETBACK (MIN.)	20 FT	80'-9"	71'-7 1/2"	COMPLIES	BICYCLE				
BUILDING SEPERATION (MIN.)	10 FT	N/A	31'-5"	COMPLIES	SHORT-TERM	NONE	NONE	NONE	COMPLIES
PARKING SETBACKS					LONG -TERM	NONE	NONE	NONE	COMPLIES
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	66'-3 1/2"	COMPLIES	MOTOR VEHICLE	NONE	1 SPACE (EXISTING DRIVEWAY)	2 SPACES	COMPLIES
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A	N/A					

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REGISTRATION

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REVISIONS

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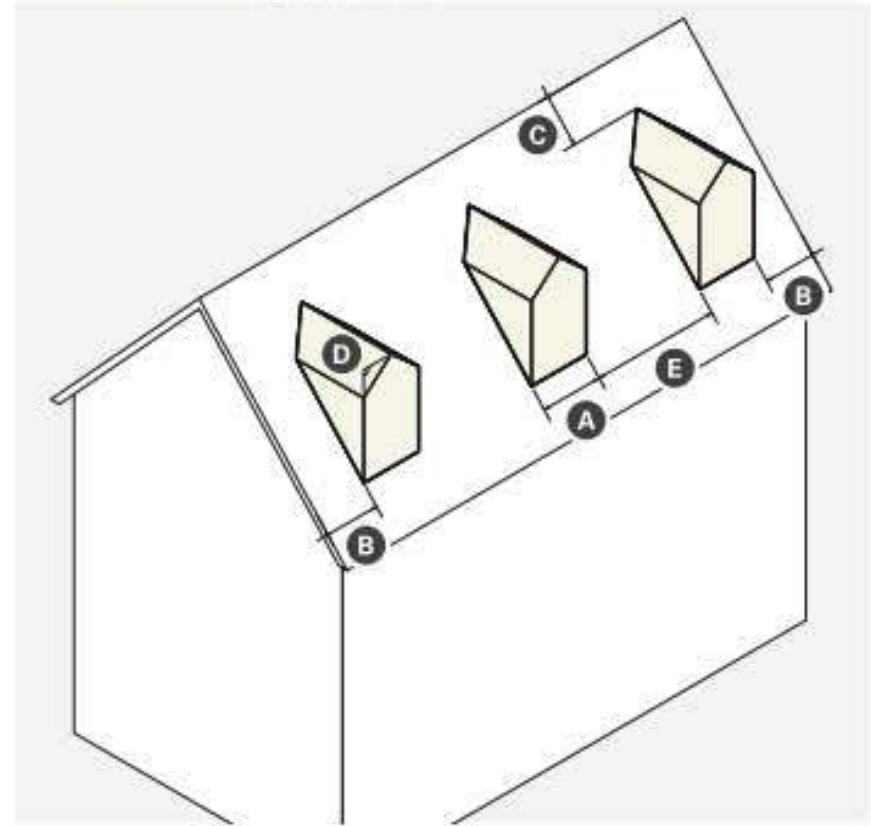
ARCHITECTURAL  
SITE  
PLAN/ZONING  
CHART

A-020

15 STICKNEY AVENUE

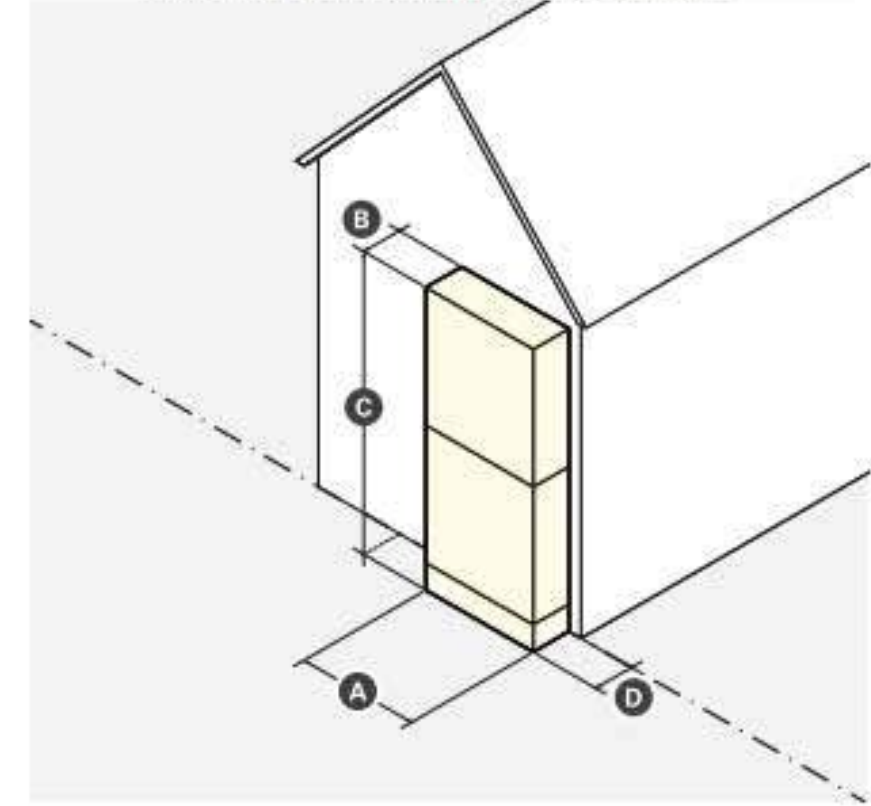


i. A gable dormer is a window space with a GABLE, HIP or arched roof that projects perpendicularly from a pitched roof. Dormer windows provide light to the HABITABLE space of a half-STORY.



- ii. Standards:
  - a). 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.
  - b). Gable dormers may be combined with a shed dormer(s) to create a Nantucket dormer.
  - c). 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.
  - d). Flat roofs are prohibited.

- 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.



- f. Standards
  - a). Bay windows, including box and bow windows, must include at least three (3) windows for each story of the bay window.
  - b). 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.
  - c). 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.
  - d). Bay windows may have integrated recessed balconies, terraces, or roof decks.

Architectural elevation drawing of the front of a three-story house. The drawing includes a dormer on the roof, multiple windows, and a front porch with stairs. Dimensions are provided for various parts of the house.

Dimensions and Features:

- Overall width: 22' - 4 1/2"
- Roof pitch: 50% - 11-2-1/4"
- Roof overhangs: 7' - 3" (left), 7' - 3" (right)
- Dormer width: 7' - 10 1/4"
- Dormer height: 6"
- Overall height: 32' - 0"
- Vertical dimensions from top to bottom:
  - 10' - 0"
  - 10' - 6"
  - 10' - 6"
  - 4' - 6"
- Levels and heights from bottom to top:
  - GRADE: 101' - 0"
  - 1ST FLOOR: 105' - 6"
  - 2ND FLOOR: 116' - 0"
  - 3RD FLOOR: 126' - 6"
  - T.O. RIDGE: 136' - 6"

① FRONT GABLE DORMER  
1/8" = 1'-0"

② LEFT GABLE DORMER  
1/8" = 1'-0"

46' - 10"

50% - 23'-3 3/4" (PROPOSED 21'-0")

7' - 0"

6' - 10 1/2" A - FACE WIDTH

B - FACADE SETBACK

7' - 0"

A - FACE WIDTH

7' - 0"

A - FACE WIDTH 5' - 10"

B - FACADE SETBACK

T.O. RIDGE 136' - 6"

7 1/2"

7 1/2"

7 1/2"

7 1/2"

5' - 9"

6' - 2"

5' - 9"

7' - 0"

5' - 9"

3RD FLOOR 126' - 6"

SEPERATION

SEPERATION

2ND FLOOR 116' - 0"

1ST FLOOR 105' - 6"

GRADE 101' - 0"

3' - 0 1/2"

46' - 10"

3

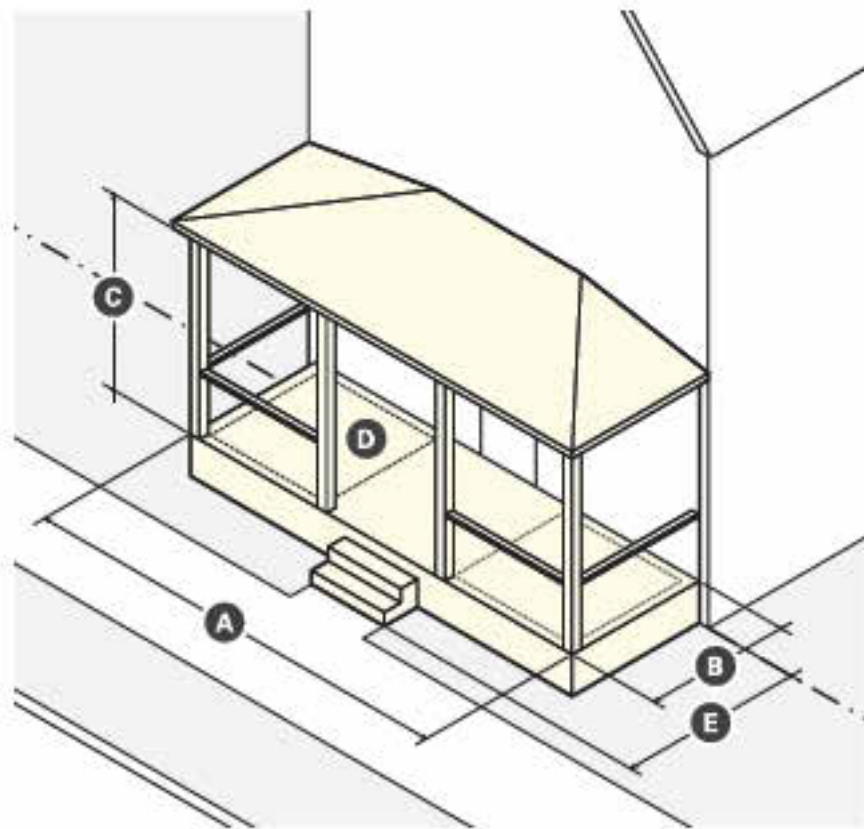
RIGHT GABLE DORMER

1/8" = 1'-0"

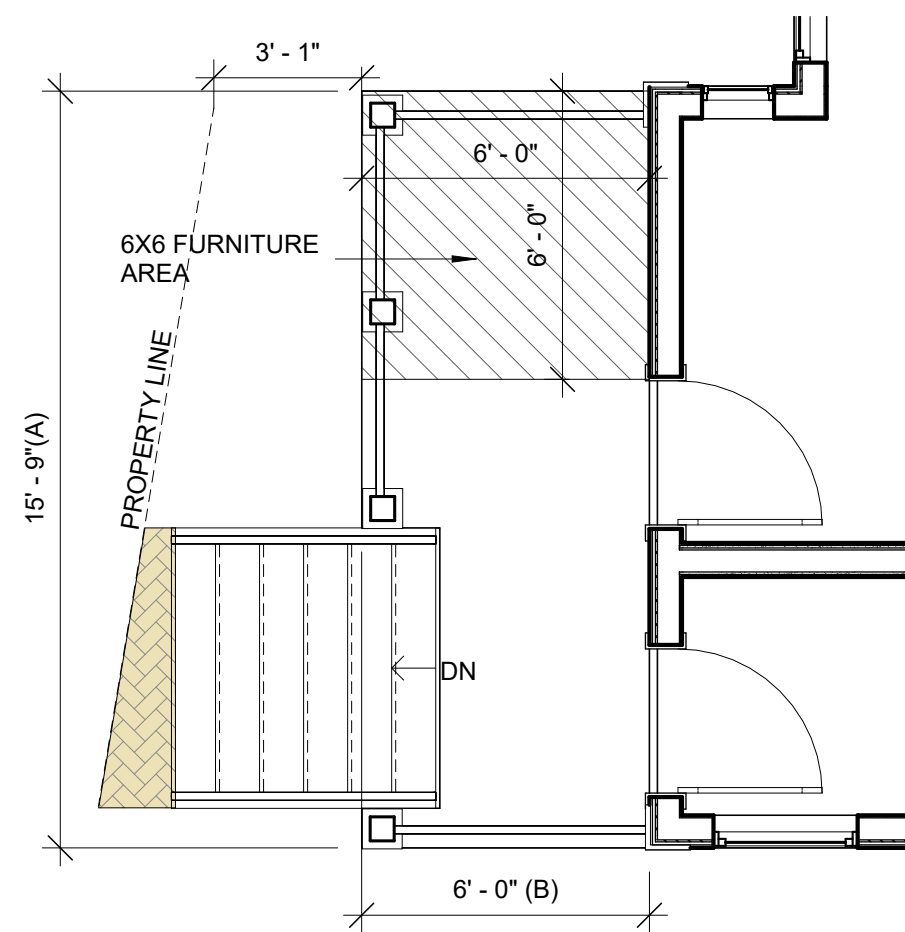
DETACHED HOUSE DEPTH

③ RIGHT GABLE DORMER  
1/8" = 1'-0"

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



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



6 PROJECTING PORCH  
1/4" = 1'-0"



**CONSULTANTS:**

[illegible]

15 STICKNEY AVENUE



THIRD FLOOR = 47% FENESTRATION  
18 SF FENSTRATION  
38 SF FACADE

SECOND FLOOR = 30% FENESTRATION  
76 SF FENSTRATION  
254 SF FACADE

FIRST FLOOR = 27% FENESTRATION  
70 SF FENSTRATION  
254 SF FACADE

3RD FLOOR  
126' - 6"

2ND FLOOR  
116' - 0"

1ST FLOOR  
105' - 6"

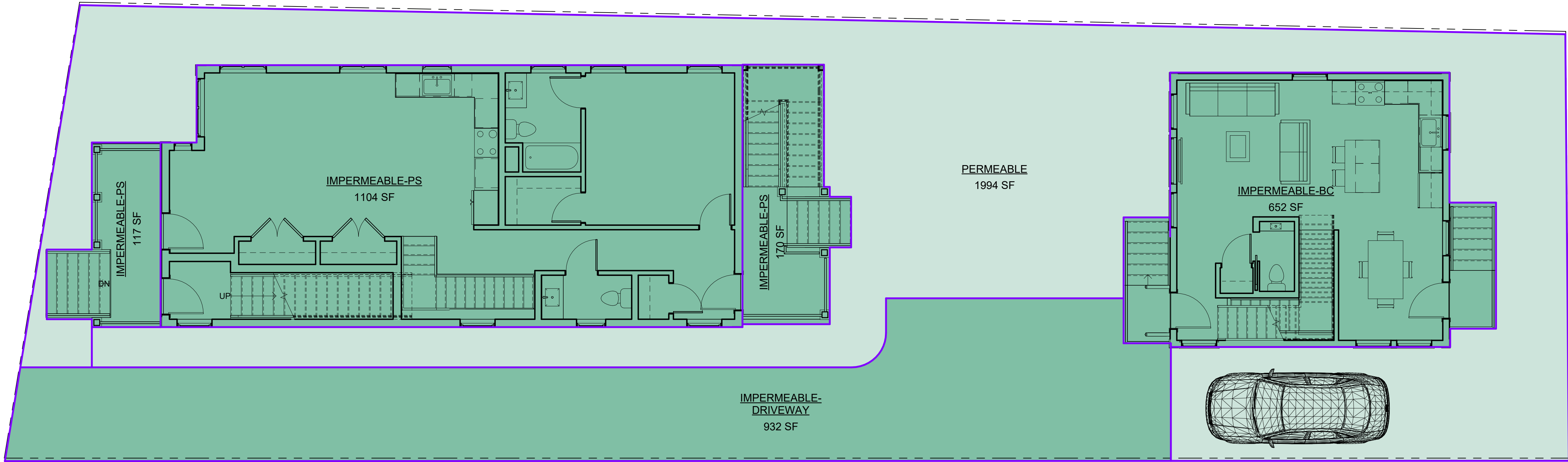
GRADE  
101' - 0"

1 DETTACHED 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



PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE  
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



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

TELEPHONE: 617-591-8682

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Scale As indicated

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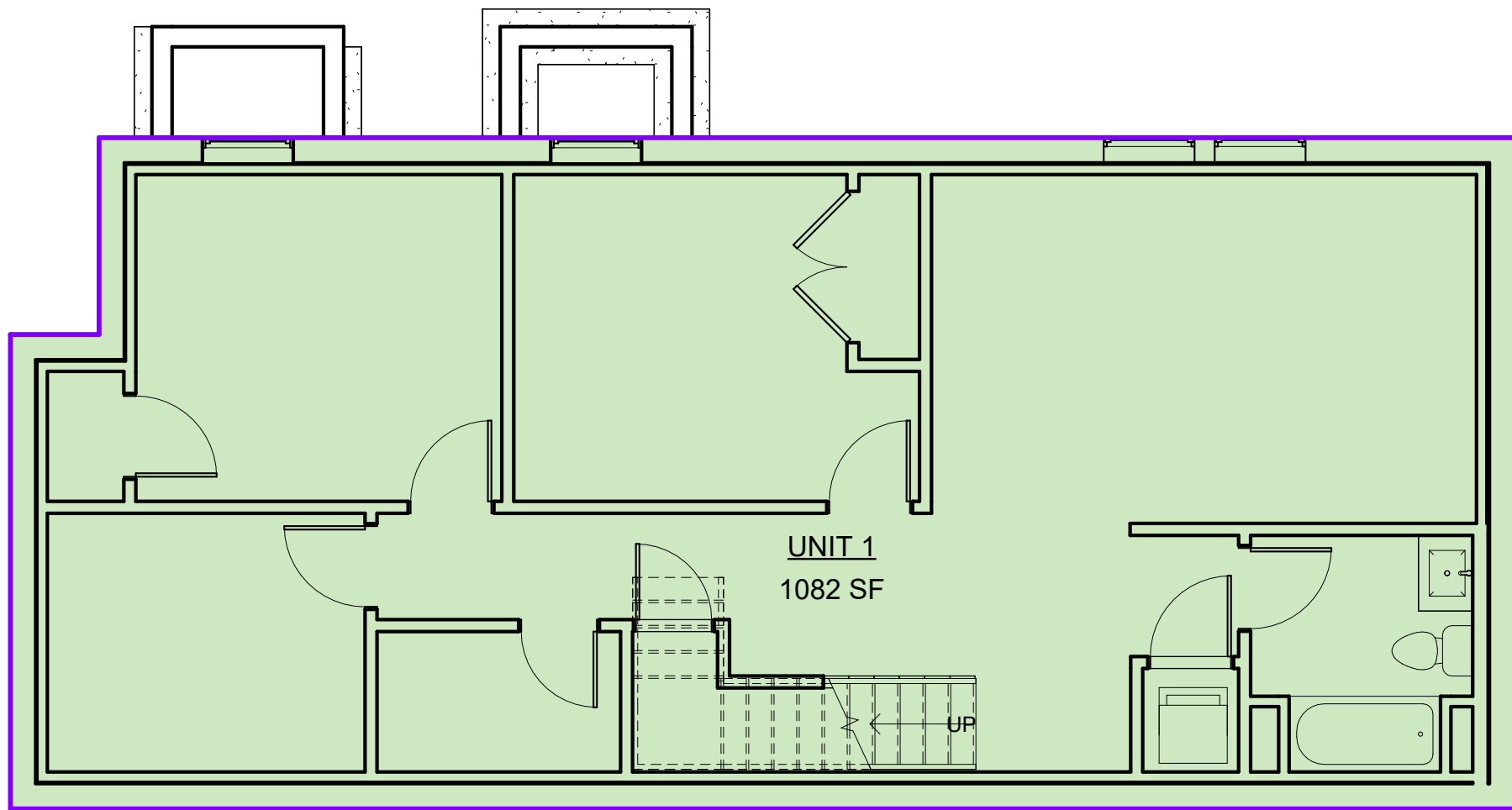
No.	Description	Date

LOT COVERAGE  
&  
FENESTRATION  
DIAGRAM

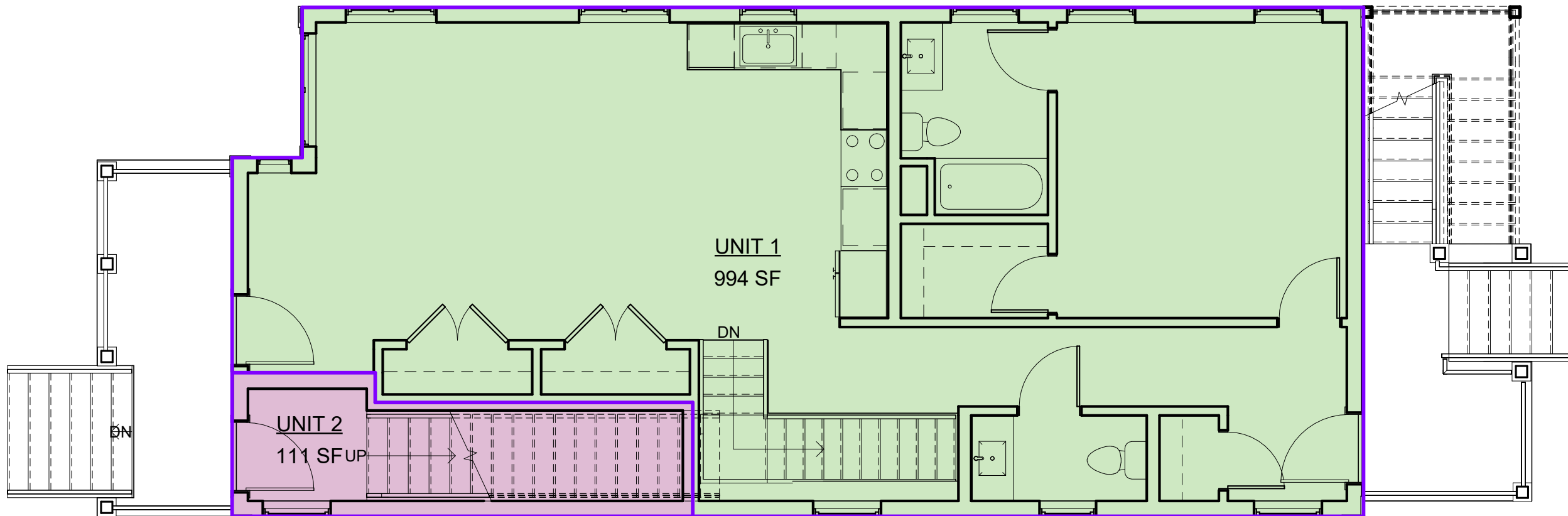
A-022

15 STICKNEY AVENUE

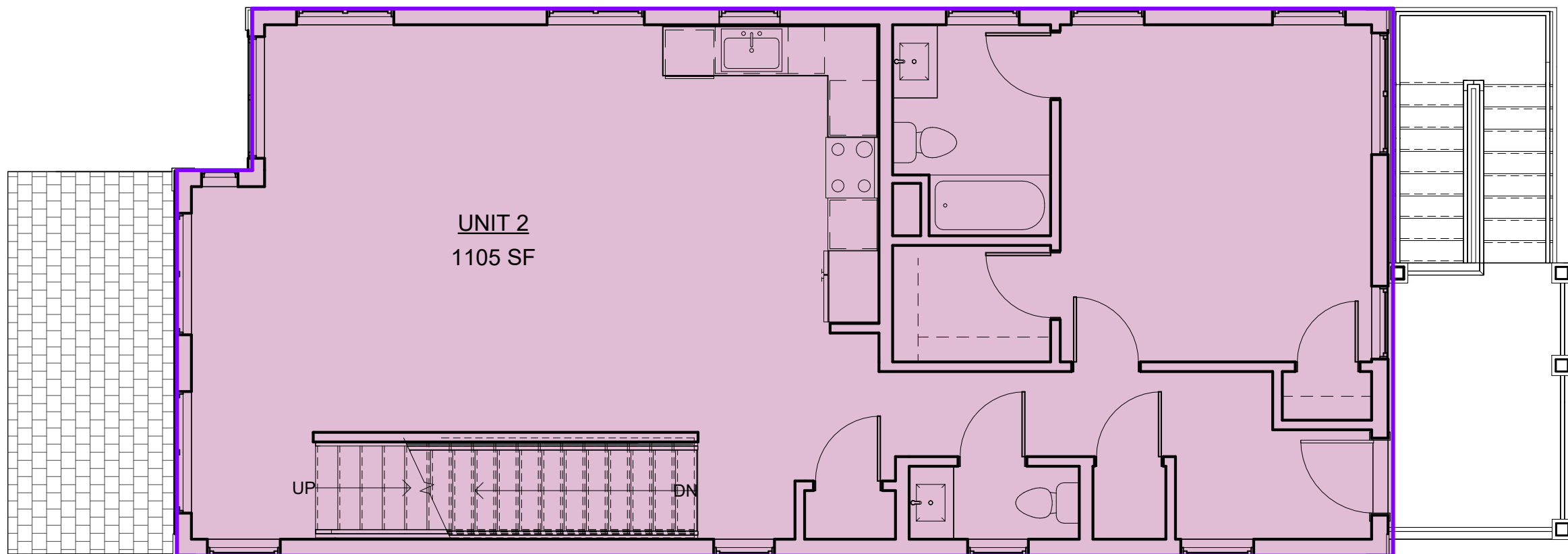




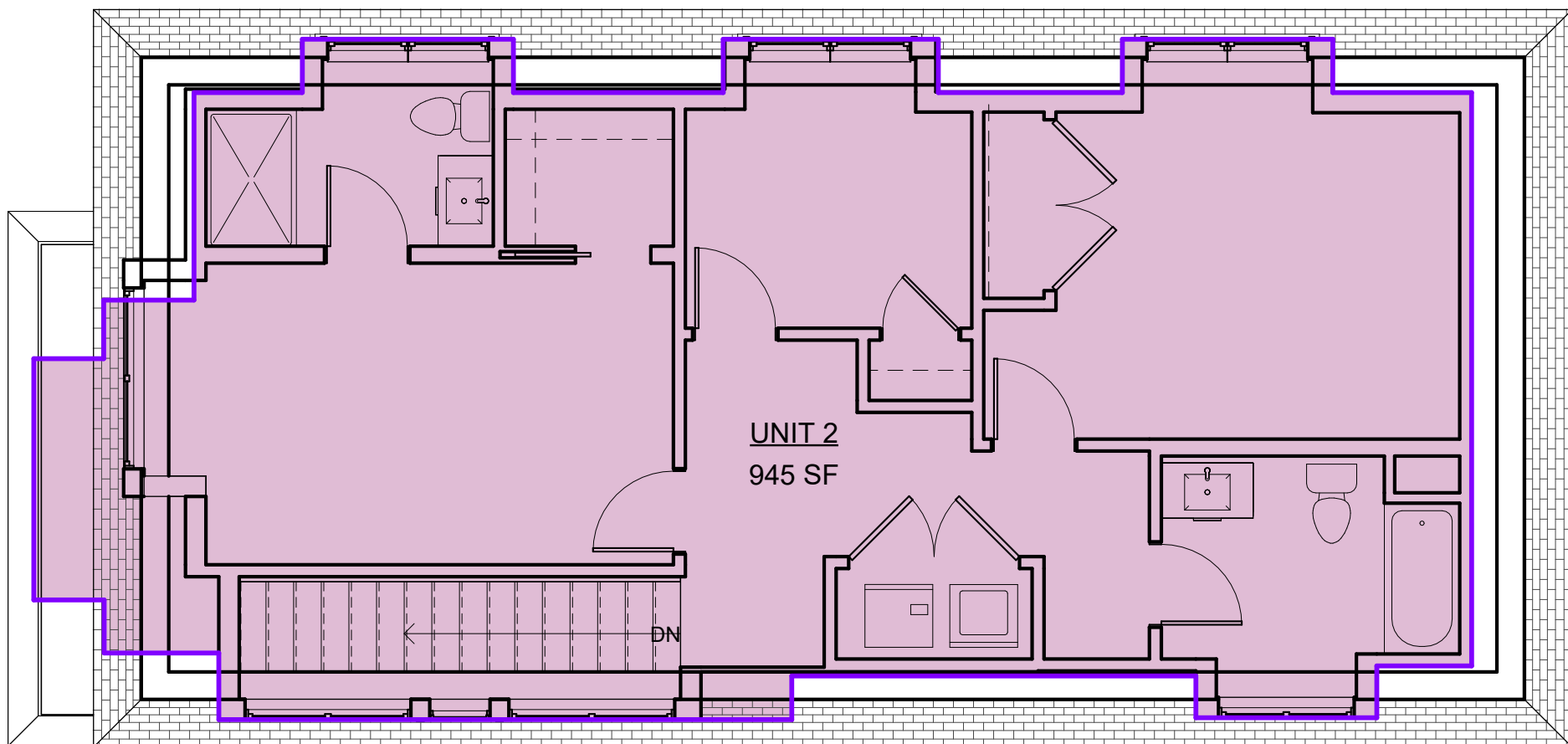
③ BASEMENT  
3/16" = 1'-0"



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

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SOMERVILLE, MA

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Scale	3/16" = 1'-0"

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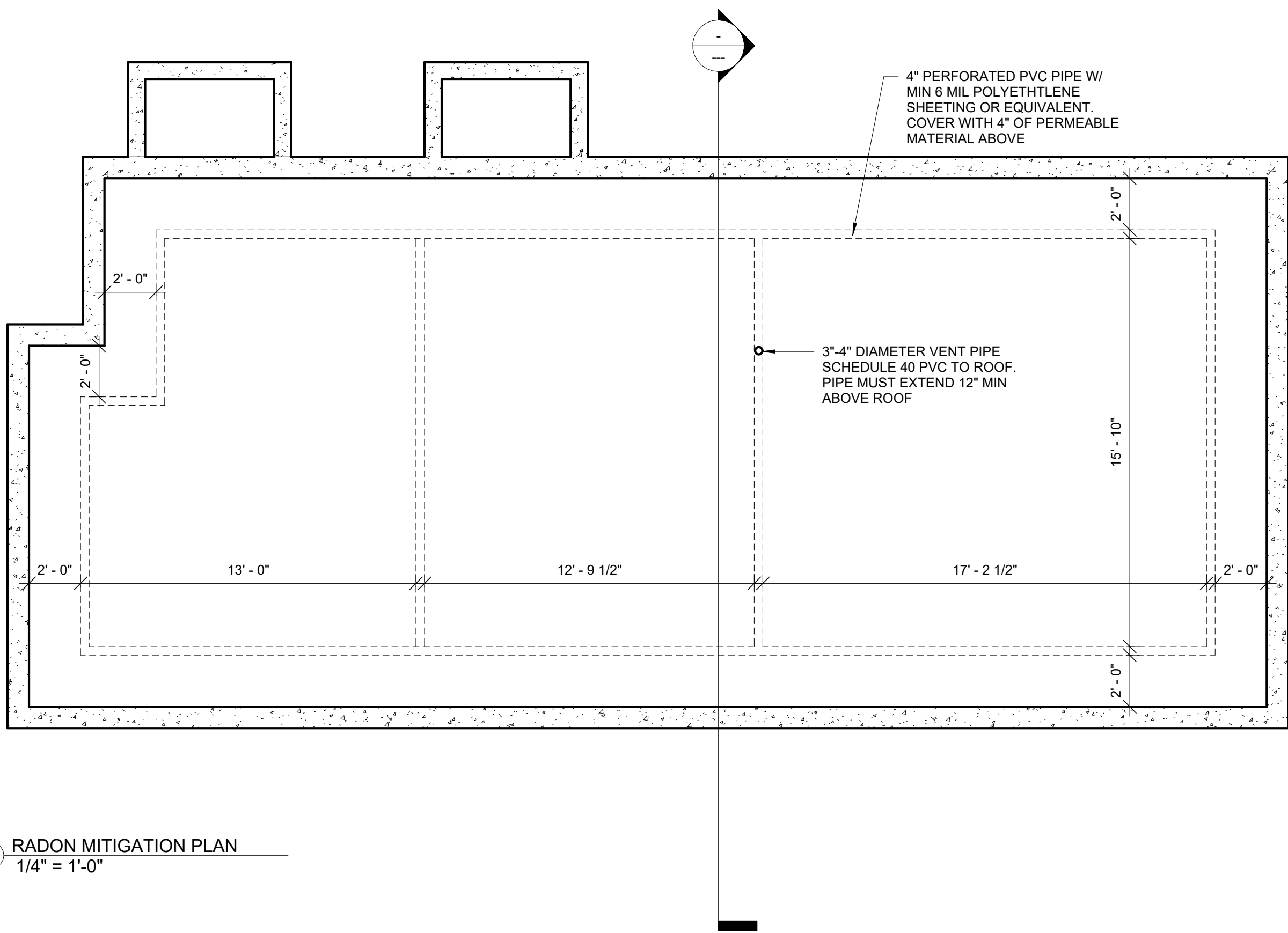
No.	Description	Date

UNIT AREA  
PLANS

A-023

15 STICKNEY AVENUE





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

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE  
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



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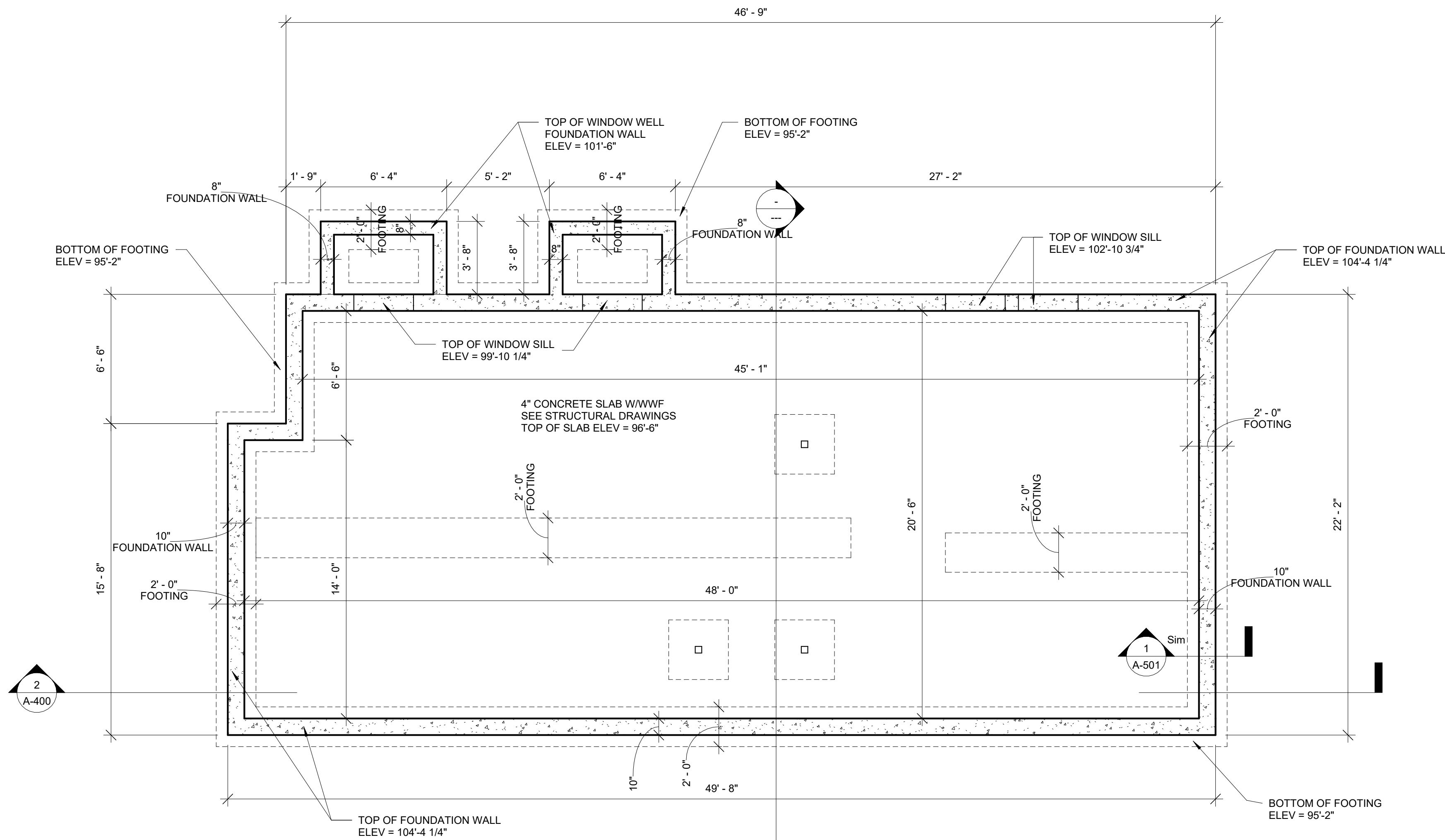
No.	Description	Date

RADON  
MITIGATION  
PLAN

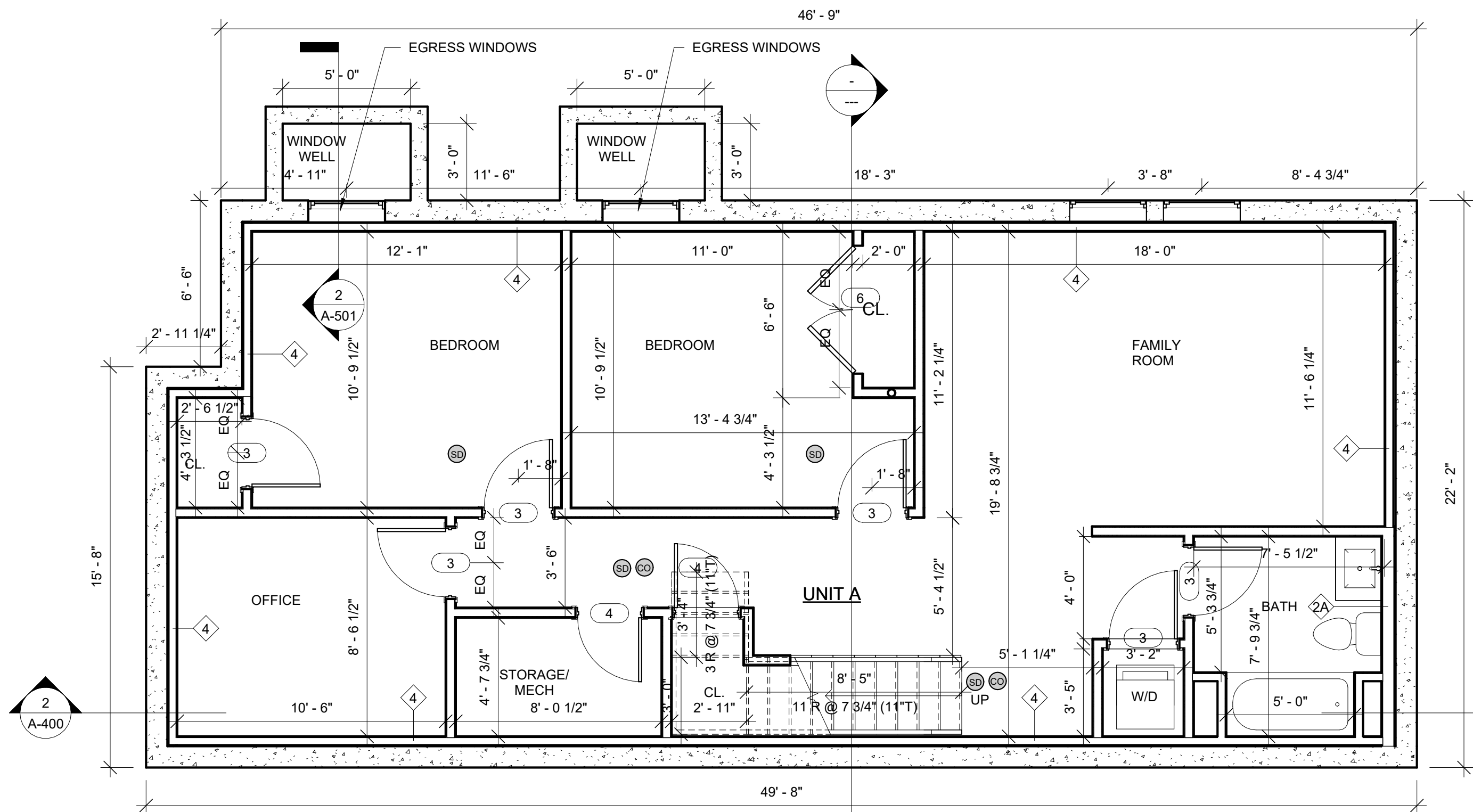
A-100

15 STICKNEY AVENUE





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



2 BASEMENT  
1/4" = 1'-0"

### GENERAL FLOOR PLAN NOTES

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

### LEGEND

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

### GENERAL FOUNDATION PLAN NOTES:

- SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURE. FOUNDATION LAYOUT PLAN IS FOR REFERENCE ONLY.
- 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



KHALSA DESIGN, INC.  
17 IVALOO STREET SUITE 400  
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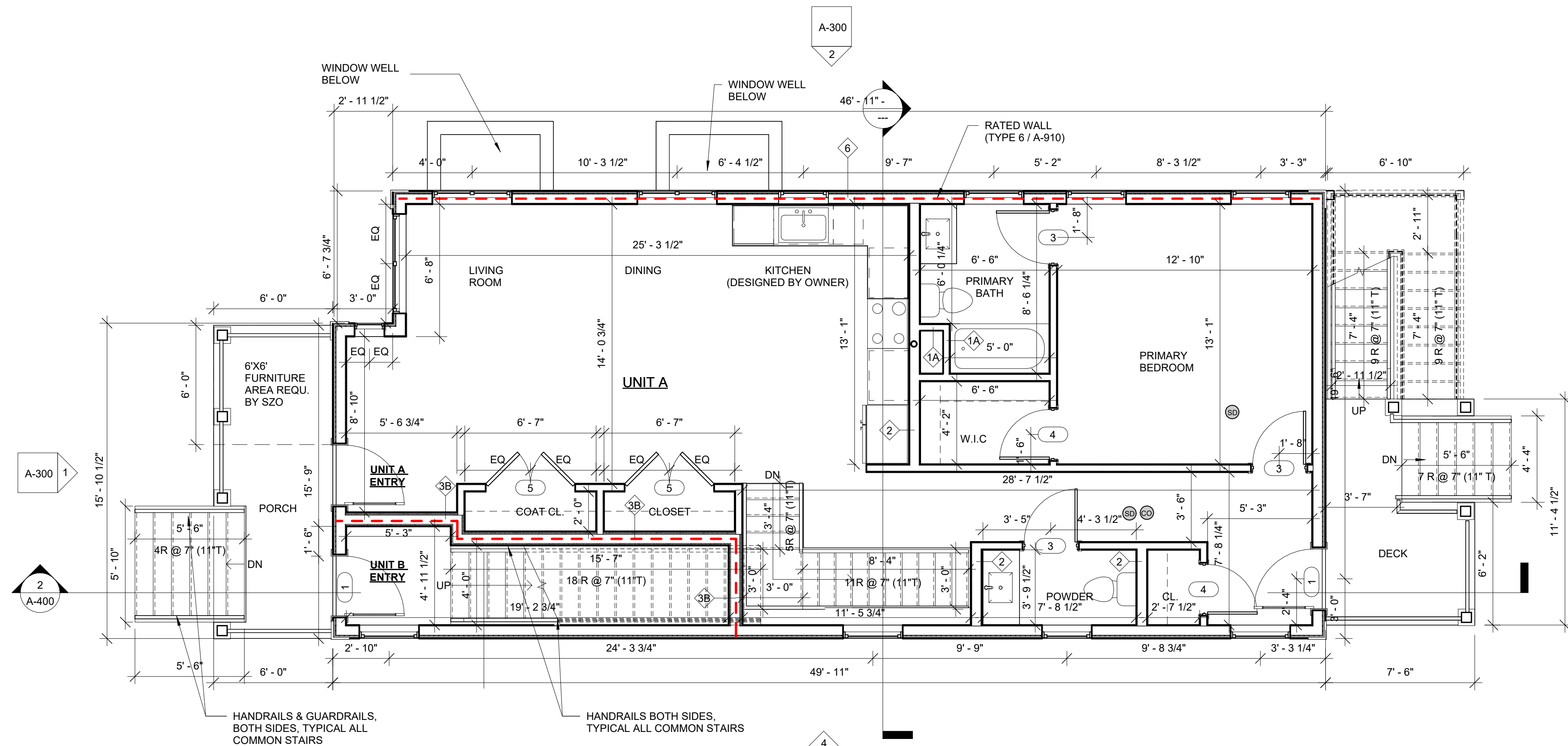
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FOUNDATION &  
BASEMENT PLAN

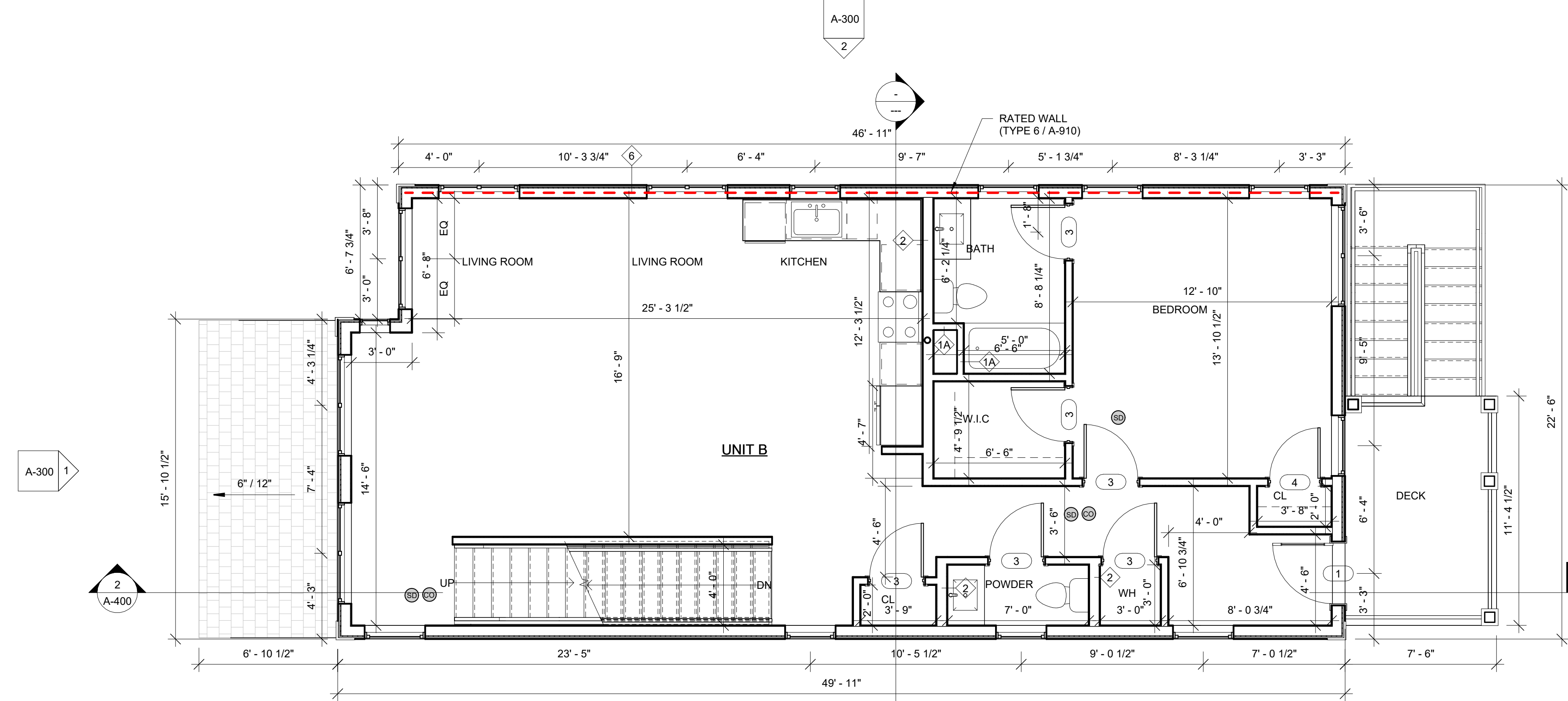
A-101

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
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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



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

TELEPHONE: 617-591-8682

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Scale 1/4" = 1'-0"

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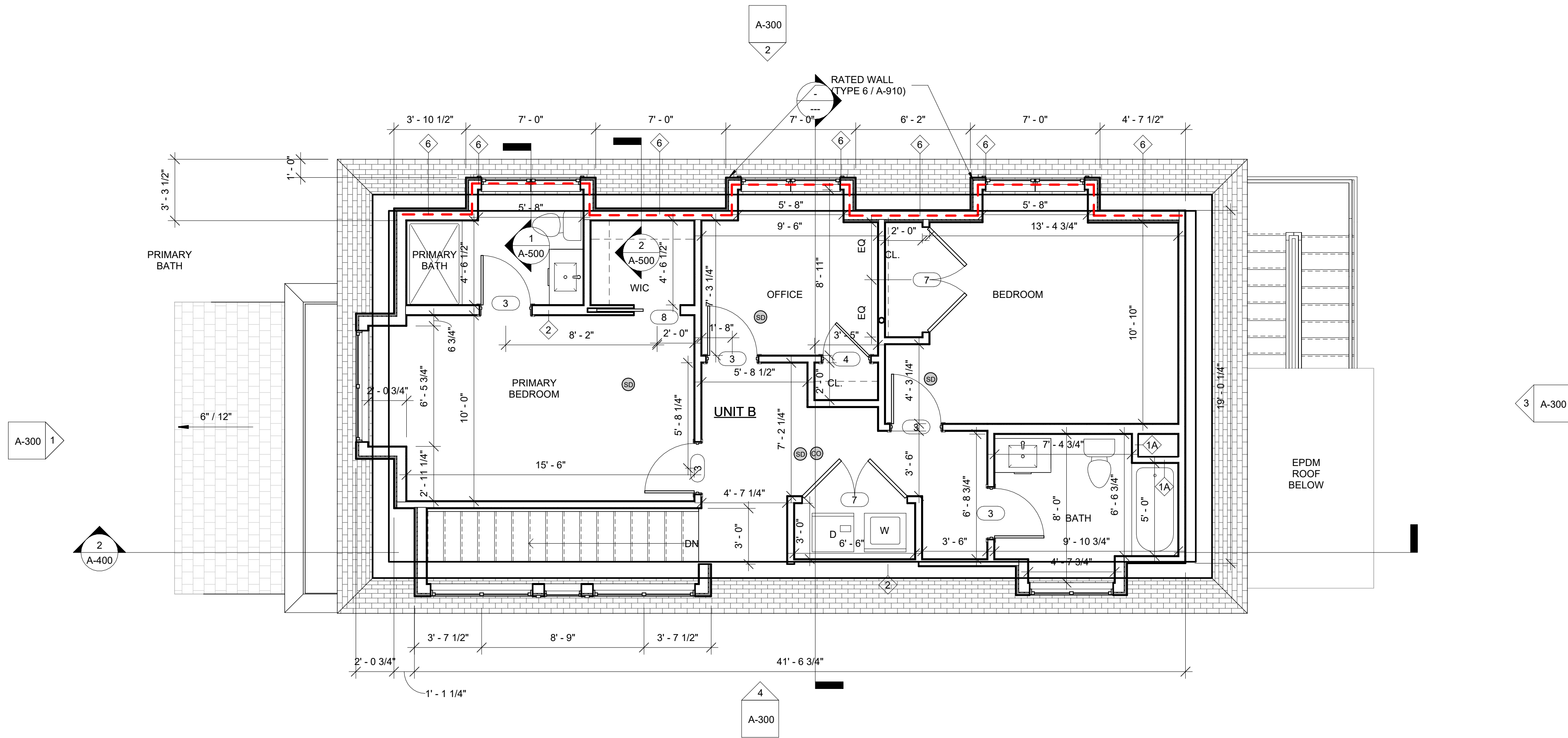
No.	Description	Date

FIRST & SECOND  
FLOOR

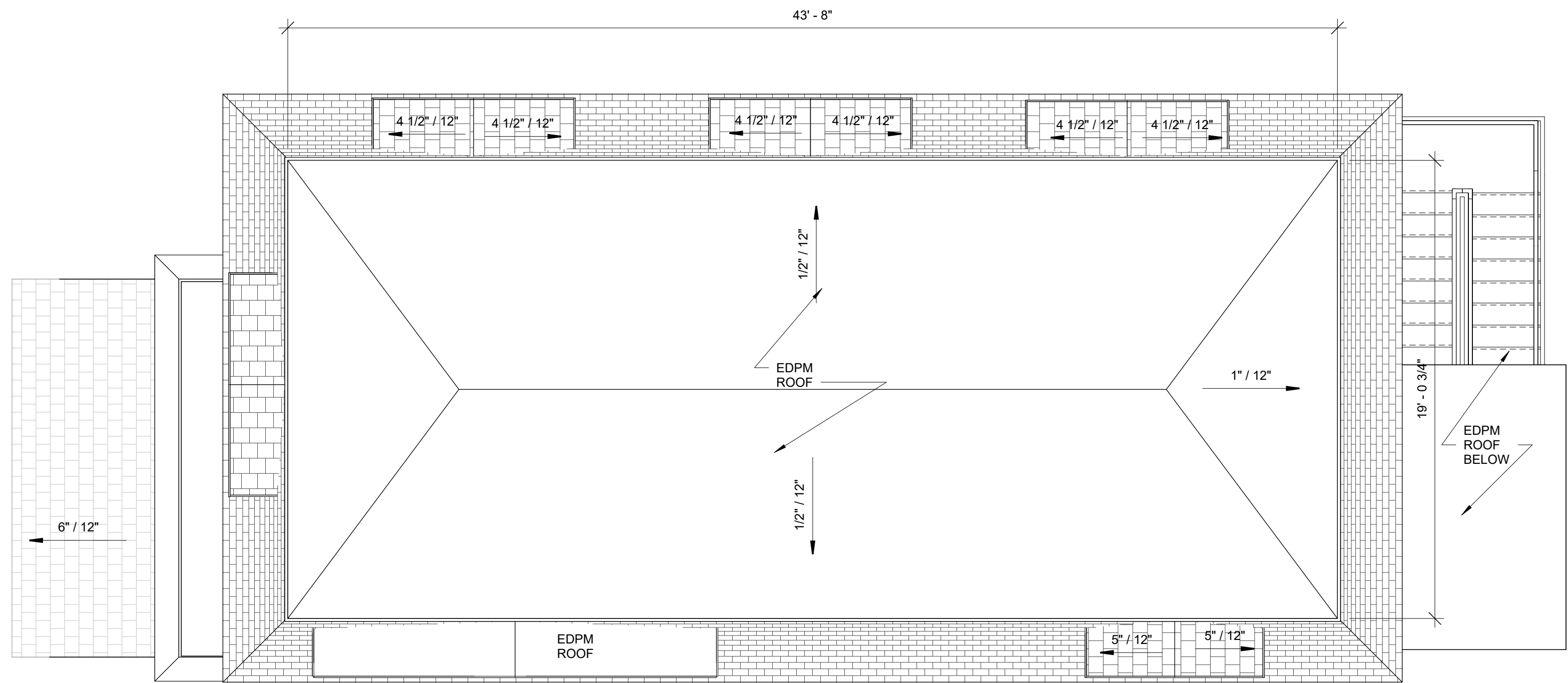
A-102

15 STICKNEY AVENUE





1 3RD FLOOR  
1/4" = 1'-0"



2 T.O. RIDGE  
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.
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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



KHALSA DESIGN, INC.  
17 IVALOO STREET SUITE 400  
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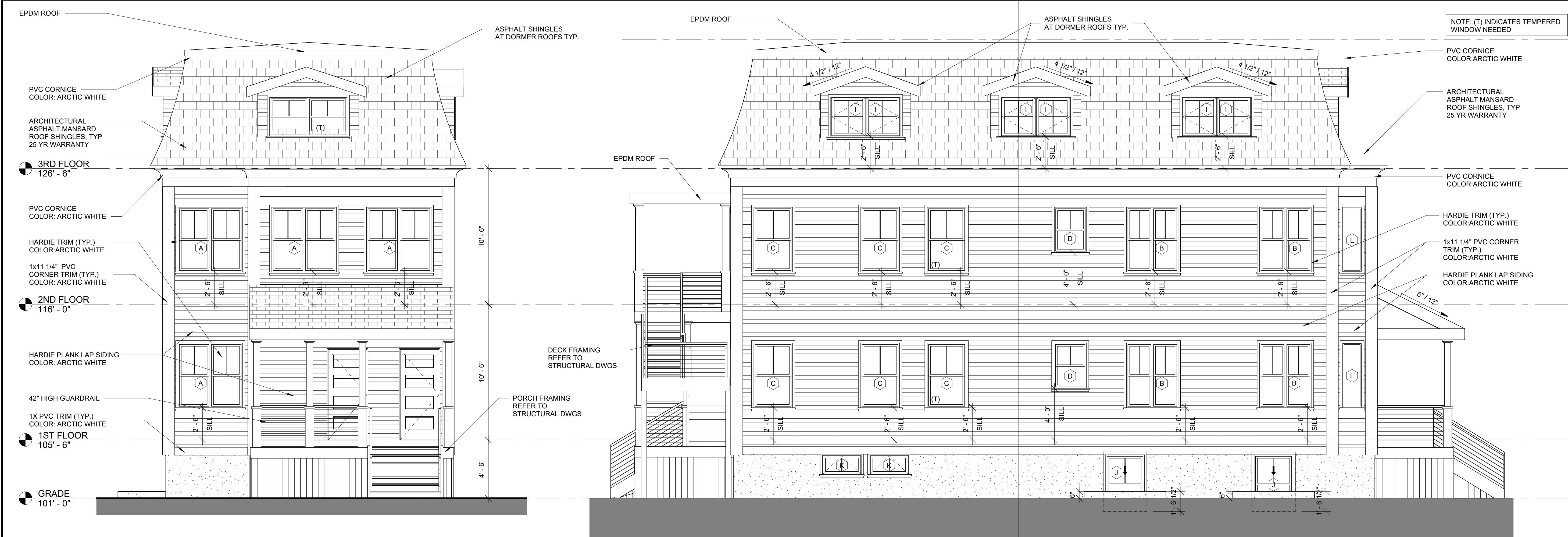
No.	Description	Date

THIRD FLOOR &  
ROOF PLAN

A-103

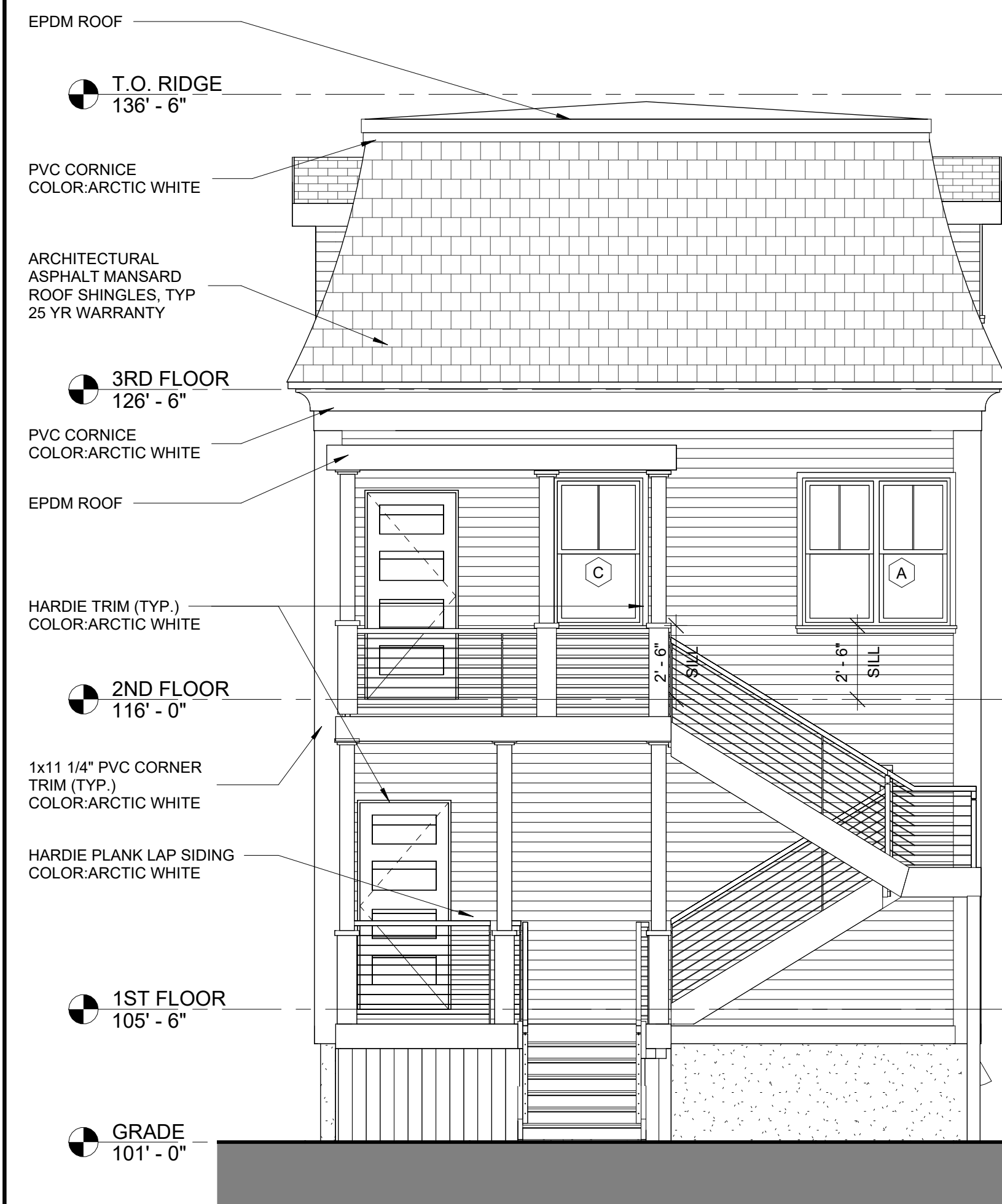
15 STICKNEY AVENUE



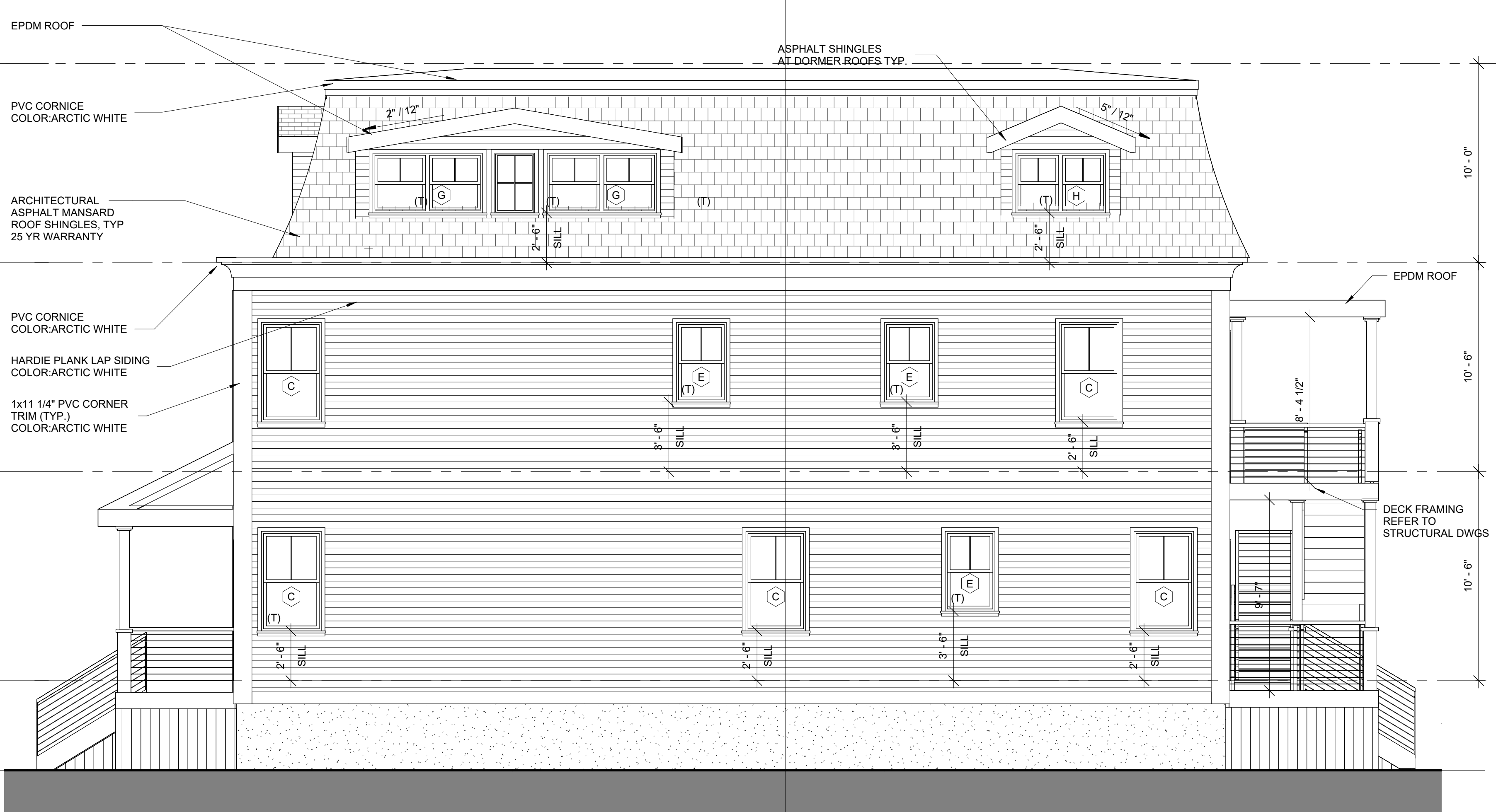


1 FRONT ELEVATION  
1/4" = 1'-0"

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

CLIENT

BILL PINO

ARCHITECT



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REVISIONS

No.	Description	Date

ELEVATIONS

A-300

15 STICKNEY AVENUE





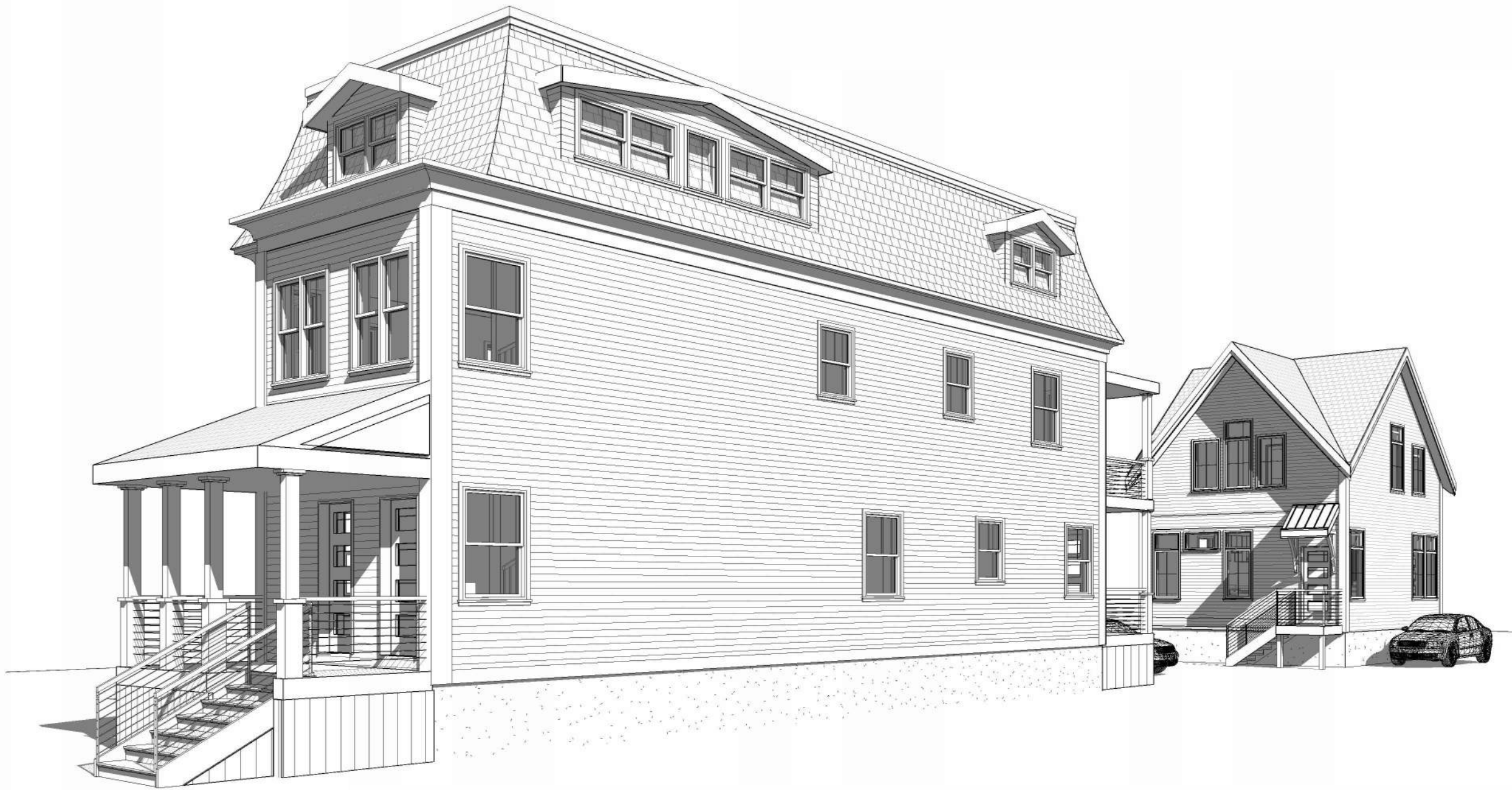
① Stickney Ave View



③ Rear Yard View



④ Aerial View



② Side Yard View

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE  
SOMERVILLE, MA

CLIENT

BILL PINO

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Scale

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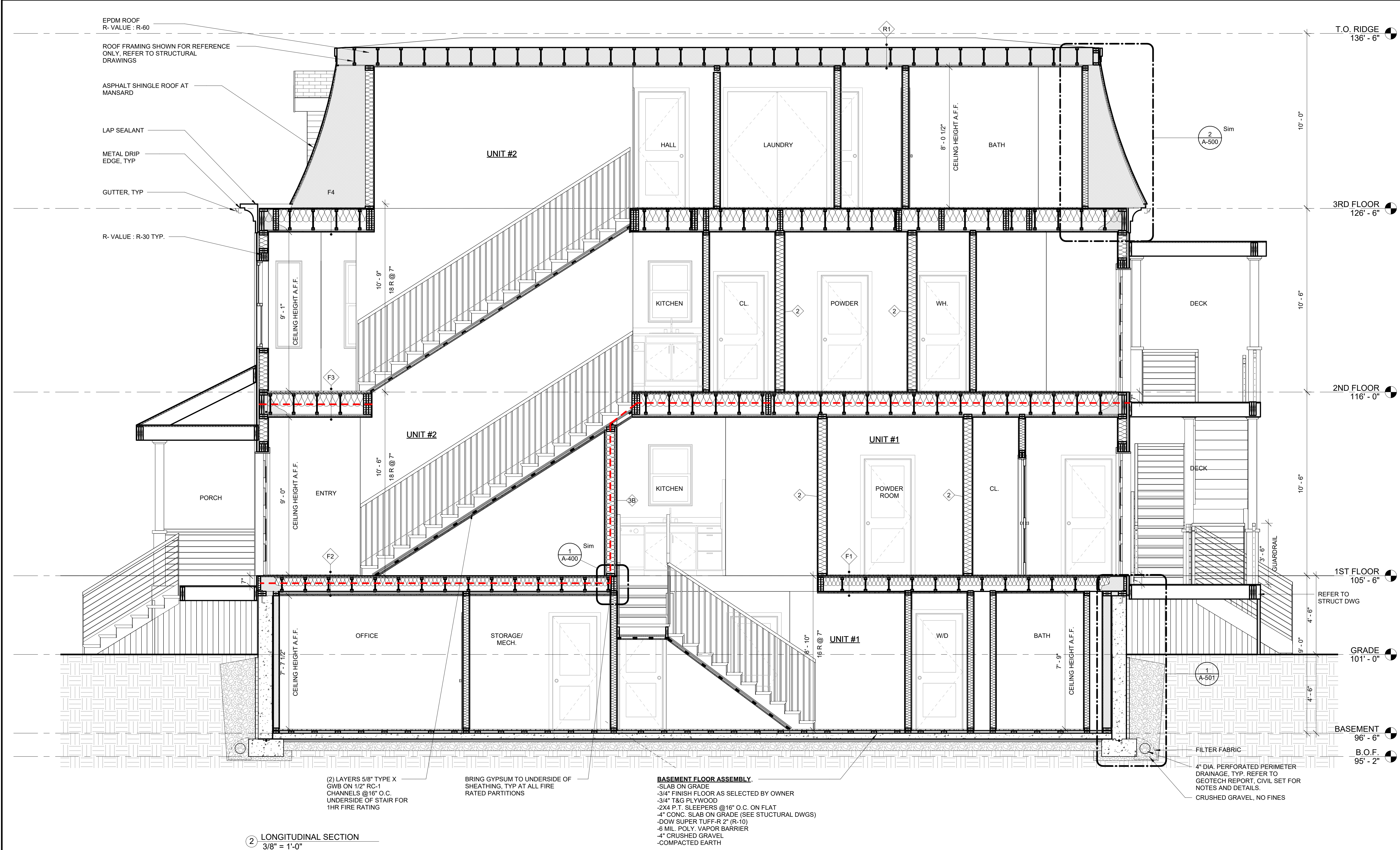
No.	Description	Date

PERSPECTIVES

A-301

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)  
-8 MIL. POLY. VAPOR BARRIER  
-4" CRUSHED GRAVEL  
-COMPACTED EARTH

ACOUSTIC SEALER AND  
BACKING AT G.W.B.  
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 G.W.B AND 1/2"  
RESILIENT (RC-1) CHANNEL UP  
TO UNDERSIDE OF PLYWOOD  
SUBFLOOR OR ROOF DECK AT  
ALL FIRE RATED PARTITIONS,  
TYP.

1 DEMISING DETAIL  
1 1/2" = 1'-0"

PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE  
SOMERVILLE, MA

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BILL PINO

ARCHITECT



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Checked by WVC  
Scale As indicated

REVISIONS

No.	Description	Date

SECTION

A-400

15 STICKNEY AVENUE



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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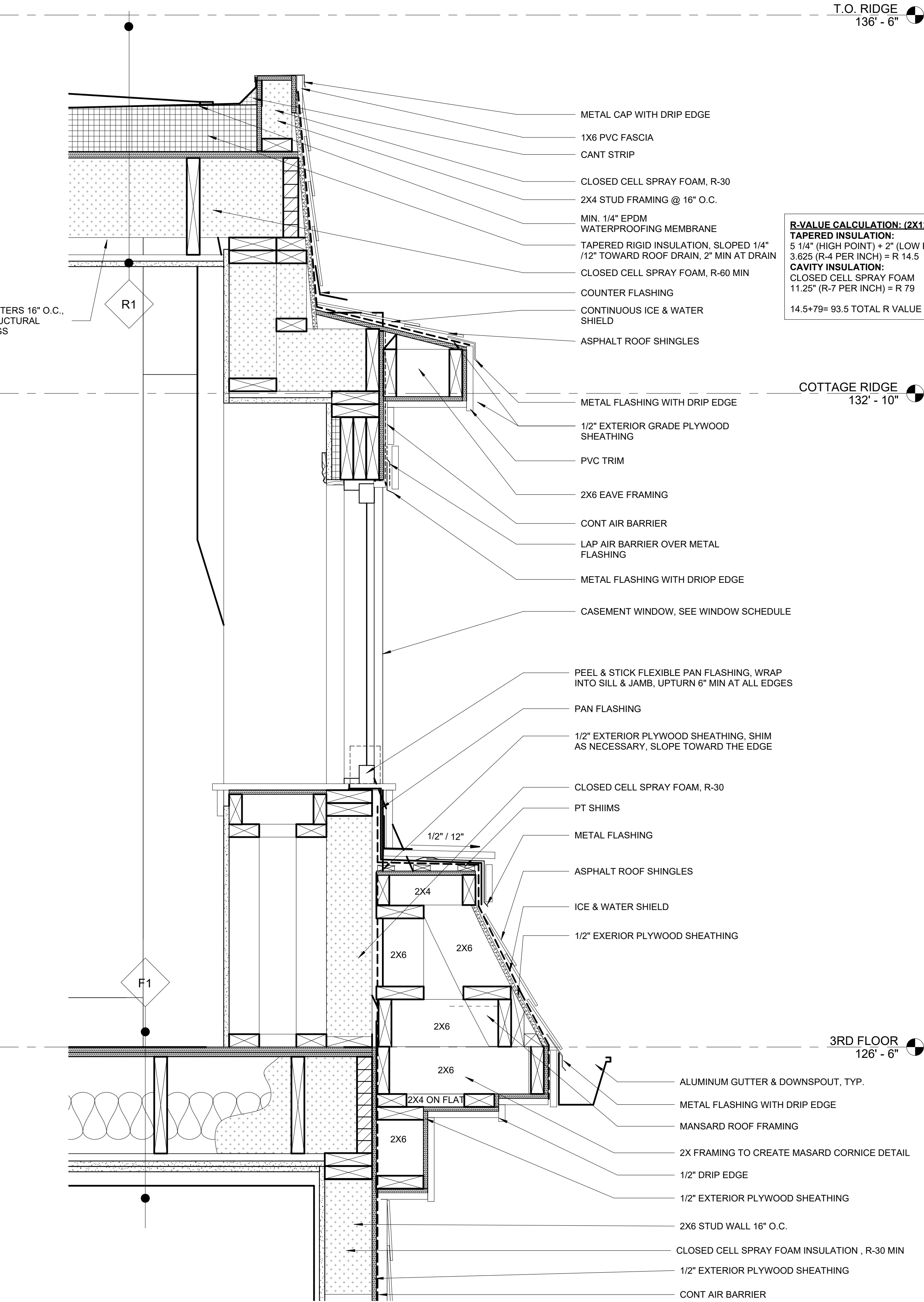
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No.	Description	Date

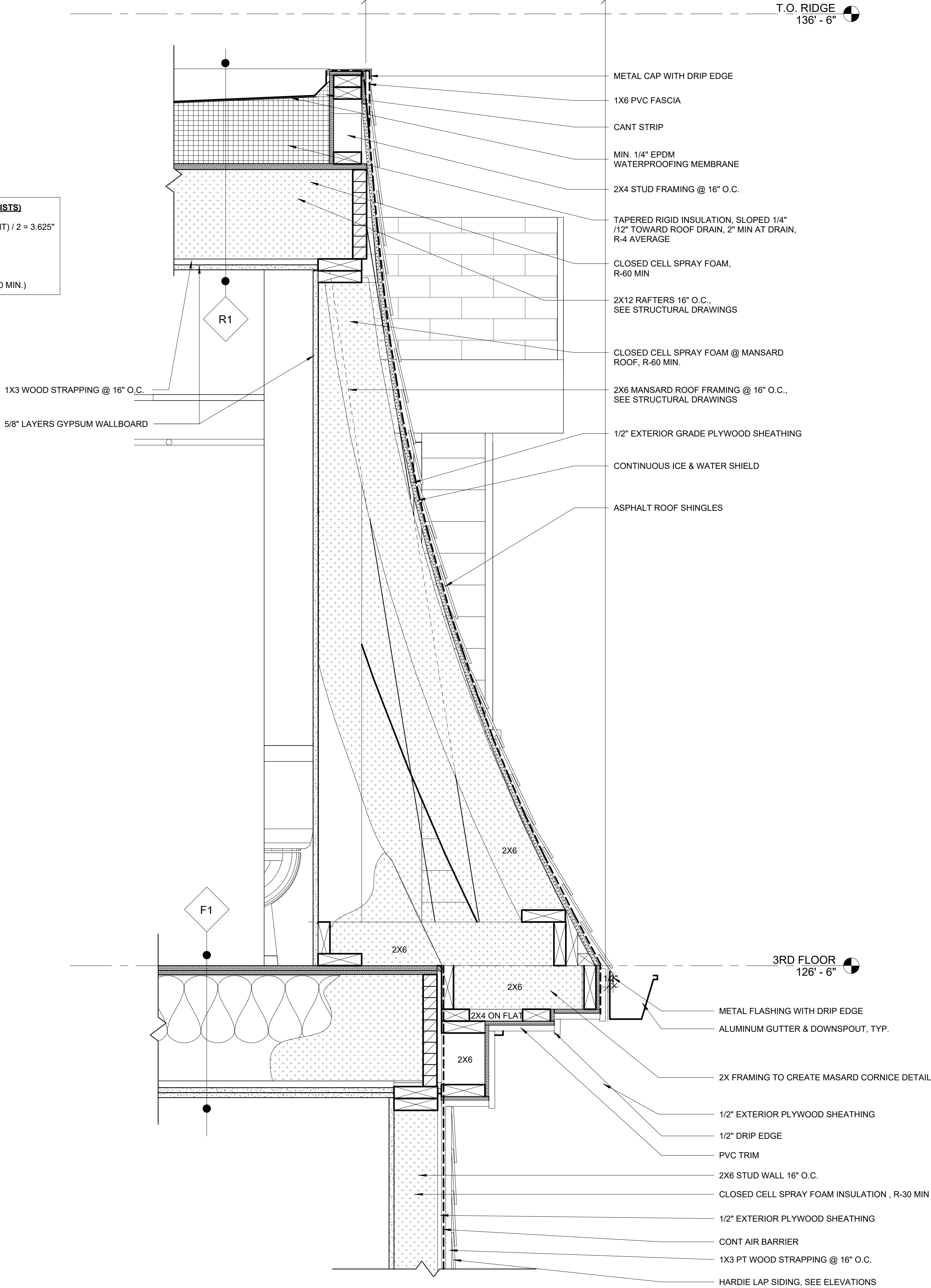
SECTION  
DETAILS

A-500

15 STICKNEY AVENUE



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



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







PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE  
SOMERVILLE, MA

CLIENT

BILL PINO

ARCHITECT



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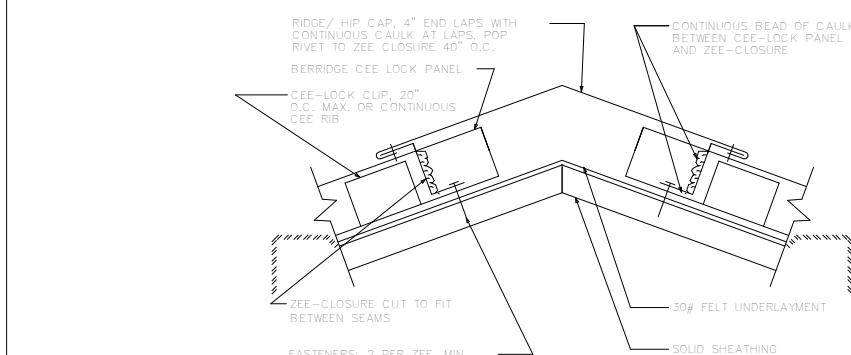
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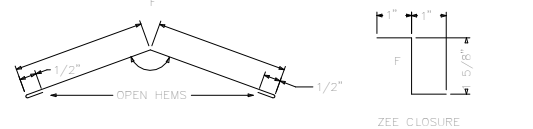
TYPICAL  
SLOPED ROOF  
DETAILS

A-520

15 STICKNEY AVENUE

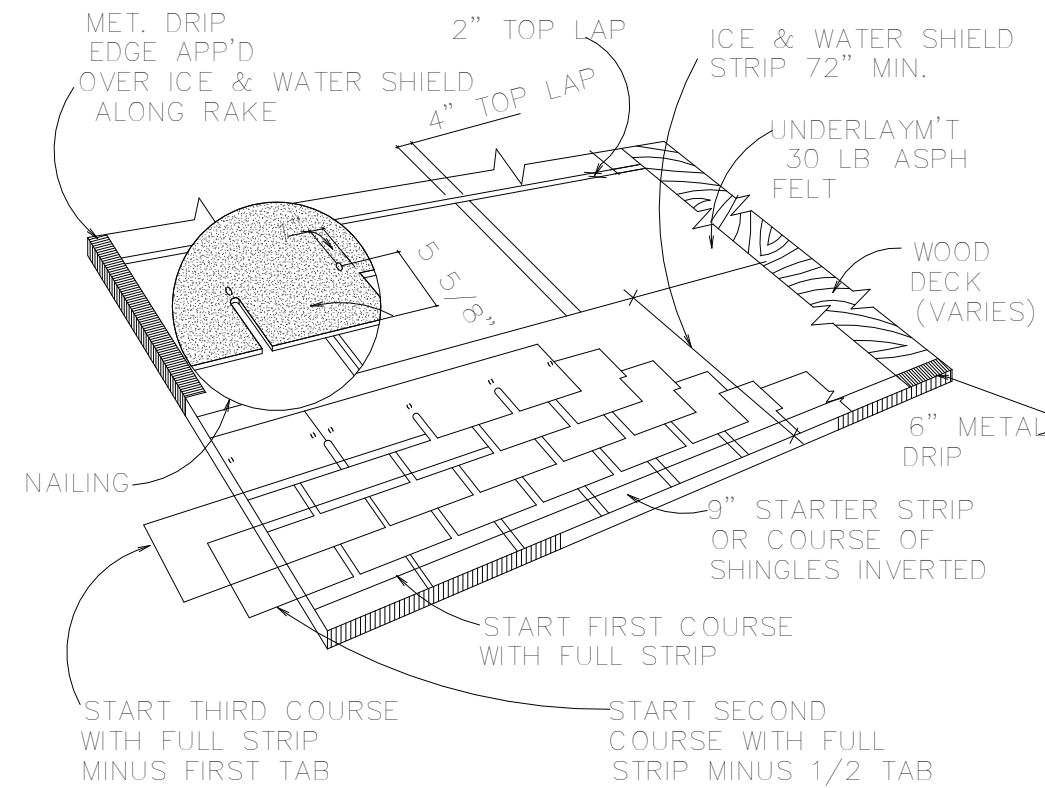


- FIELD CUT AND CLOSURE TO FIT BETWEEN PANEL BEAMS.
- FIELD SHINGLES ON COVERED UNDERLAYMENT MUST BE MINIMUM 1/4" AWAY FROM THE TAIL/END IN EXTERIOR FOR PROPER VENT OF FASTENERS.
- ALL FIELD UNDERLAYMENT SHINGLES AND FASTENERS ARE TO BE TURNED AT AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.



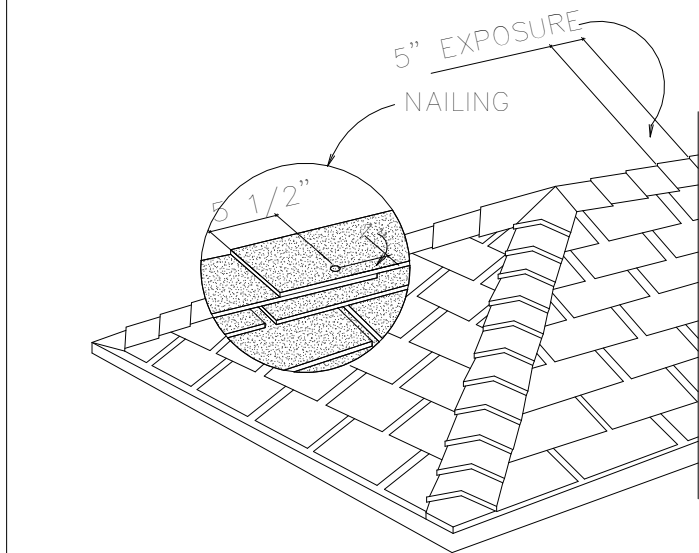
9 RIDGE/HIP DETAIL

A-520 Scale:N.T.S



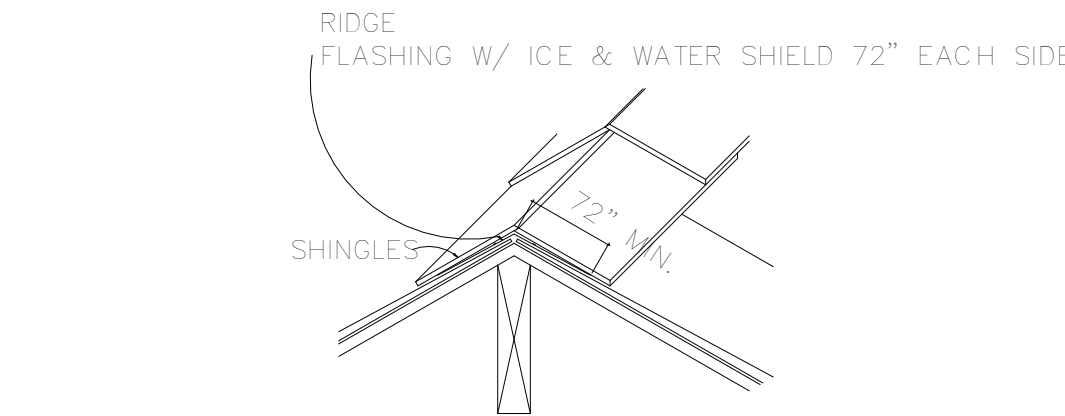
5 TYPICAL ROOF LAYOUT

A-520 Scale:N.T.S



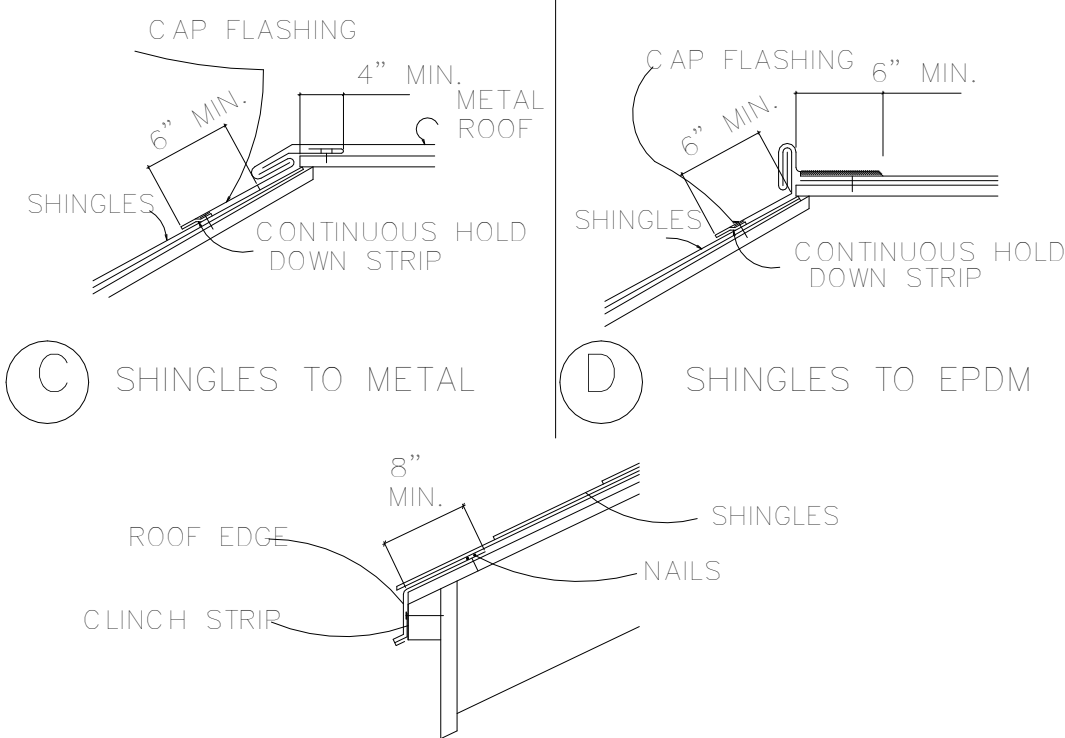
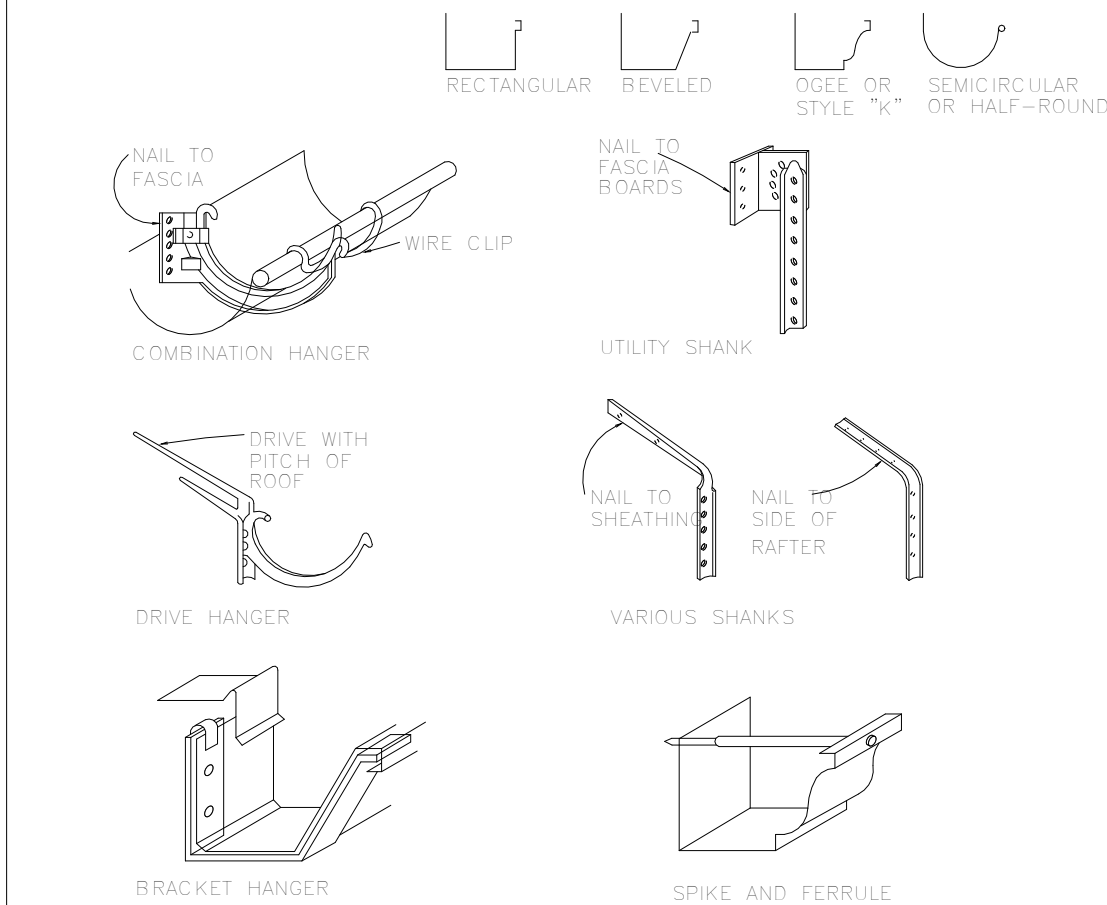
10 HIP AND RIDGE

A-520 Scale:N.T.S



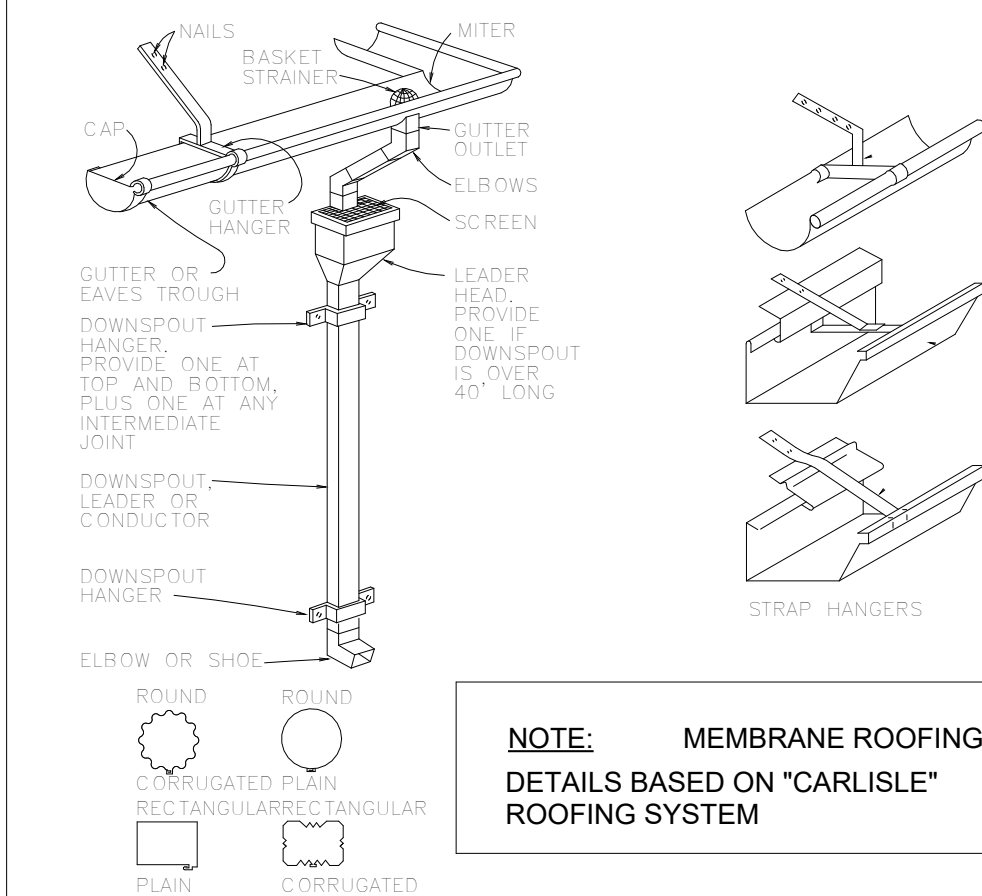
6 CONCEALED RIDGE FLASHING

A-520 Scale:N.T.S



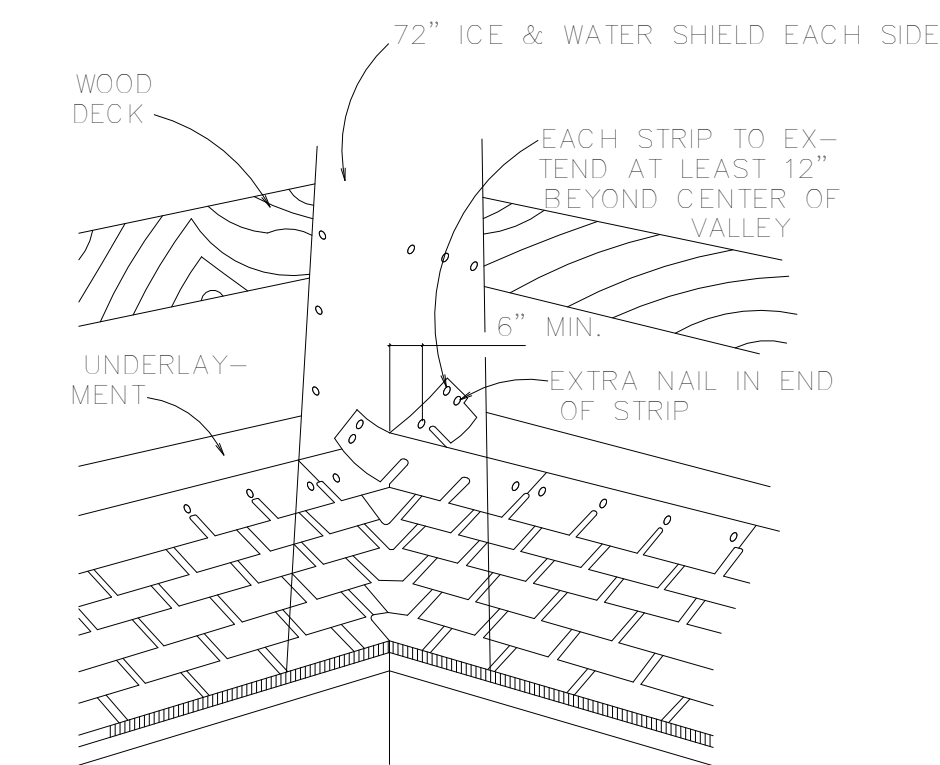
7 GENERIC DRIP EDGE

A-520 Scale:N.T.S



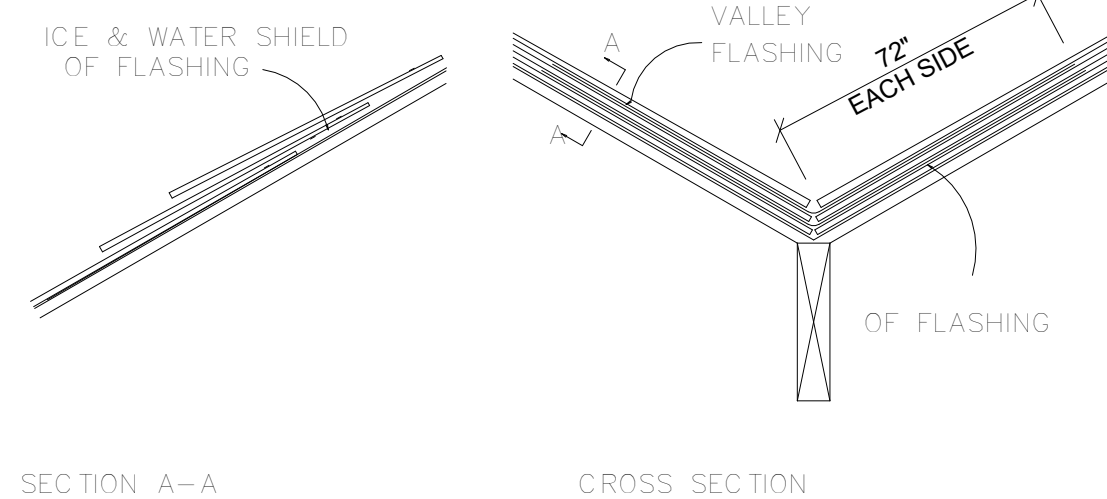
11 GUTTER & DOWN SPOUT

A-520 Scale:N.T.S



8 CLOSED VALLEY

A-520 Scale:N.T.S



4 VALLEY FLASHING

A-520 Scale:N.T.S

12 NOT USED

A-520 Scale:N.T.S

13 NOT USED

A-520 Scale:N.T.S

14 NOT USED

A-520 Scale:N.T.S

15 NOT USED

A-520 Scale:N.T.S

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











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	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ
ELEVATION- FRONT VIEW						
STYLE	CASEMENT	CASEMENT	FIXED	FIXED	HOPPER	FIXED
MARK	Ⓖ	Ⓗ	Ⓘ	⓵	⓷	⓴

**WINDOW NOTES:**

- 1.) CONTRACTOR TO VERIFY SIZES OF EXISTING WINDOW OPENINGS TO REMAIN, PRIOR TO ORDERING OF WINDOWS
- 2.) BEDROOM WINDOWS TO COMPLY WITH EMERGENCY ESCAPE AND RESCUE MINIMUM OPENING AREA, HEIGHT & WIDTH AS REQUIRED BY THE IBC 2015 (MA AMENDMENTS). WINDOW TO COMPLY w/ MIN. NET CLEAR OPENING DIMENSIONS OF 20" X 24" & 5.7 NET S.F. SILL HEIGHT OF OPENING TO BE A MAXIMUM OF 3'-8" ABOVE THE FINISHED FLOOR.
- 3.) ALL WINDOWS THAT HAVE OPENINGS LESS THAN 36" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE A WINDOW OPENING CONTROL DEVICE. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE, THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF TH WINDOW UNIT TO LESS THAN THE AREA REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENING.
- 4) WINDOWS SHALL HAVE EXTERIOR MUNTINS AS SHOWN ON THE ELVATIONS & HALF SCREENS ON ALL WINDOWS.
- 5) WINDOW SUBMITALL TO BE SUBMITTED TO ARCHITECT PRIOR TO ORDERING OF WINDOWS.
- 6) ALL WINDOWS TO BE BLACK EXTERIOR / WHITE INTERIOR
- 7) ALL HARDWARE TO BE SELECTED BY OWNER.
- 8) 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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TELEPHONE: 617-591-8682

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REGISTRATION



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

REVISIONS

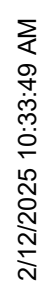
No.	Description	Date

DOOR &  
WINDOW  
SCHEDULE

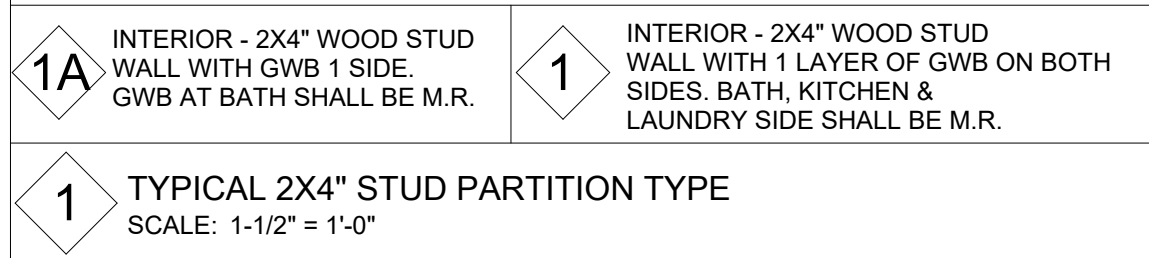
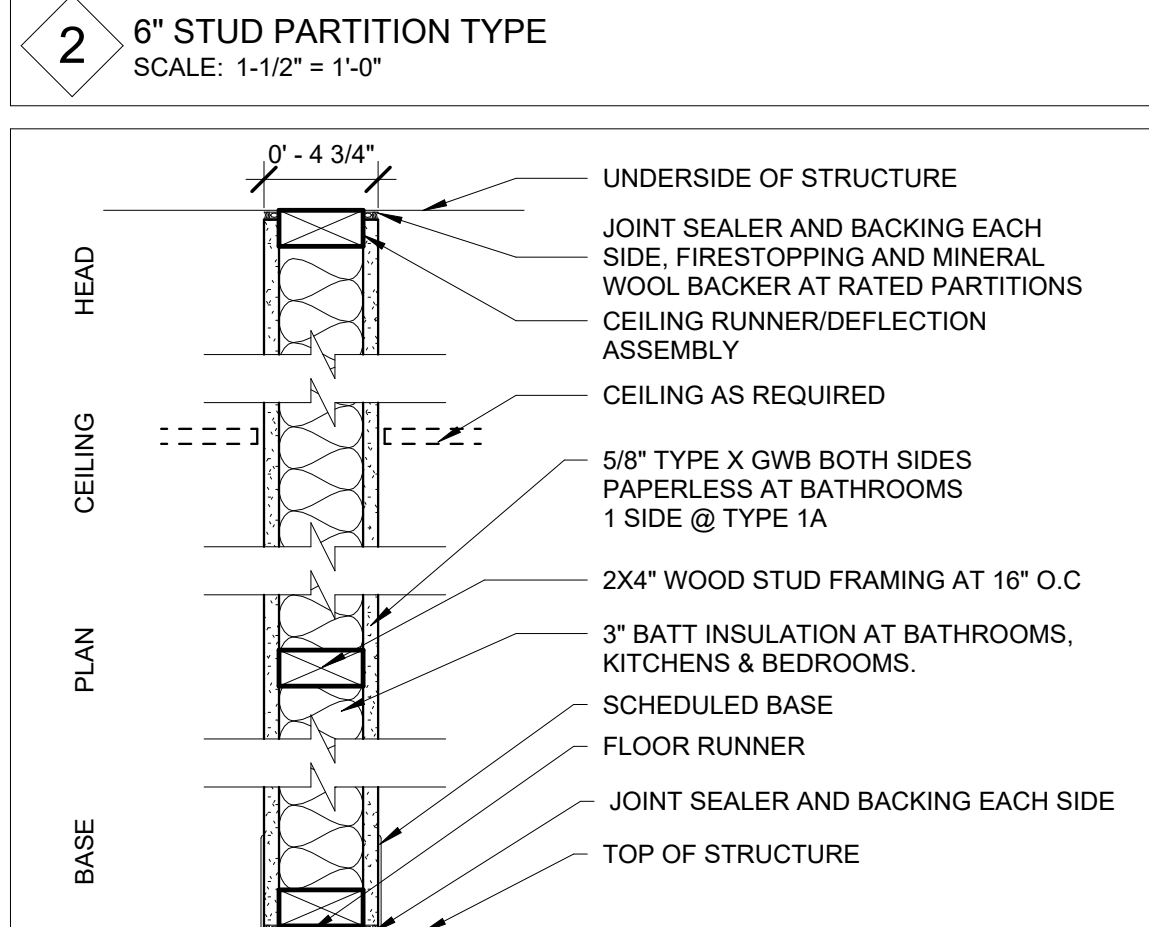
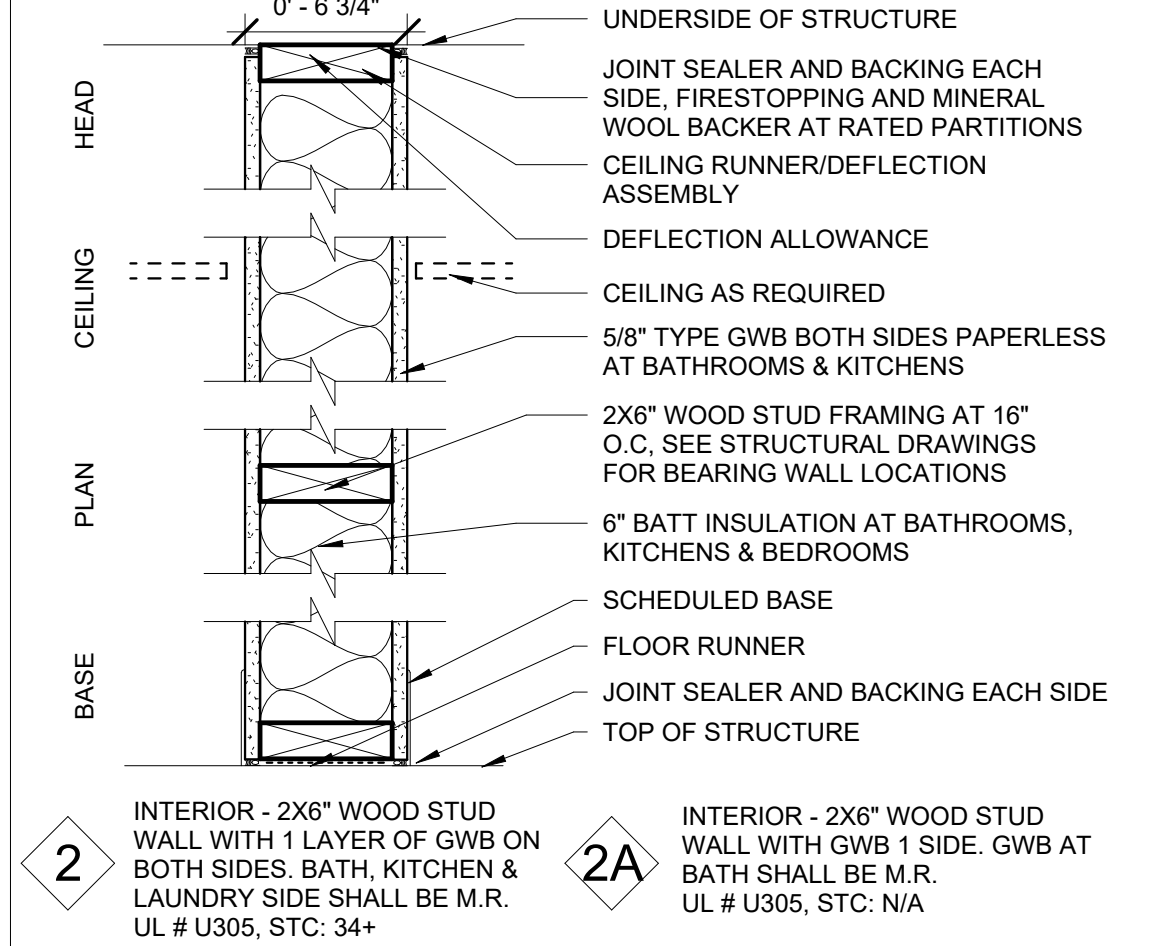
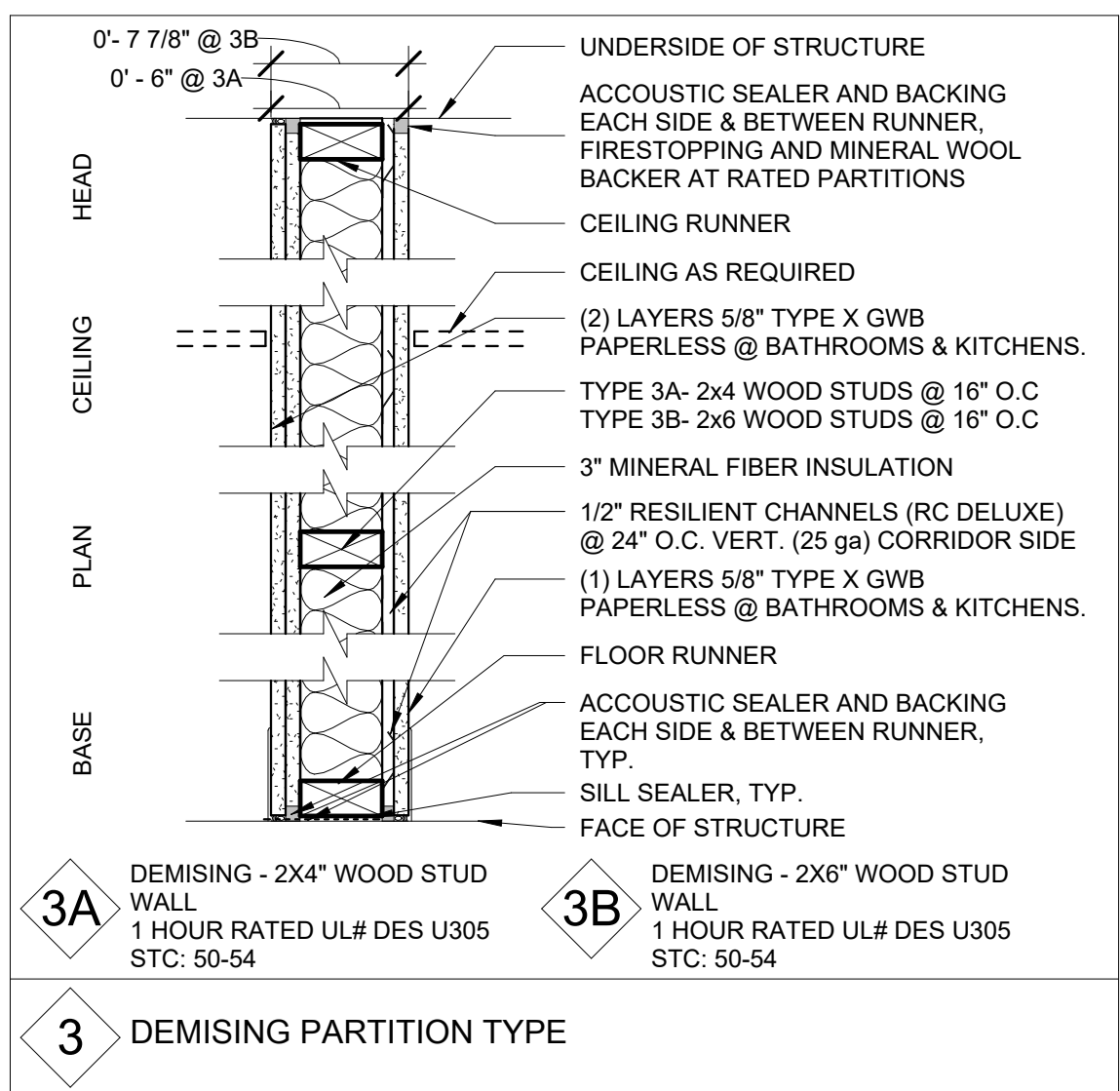
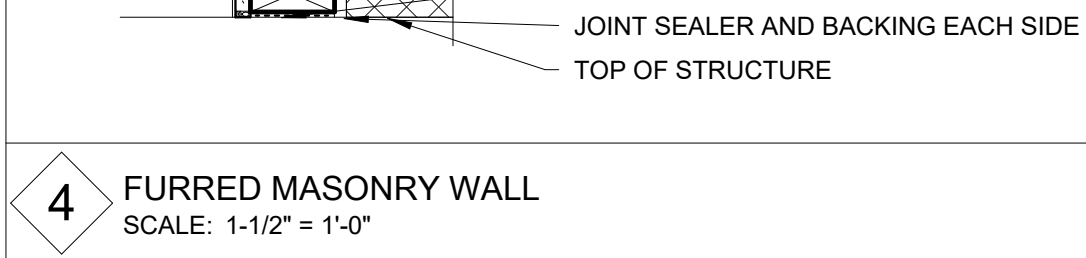
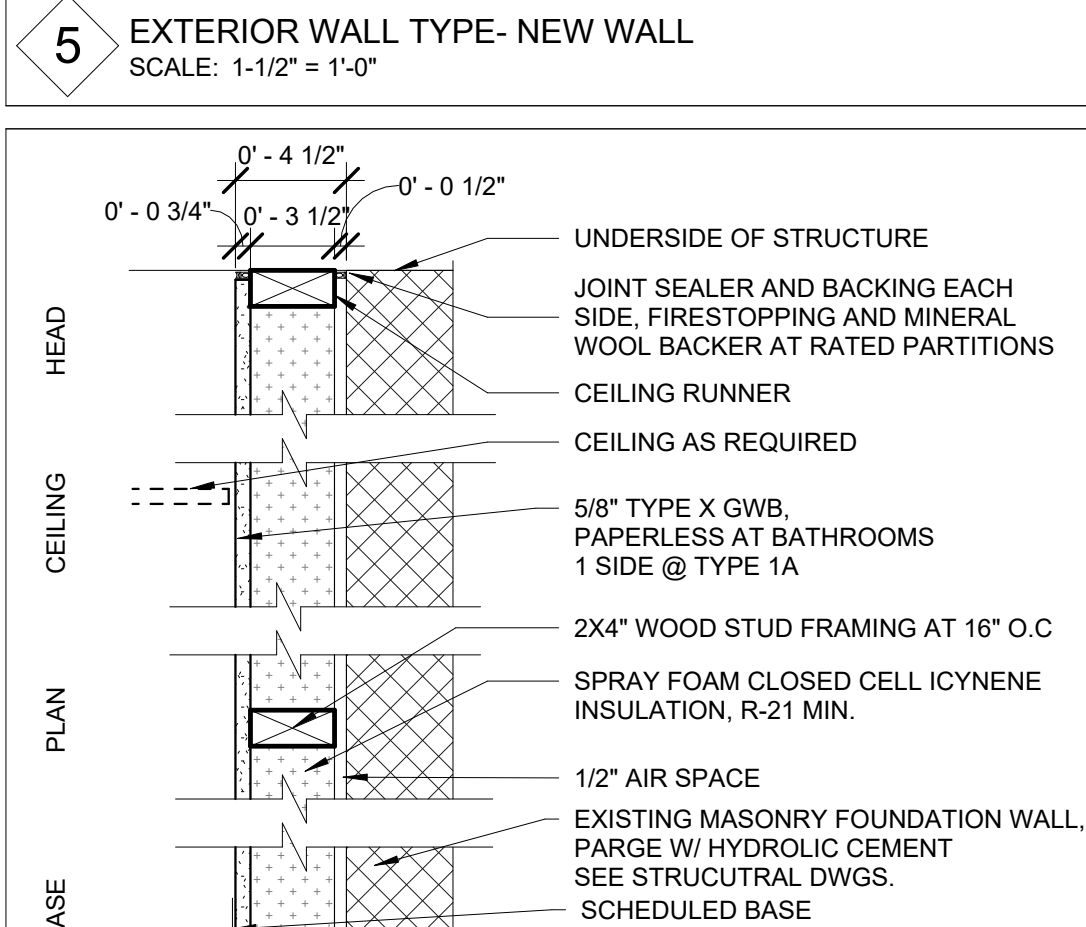
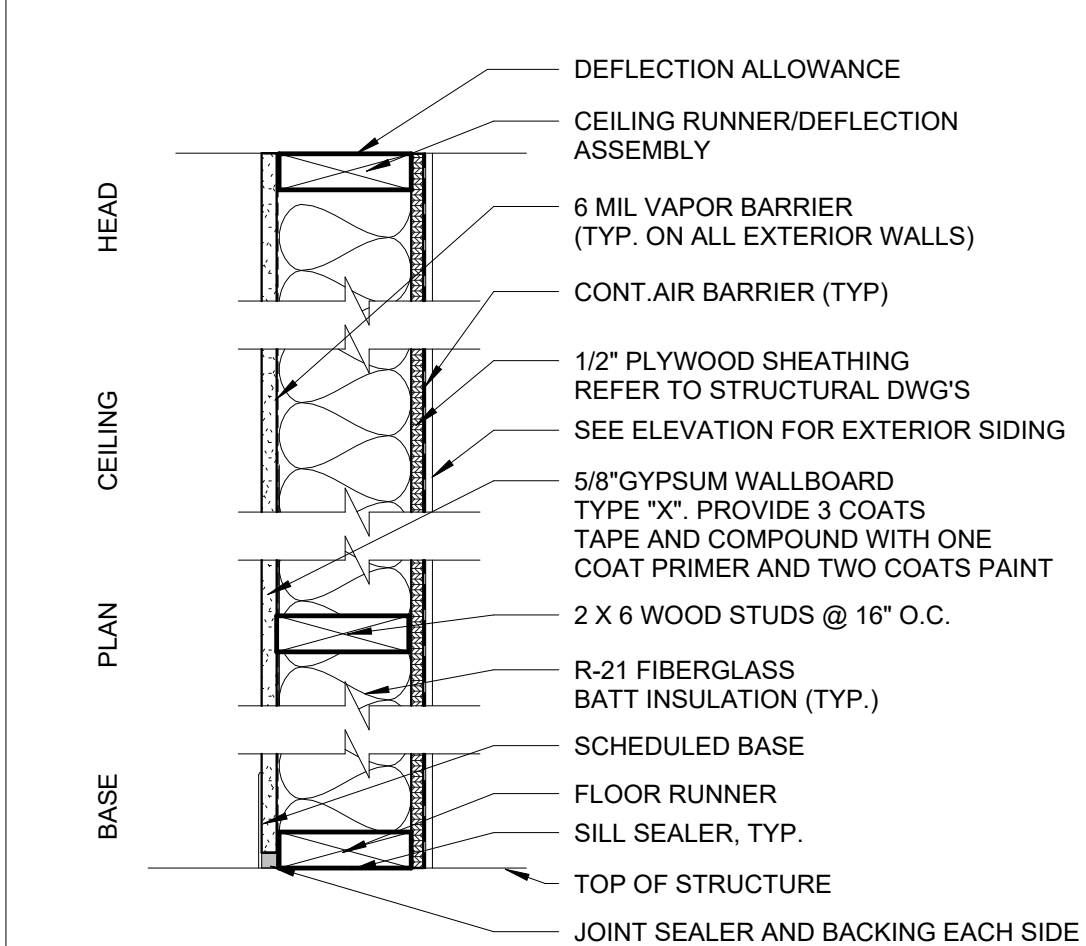
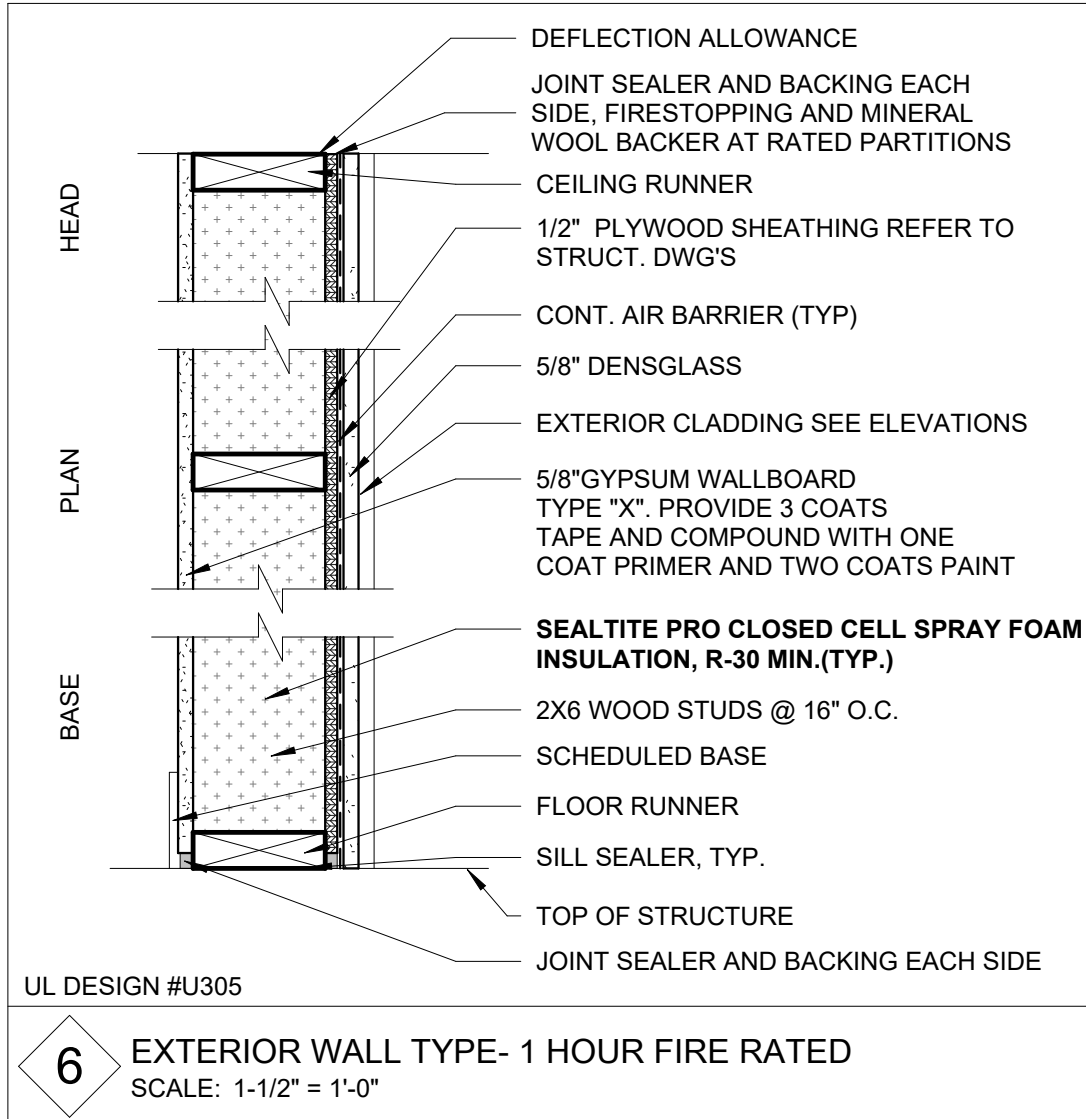
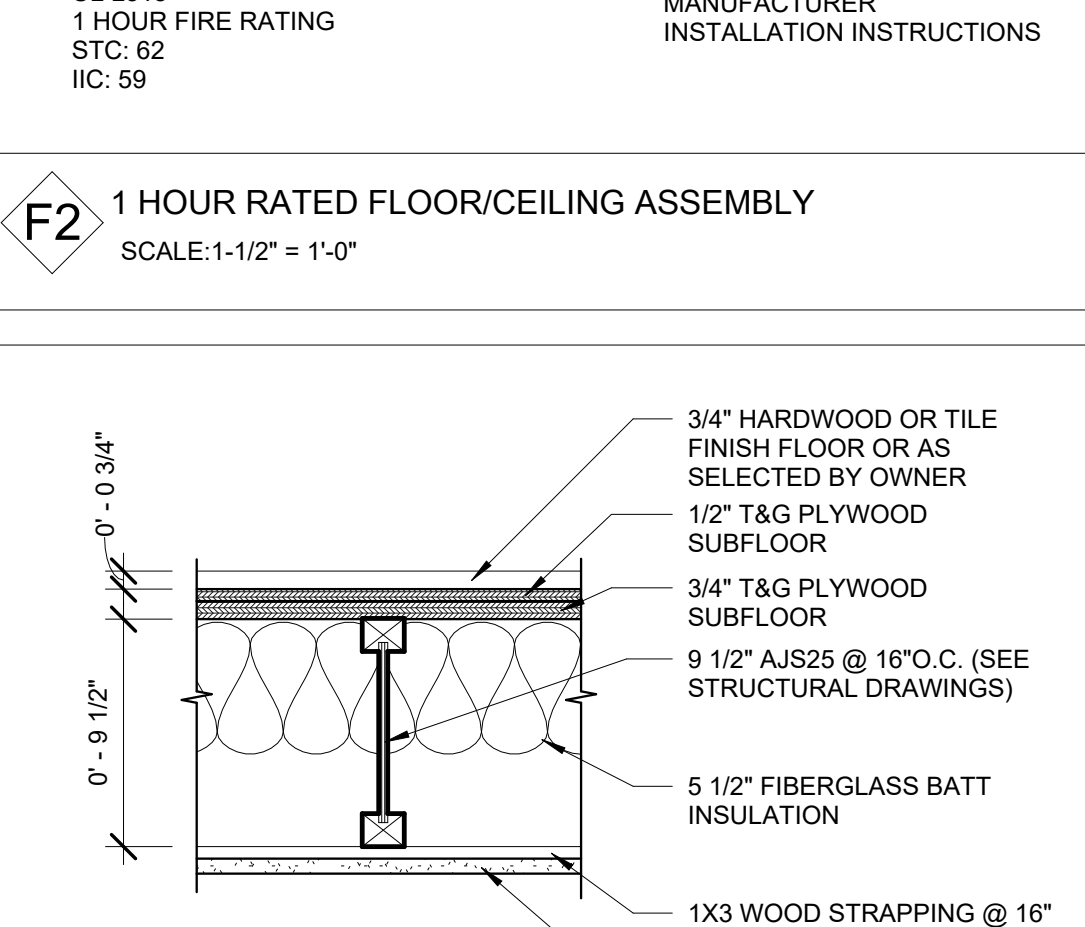
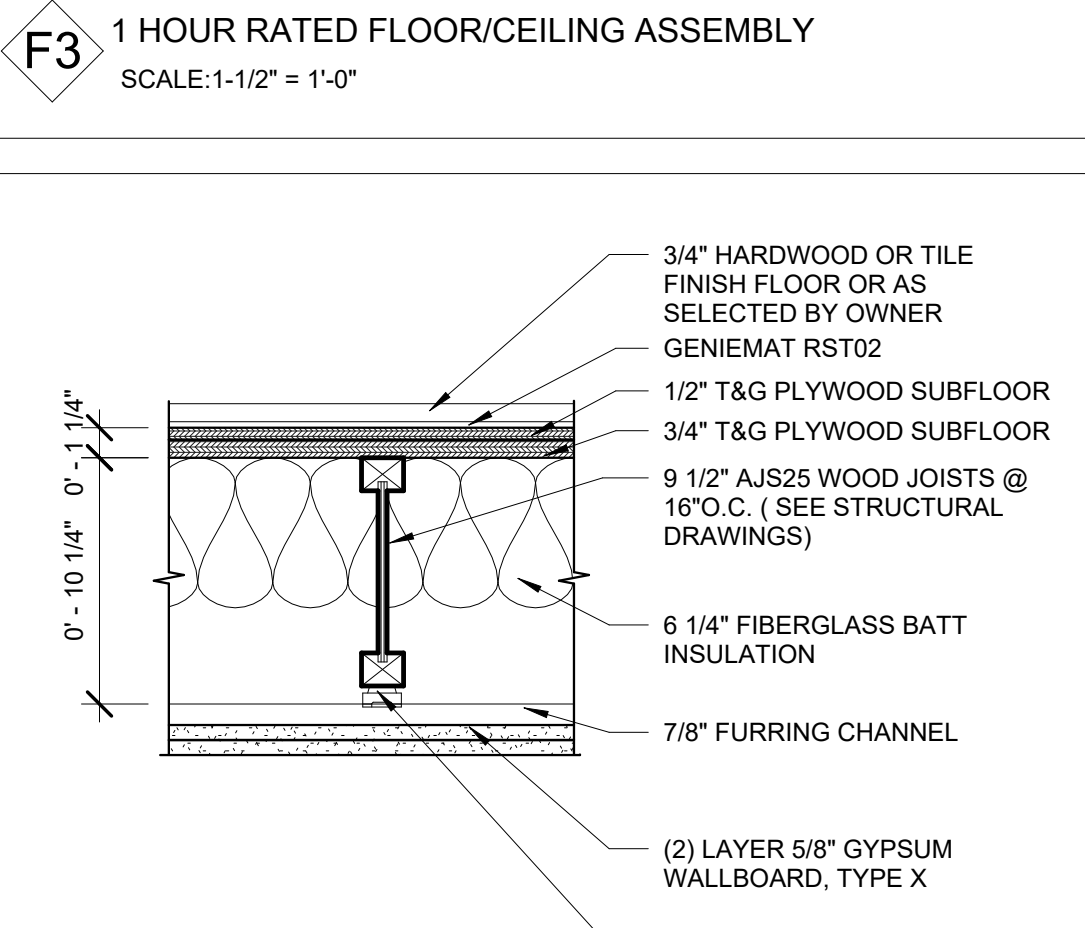
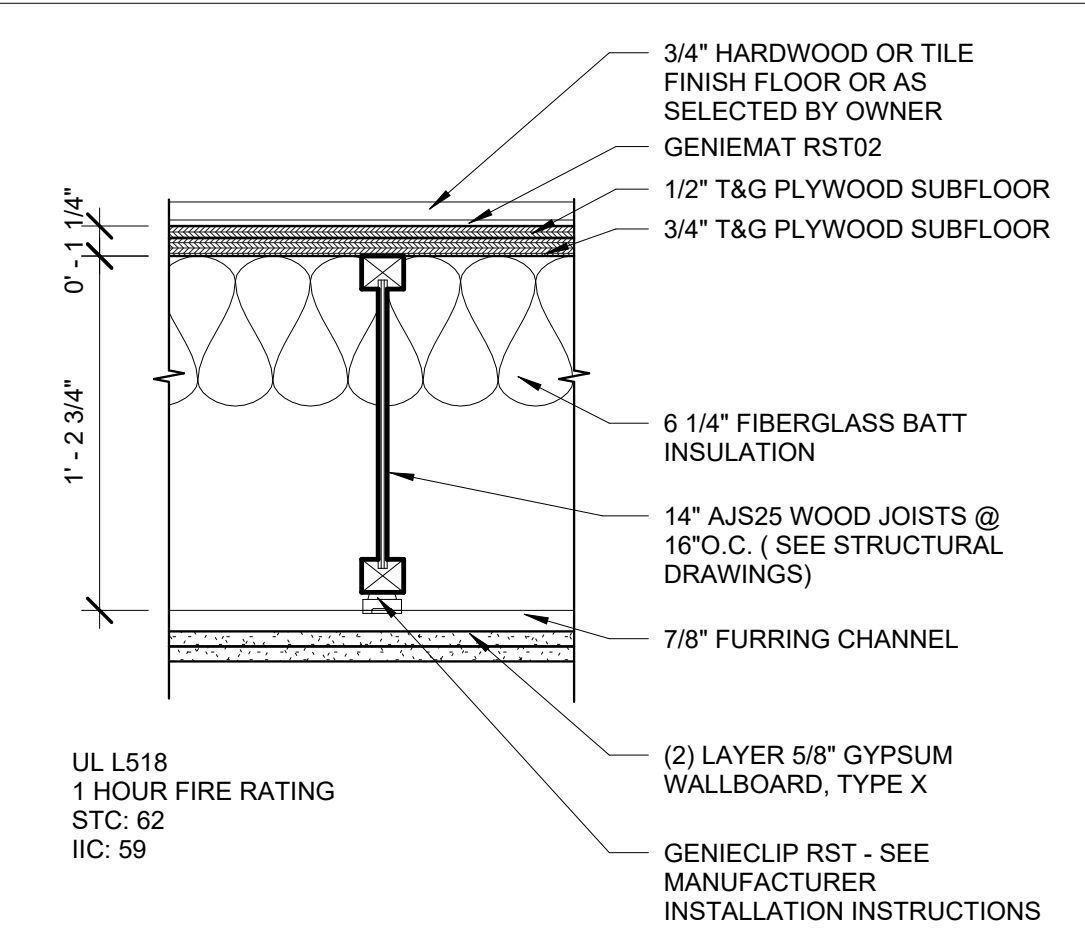
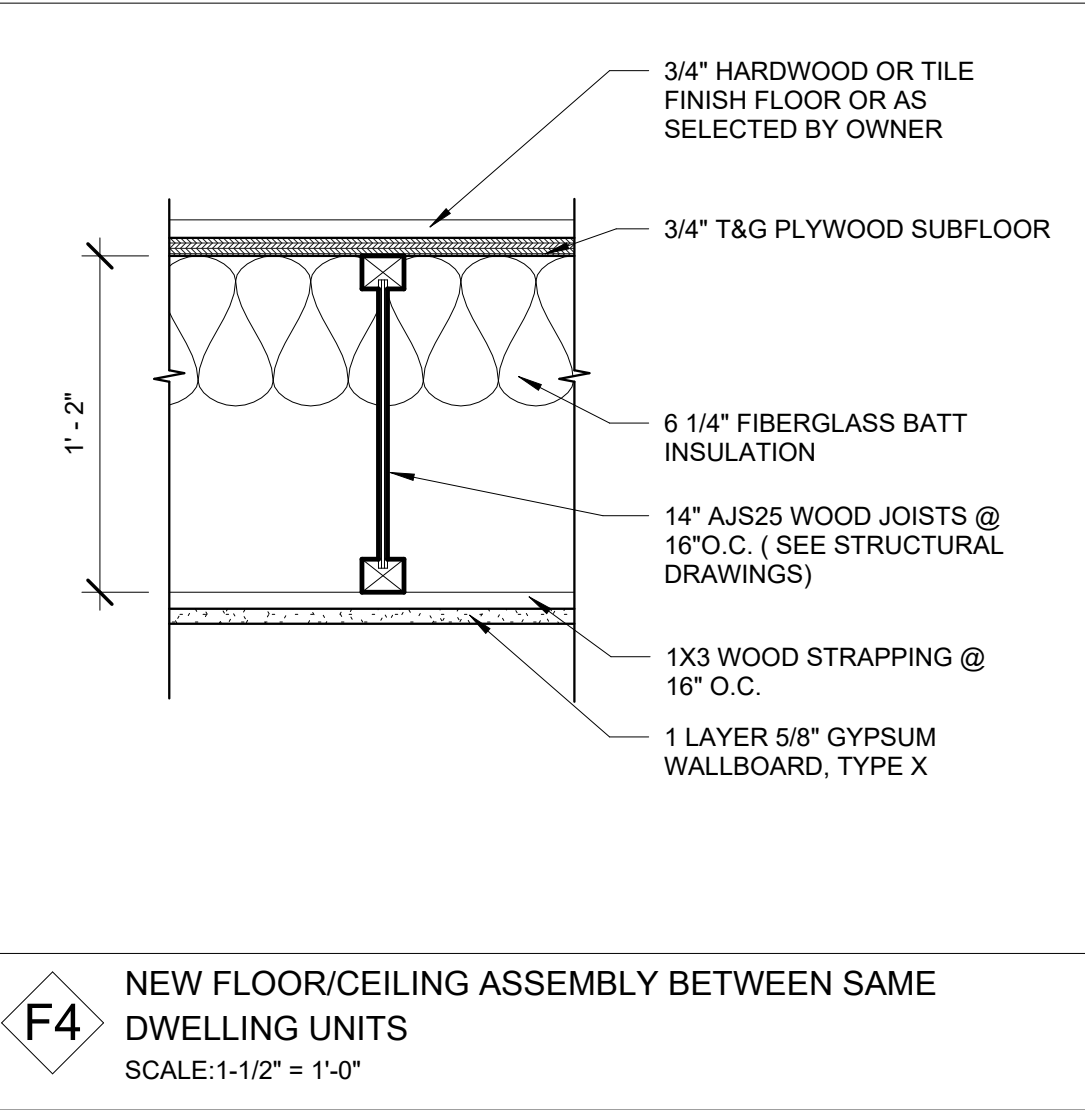
A-900

15 STICKNEY AVENUE









PROJECT NAME

15 STICKNEY AVENUE

PROJECT ADDRESS

15 STICKNEY AVENUE  
SOMERVILLE, MA

CLIENT

BILL PINO

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REGISTRATION



Project number 23070  
Date 04/26/2024  
Drawn by KDI  
Checked by TC  
Scale 1 1/2" = 1'-0"

REVISIONS

No.	Description	Date

PARTITION  
TYPES

A-910

15 STICKNEY AVENUE



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 \ QT	1	2	3
2X8	LUS28	LUS28-2	LUS28-3
2X10	LUS210	LUS210-2	LUS210-3
2X12	LUS210	LUS210-2	LUS210-3
9½"LVL	HU9	HHUS410	HHUS610
11⅞"LVL	HU11	HHUS410	HHUS610
14"LVL	HU14	HHUS410	HHUS610
2⅝"FLG I-JOIST	IUS 2.37		
2½"FLG I-JOIST	IUS 2.56		
3½"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  
Mike@DavidsonEngineer.com



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SOMERVILLE, MA

Rev:                      Date:

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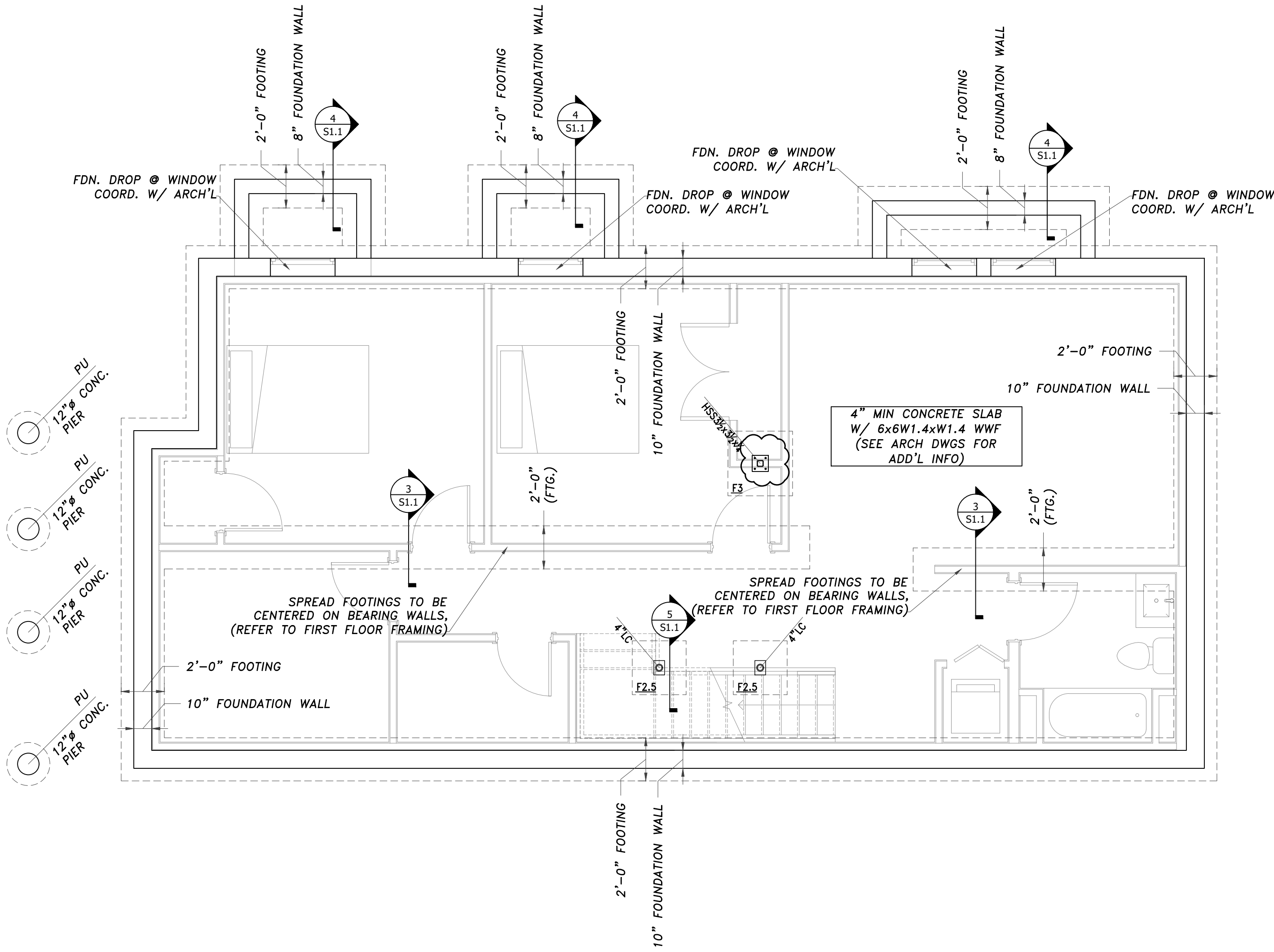
Date : 10 APRIL, 2024

DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

NOTES AND SPECS

S0.0





**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.

- 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 2x@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.

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	



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SOMERVILLE, MA**

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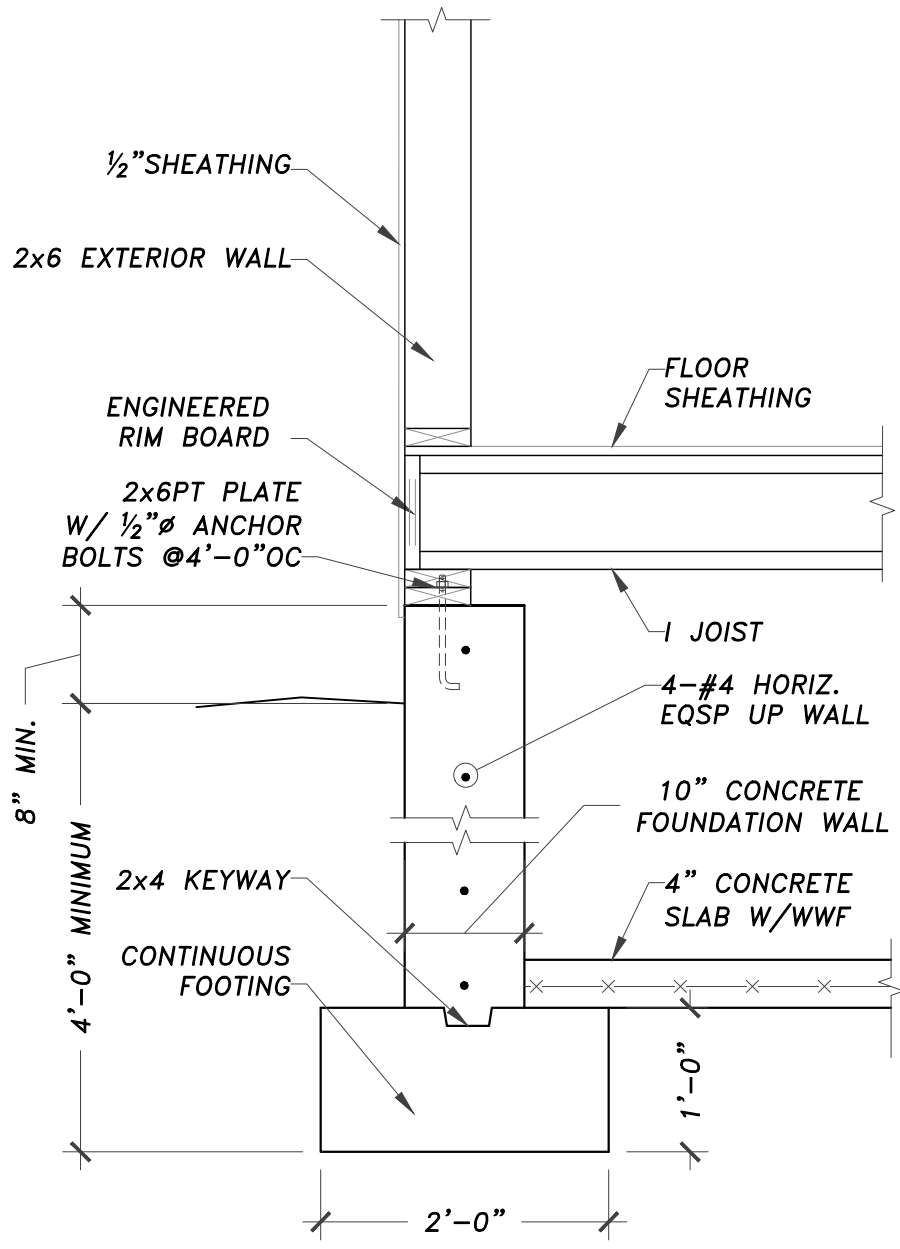
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DRAWING SCALES  
SHOWN ARE BASED ON  
AN 24x36 SIZE DRAWING

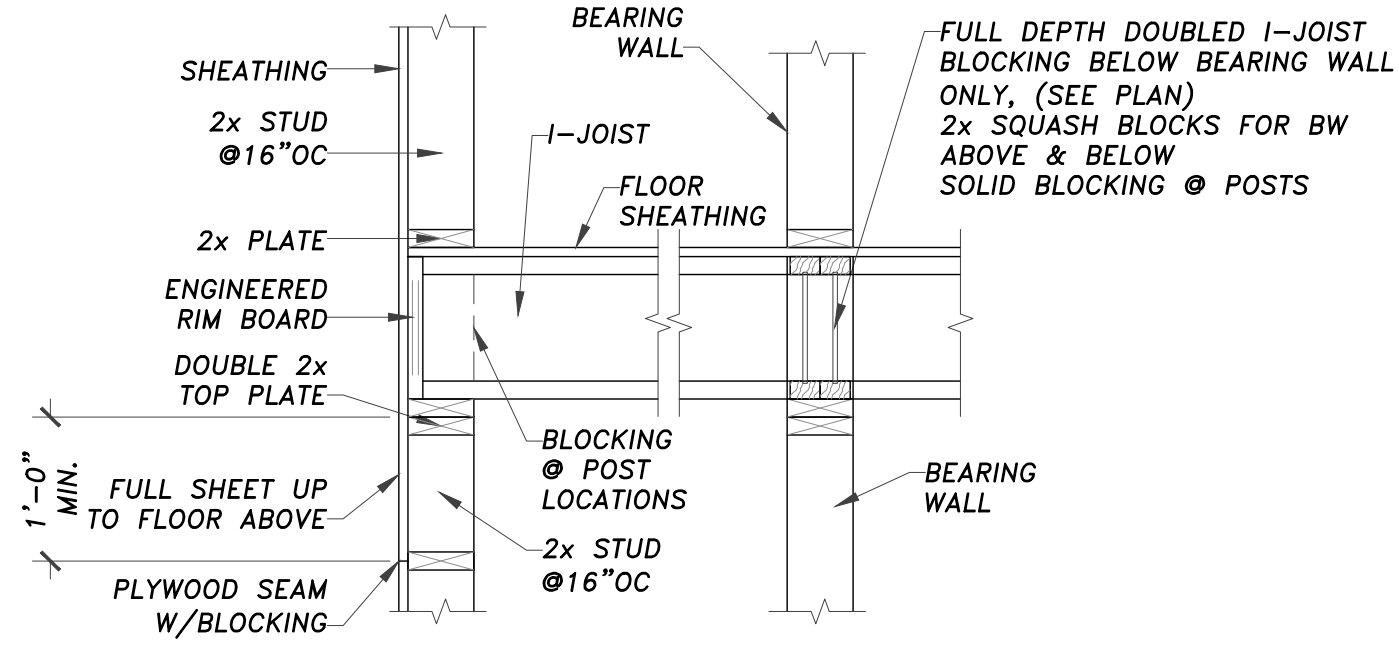
**FOUNDATION  
PLAN**

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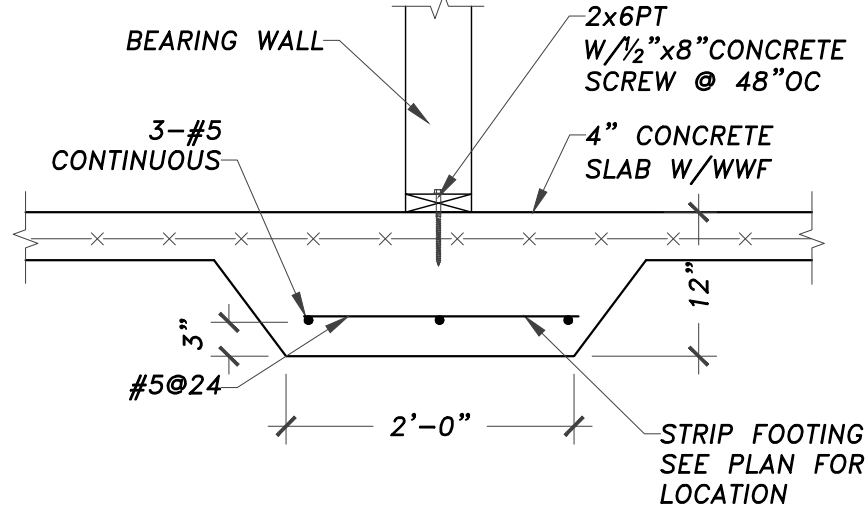




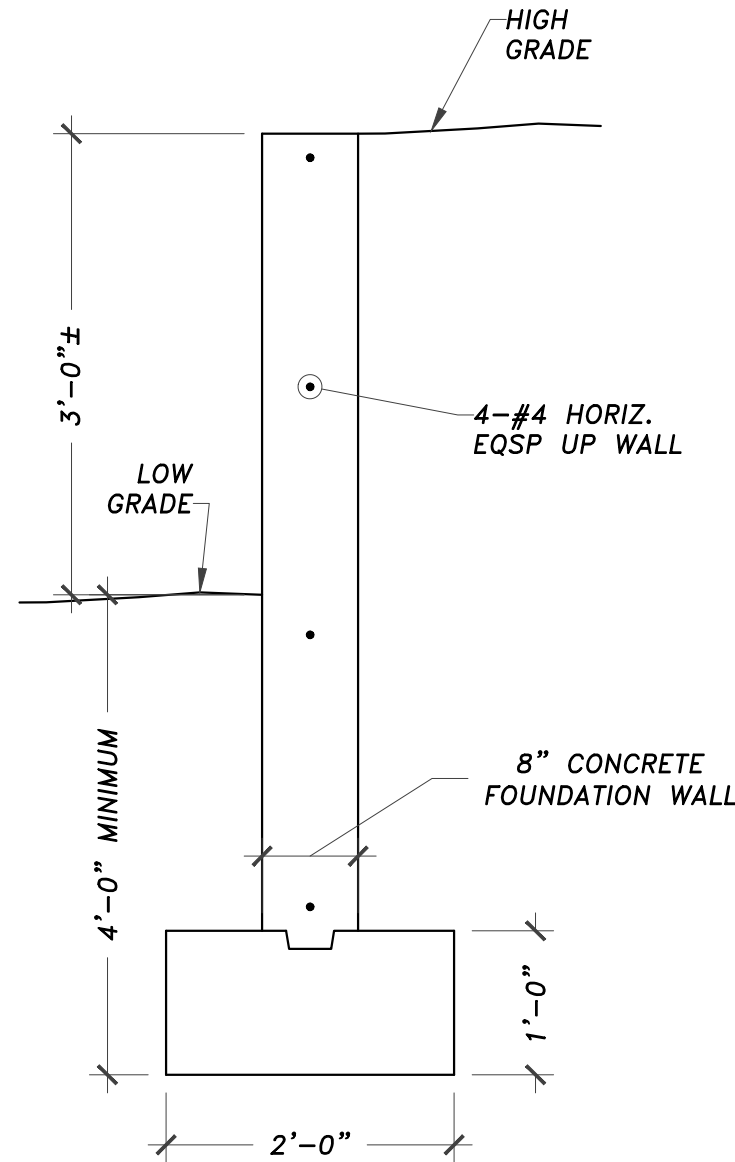
1 FOUNDATION DETAIL  
Scale: 3/4" = 1'-0"



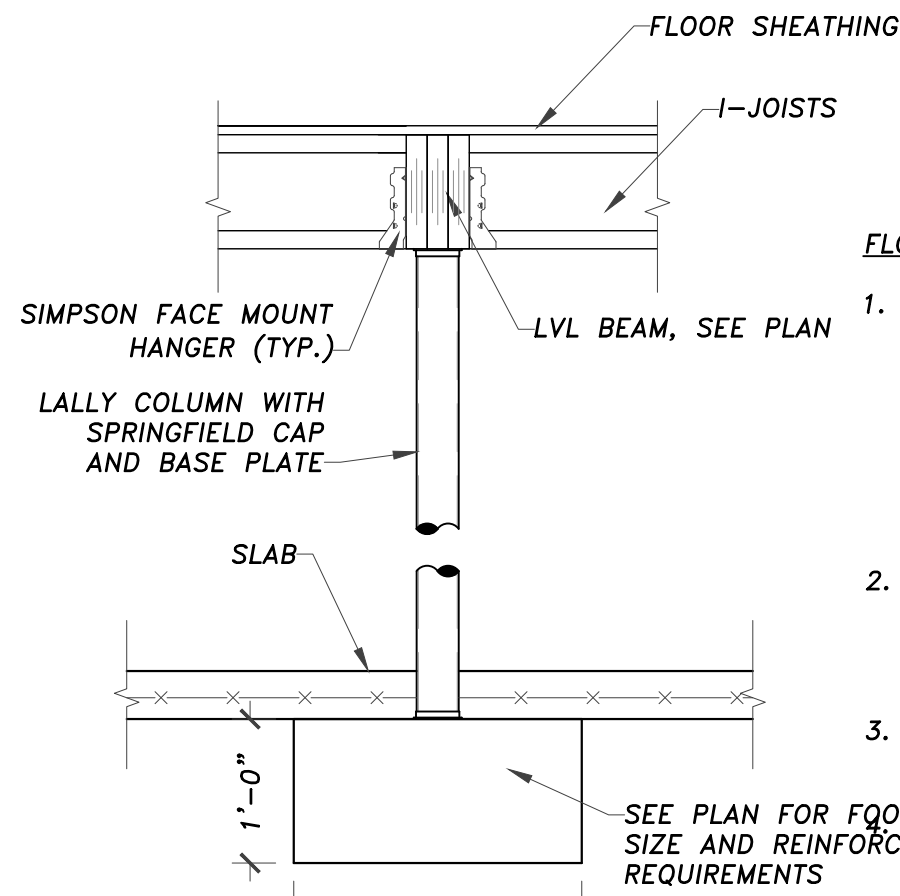
2 FRAMING DETAIL  
Scale: 3/4" = 1'-0"



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

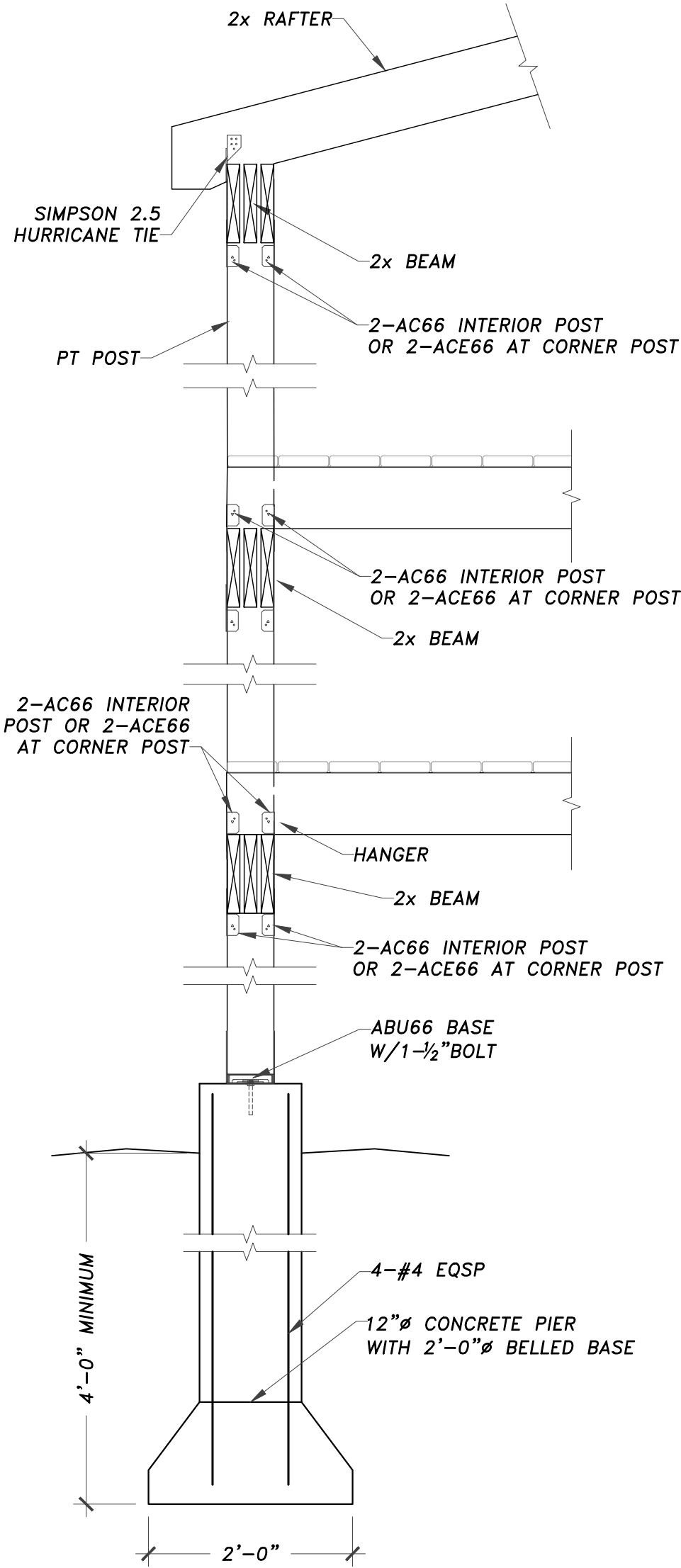


4 AREAWAY DETAIL  
Scale: 3/4" = 1'-0"



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. SEE PLAN FOR FOOTING BERLKS 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"
  4. 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.
  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.
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  11. 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.
  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"

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
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DRAWING SCALES  
SHOWN ARE BASED ON  
AN 24x36 SIZE DRAWING

DETAILS

S1.1





15 STICKNEY AVE  
SOMERVILLE, MA

FLOOR FRAMING NOTES

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DIM. LUMBER POST	NUMBER OF STUDS P3-26 SIZE OF STUD TYPE OF POST: P-POST, J-JACK,
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DRAWING SCALES  
SHOWN ARE BASED ON  
AN 24x36 SIZE DRAWING

FIRST  
FLOOR  
FRAMING

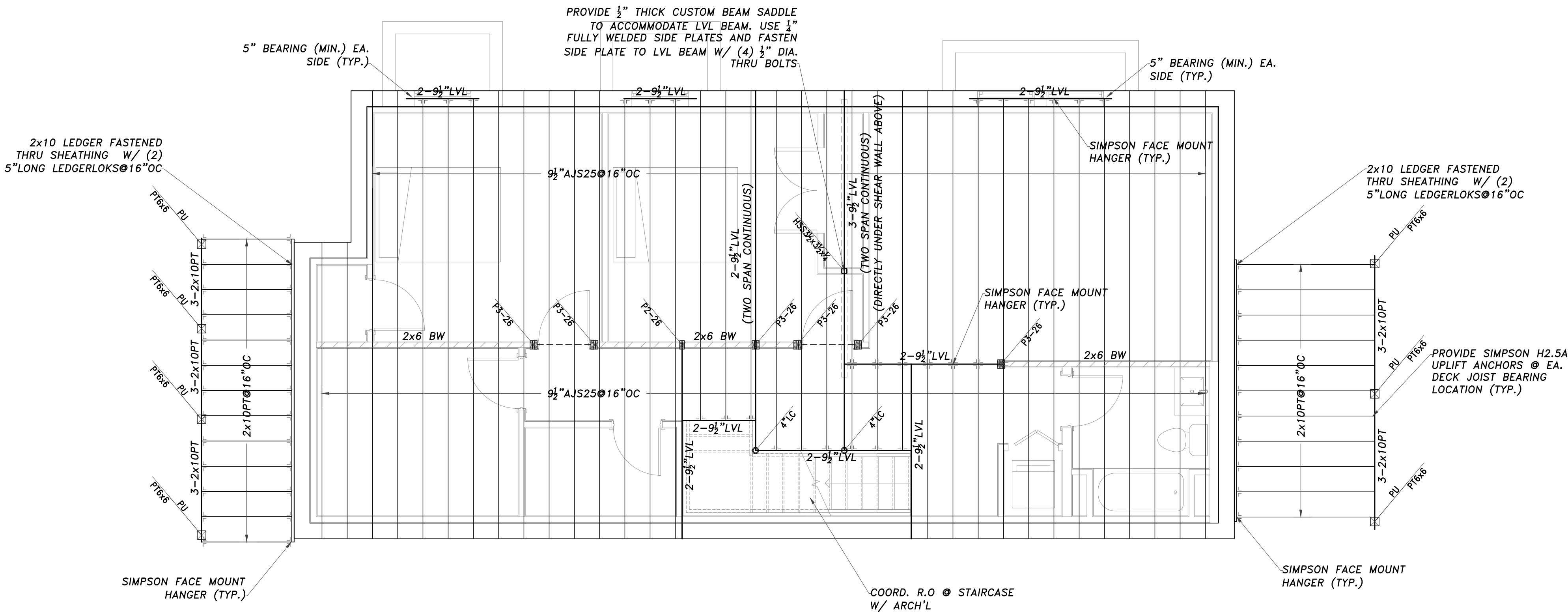
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FIRST FLOOR FRAMING

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

FLOOR FRAMING NOTES

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DRAWING SCALES  
SHOWN ARE BASED ON  
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SECOND  
FLOOR  
FRAMING

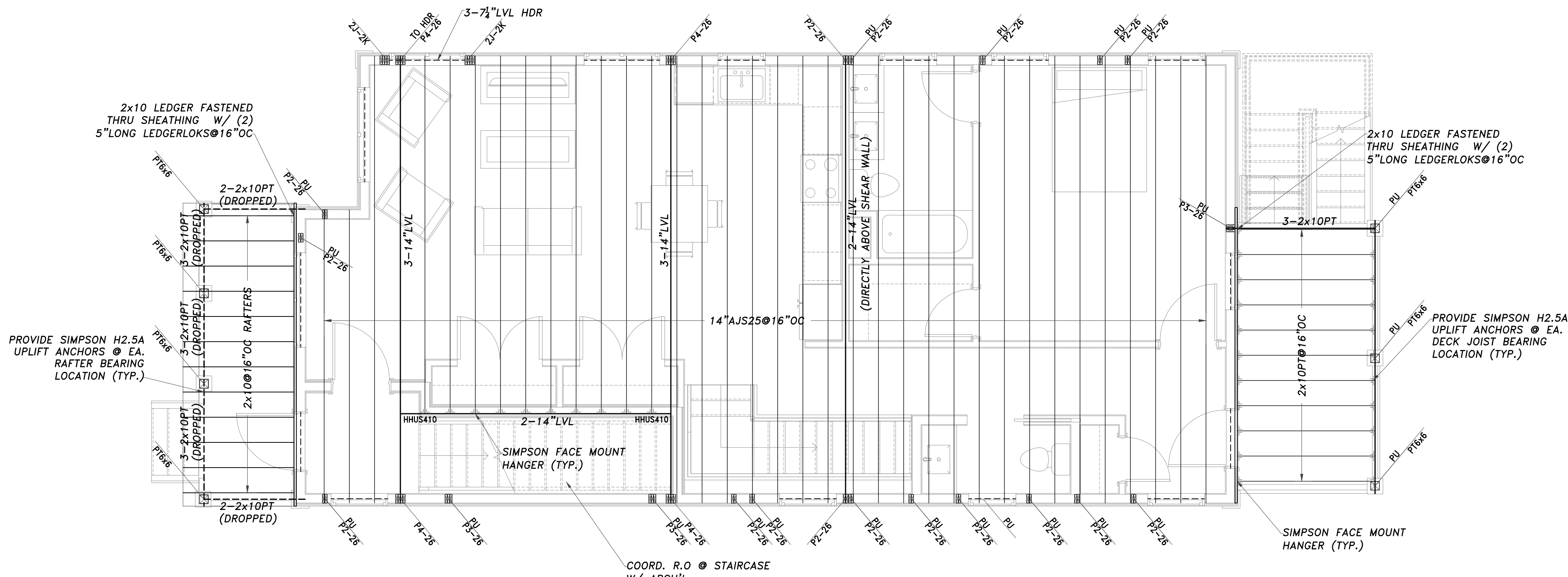
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FLOOR FRAMING NOTES

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DIM. LUMBER POST	
NUMBER OF STUDS	
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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	



SECOND FLOOR FRAMING

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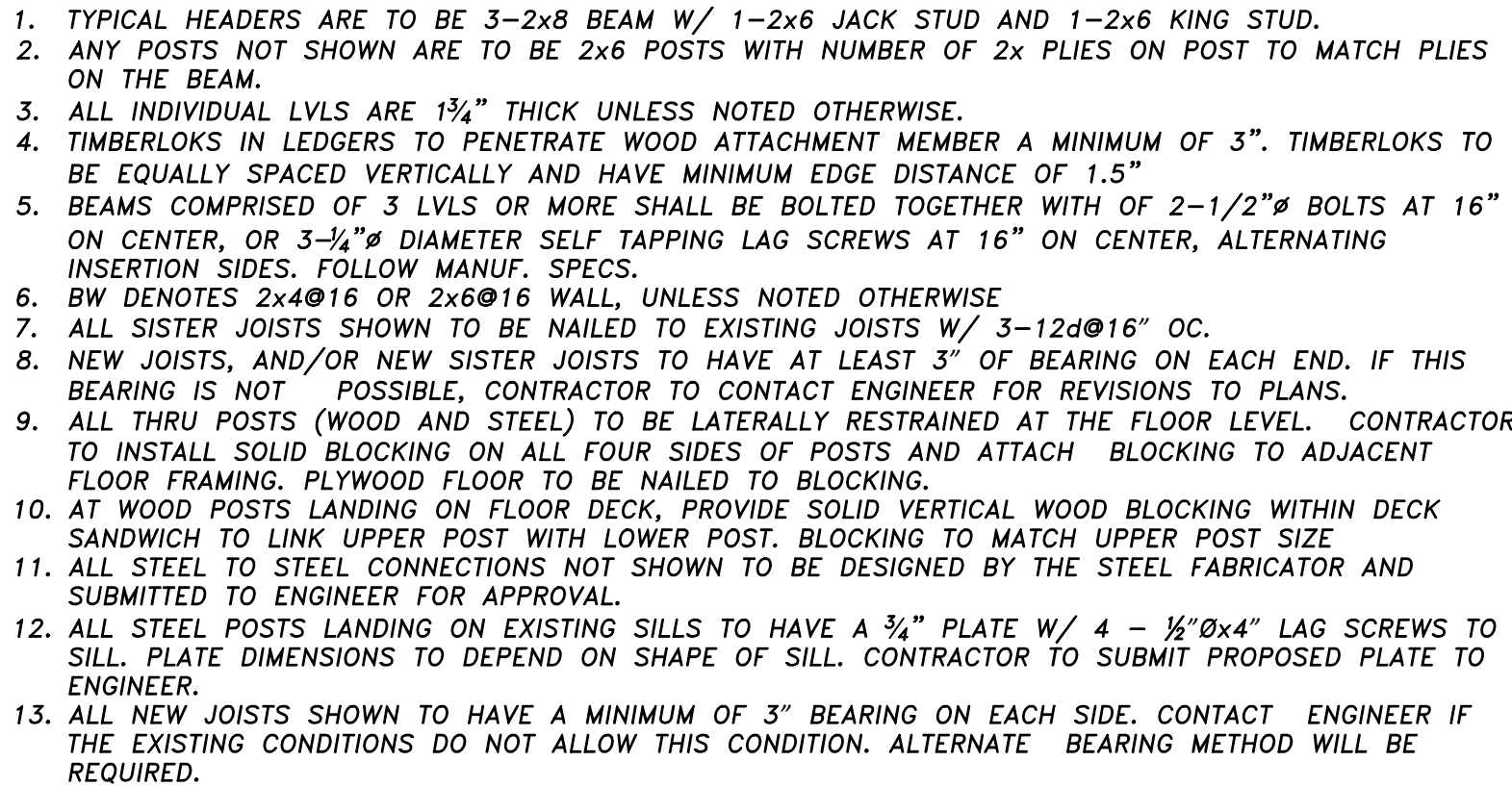
POST LOCATION POST UP (OF ABOVE LINIC) POST DOWN (BELOW LINIC)

DIM. LUMBER POST

NUMBER OF STUDS  
 P3-26 SIZE OF STUD  
 TYPE OF POST: P-POST, J-JACK,

ENGINEERED POST

LC 3/8" SIZE  
 TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL







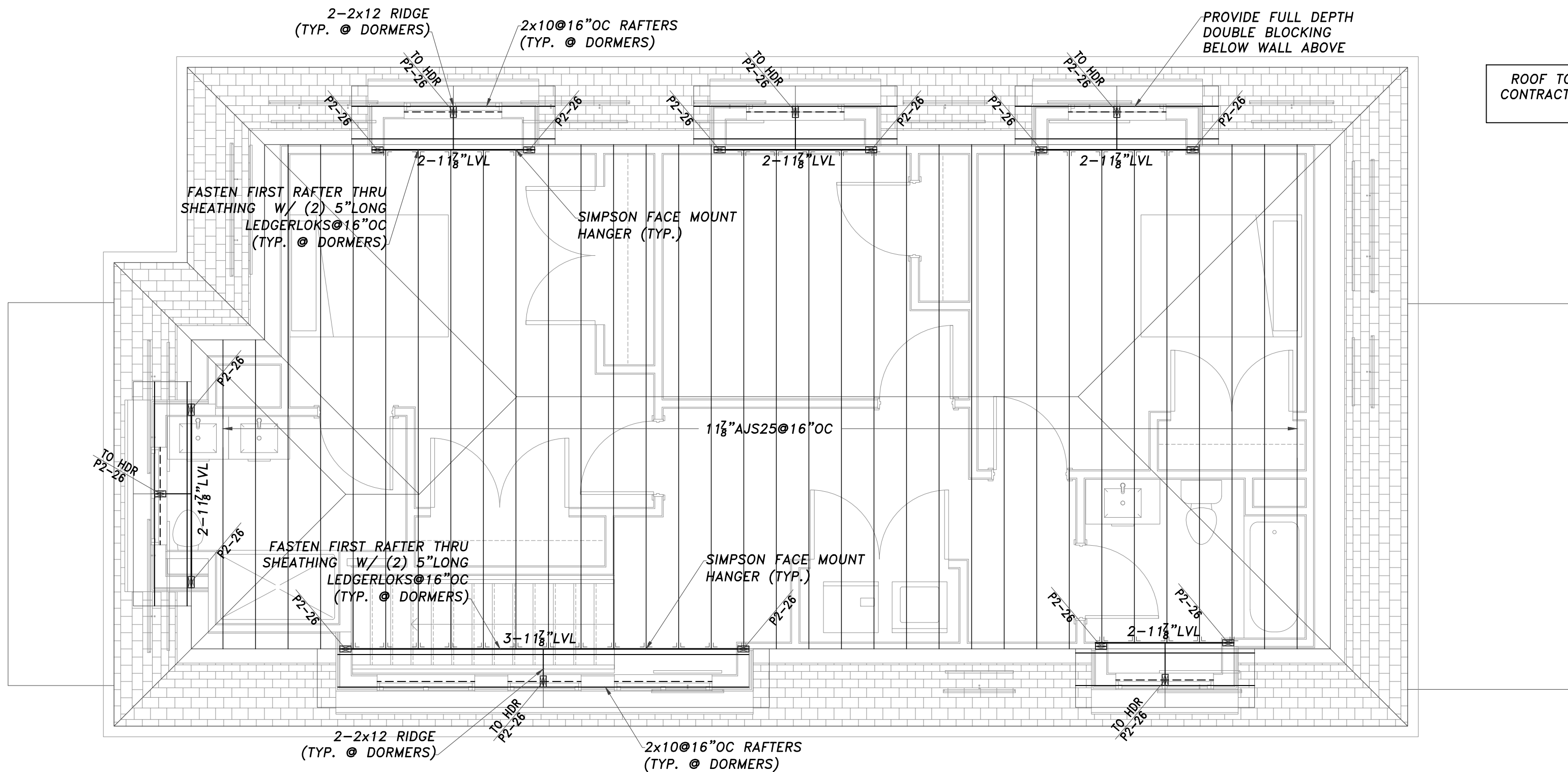
15 STICKNEY AVE  
SOMERVILLE, MA

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.
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Rev: Date:

FOR PERMIT

Date : 10 APRIL, 2024

DRAWING SCALES  
SHOWN ARE BASED ON  
AN 24x36 SIZE DRAWING

ROOF  
FRAMING

S5.0





15 STICKNEY AVE  
SOMERVILLE, MA

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DRAWING SCALES  
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FIRST  
FLOOR  
SHEAR  
WALLS

S6.0

MIKE: I THINK WE NEED TO  
TELL HIM WE NEED ATLEAST  
2 CORNERS WITH 4' OF OR  
WALL PANEL LENGTH TO  
MAKE THIS SIDE OF THE  
HOUSE WORK FOR LATERAL

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	28-21"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	44-21"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	48-21"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	68-21"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	62-21"10d 1/2 ABOVE & 1/2 BELOW RIM		
H11	HDU11-SDS2.5	6x6 OF POST	SDS SCREWS	1" DIA.	12"
H14	HDU14-SDS2.5	6x6 OF POST	SDS SCREWS	1" DIA.	16" **
ST1	CS-20x42" LONG	2-SPF WALL STUD	18-21"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 HOLDOWNS 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 HOLDOWNS 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 ● PANEL EDGES	BLOCKING ● EDGES?	NAILING ● PANEL EDGES
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.

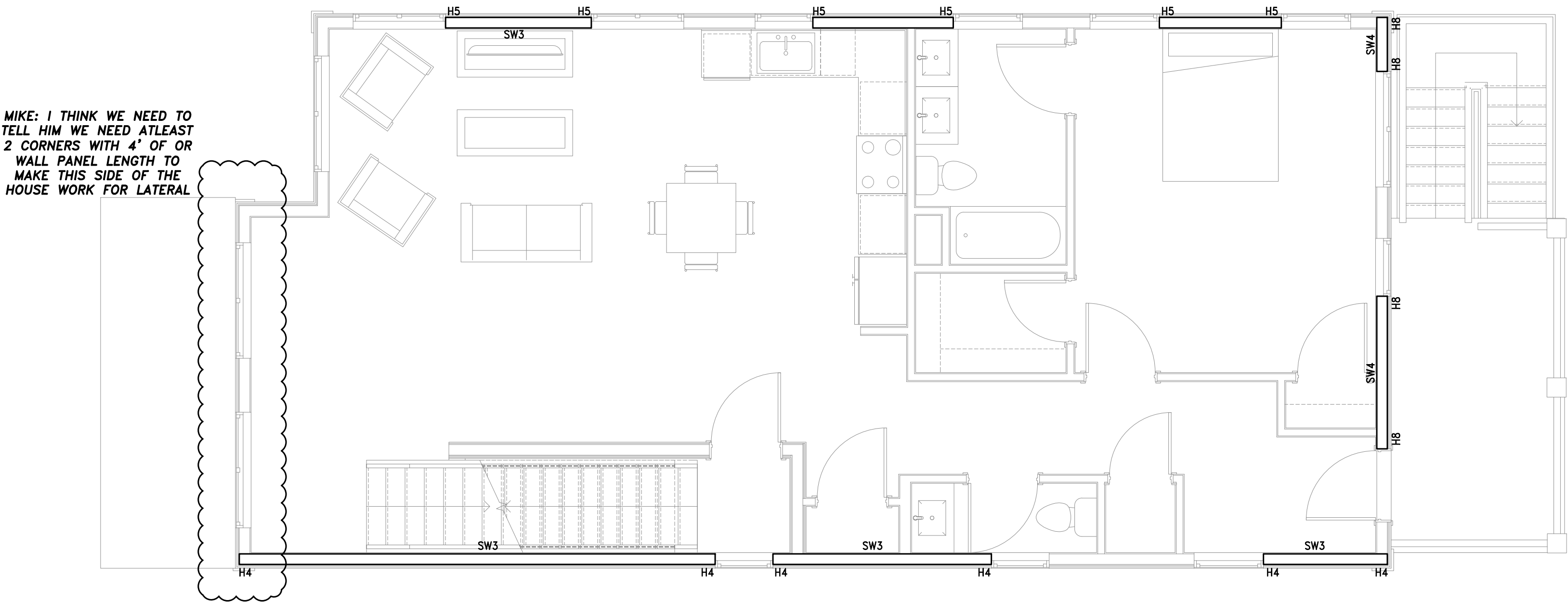
SHEARWALL NOTES:

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

LEGEND

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15 STICKNEY AVE  
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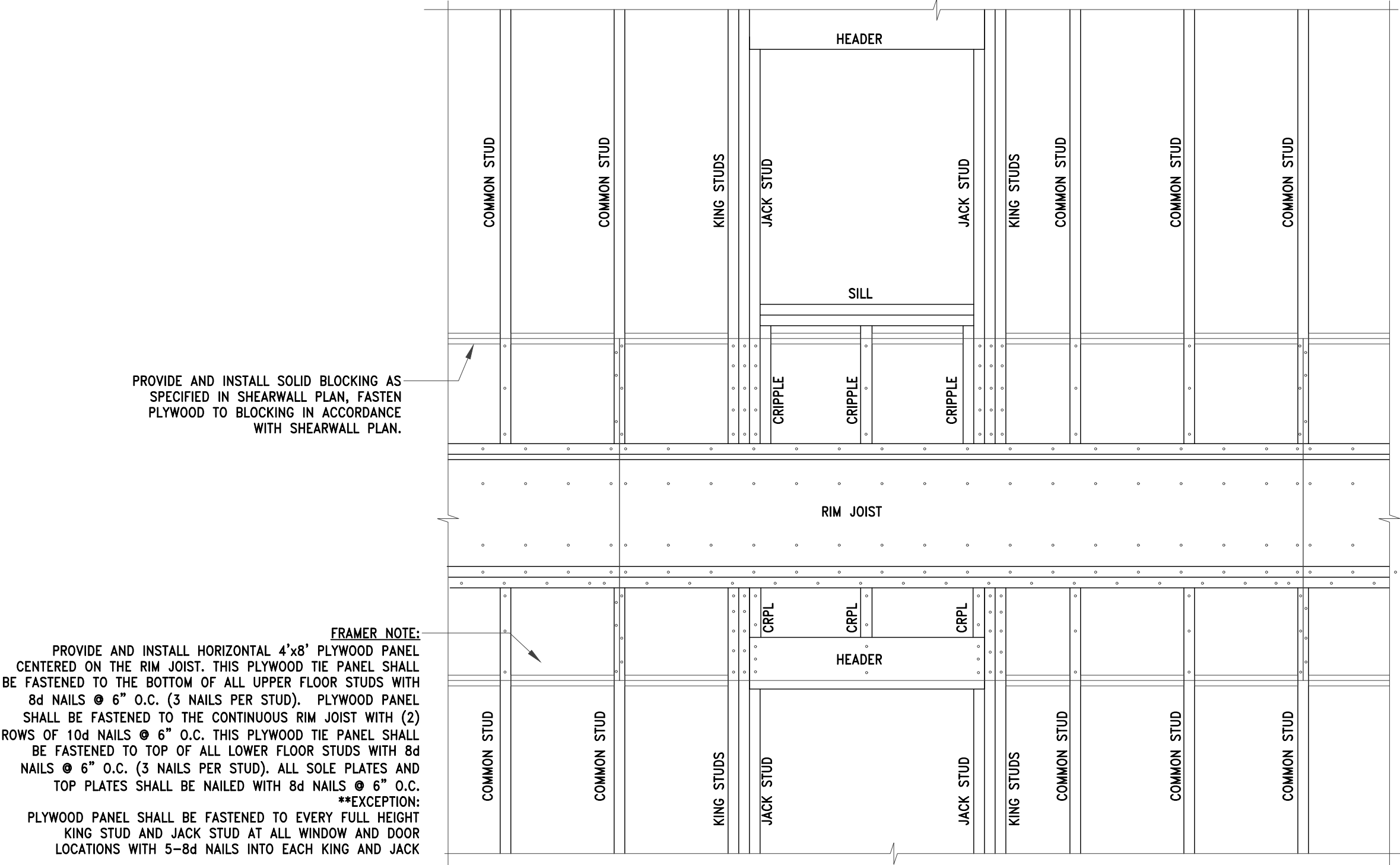
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DRAWING SCALES  
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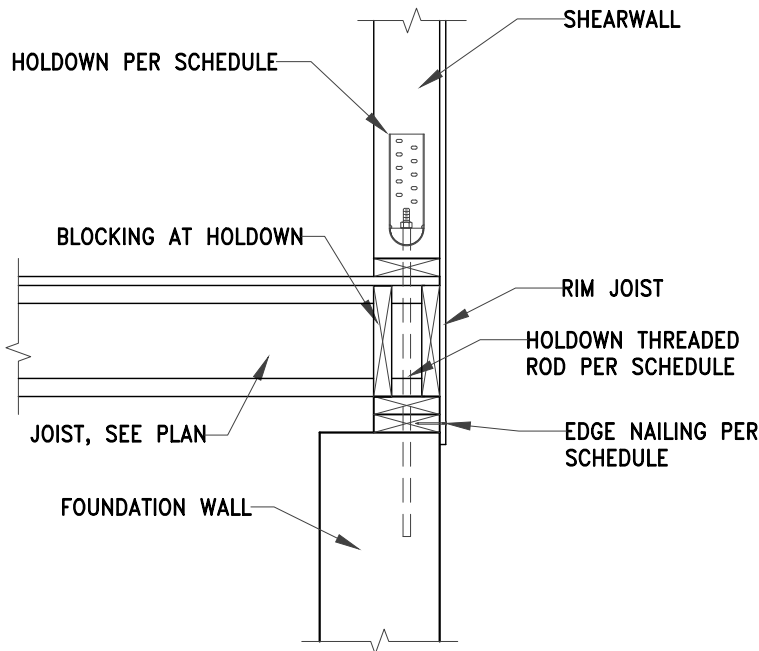
SECOND  
FLOOR  
SHEAR  
WALLS

S7.0

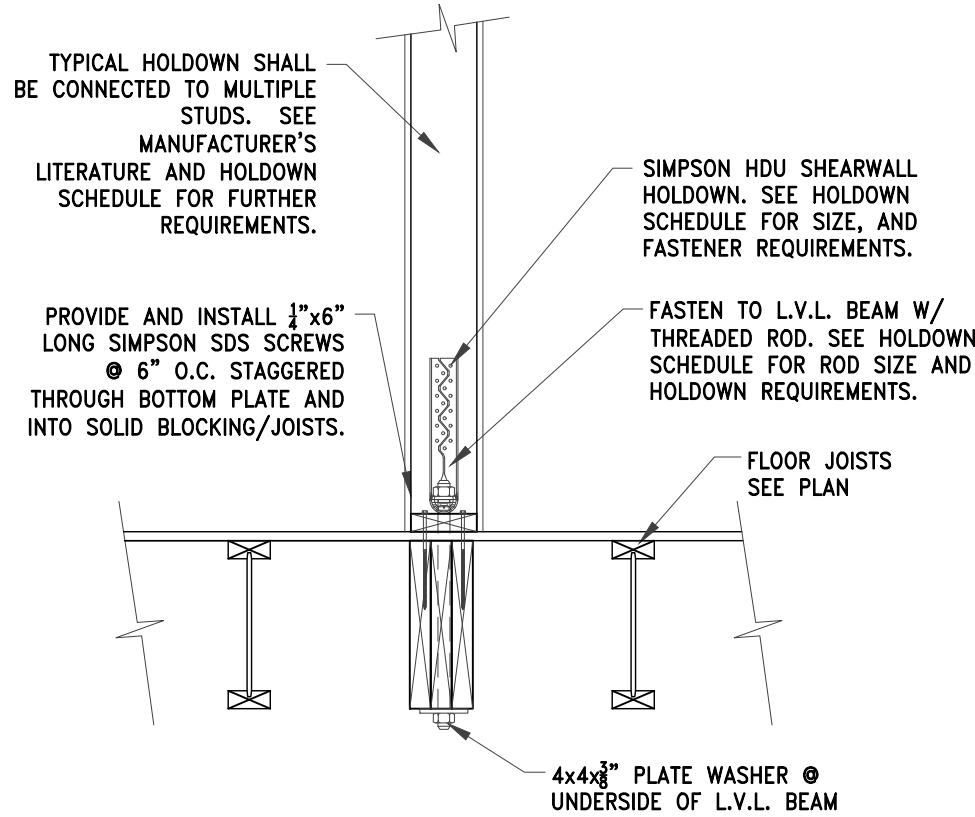




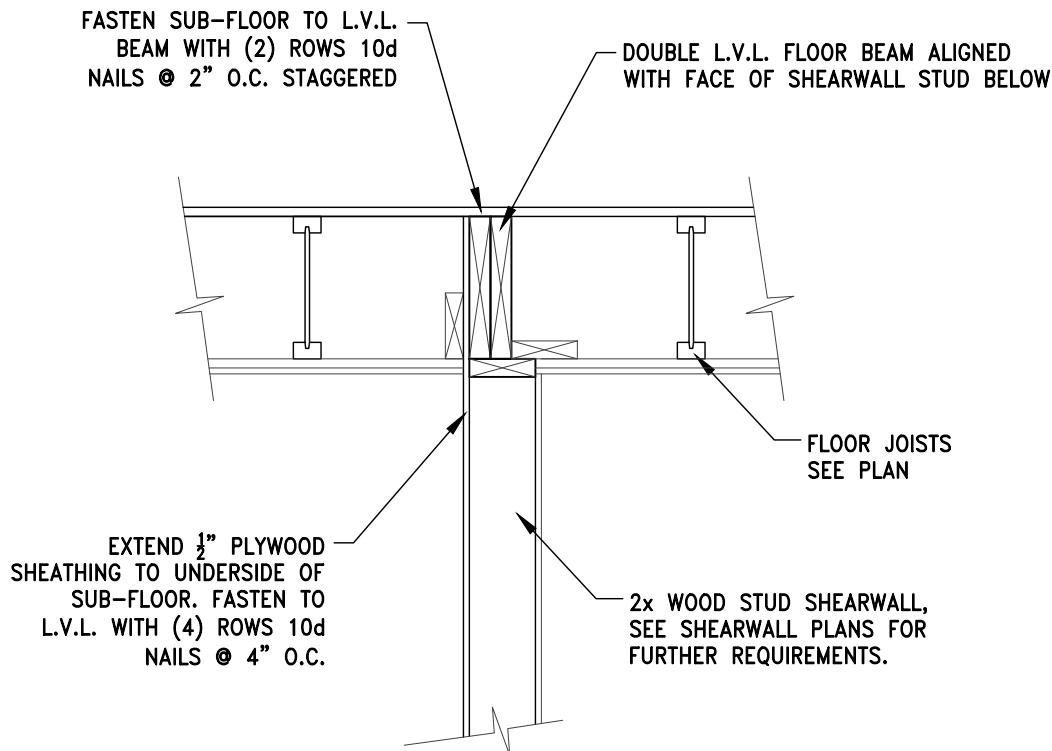
1 FRAMING DETAIL  
Scale: 3/4" = 1'-0"



2 FRAMING DETAIL  
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3 FRAMING DETAIL  
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DETAILS

S7.1