

# RENOVATIONS TO

212 PLEASANT STREET  
ARLINGTON, MA



CONSULTANT  
**CJ Associates, LLC**  
Consulting Engineers  
P.O. Box 13  
Westborough, MA 01581  
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Email: cjassociatesma@gmail.com

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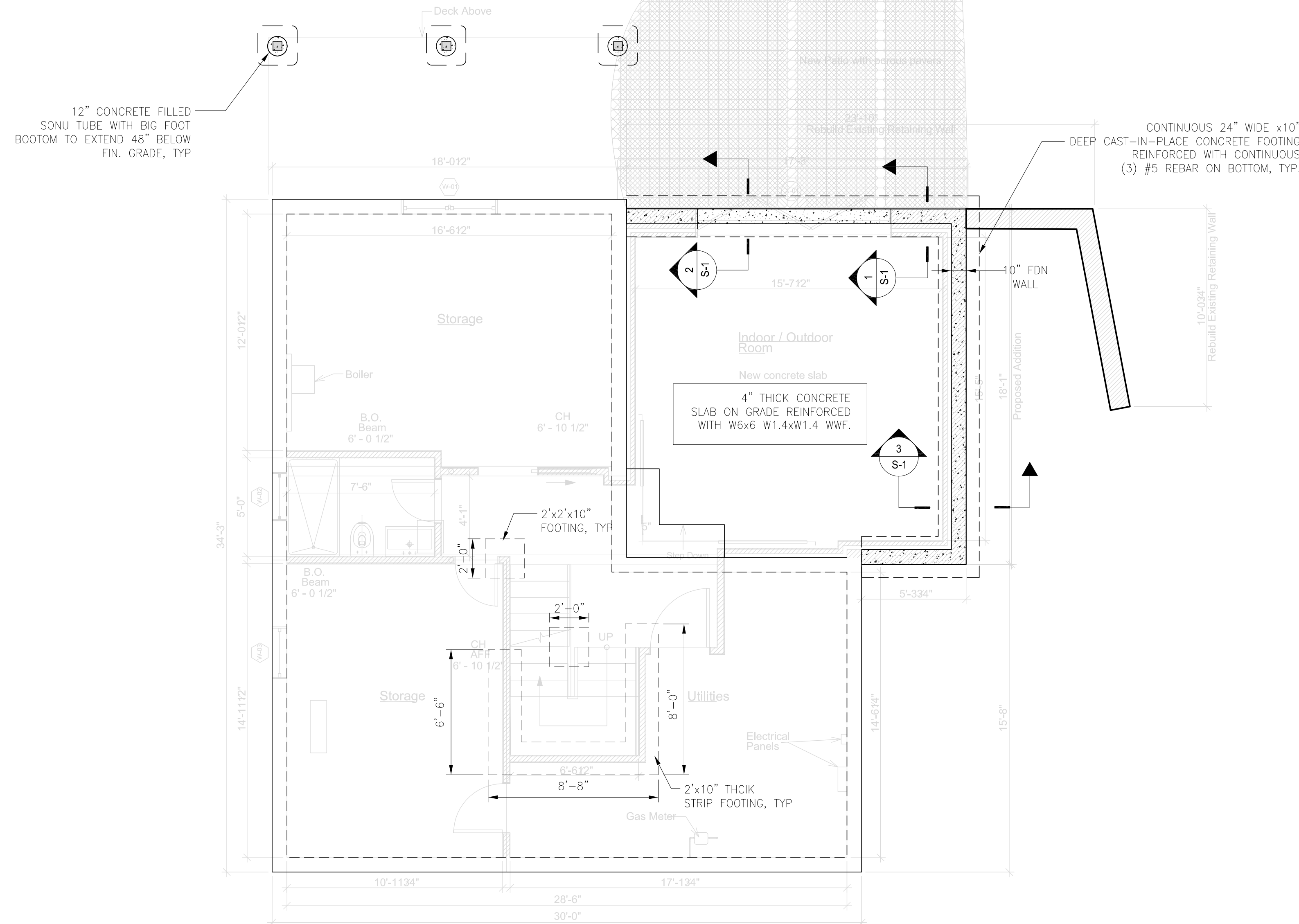
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	11-05-2022	PERMIT SET

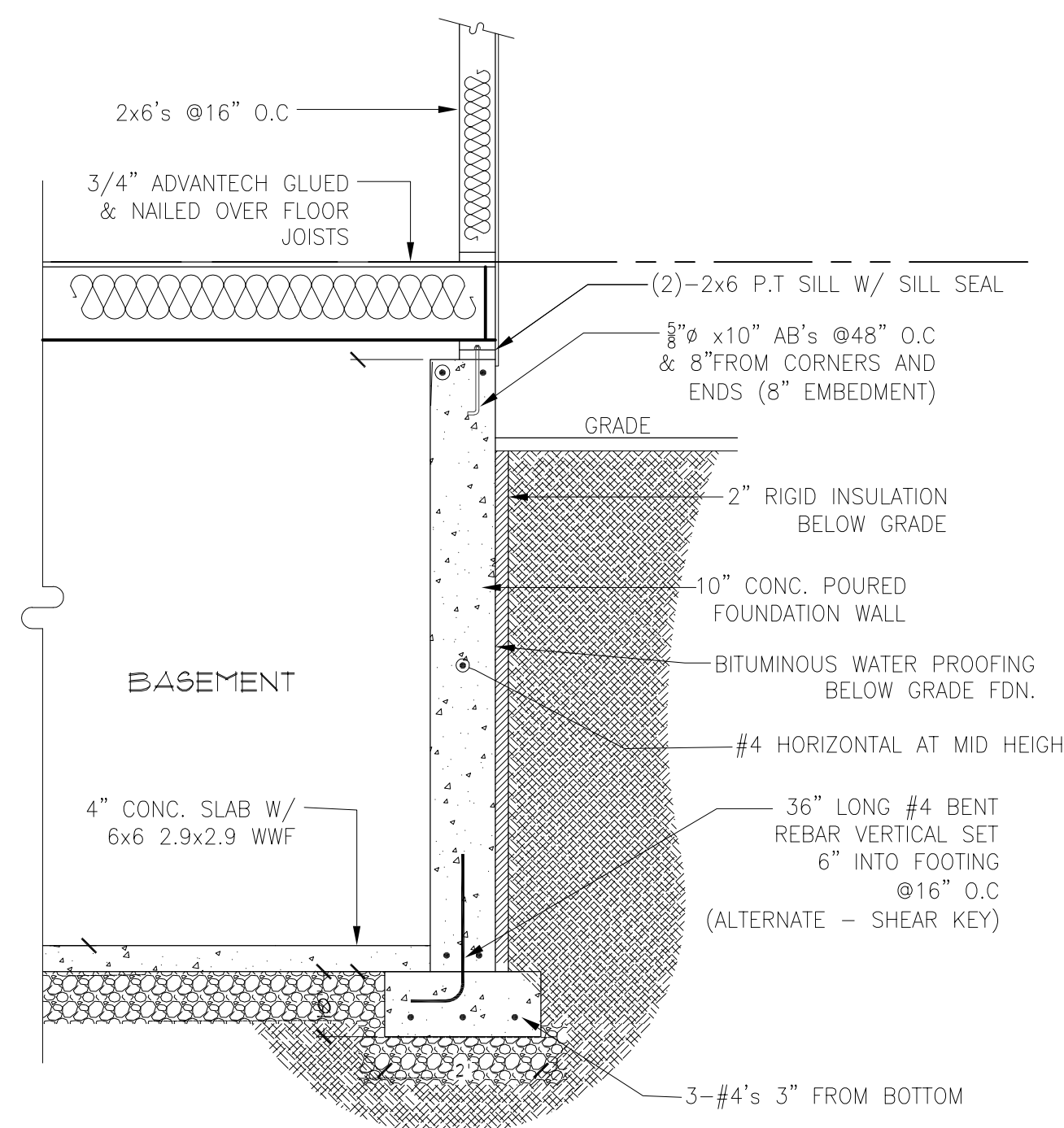
PROJECT NUMBER:  
DRAWN BY:  
CHECKED BY: CJ

## FOUNDATION & DETAILS

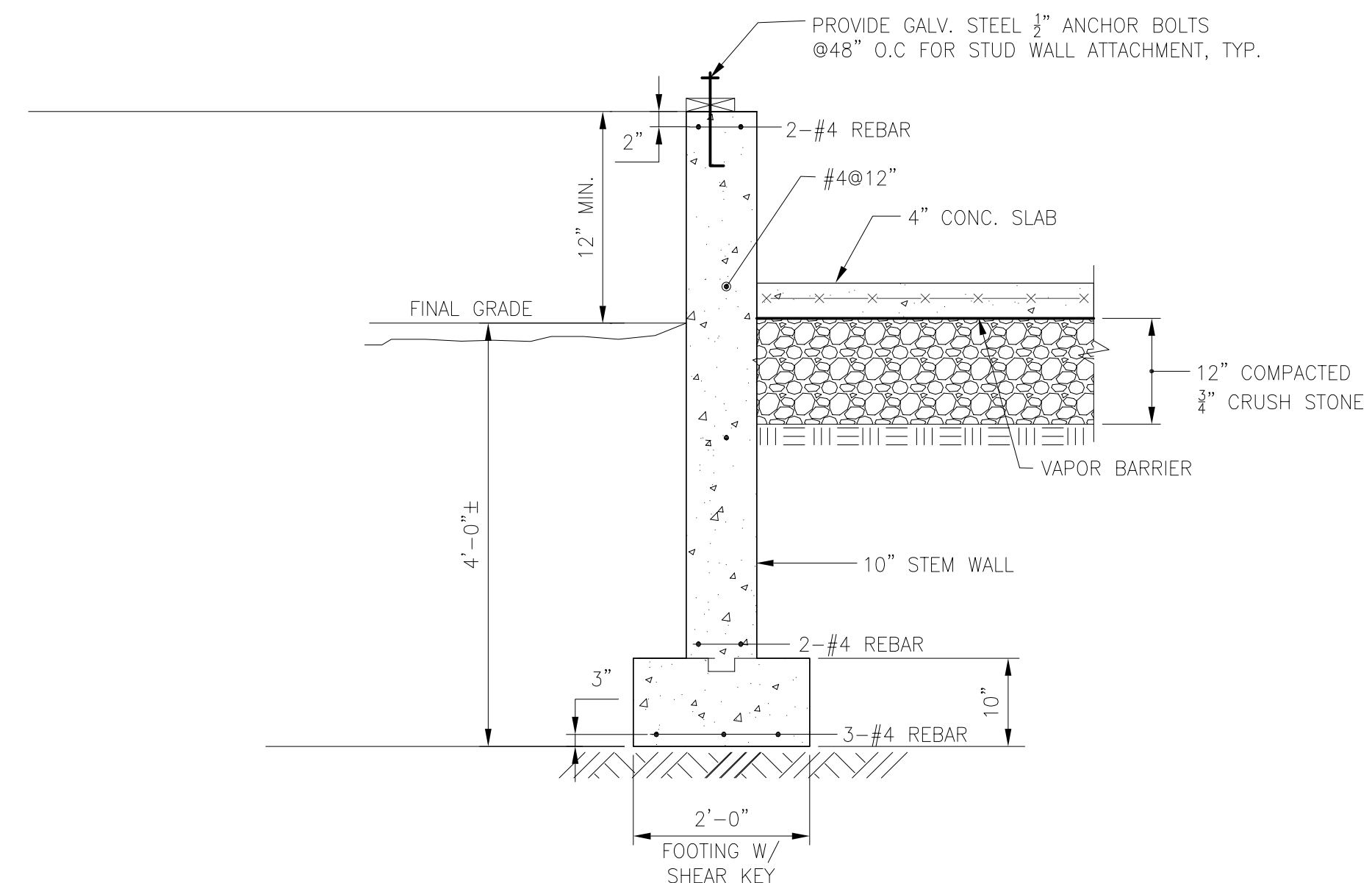
# S-1



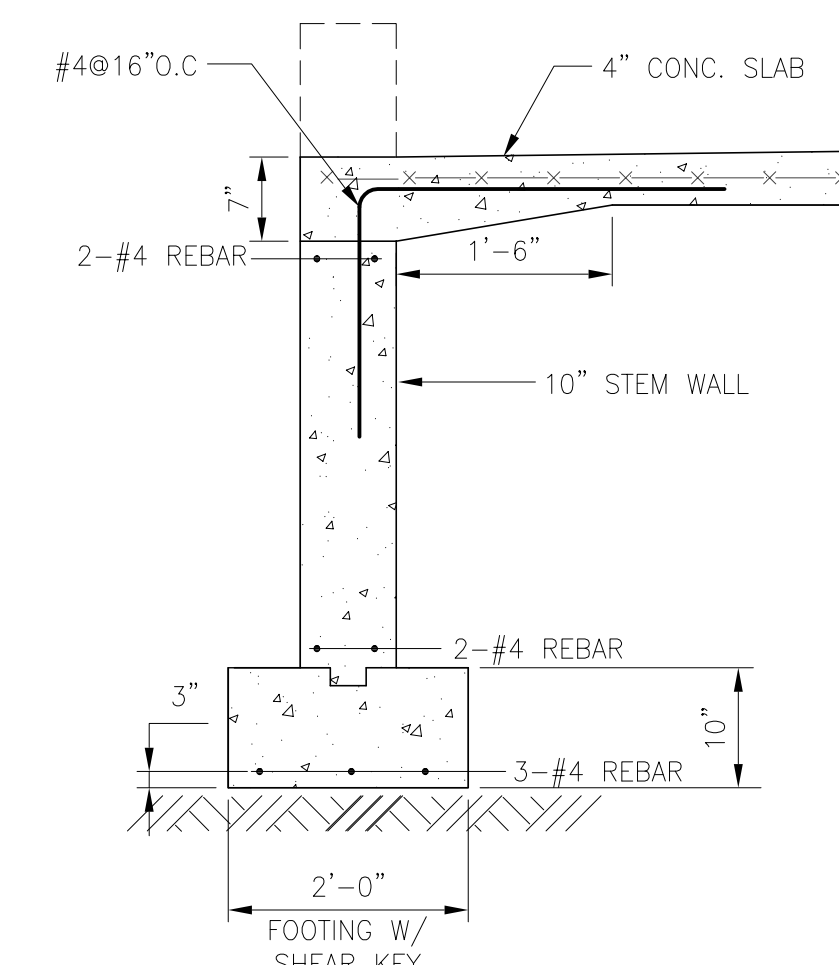
**FOUNDATION PLAN (1)**  
SCALE: 1/4"=1'-0"



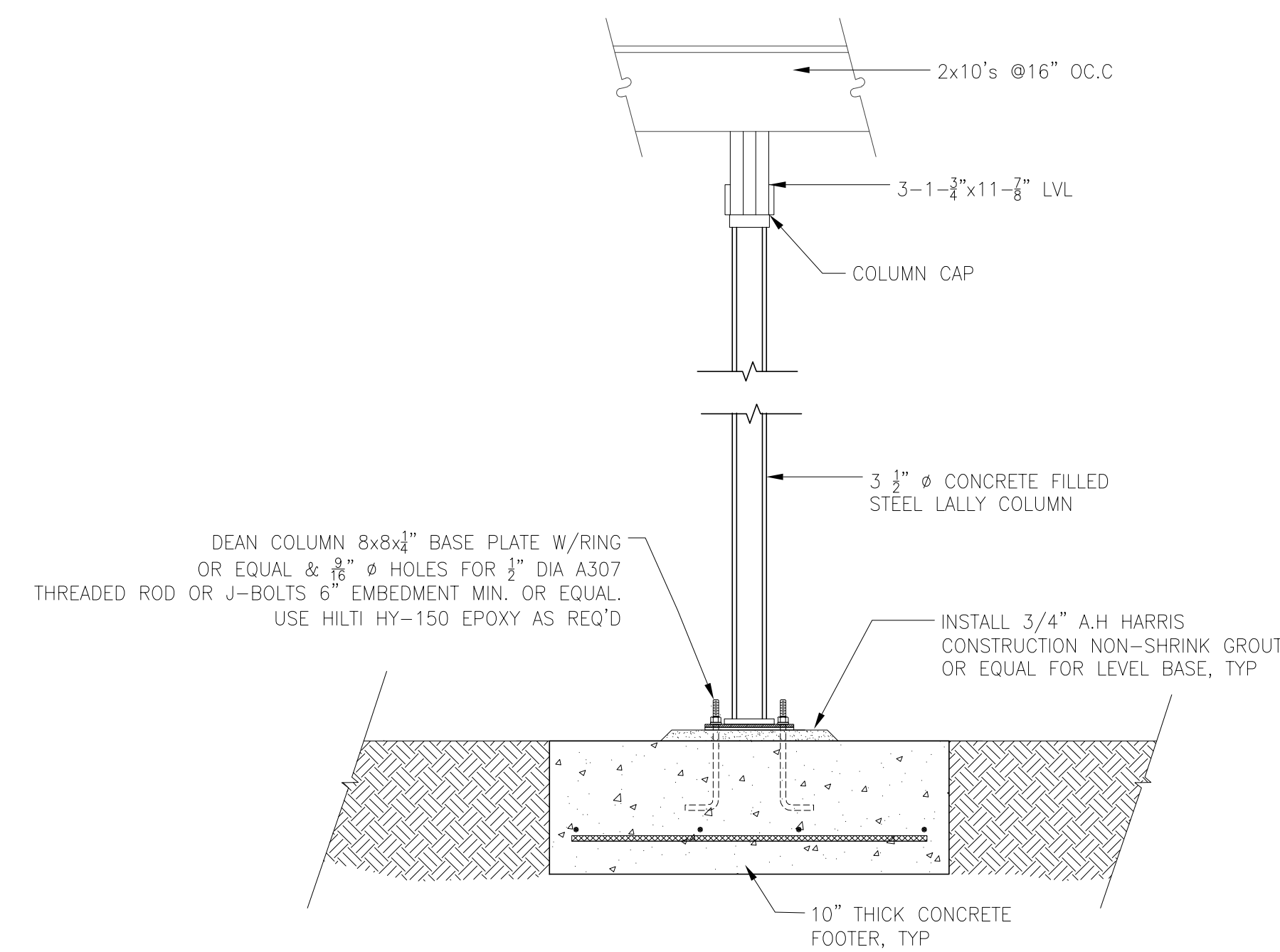
**TYP. WALL DETAIL (3)**  
SCALE: 1/2"=1'-0"



**SECTION (1)**  
SCALE: 3/4"=1'-0"



**SECTION (2)**  
SCALE: 3/4"=1'-0"



**LALLY TO FTG CONNECTION (4)**  
SCALE: 3/4"=1'-0"

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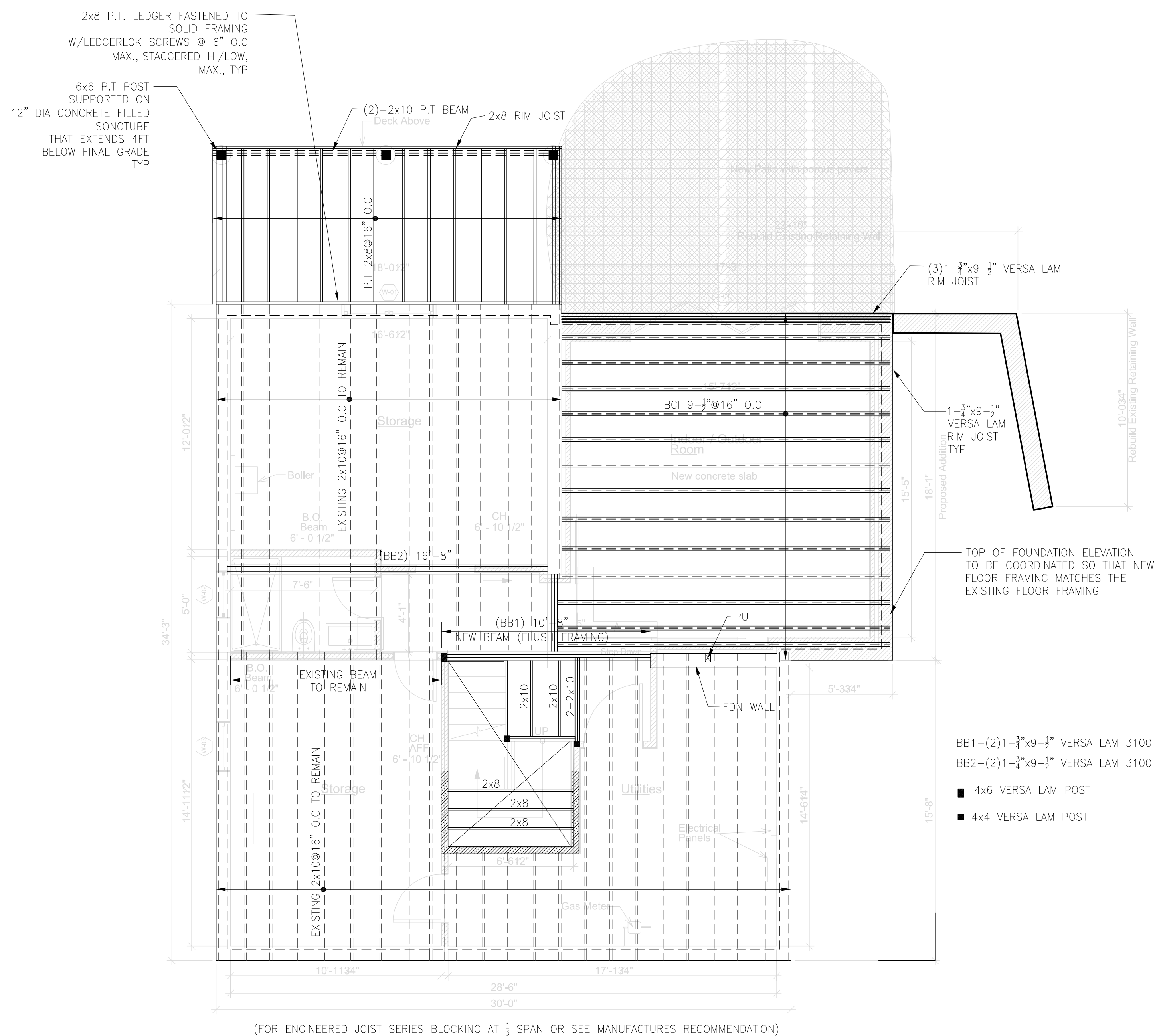
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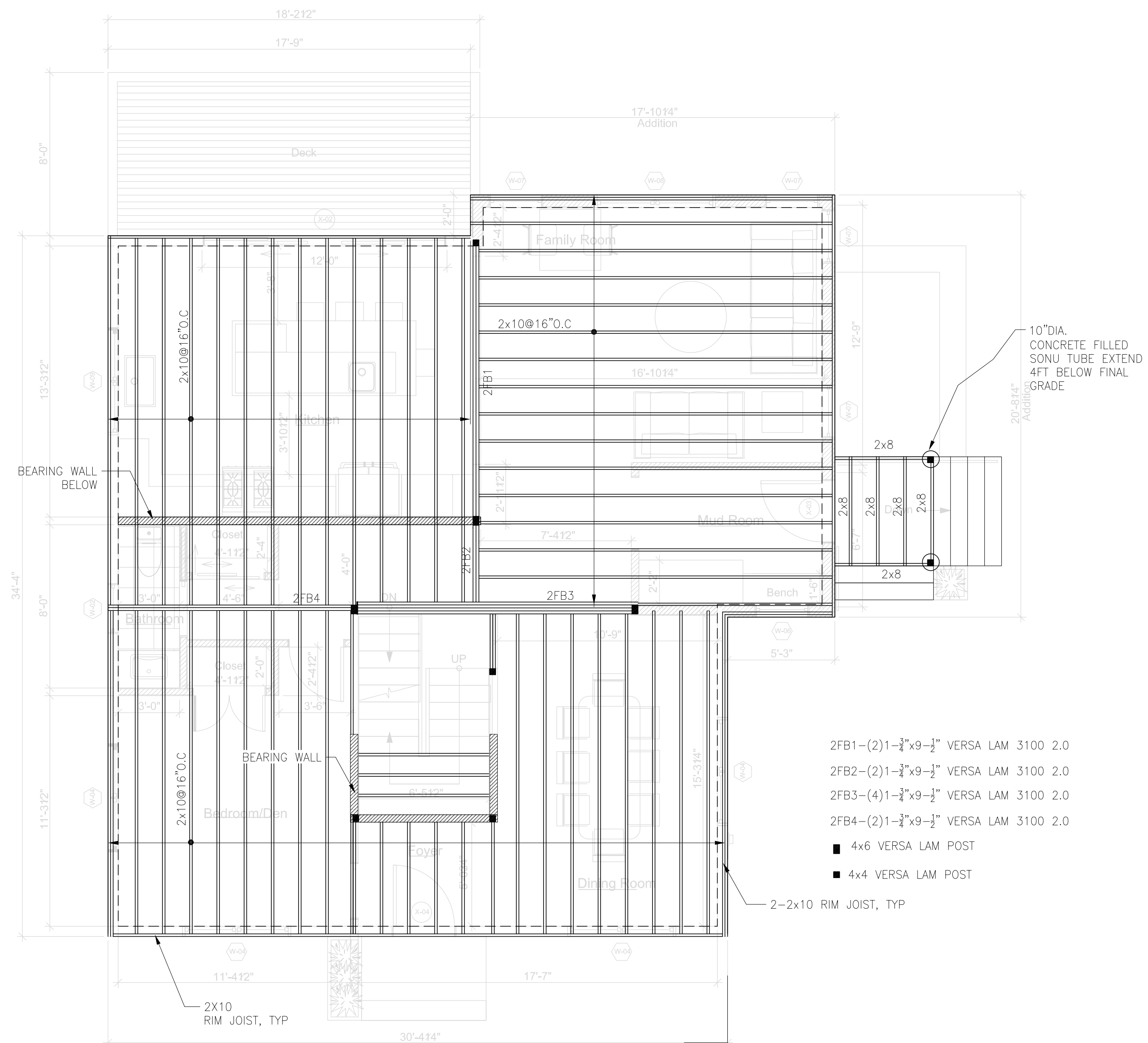
PROJECT NUMBER:  
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SHEET TITLE  
**FIRST FLOOR FRAMING**

**S-2**



**FIRST FRAMING PLAN (1)**  
SCALE: 1/4"=1'-0"



**SECOND FRAMING PLAN (1)**  
SCALE: 1/4"=1'-0"

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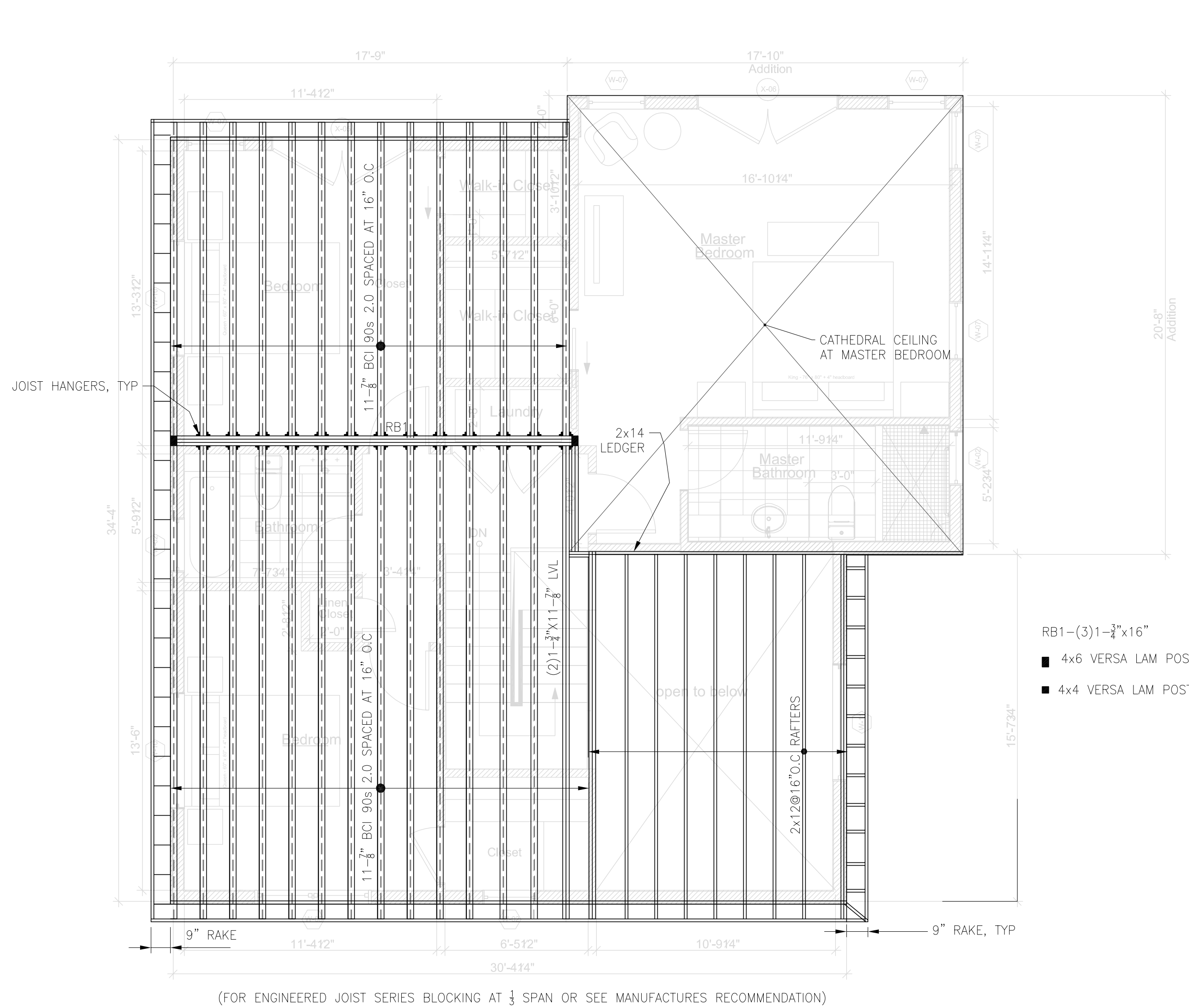
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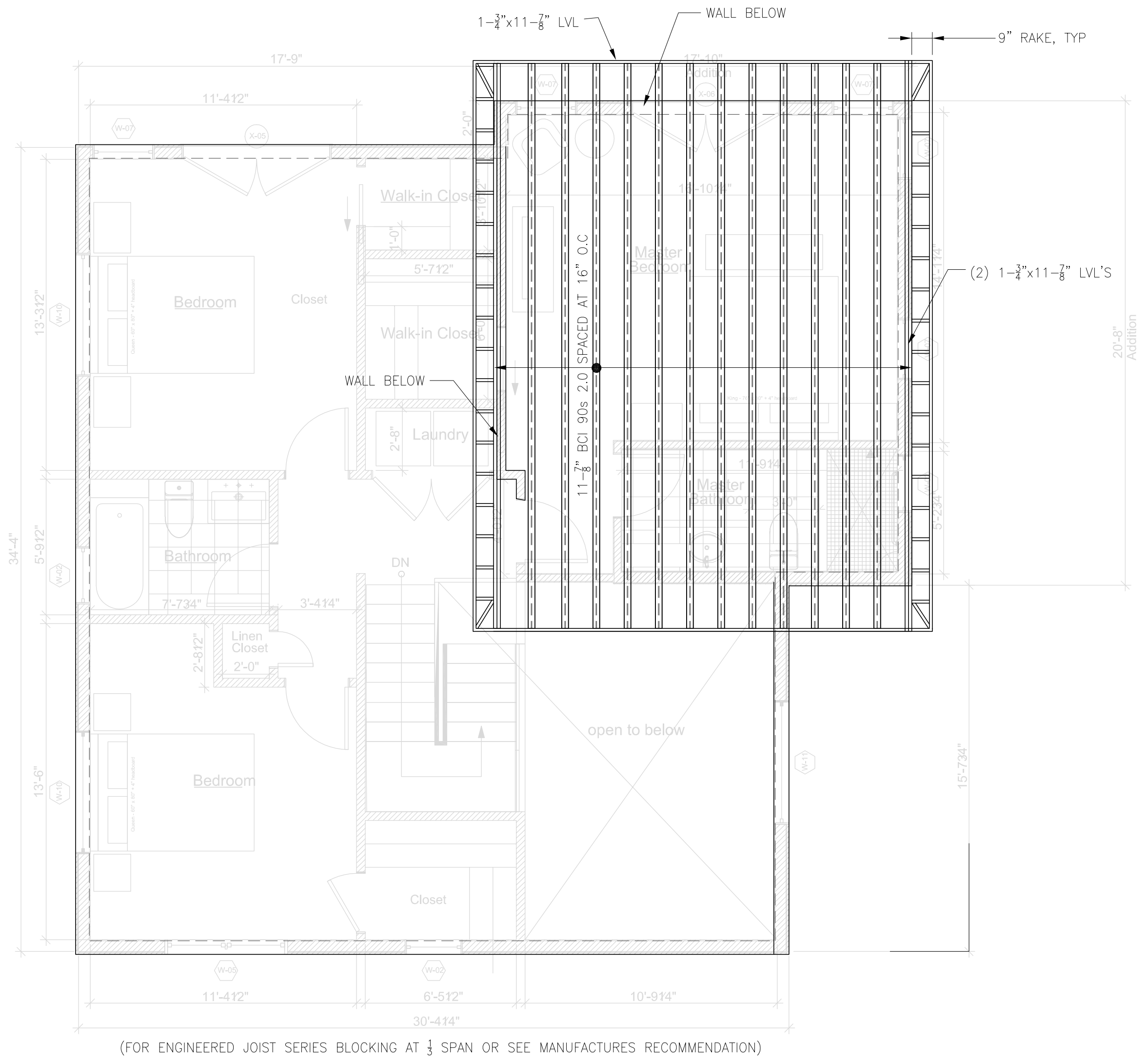
PROJECT NUMBER:  
 DRAWN BY:  
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SHEET TITLE  
**2ND FLOOR FRAMING PLAN**

**S-3**



**LOWER ROOF FRAMING PLAN** ①  
 SCALE: 1/4"=1'-0"



**UPPER ROOF FRAMING PLAN** ①  
 SCALE: 1/4"=1'-0"

**STRUCTURAL LOADING INFORMATION**

BASIC WIND SPEED (3 SECOND GUST SPEED) 127 MPH  
(CATEGORY II)  
GROUND SNOW LOAD 40 PSF  
ROOF DEAD LOAD 15 PSF  
ATTIC LOAD (UNHABITATED SPACE-STORAGE ONLY) 20 PSF  
1ST FLOOR 40 PSF  
2ND FLOOR 30 PSF  
FLOOR DEAD LOAD 10 PSF

**CODES REFERENCED**

NINTH EDITION 780 CMR-51.0  
MASSACHUSETTS RESIDENTIAL CODE  
AMENDMENT TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

**GENERAL NOTES:**

1. THE CONTRACTOR/OWNER SHALL INFORM THE ENGINEER OF ALL DISCREPANCIES BETWEEN DRAWINGS OF DIFFERENT TRADES, PRIOR TO INITIATION OF ANY WORK.
2. THE DESIGN IS IN ACCORDANCE WITH THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC)
3. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTY AND THE PUBLIC.
4. WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING LOCATIONS, SHALL BE INCLUDED.
5. CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL APPLICABLE STANDARDS, SPECIFICATIONS, MANUALS, CODES OR MANUFACTURE'S INSTRUCTIONS ASSOCIATED WITH HARDWARE, MATERIAL AND ASSEMBLY OF THE FRAMING AND FINISHING COMPONENTS. BEFORE UNDERTAKING SUCH WORK, CONTRACTOR OR OWNER SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND THE SPECIFICATION PACKAGE PREPARED FOR THIS PROJECT AND CHECK TO VERIFY PERTINENT FIGURES THEREIN ARE CONSISTENT WITH ALL APPLICABLE FIELD MEASUREMENTS. CONTRACTOR OR OWNER SHALL PROMPTLY NOTIFY IN WRITING TO ENGINEER OF RECORD ANY CONFLICT, ERROR, AMBIGUITY OR DISCREPANCY WHICH CONTRACTOR OR OWNER MAY DISCOVER AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM CJ ASSOCIATES, LLC ON THAT SUBJECT BEFORE PROCEEDING WITH WORK AFFECTED THEREBY.
6. ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN THE FIELD PRIOR TO START OF CONSTRUCTION.
7. IF CONDITIONS ARE MET THAT VARY FROM THE DRAWINGS, THE CONTRACTOR OR OWNER SHALL MAKE NON-STRUCTURAL CHANGES IN THE FIELD AS REQUIRED IN CONFORMANCE WITH THE LATEST VERSION OF THE MASSACHUSETTS STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLING. IF STRUCTURAL CONDITIONS CONFLICT WITH DETAILS SHOWN ON THE DRAWINGS, THE CONTRACTOR OR OWNER SHALL BRING THIS TO THE ATTENTION OF THE DESIGNER OR ENGINEER OF RECORD PRIOR TO WORK PROCEEDING ON THE AFFECTED STRUCTURAL ELEMENT(S).
8. THE MEASUREMENTS SHOWN ON THE PLANS ARE ONLY A REPRESENTATION OF THE FIELD MEASUREMENT TAKEN BY THE ENGINEER. CONTRACTOR IS RESPONSIBLE TO CONFIRM THESE MEASUREMENTS, AND IF THERE IS DISCREPANCY IT SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/OWNER.

**TEMPORARY SUPPORT DURING CONSTRUCTION:**

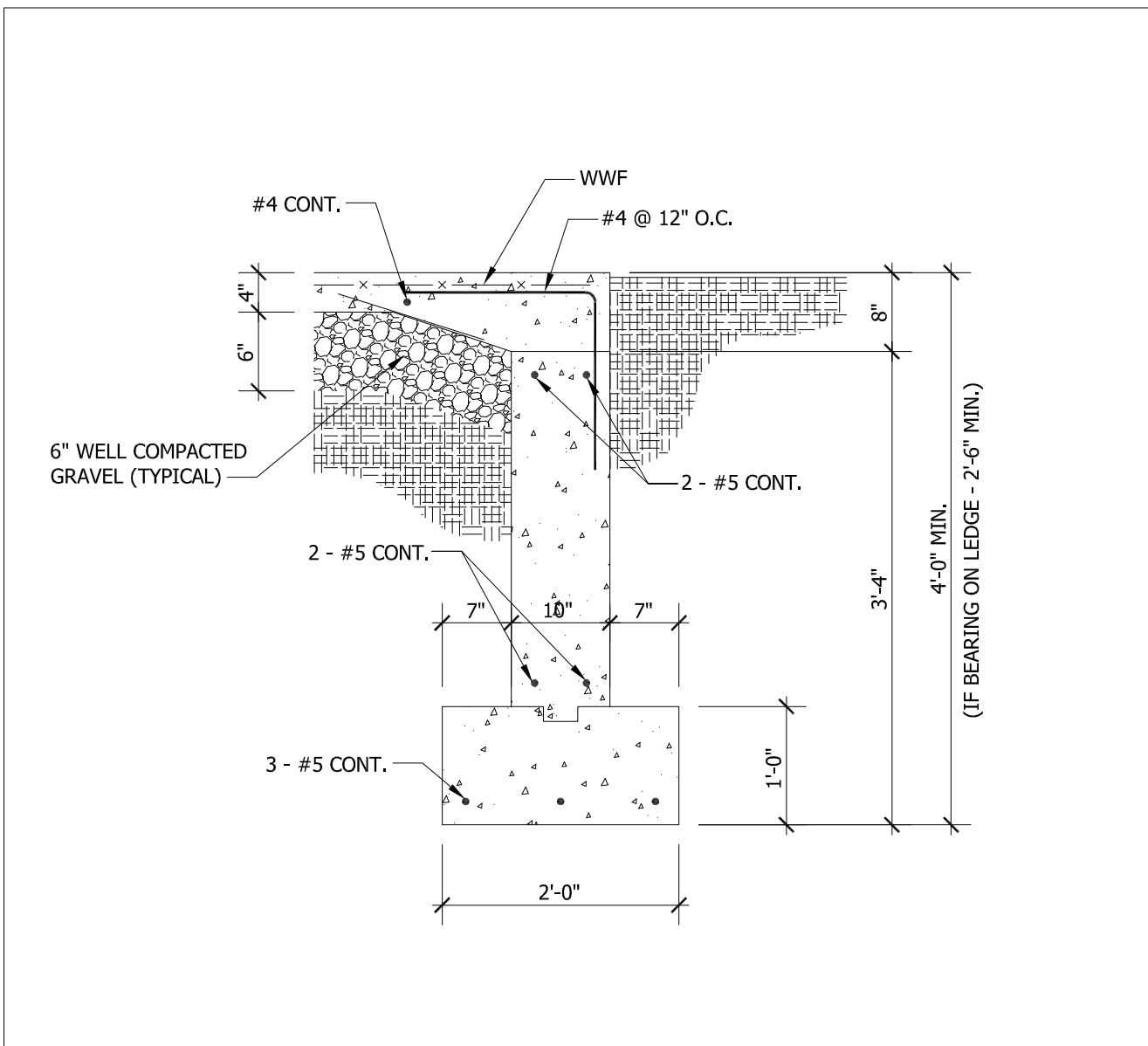
1. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARILY SUPPORTING FLOOR/WALLS AS REQUIRED DURING THE CONSTRUCTION. THE PLAN ONLY DEPICT THE FINAL CONDITION OF THE STRUCTURAL MEMBERS INSTALLED AS PART OF THE STRUCTURAL MODIFICATION.

**WOOD NOTES:**

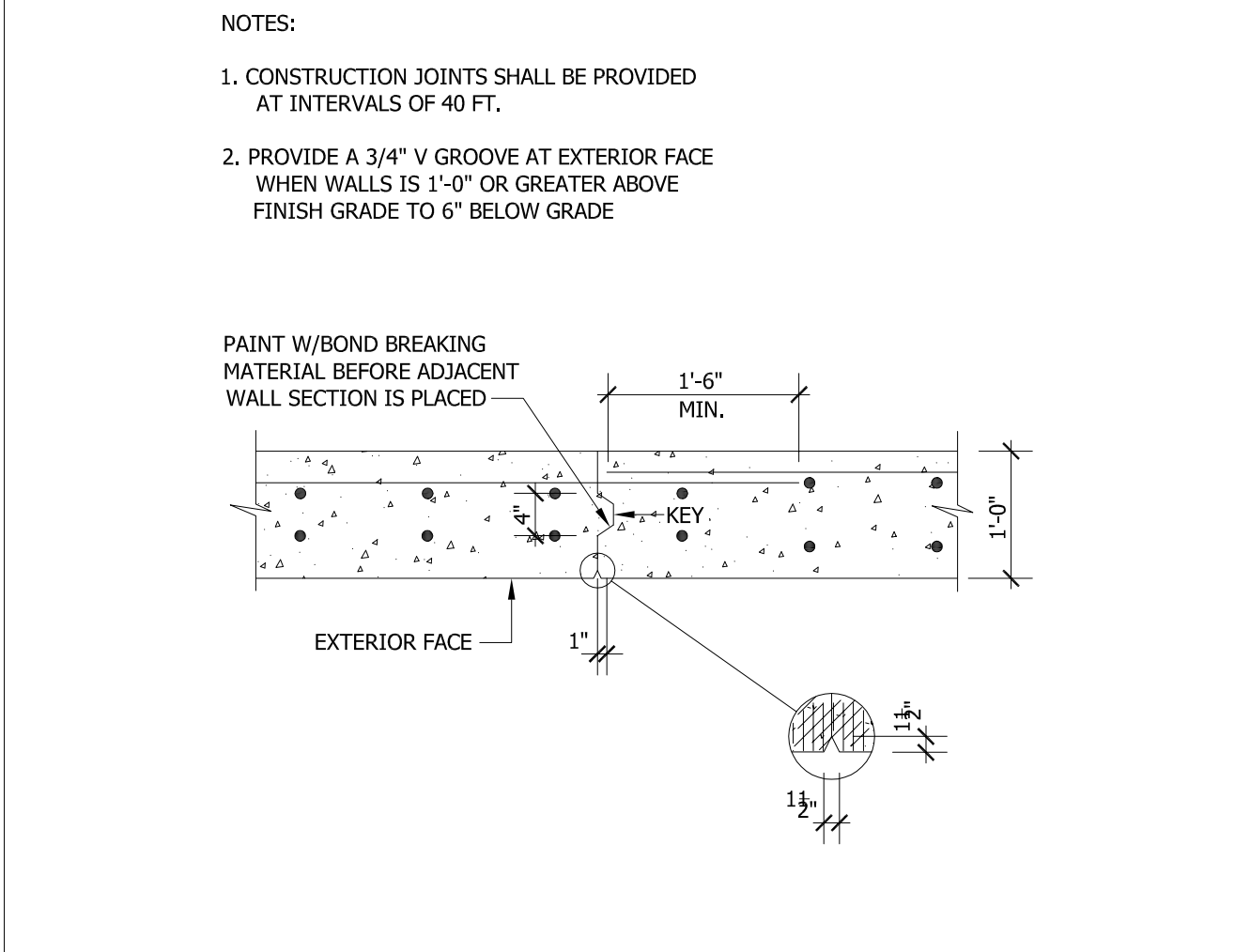
1. ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE AFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION".
2. ALL SAWN LUMBER FLOOR AND ROOF FRAMING SHALL BE SPRUCE-PINE-FIR NO. 1 (KD-19) 19% MAX. MOISTURE CONTENT  $F_b=875$  PSI,  $F_v=70$  PSI,  $F_c=1200$  PSI,  $F_t=425$ ,  $F_t=425$  PSI AND  $E=1,200,000$  PSI OR APPROVED EQUAL.
3. DO NOT CUT, NOTCH OR DRILL HOLES IN MICRO LAM (LVL) OR PARALLEL LAM (PSL) BEAMS AND GIRDERS EXCEPT AS APPROVED BY E.O.R OR BASED ON MANUFACTURERS RECOMMENDATIONS
4. STUDS SHALL BE "DOUBLED" UP ADJACENT TO OPENINGS, TYPICAL UNLESS NOTED OTHERWISE.
5. JOISTS SHALL BE "DOUBLED" UP UNDER NON-BEARING STUD WALLS, TYPICAL.
6. HEADERS OVER OPENINGS SHALL BE MIN. 3-2x6 LUMBER OR AS SHOWN ON DETAILS.
7. ALL SILLS SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
8. ALL FLUSH CONNECTIONS SHALL HAVE BEAM OR JOIST HANGERS.
9. FRAMING CONNECTORS FOR WOOD CONSTRUCTION SHALL BE OF SIZE, TYPE AND MATERIAL TO MEET ICBO APPROVAL FOR INDICATED DESIGN LOADS AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. PROVIDE HURRICANE ANCHORS AT ALL EAVE CONDITIONS WITH A MINIMUM 500 LB UPLIFT CAPACITY UNLESS OTHERWISE NOTED.
10. MINIMUM NAILING SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED ON DRAWINGS.
11. ALL PLYWOOD SHALL HAVE STAGGERED JOINTS AND ALL NAILS SHALL BE THREADED AND SHALL BE BLOCKED SOLID AT EDGES.
12. PROVIDE FULL DEPTHWOOD BLOCKING AT ALL JOIST MIDSPAN WHERE SPANS EXCEED 8'-0" AND AND AT 8'-0" O.C. MAX SPACING FOR SPANS EXCEEDING 16'-0".
13. NOT ALL WOOD MEMBERS ARE SHOWN ON THE STRUCTURAL DRAWINGS. GC SHALL COORDINATE ALL DRAWINGS TO DETERMINE THE GEOMETRY REQUIRED AND SIZE ALL MISCELLANEOUS PIECES AS NECESSARY TO COMPLETE THE JOB.
14. FLOOR SUBFLOOR SHALL BE 3/4" C-D INT-STRUCTURAL 1 PLYWOOD TONGUE AND GROOVE NAILED TO FLOOR CONSTRUCTION IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.(BLOCK ALL EDGES).
15. ALL ENGINEERED BEAMS SHALL BE VERSA LAM 2.0E 3100 OR EQUIVALENT & COLUMNS TO BE VERSA LAM 1.7 FLOOR CONSTRUCTION IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.(BLOCK ALL EDGES).
16. ALL DIMENSION LUMBER EXPOSED TO EXTERIOR ELEMENTS SHALL BE PRESSURE TREATED (P.T) WOOD.

**ROOF FRAMING NOTES:**

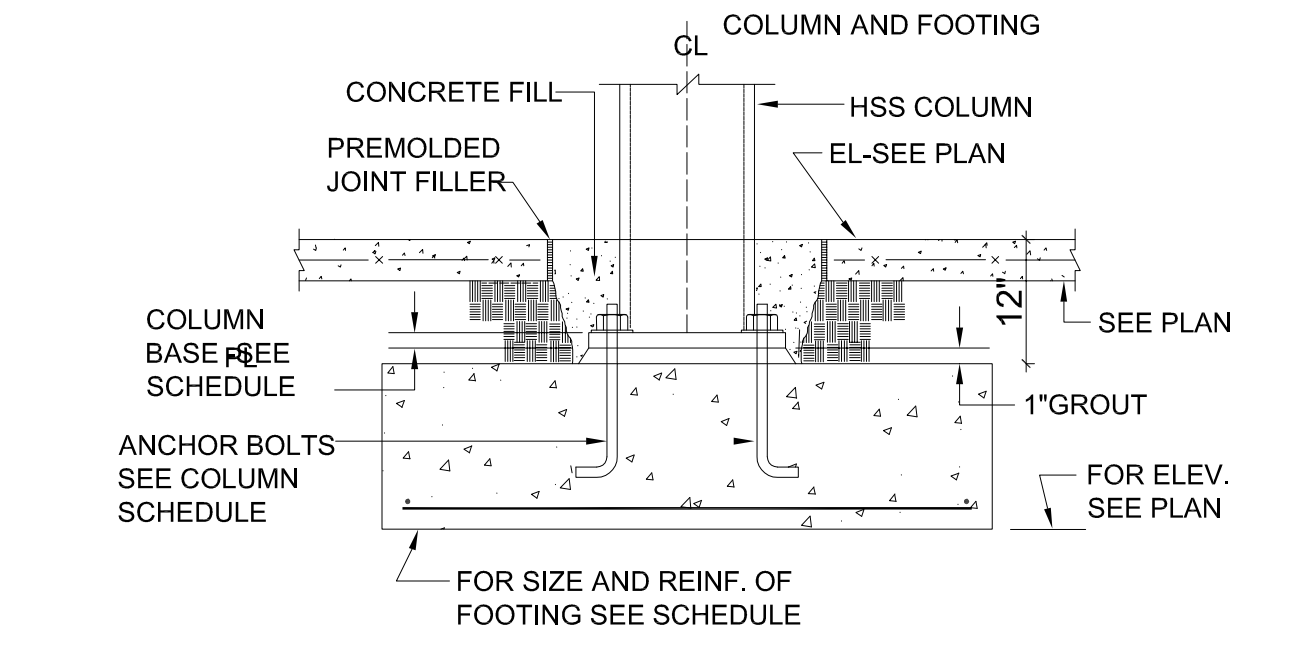
1. 30 YEAR ASPHALT SHINGLES ON #30 BUILDING PAPER AT ALL NEW ROOF, BLEND TO EXISTING.
2. ALL ROOF SHEATHING SHALL BE 5/8" TONGUE AND GROOVE CDX PLYWOOD
3. 3'-0" WIDE ICE AND WATER SHIELD AT ALL ROOF/WALL JUNCTIONS.
4. GENERAL CONTRACTOR TO PROVIDE FLASHING PER MANUFACTURES INSTALLATION REQUIREMENTS AT ALL ROOF/WALL JUNCTIONS.
5. CONTINUOUS ROOF VENT TYPICAL.
6. ALUMINUM DRIP EDGE.
7. ALUMINUM GUTTERS AND DOWNSPOUTS.
8. 1x8 FASCIA & SOFFIT WITH 2" CONTINUOUS VENT 2xSUB-FASCIA. 1x2 TRIM
9. USE SIMPSON HURRICANE CLIPS AS REQUIRED BY STATE BUILDING CODE/IRC.
10. GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENT IN PLACE DURING CONSTRUCTION
11. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND/OR SNOW.
12. VENTILATION OPENING SHALL HAVE A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENING HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM.



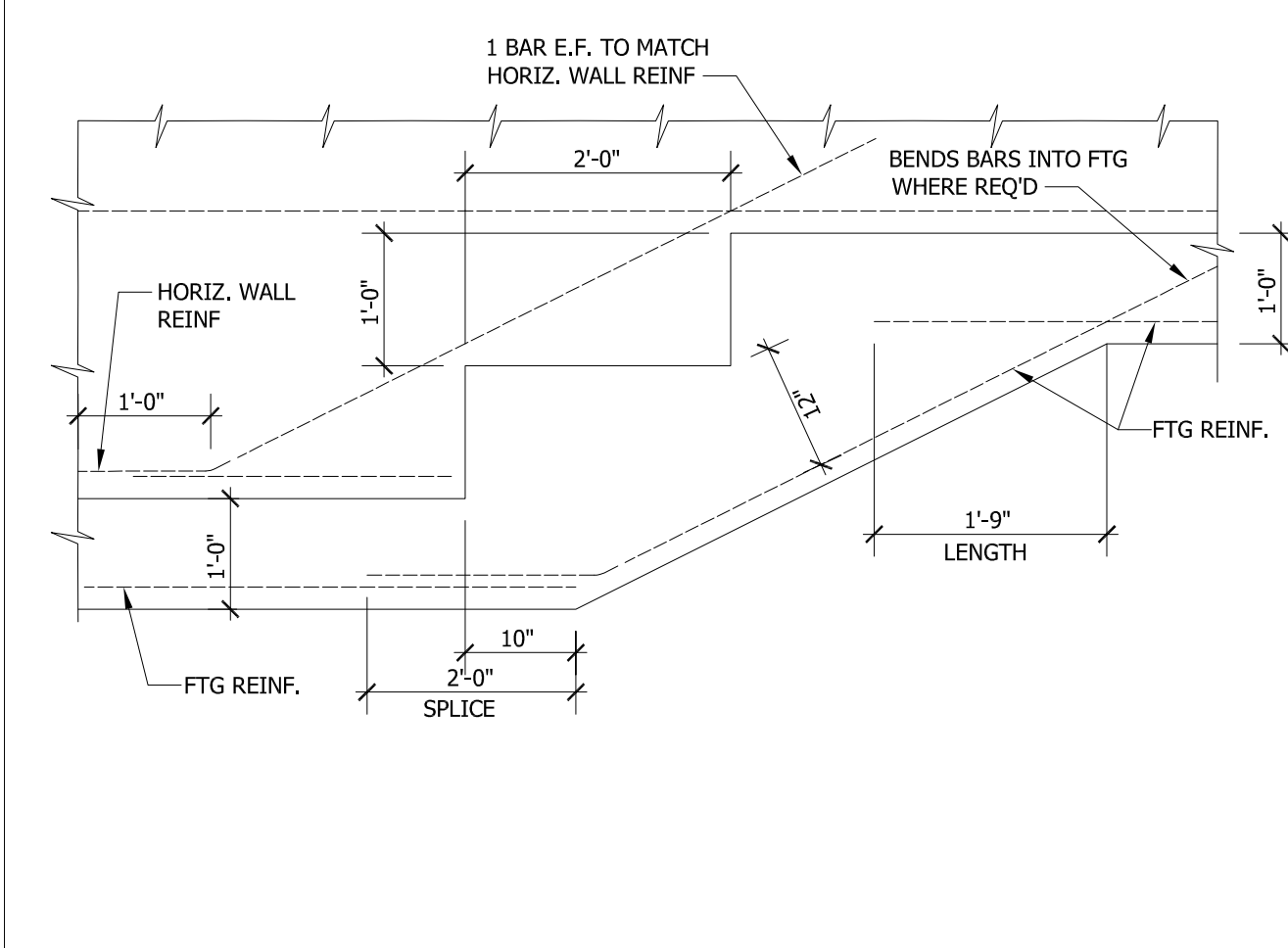
**1 GARAGE ENTRY FOUNDATION SECTION**  
SCALE : 3/4" = 1'-0"



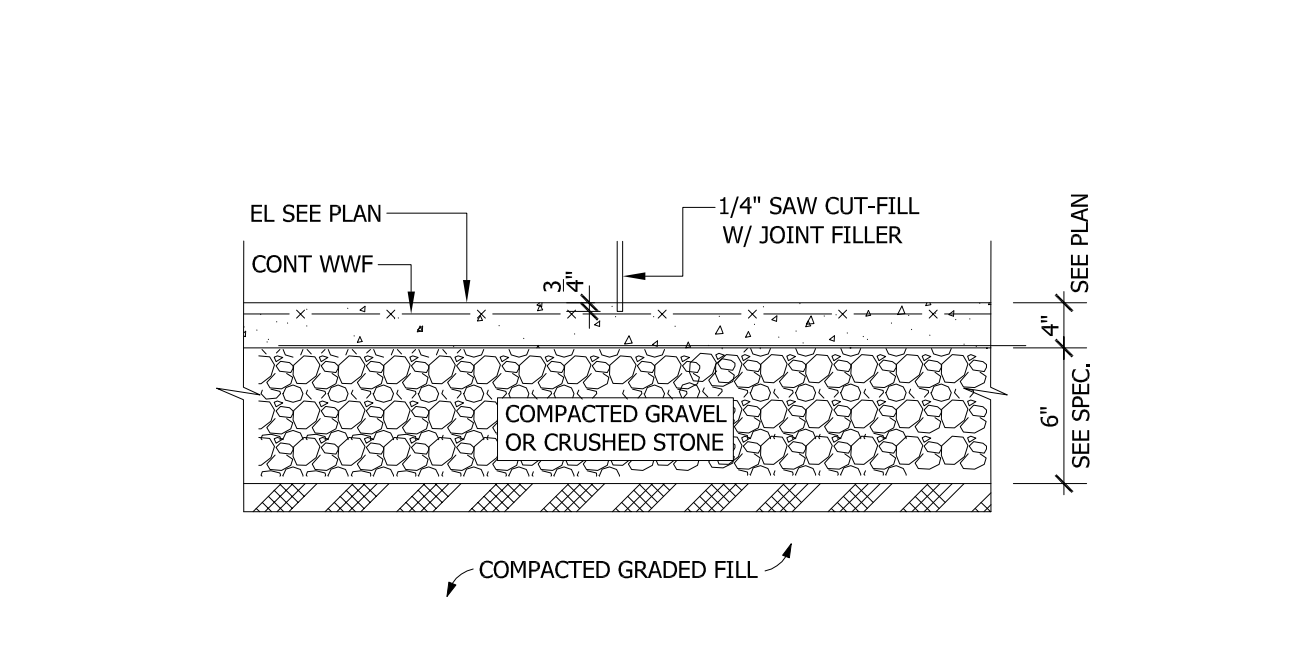
**3 CONSTRUCTION JOINT DETAIL**  
SCALE : 3/4" = 1'-0"



**4 TYPICAL COLUMN FOOTING DETAIL**  
SCALE : 3/4" = 1'-0"



**5 STEPPED FOOTING DETAIL**  
SCALE : 3/4" = 1'-0"



**6 SLAB ON GRADE / CONTROL JOINT DETAIL**  
SCALE : 3/4" = 1'-0"

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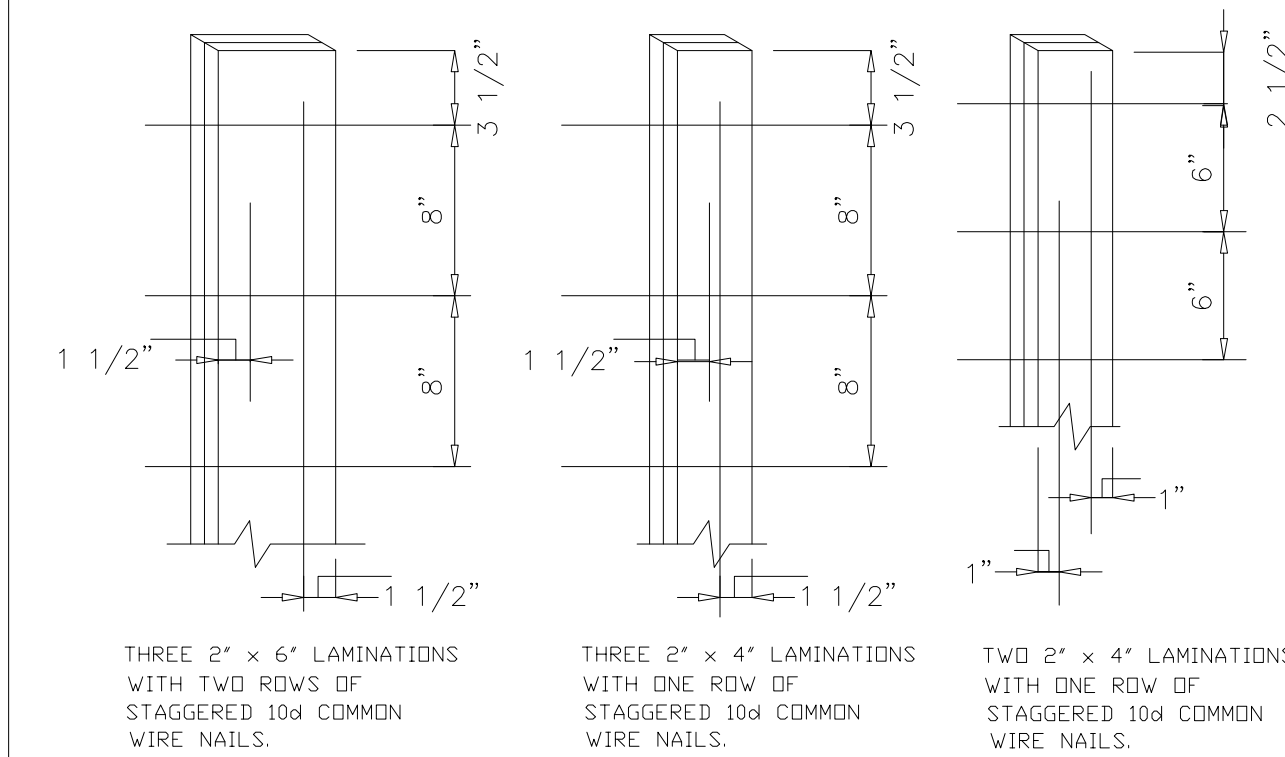
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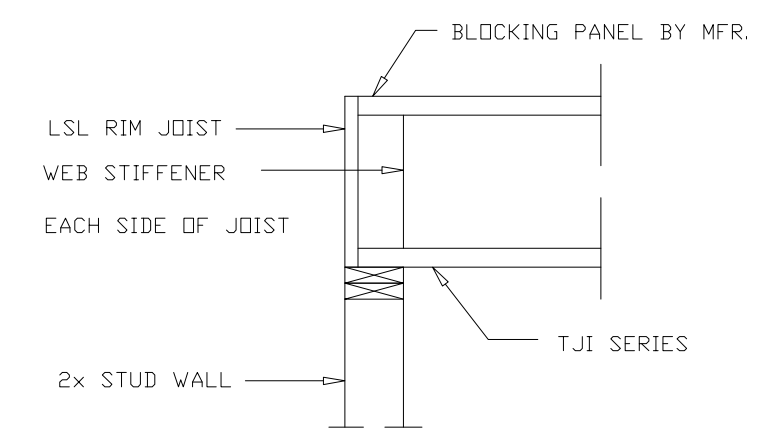
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**TYPICAL DETAILS**

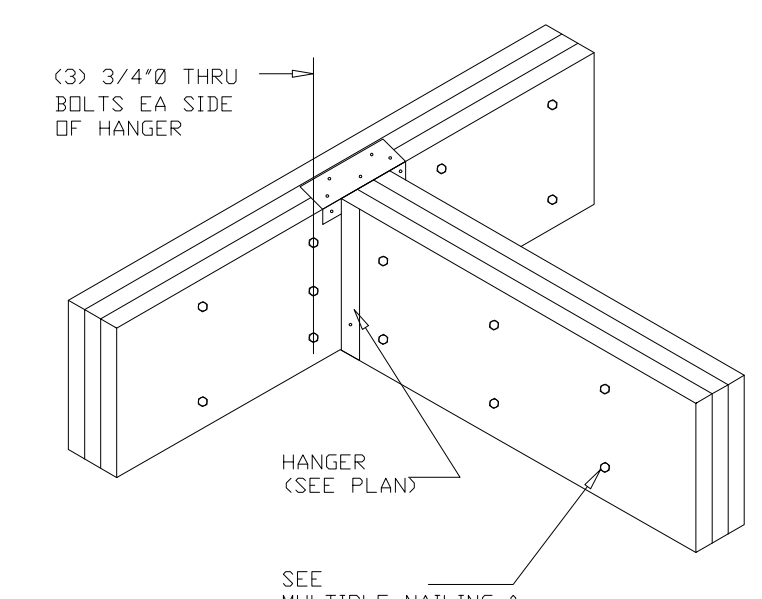
**S-5**



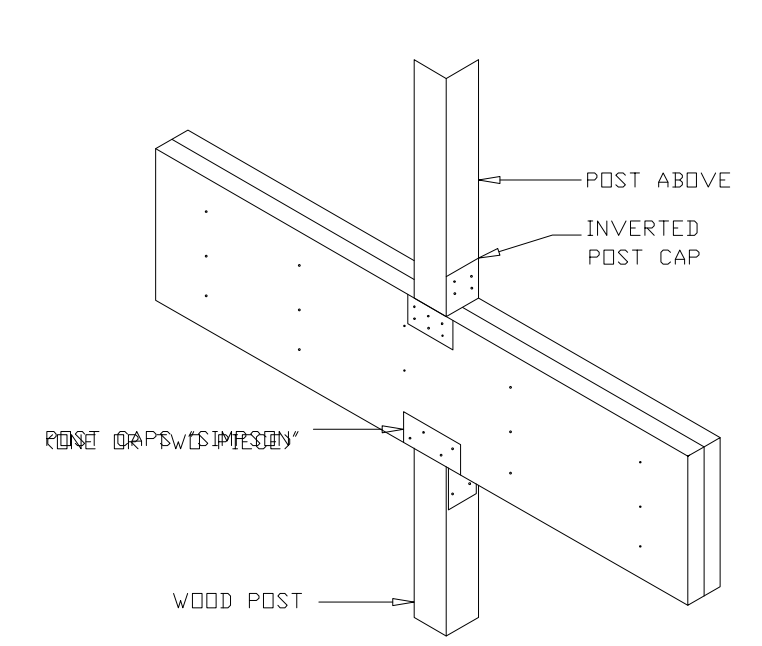
**1** TYPICAL NAILING SCHEDULES FOR BUILT-UP COLUMNS  
SCALE : N.T.S.



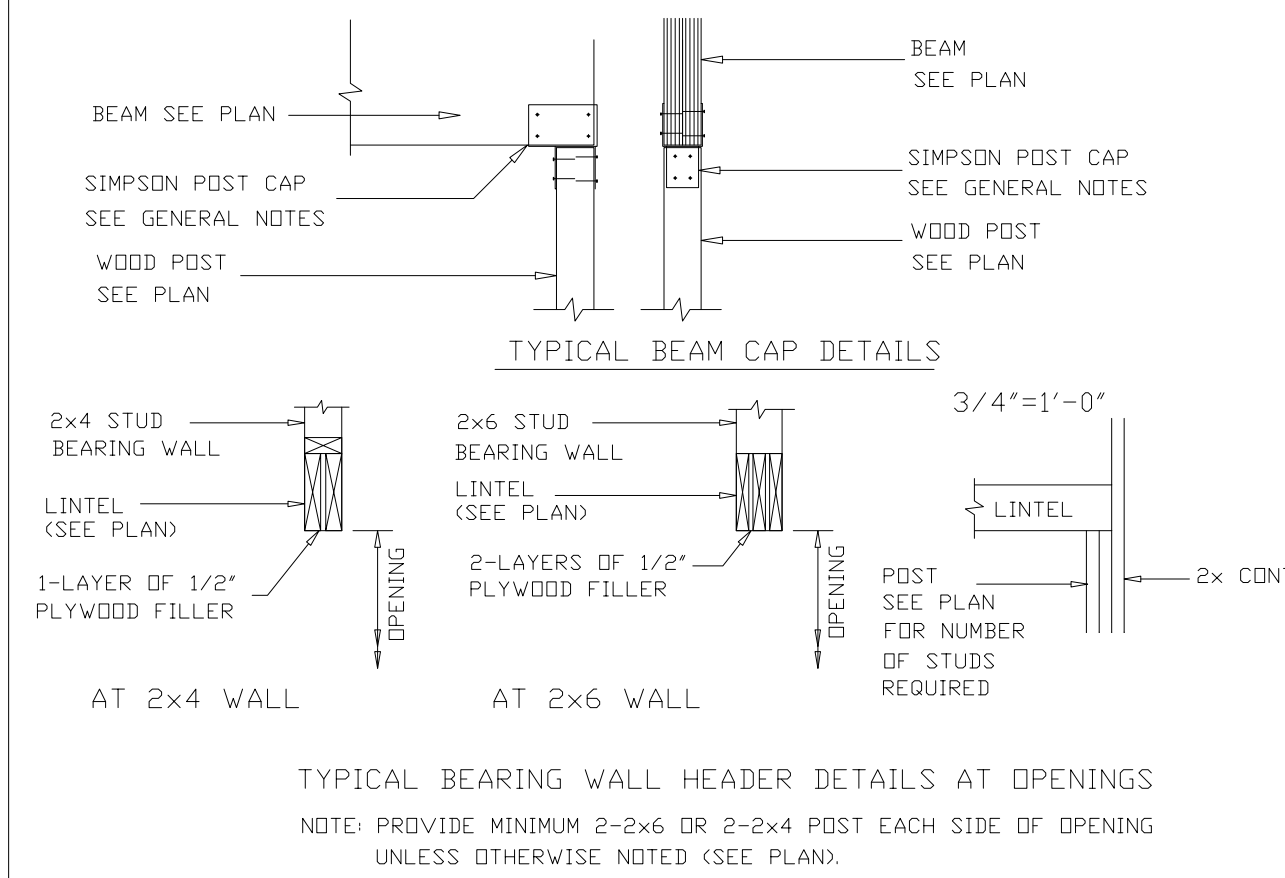
**2** WALL BEARING DETAIL AT ENGINEERED JOISTS  
SCALE : N.T.S.



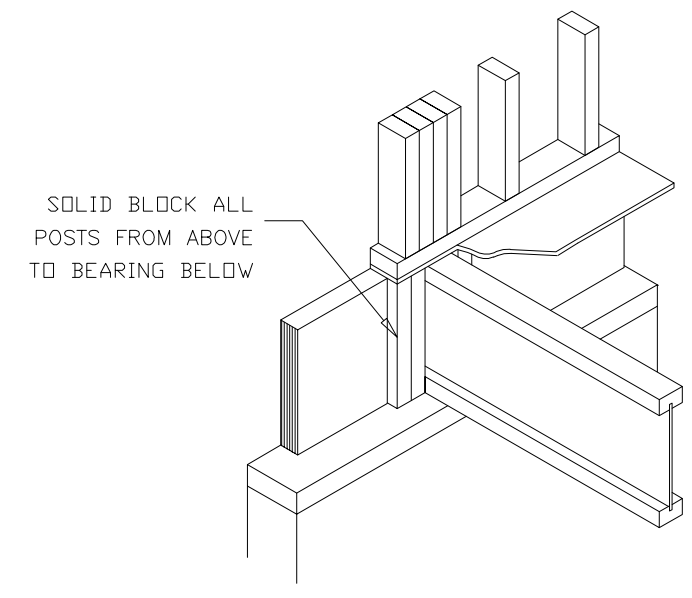
**3** INTERSECTING LVL DETAIL  
SCALE : N.T.S.



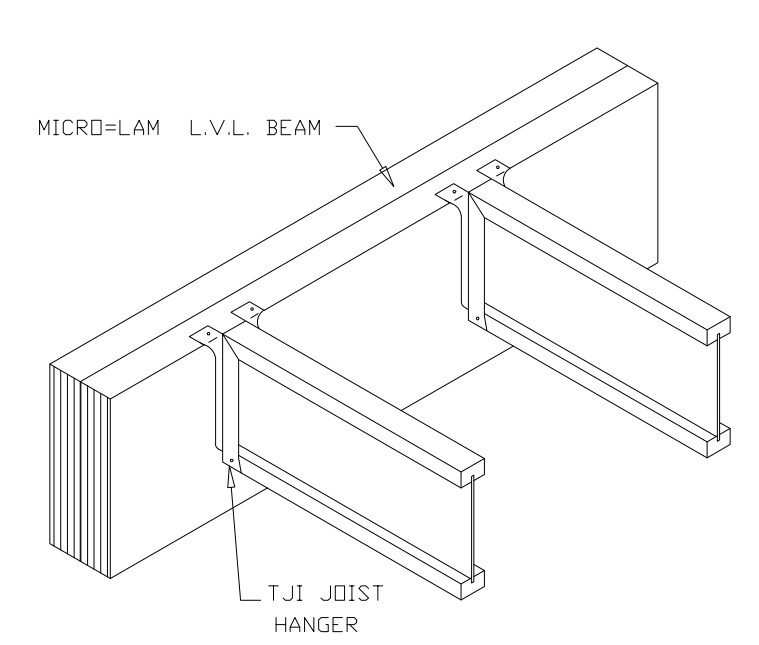
**4** BEARING DETAIL AT LVL INTERIOR SUPPORT  
SCALE : N.T.S.



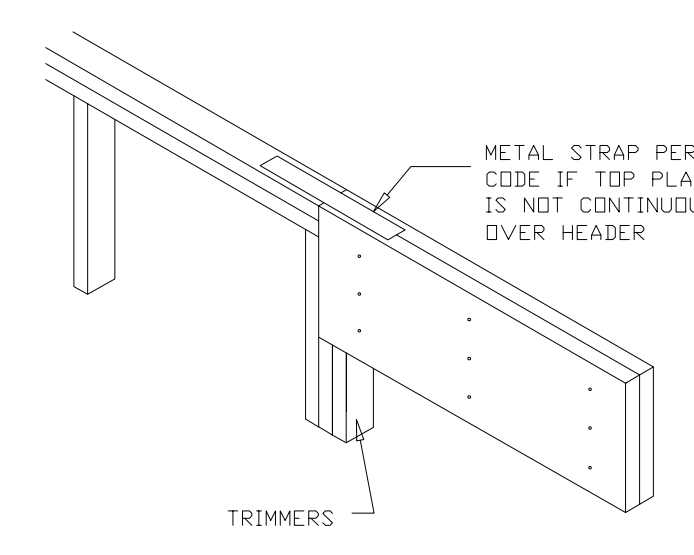
**5** TYP. BEAM CAP & BEARING WALL HEAD DETAILS AT OPENINGS  
SCALE : N.T.S.



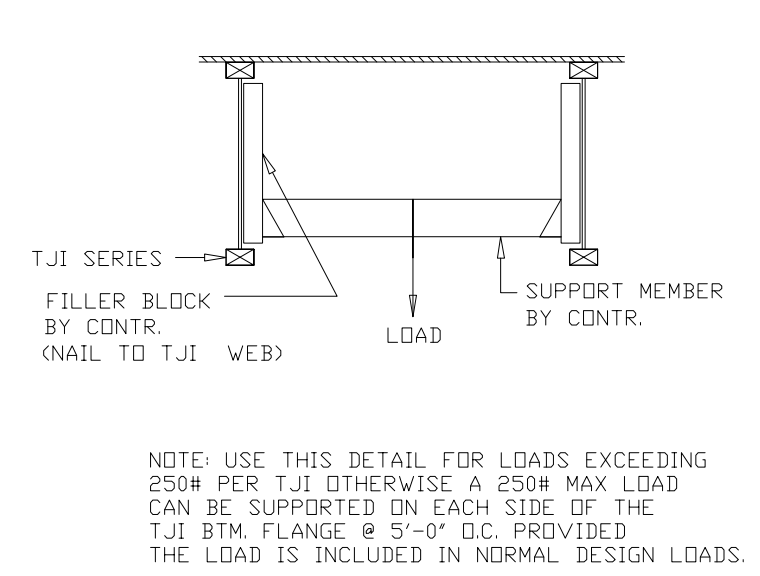
**6** CRIPPLE STUD DETAIL AT ENGINEERED JOISTS  
SCALE : N.T.S.



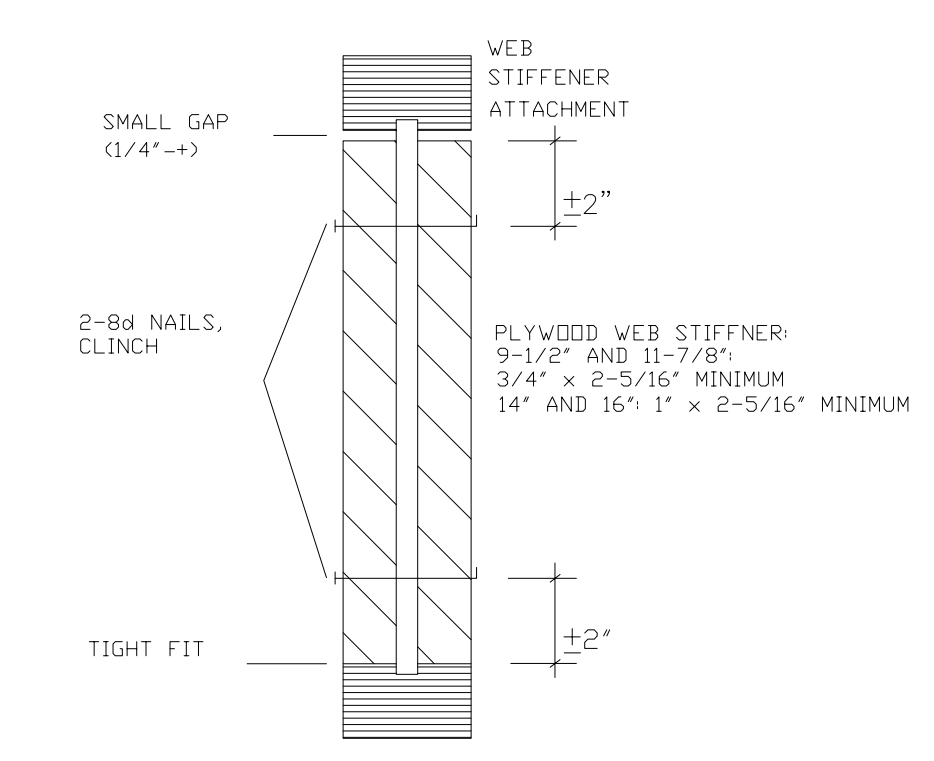
**7** TYPICAL LVL BEAM DETAIL AT ENGINEERED JOISTS  
SCALE : N.T.S.



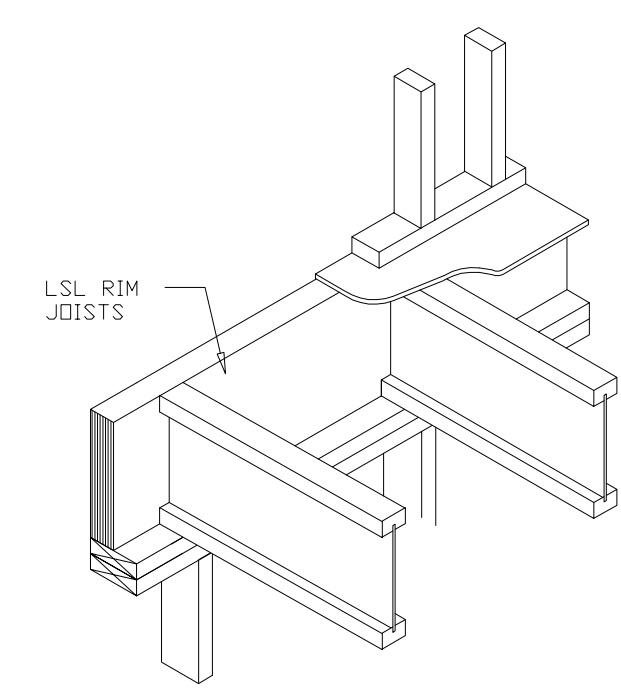
**8** TYPICAL END BEARING DETAIL AT LVL BEAM  
SCALE : N.T.S.



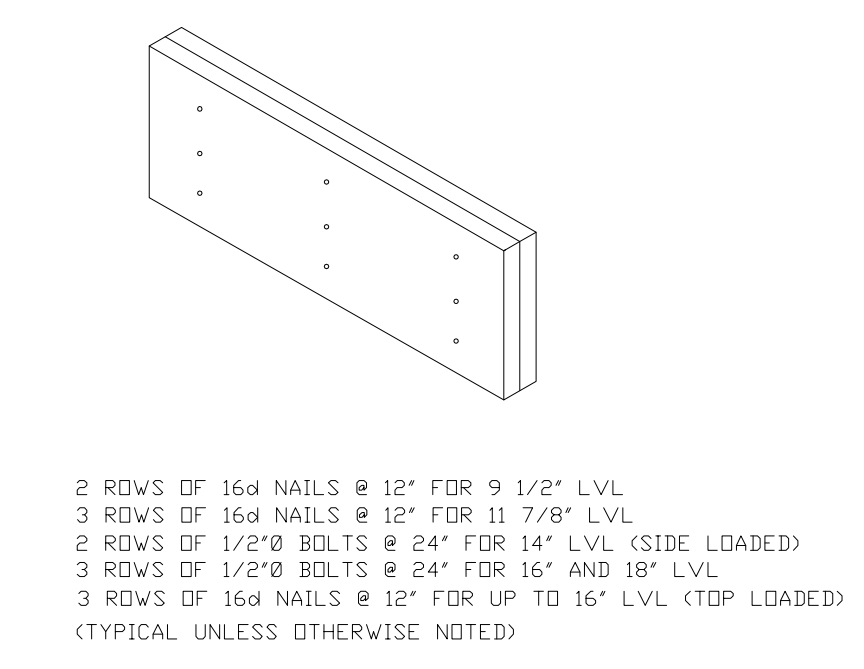
**9** INTERMEDIATE SUPPORT FOR HUNG ITEMS AT ENGINEERED JOISTS  
SCALE : N.T.S.



**10** WEB STIFFENER NAILING DETAILS  
SCALE : N.T.S.



**11** EXTERIOR STUD BEARING DETAIL AT ENGINEERED JOISTS  
SCALE : N.T.S.



**12** MULTIPLE LVL NAILING & BOLTING PATTERN  
SCALE : N.T.S.