

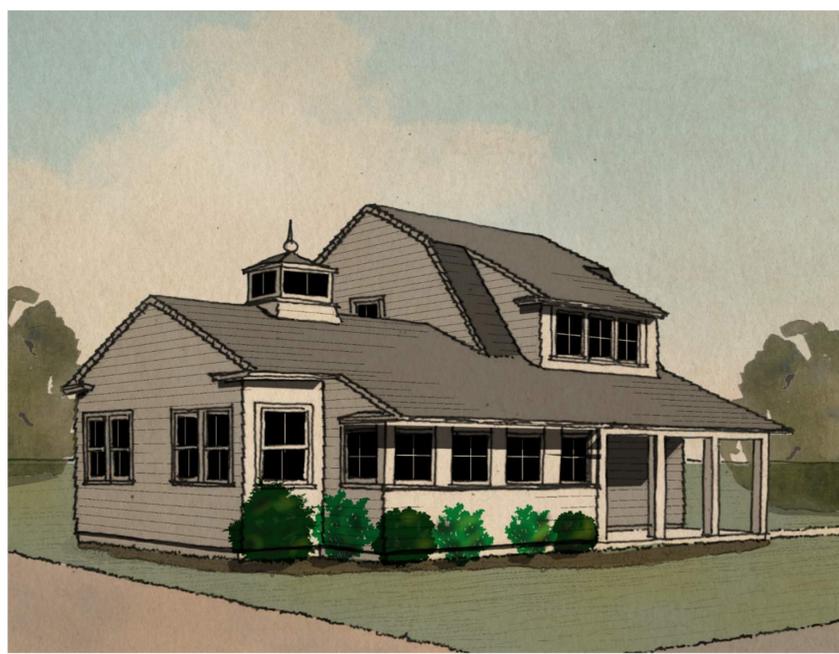
NOBLE & MONTGOMERY HOUSE

DENNIS, MA

ISSUE: PERMIT 3/1/25

-EXISTING 1,285SF HOUSE & CESSPOOL TO BE DEMOLISHED
 -NEW CONSTRUCTION, 3 BEDROOM, 2 BATH HOUSE - 1,615SF CONDITIONED SPACE, 145SF PORCH FOR A TOTAL OF 1,760 SF
 - FIRST FLOOR 1,095 SF
 - PORCH 145SF
 - SECOND FLOOR 520 SF
 -HOUSE TO BE INSULATED AS FOLLOWS
 -ROOF - 2X12 RAFTERS FILLED WITH CLOSED CELL POLY. FOAM (R76)
 -WALLS - 2X6 WALL FILLED WITH CLOSED CELL POLY. FOAM (R38)
 -FOUNDATION - 10" FOUNDATION WALL 2" TOUGH N' DRY ON EXTERIOR (R10)
 + 4.5"ROCKWOOL (R17) = FOUNDATION (R27)
 -SLAB - 4" SLAB 4" NEOPOR SUBTERRA (R20)
 -NEW SEPTIC SYSTEM
 -ANDERSEN 400 SERIES, DOUBLE PANED, ARGON FILLED, LOW-E1 COATED, PASSIVE SUN WINDOWS
 -MARVIN ULTIMATE FRENCH INSWING DOOR W/ 3 STILES, DOUBLE PANED, ARGON FILLED, LOW-E1 COATED DOOR
 -SIMPSON NANTUCKET SERIES MAIN DOOR W/ INSULATED LOW-E1 GLASS

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ART Albert · Richter · Tittmann
 ARCHITECTS
 33 Union Street 4th Floor Boston, MA 02108
 617-451-5740 ARTarchitects.com

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 HOUSE
 DENNIS, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED	D/A	
					FSC	D/A
COVER	11/14/24	PRICING	FSC			
	3/1/25	PERMIT	FSC			
JOB NUMBER						
SCALE						

A0.0

KINGLEY STREET



- PROPERTY LINE
 - PROPOSED BULKHEAD
 - PROPOSED FOOTPRINT
 - RESORT & RESIDENTIAL DISTRICT SETBACKS
 - EXISTING NONCONFORMING BUILDING FOOTPRINT; SEE SURVEY
- ** BUILDABLE AREA = EXISTING FOOTPRINT + SETBACKS **

WEST STREET

A1.0

TITLE	EXISTING CONDITIONS SITE ANALYSIS
JOB NUMBER	2328
SCALE	3/16" = 1'-0"

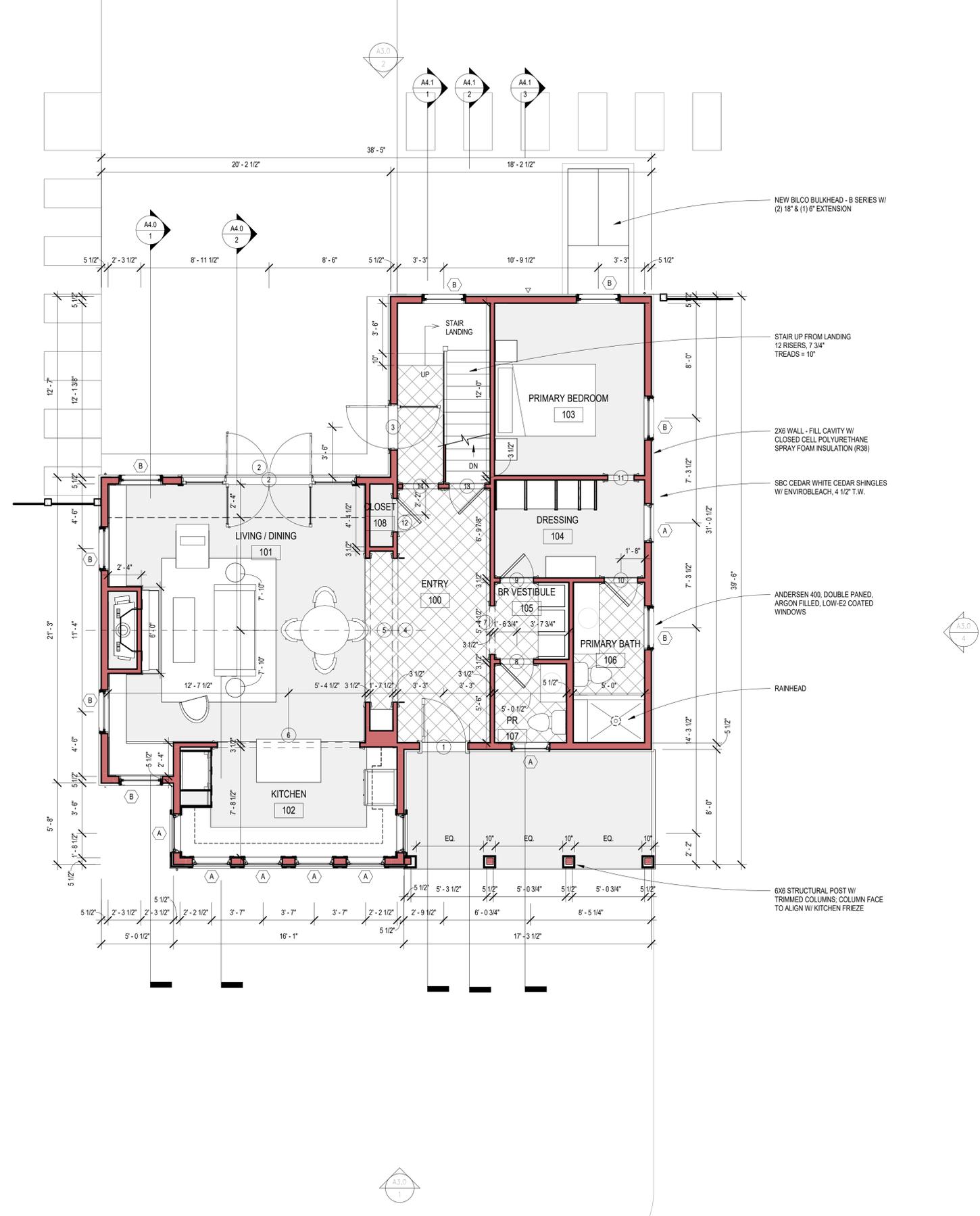
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3/17/25	PERMIT	FSC	DJA

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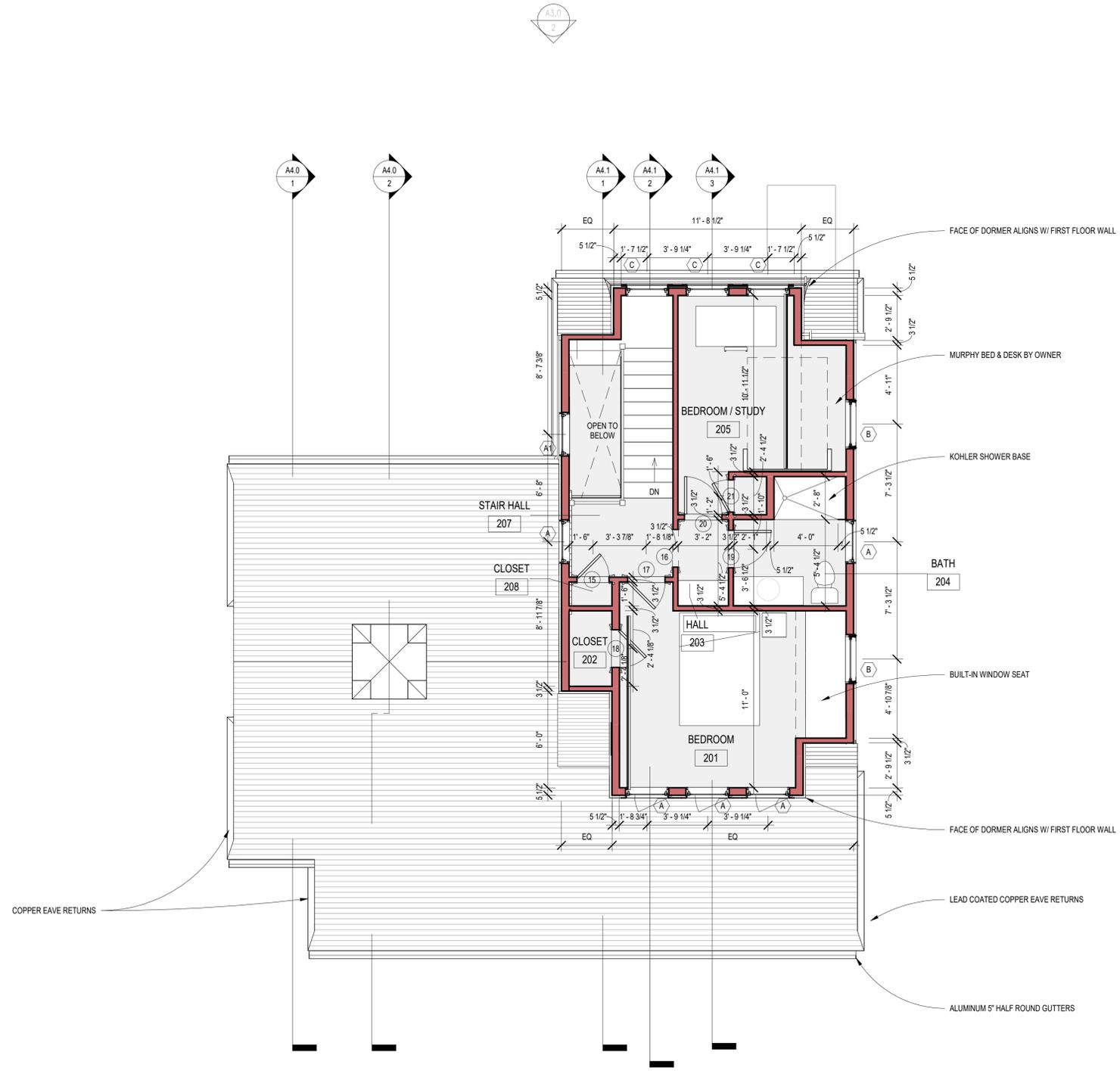
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DENNIS, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
PROPOSED SITE PLAN	11/13/24	PRICING	FSC	DJA
	3/17/25	PERMIT	FSC	DJA
JOB NUMBER	2328	SCALE	3/16" = 1'-0"	



NOBLE & MONTGOMERY
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DENNIS, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
FIRST FLOOR PLAN	11/14/24	PRICING	FSC	DJA
	3/1/25	PERMIT	FSC	DJA
JOB NUMBER	2328			
SCALE	1/4" = 1'-0"			



NOBLE & MONTGOMERY
HOUSE
DENNIS, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
SECOND FLOOR PLAN	11/14/24	PRICING	FSC	DJA
	3/17/25	PERMIT	FSC	DJA
JOB NUMBER	2328	SCALE	1/4" = 1'-0"	

A3.0
3

CUPOLA W/ STANDING SEAM METAL ROOF



LEAD COATED COPPER
EAVE RETURNS AT DORMER, GAMBREL,
LIVING ROOM GABLE, KITCHEN SHED AND
PORCH SHED. SEE ELEVATIONS FOR LENGTH

GAF WEATHERED WOOD ASPHALT
SHINGLE ROOFING

ALUMINUM 5" HALF ROUND GUTTERS

A3.0
2

A3.0
4

A3.0
1

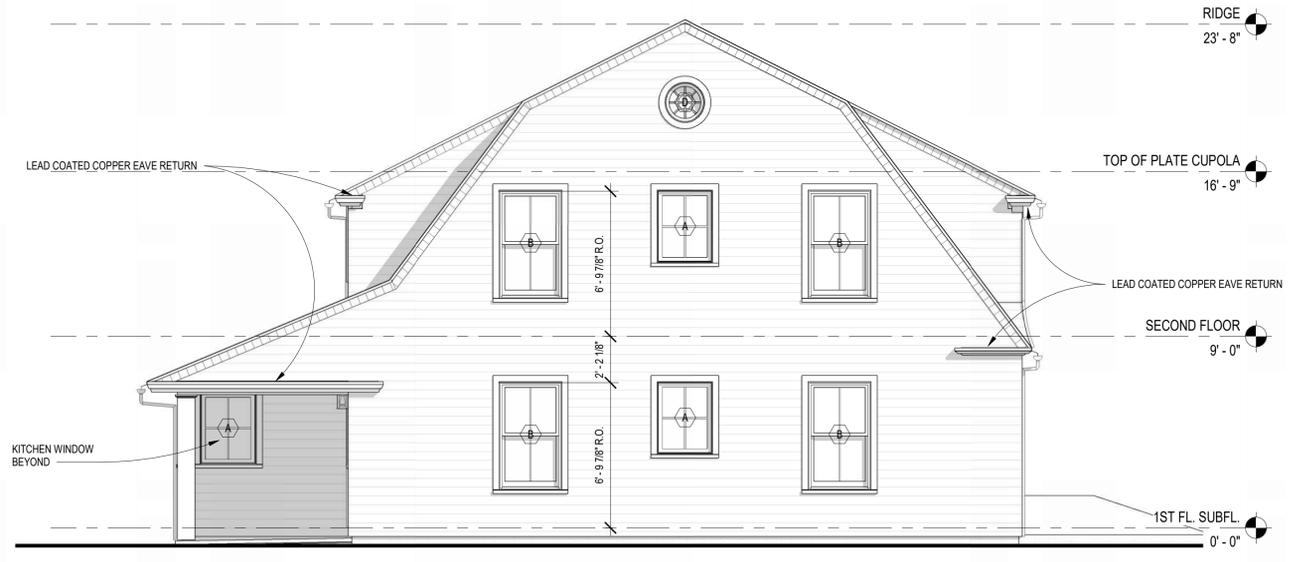
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ROOF PLAN	11/14/24	PRICING	FSC	DJA
	3/1/25	PERMIT	FSC	DJA
JOB NUMBER	2328	SCALE	1/4" = 1'-0"	

**NOBLE & MONTGOMERY
HOUSE
DENNIS, MA**

TITLE	JOB NUMBER	SCALE	DATE				ISSUE				DRAWN				CHECKED			
			EXTERIOR ELEVATIONS		DATE		PRICING		PERMIT		FSC		DIA		FSC		DIA	
	2328	1/4" = 1'-0"			11/14/24													



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



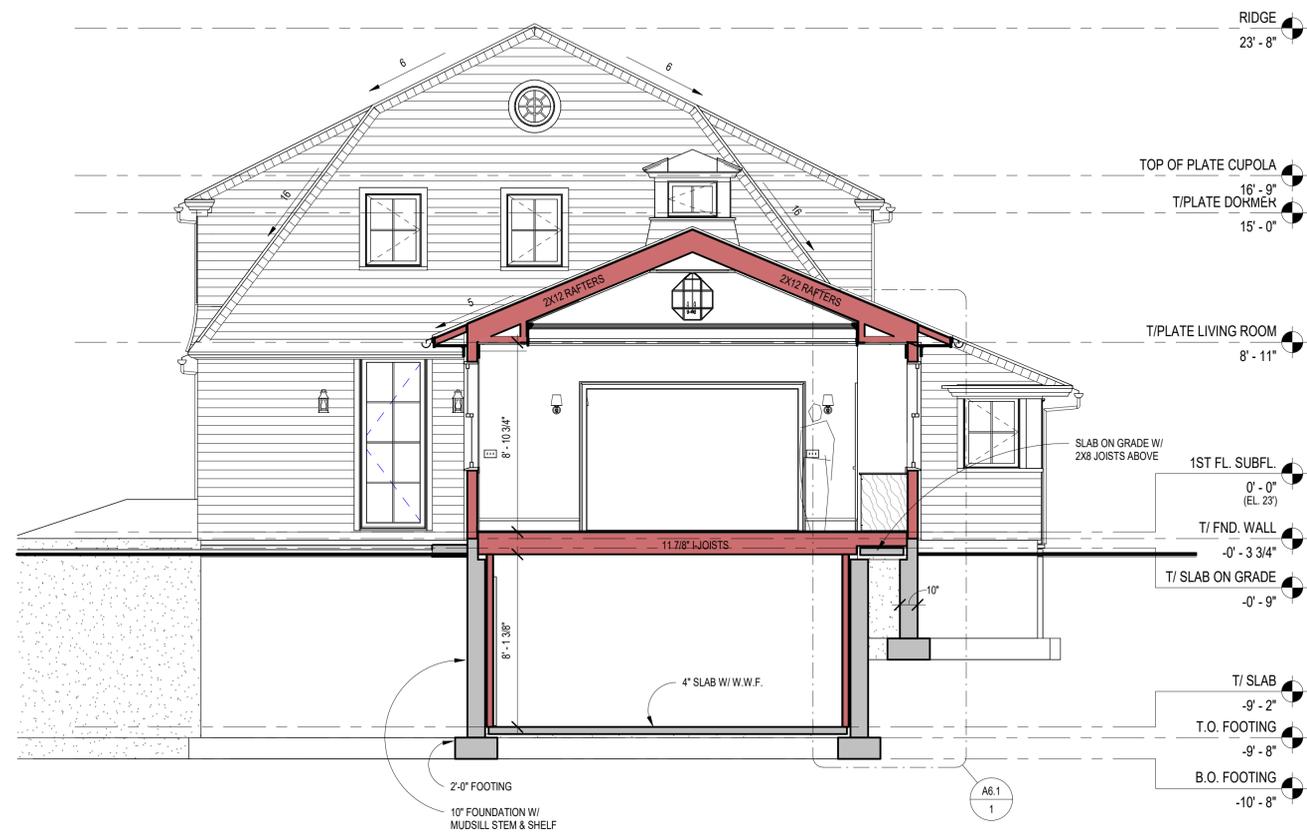
4 EAST ELEVATION
1/4" = 1'-0"



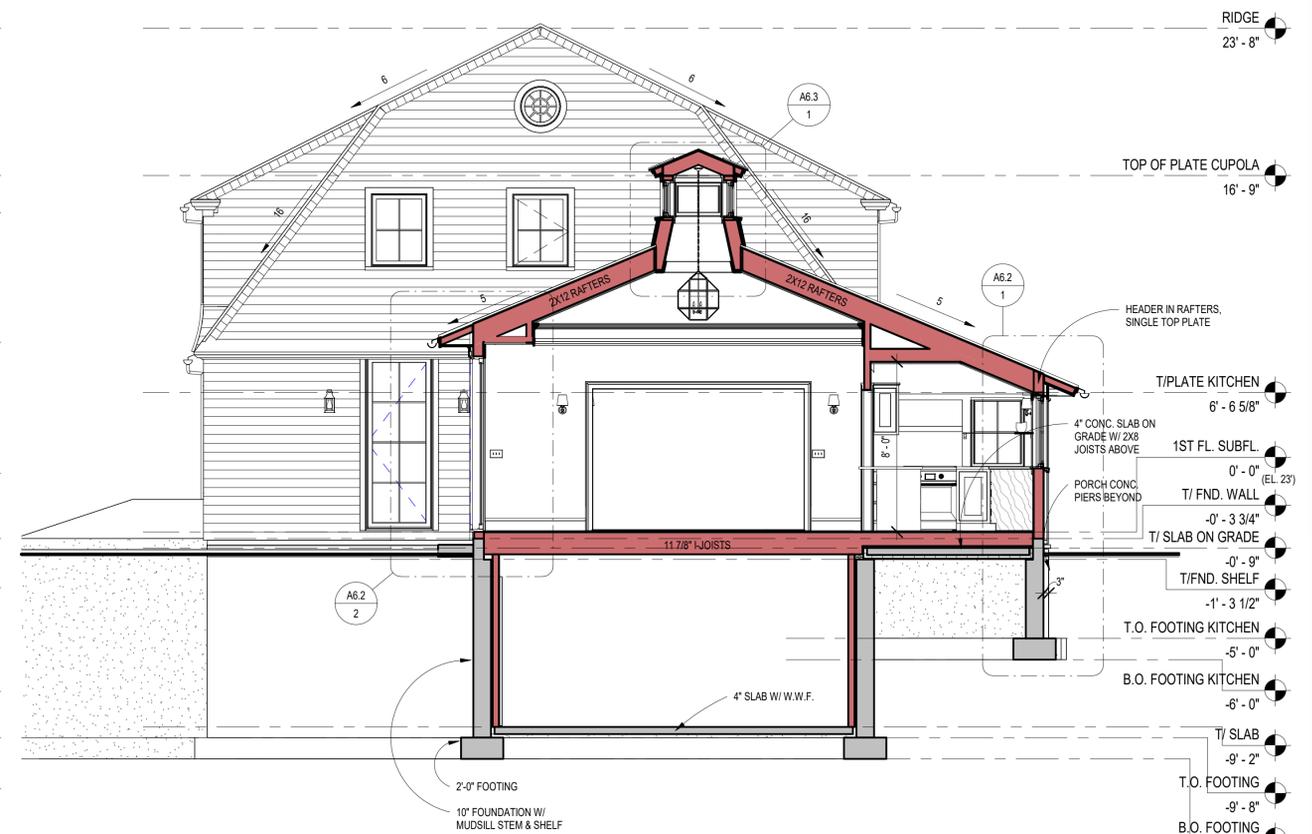
3 WEST ELEVATION
1/4" = 1'-0"



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

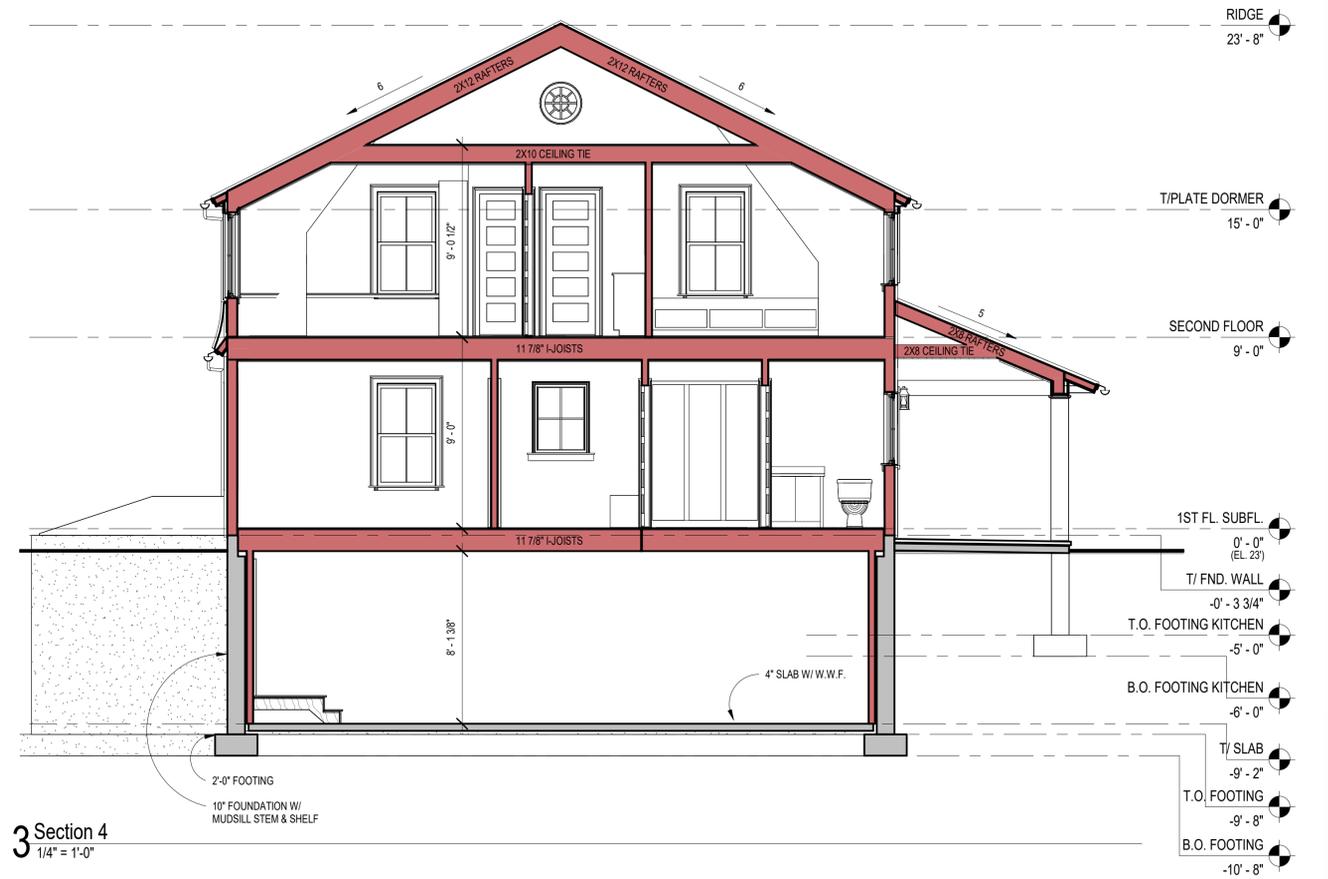
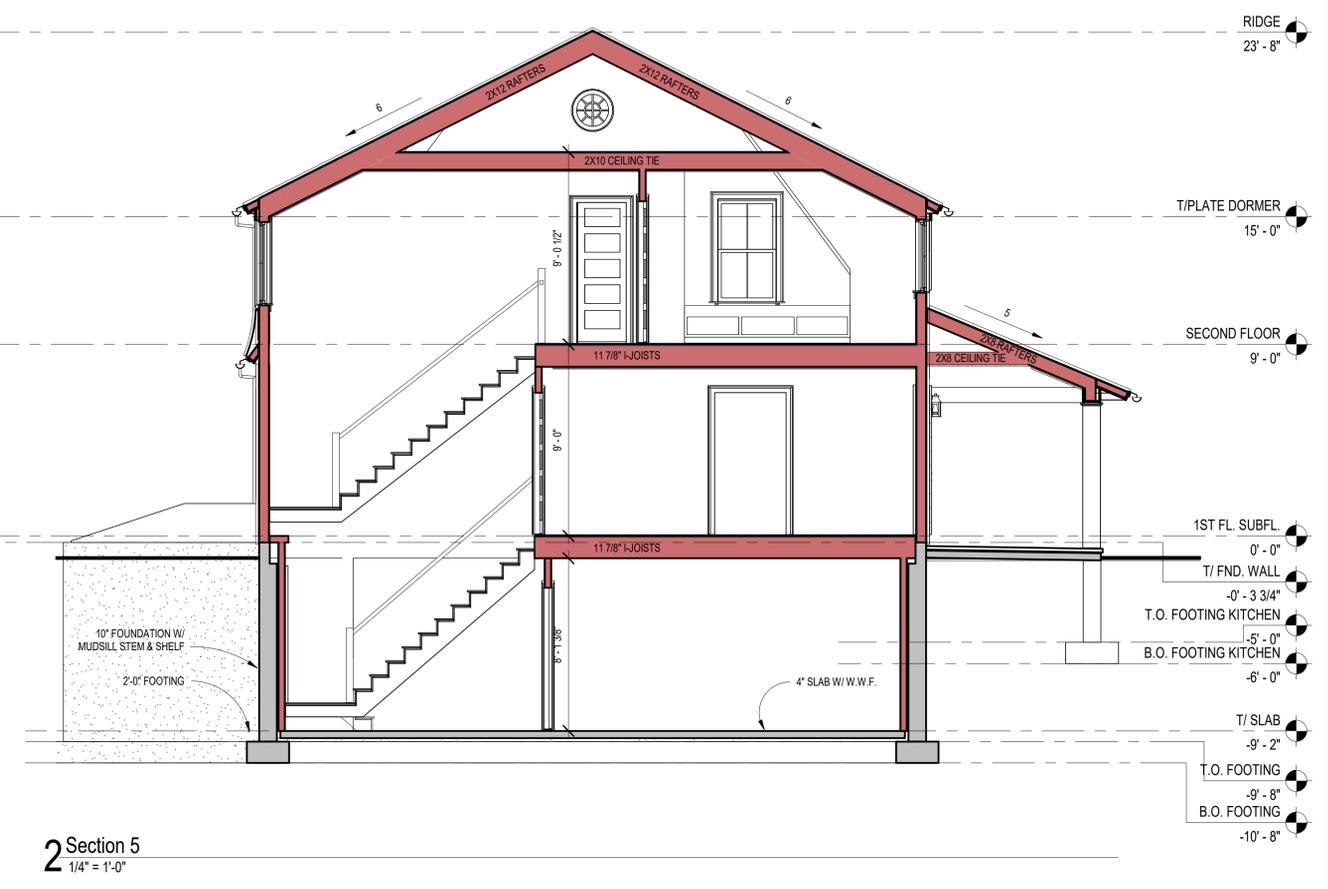
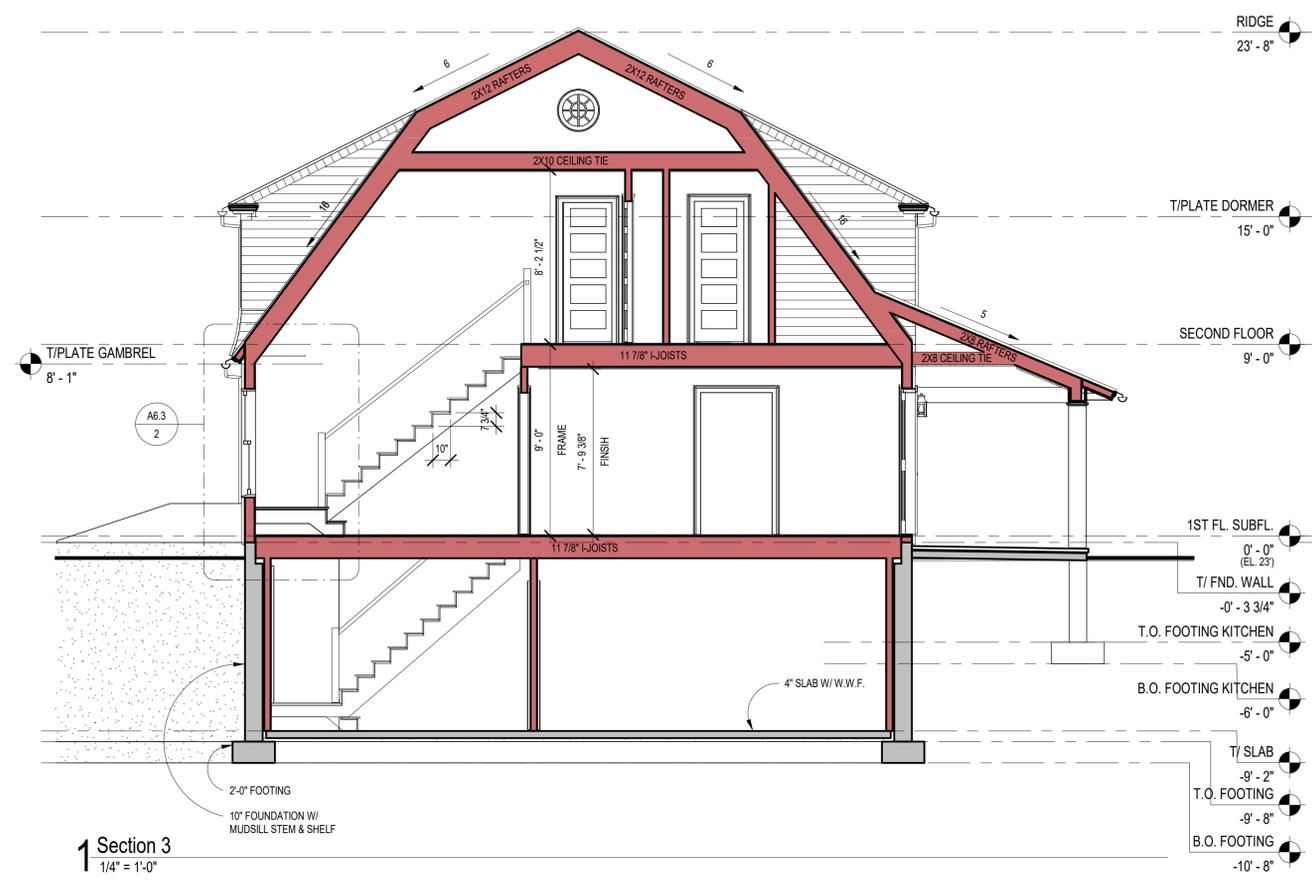


1 Section 1
1/4" = 1'-0"



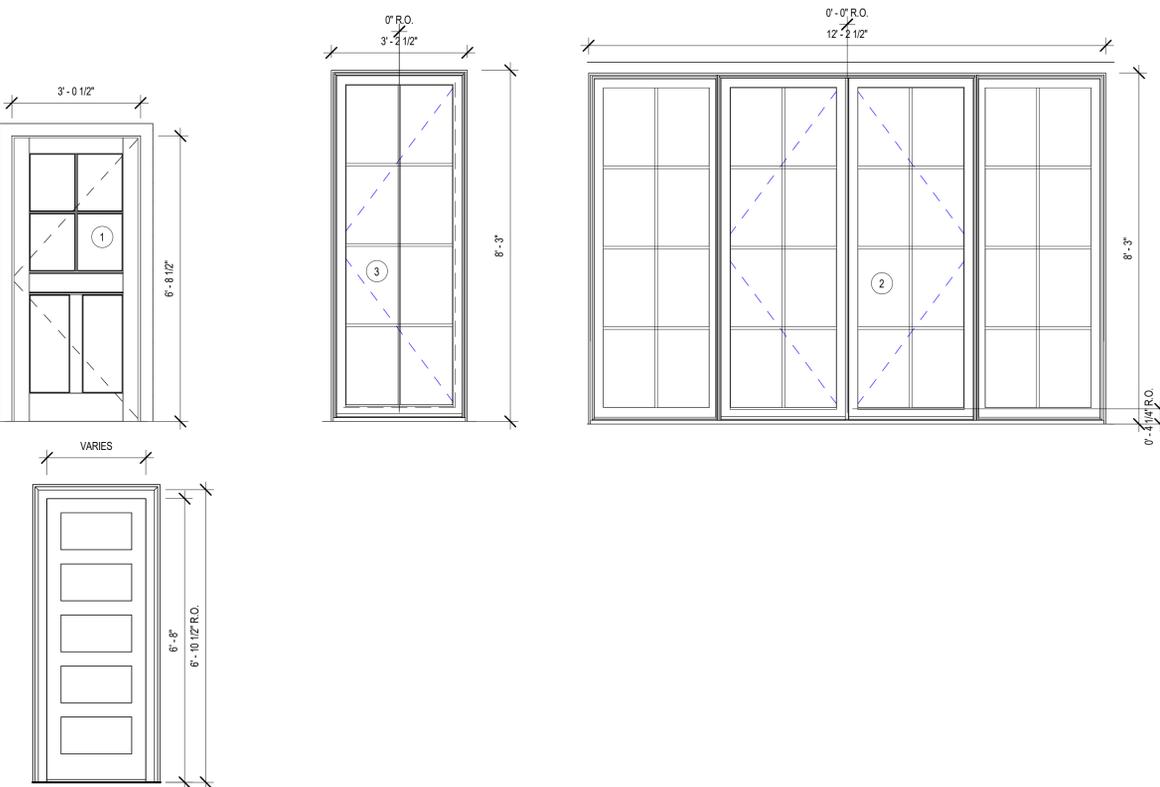
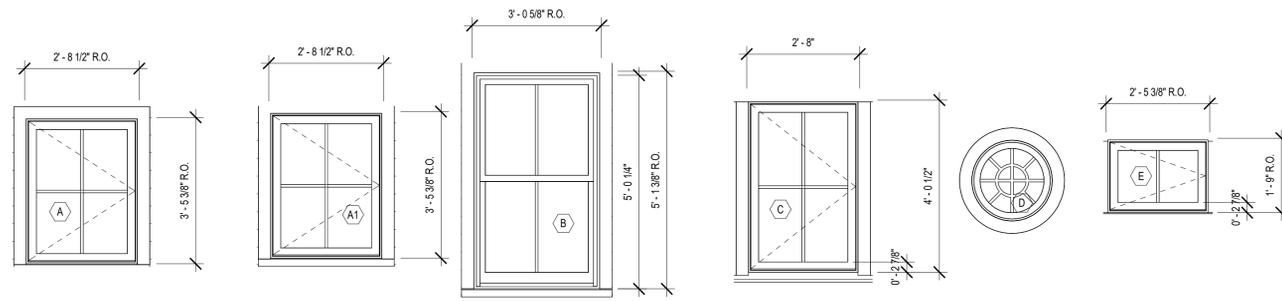
2 Section 2
1/4" = 1'-0"

TITLE	DATE	ISSUE	DATE	CHECKED	DATE
BUILDING SECTIONS	11/14/24	PRICING	FSC	DIA	
	3/1/25	PERMIT	FSC	DIA	
JOB NUMBER	2328	SCALE	1/4" = 1'-0"		



DATE	ISSUE	DRAWN	CHECKED	DIA	
				FSC	DIA
11/14/24	PRICING	FSC	FSC		
3/17/25	PERMIT	FSC	FSC		

TITLE	JOB NUMBER	SCALE
BUILDING SECTIONS	2328	1/4" = 1'-0"



WINDOW SCHEDULE

TYPE	MANUFACTURER	TYPE	WINDOW No.	ROUGH OPENING		FRAME SIZE		ADDITIONAL DETAILS		NOTES
				WIDTH	HEIGHT	WIDTH	HEIGHT	"U" VALUE	EGRESS	
A	ANDERSEN	CASEMENT	400 SERIES CX135	2'-8 1/2"	3'-5 3/8"	2'-7 1/2"	3'-4 7/8"	0.25		
A1	ANDERSEN	CASEMENT	400 SERIES CX135 STATIONARY	2'-8 1/2"	3'-5 3/8"	2'-7 1/2"	3'-4 7/8"	0.25		
B	ANDERSEN	DOUBLE HUNG	400 SERIES TW210410	3'-0 5/8"	5'-1 3/8"	2'-11 5/8"	5'-0 7/8"	0.25	YES	
C	ANDERSEN	CASEMENT	400 SERIES CX14	2'-8"	4'-0 1/2"	2'-7"	4'-0"	0.25		
D	ANDERSEN	CASEMENT PICTURE	400 SERIES CR20	2'-2 1/2"	2'-2 1/2"	2'-0"	2'-0"	0.25		CIRCULAR WINDOW
E	ANDERSEN	VENT	400 SERIES AX251	2'-5 3/8"	1'-9"	2'-4 3/8"	1'-8 1/2"	0.25		

- GENERAL WINDOW NOTES:**
- BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
 - PROVIDE SHOP DRAWINGS FOR REVIEW.
 - SEE WINDOW ELEVATIONS FOR MUNTIN PATTERN.
 - PROVIDE TEMPERED GLASS AS REQUIRED BY LOCAL BUILDING CODES.
- WINDOW OPTIONS:**
- SCREENS - HALF SCREENS FOR DOUBLE HUNG WINDOWS. COLOR TO MATCH WINDOW EXTERIOR
 - HARDWARE - OIL RUBBED BRONZE SASH LOCKS
 - MUNTINS - 7/8" SDL W/ BLACK ALUMINUM SPACER BAR
 - INTERIOR - PRIMED
 - GLASS: MANUFACTURER - MARVIN
GLAZING - DOUBLE PANE
TYPE - CLEAR LOW-E1, PASSIVE SUN
U-VALUE - 0.25
GAS - ARGON FILLED
 - EXTERIOR CLAD - TBD
 - EXTERIOR CASINGS & SUBSILLS - 2" AZEK SUBSILL, 5/4X4 ACRE CASINGS INSTALLED IN FIELD
 - JAMB EXTENSION - INSTALLED IN FIELD
 - PROVIDE HUBER STRETCH TAPE FLASHING AT ALL WINDOWS & ALUMINUM HEAD FLASHING @ WINDOW HEAD CASING
 - INTERIOR CASINGS, STOOLS & APRONS. SEE DETAIL DRAWINGS

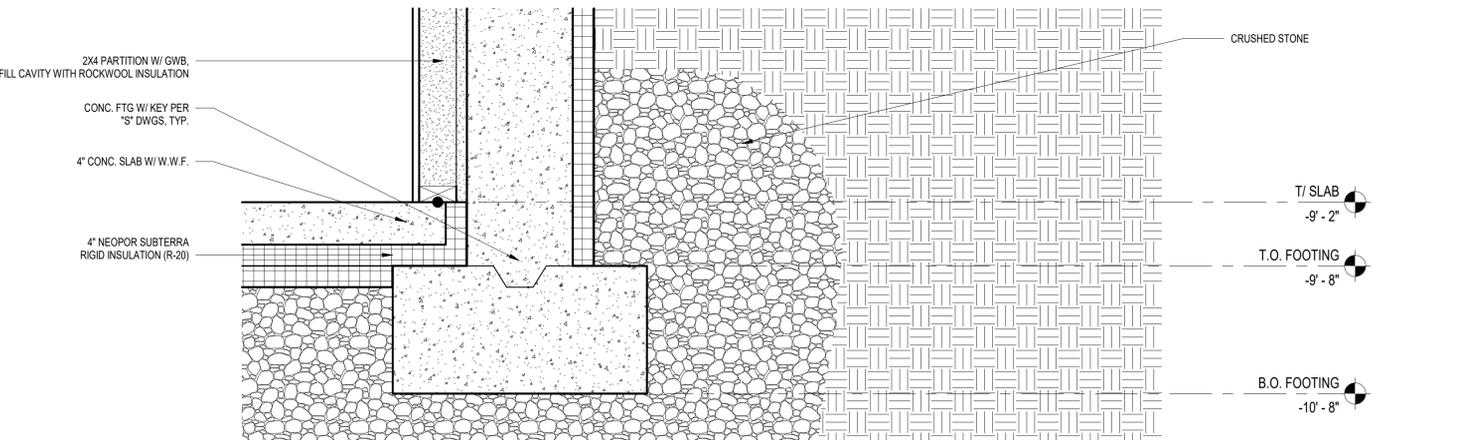
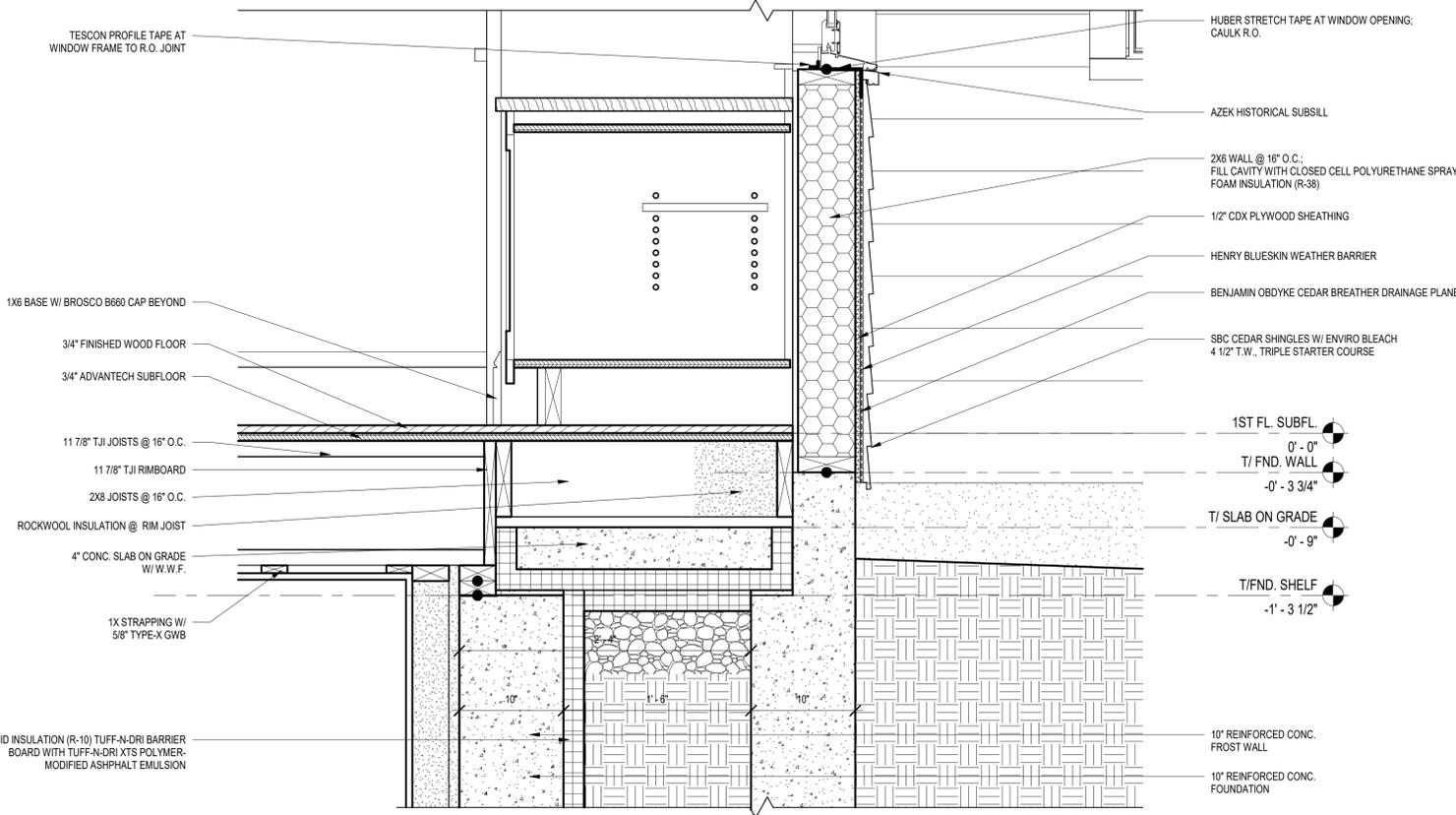
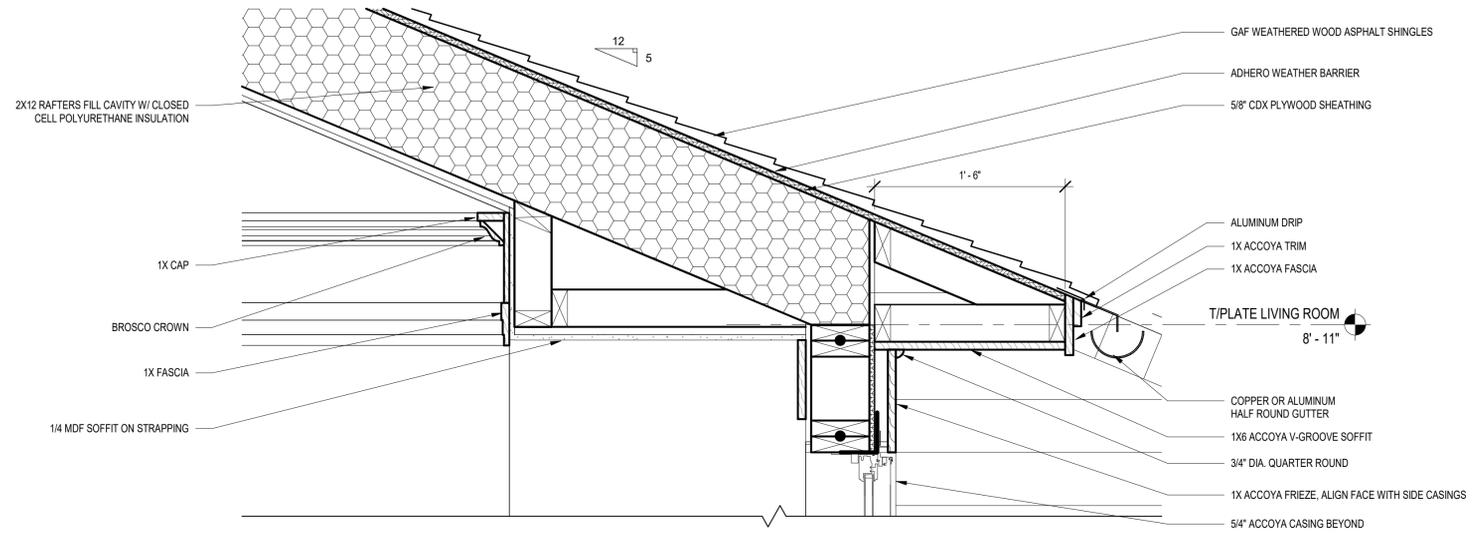
DOOR SCHEDULE

No.	MANUFACTURER	MODEL No.	STYLE	MATERIAL	ROUGH OPENING		DOOR SIZE		THICKNESS	ADDITIONAL DETAILS		NOTES
					WIDTH	HEIGHT	WIDTH	HEIGHT		JAMB THICKNESS	HARDWARE SET	
1	SIMPSON	NANTUCKET			3'-4 1/2"	6'-10 1/2"	3'-0 1/2"	6'-8 1/2"	2 1/4"	2X6		PAINt GRADE
2	ANDERSEN	E-SERIES AFD03083	3 11/16" STILE		12'-3 1/2"	8'-3 1/2"	12'-2 1/2"	8'-3"	2 1/4"	2X6		
3	ANDERSEN	E-SERIES AFD03083	3 11/16" STILE		3'-3 1/2"	8'-3 1/2"	3'-2 1/2"	8'-3"	2 1/4"			
4			CASED OPENING		10'-2 1/2"	6'-10 1/2"	10'-0"	6'-8"		2X4		
5			CASED OPENING		10'-2 1/2"	6'-10 1/2"	10'-0"	6'-8"		2X4		
6			CASED OPENING		10'-1 3/4"	6'-10 1/2"	9'-11 1/4"	6'-8"		2X4		
7			CASED OPENING		3'-7"	6'-10 1/2"	3'-4 1/2"	6'-8"		2X4		
8	SIMPSON		5-PANEL		2'-6 1/2"	6'-10 1/2"	2'-4"	6'-8"	1 3/4"	2X4		
9	SIMPSON		5-PANEL		2'-6 1/2"	6'-10 1/2"	2'-4"	6'-8"	1 3/4"	2X4		
10	SIMPSON		5-PANEL		2'-6 1/2"	6'-10 1/2"	2'-4"	6'-8"	1 3/4"	2X4		
11			CASED OPENING		2'-0 1/2"	6'-10 1/2"	1'-10"	6'-8"		2X4		
12	SIMPSON		5-PANEL		2'-6 1/2"	6'-10 1/2"	2'-4"	6'-8"	1 3/4"	2X4		
13					0'-0"	0'-0"	2'-6"	6'-8"	1 1/2"	2X4		
14			CASED OPENING		2'-8 1/2"	6'-10 1/2"	2'-6"	6'-8"				
15	SIMPSON		5-PANEL		2'-2 1/2"	6'-10 1/2"	2'-0"	6'-8"	1 3/4"	2X4		
16			CASED OPENING		2'-6 1/2"	6'-10 1/2"	2'-4"	6'-8"		2X4		
17	SIMPSON		5-PANEL		2'-6 1/2"	6'-10 1/2"	2'-4"	6'-8"	1 3/4"	2X4		
18	SIMPSON		5-PANEL		2'-6 1/2"	6'-10 1/2"	2'-4"	6'-8"	1 3/4"	2X6		
19	SIMPSON		5-PANEL		2'-6 1/2"	6'-10 1/2"	2'-4"	6'-8"	1 3/4"	2X4		
20	SIMPSON		5-PANEL		2'-6 1/2"	6'-10 1/2"	2'-4"	6'-8"	1 3/4"	2X4		
21	SIMPSON		5-PANEL		2'-2 1/2"	6'-10 1/2"	2'-0"	6'-8"	1 3/4"	2X4		
B01					3'-2 1/2"	6'-10 1/2"	3'-0"	6'-8"	1 3/4"	2X4		
B02					3'-2 1/2"	6'-10 1/2"	3'-0"	6'-8"	1 3/4"	2X4		

- GENERAL DOOR NOTES:**
- BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
 - SEE PLANS FOR HANDING.
 - PROVIDE ARCHITECT SHOP DRAWINGS FOR REVIEW
 - DUMMY KNOBS ON CLOSET DOORS
 - SIMPSON F55. DOORS TO BE MADE OF SOLID WOOD STILE & RAILS MDF. PANELS W/ OGEE STICKING.
 - ALL INTERIOR DOORS TO BE SHOP PRIMED
 - ALL EXTERIOR DOORS TO HAVE WEATHERSTRIPPING

DATE	ISSUE	DRAWN	CHECKED
11/14/24	PRICING	FSC	DJA
3/17/25	PERMIT	FSC	DJA

TITLE	WINDOW AND DOOR SCHEDULE
JOB NUMBER	2328
SCALE	1/2" = 1'-0"



NOBLE & MONTGOMERY
HOUSE
DENNIS, MA

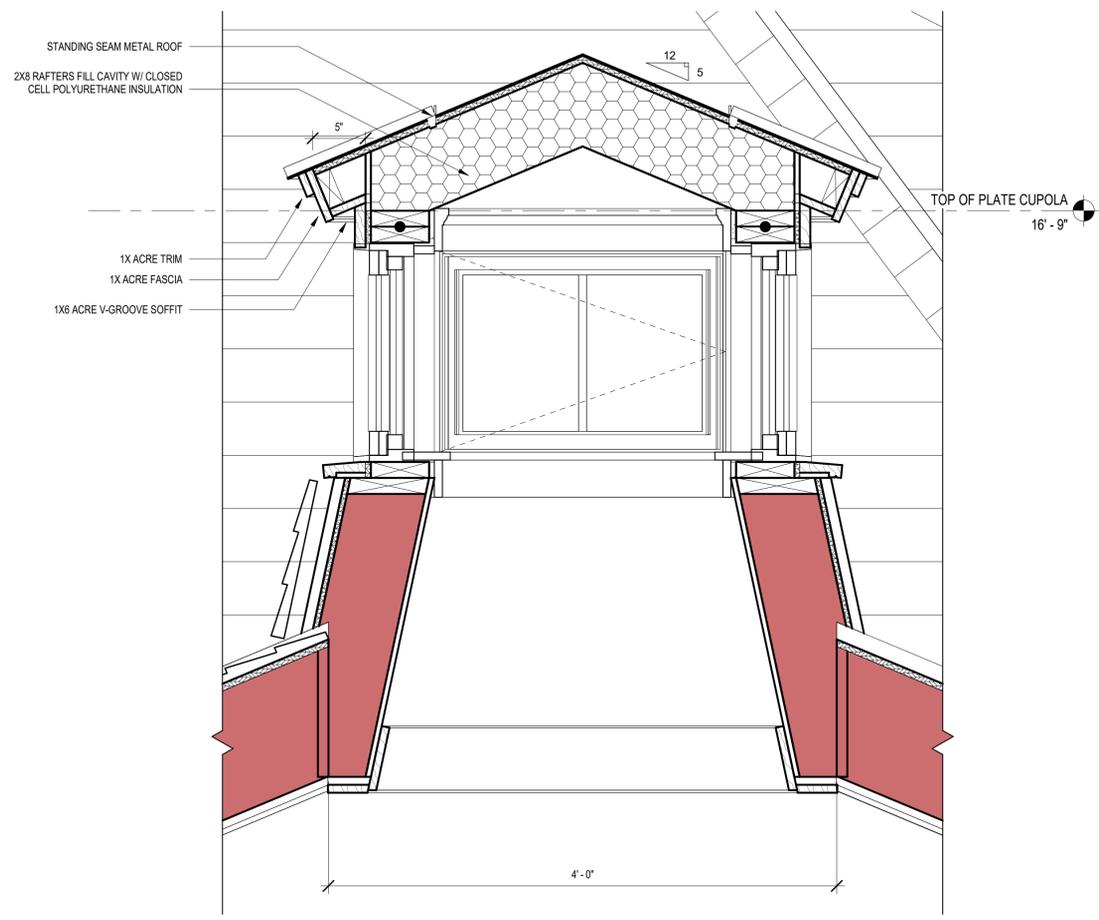
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11/14/24	PRG				
3/1/25	PERMIT				

TITLE	SCALE
WALL SECTION DETAILS	1 1/2" = 1'-0"
JOB NUMBER	2328

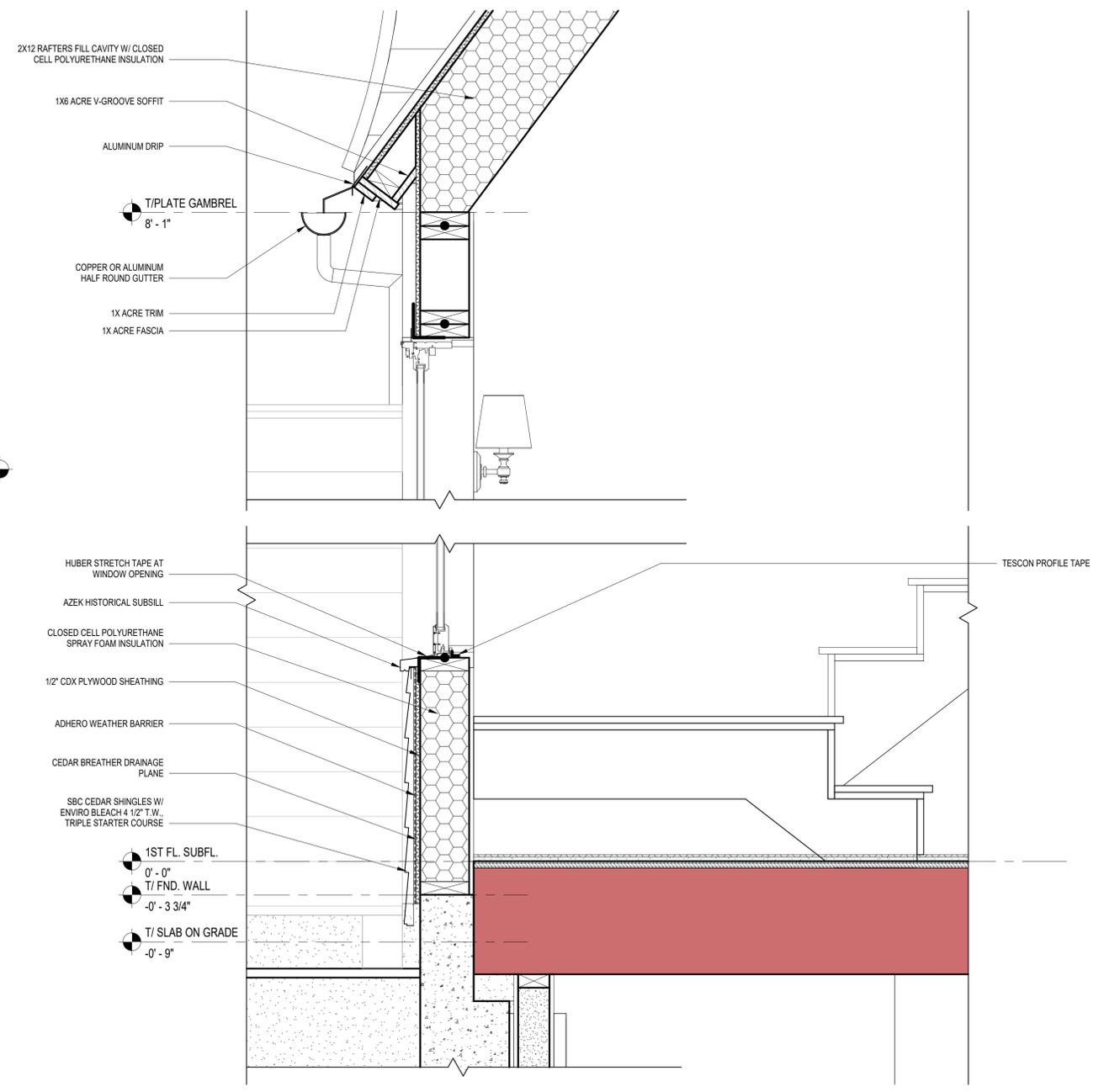
**NOBLE & MONTGOMERY
HOUSE**
DENNIS, MA

DATE	ISSUE	DRAWN	CHECKED
11/14/24	PRICING	ESC	DJA

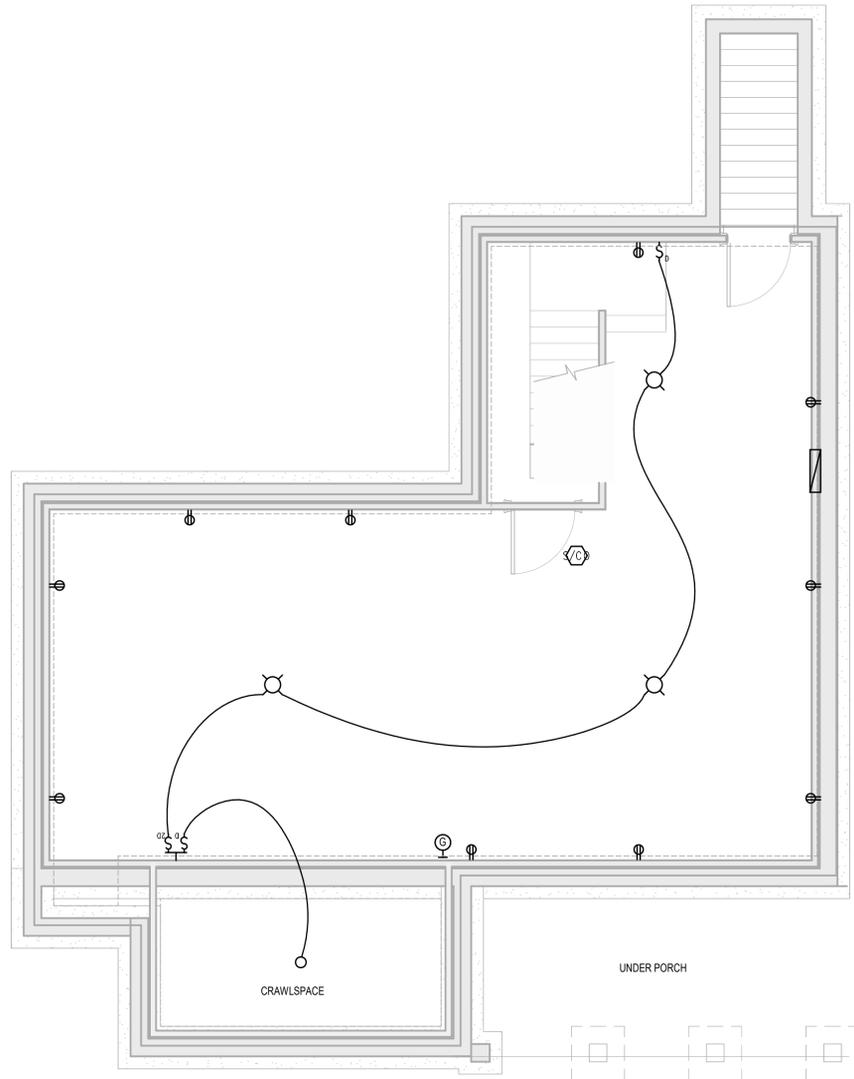
TITLE	WALL SECTION DETAILS
JOB NUMBER	2328
SCALE	1 1/2" = 1'-0"



1 DETAIL @ CUPOLA
1 1/2" = 1'-0"



2 DETAIL @ GAMBREL
1 1/2" = 1'-0"

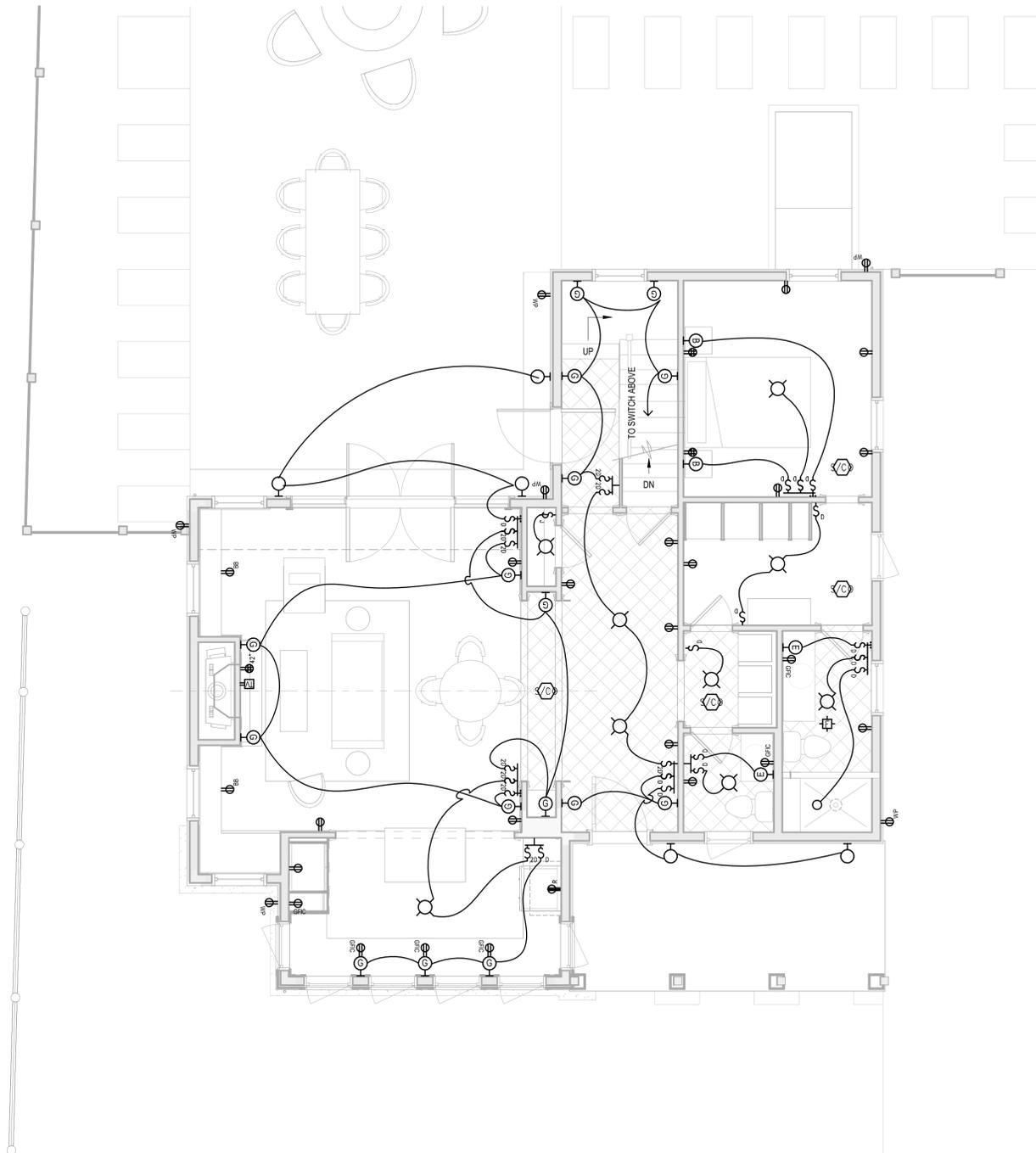


ELECTRICAL SYMBOL KEY

SYMBOL	SWITCHES	SYMBOL	OUTLETS	SYMBOL	LIGHT FIXTURES
⊘	SWITCH	⊘	DUPLEX RECEPTACLE OUTLET	⊘	CEILING FIXTURE (SURFACE)
⊘ ₃	THREE WAY SWITCH	⊘ _{WP}	DUPLEX RECEPTACLE OUTLET WATERPROOF	⊘	CEILING FIXTURE (RECESSED)
⊘ ₄	FOUR WAY SWITCH	⊘ _{DFC}	DUPLEX RECEPTACLE OUTLET W/GROUND FAULT INTERCEPT CIRCUIT	⊘	CEILING FIXTURE (RECESSED WALL WASHER)
⊘ _D	SWITCH W/DIMMER	⊘ _{BB}	HORIZONTALLY MOUNTED OUTLET IN BASEBOARD	⊘	WALL SCONCE
⊘ _{WP}	WATERPROOF SWITCH	⊘	QUADRUPLEX RECEPTACLE OUTLET	---	UNDERCABINET LIGHTING
⊘ _J	JAMB ACTIVATED SWITCH	⊘	DUPLEX RECEPTACLE OUTLET FULL SWITCHED	F#	FLUORESCENT FIXTURE (NUMBER REFERS TO LENGTH)
⊘ _L	LIGHTED SWITCH	⊘	DUPLEX RECEPTACLE OUTLET HALF SWITCHED	⊘	CEILING MOUNTED TRACK LIGHT
		⊘	DUPLEX SPECIAL PURPOSE RECEPTACLE OUTLET	⊘	EXTERIOR SPOTLIGHT (EAVE MOUNTED)
		⊘	RECESSED PICTURE LIGHT OUTLET	⊘	CEILING MOUNTED EXHAUST FAN
▭	ELECTRICAL PANEL	⊘	DUPLEX FLOOR OUTLET	⊘	CEILING PADDLE FAN
▭	ELECTRICAL SUB PANEL	⊘	QUADRUPLEX FLOOR OUTLET	⊘	FLOOR SUPPLY/RETURNS
▭	TELEPHONE PANEL	⊘	TELEPHONE OUTLET, CAT-5 WIRE W/RJ11 PORT	⊘	CEILINGS SUPPLY/RETURNS
▭	DATA PANEL	⊘	DATA OUTLET, CAT-5 WIRE W/RJ45 PORT	AIR	AIR / ERV SUPPLY
▭	CABLE MODEM	⊘	COMBO PHONE & DATA OUTLETS, CAT-5 WIRE W/RJ11 PORT & CAT-5 WIRE W/RJ45 PORT	⊘	DETECTORS/ALARMS/CONTROLS
▭	4-PORT NETWORK ROUTER	⊘	COMBO PHONE & DATA OUTLET	S	SMOKE DETECTOR
⊘	WIRELESS NETWORK ROUTER	⊘	COAXIAL CABLE JACK FOR TELEVISION OR COMPUTER	CO	CARBON MONOXIDE DETECTOR (WALL MOUNTED)
		⊘	COAXIAL CABLE JACK FOR BOTH TELEVISION & COMPUTER	H	HEAT DETECTOR
				LT	LOW TEMP DETECTOR
FX	FIRE EXTINGUISHER		AUDIO SYSTEMS	⊘	THERMOSTAT
⊘	SPRINKLER	⊘	CEILING SPEAKERS (RECESSED)	⊘	HUMIDISTAT
⊘	FIRE ALARM HORN/STROBE	⊘	SPEAKER JACK (WALL MOUNTED)	HRV	HEAT RECOVERY VENTILATION CONTROLS
⊘	FIRE PULL STATION	⊘	SPEAKER JACK (SURFACE MOUNTED)	AK	ALARM KEYPAD
⊘	EXIT SIGN	⊘	AUDIO VOLUME CONTROL	AM	ALARM MOTION DETECTOR
⊘	EMERGENCY LIGHTING	⊘	DOOR BELL	AD	ALARM DOOR CONTACT

- NOTES:
 1. PROVIDE HOMERUNS TO ALL PHONE/DATA/TV CABLES
 2. REVIEW ELECTRICAL DEVICE TYPE AND COLOR WITH ARCHITECTS BEFORE INSTALLATION OF FINISHED ELECTRICAL WORK
 3. REVIEW LIGHTING FIXTURE SPECIFICATIONS FOR BOX TYPE & LOCATION
 4. REVIEW INTERIOR ELEVATIONS FOR LOCATIONS OF ALL EXPOSED ELECTRICAL WORK
 5. PROVIDE CUTSHEETS OF SPECIAL ELECTRICAL EQUIP.: T-STATS, HRV CONTROLS, OUTLETS, DETECTORS, & CONTRACTOR SUPPLIED LIGHTING
 6. REVIEW TRANSFORMER LOCATIONS FOR LOW VOLTAGE AND LED LIGHTING

TITLE	DATE	ISSUE	DRAWN	CHECKED
BASEMENT ELECTRICAL PLAN	11/14/24	PRICING	FSC	DJA
	3/17/25	PERMIT	FSC	DJA
JOB NUMBER	2328	SCALE	1/4" = 1'-0"	



ELECTRICAL SYMBOL KEY

SYMBOL	SWITCHES	SYMBOL	OUTLETS	SYMBOL	LIGHT FIXTURES
⊘	SWITCH	⊘	DUPLEX RECEPTACLE OUTLET	⊙	CEILING FIXTURE (SURFACE)
⊘ ₃	THREE WAY SWITCH	⊘ _{WP}	DUPLEX RECEPTACLE OUTLET WATERPROOF	○	CEILING FIXTURE (RECESSED)
⊘ ₄	FOUR WAY SWITCH	⊘ _{DFC}	DUPLEX RECEPTACLE OUTLET W/GROUND FAULT INTERCEPT CIRCUIT	⊙	CEILING FIXTURE (RECESSED WALL WASHER)
⊘ _D	SWITCH W/DIMMER	⊘ _{BB}	HORIZONTALLY MOUNTED OUTLET IN BASEBOARD	⊙	WALL SCONCE
⊘ _{WP}	WATERPROOF SWITCH	⊘	QUADRUPLX RECEPTACLE OUTLET	---	UNDERCABINET LIGHTING
⊘ _J	JAMB ACTIVATED SWITCH	⊘	DUPLEX RECEPTACLE OUTLET FULL SWITCHED	F#	FLUORESCENT FIXTURE (NUMBER REFERS TO LENGTH)
⊘ _L	LIGHTED SWITCH	⊘	DUPLEX RECEPTACLE OUTLET HALF SWITCHED	⊙	CEILING MOUNTED TRACK LIGHT
		⊘	DUPLEX SPECIAL PURPOSE RECEPTACLE OUTLET	⊙	EXTERIOR SPOTLIGHT (EAVE MOUNTED)
		⊘	RECESSED PICTURE LIGHT OUTLET	⊙	CEILING MOUNTED EXHAUST FAN
▭	ELECTRICAL PANEL	⊘	DUPLEX FLOOR OUTLET	⊙	CEILING PADDLE FAN
▭	ELECTRICAL SUB PANEL	⊘	QUADRUPLX FLOOR OUTLET	⊙	FLOOR SUPPLY/RETURNS
▭	TELEPHONE PANEL	⊘	TELEPHONE OUTLET, CAT-5 WIRE W/RJ11 PORT	⊙	CEILINGS SUPPLY/RETURNS
▭	DATA PANEL	⊘	DATA OUTLET, CAT-5 WIRE W/RJ45 PORT	AIR	AIR / ERV SUPPLY
▭	CABLE MODEM	⊘	COMBO PHONE & DATA OUTLETS, CAT-5 WIRE W/RJ11 PORT & CAT-5 WIRE W/RJ45 PORT	⊙	DETECTORS/ALARMS/CONTROLS
▭	4-PORT NETWORK ROUTER	⊘	COMBO PHONE & DATA OUTLET	S	SMOKE DETECTOR
⊘	WIRELESS NETWORK ROUTER	⊘	COAXIAL CABLE JACK FOR TELEVISION OR COMPUTER	CO	CARBON MONOXIDE DETECTOR (WALL MOUNTED)
		⊘	COAXIAL CABLE JACK FOR BOTH TELEVISION & COMPUTER	H	HEAT DETECTOR
				LT	LOW TEMP DETECTOR
FX	FIRE EXTINGUISHER			T	THERMOSTAT
⊘	SPRINKLER			H	HUMIDISTAT
⊘	FIRE ALARM HORN/STROBE	⊘	CEILING SPEAKERS (RECESSED)	HRV	HEAT RECOVERY VENTILATION CONTROLS
⊘	FIRE PULL STATION	⊘	SPEAKER JACK (WALL MOUNTED)	AK	ALARM KEYPAD
⊘	EXIT SIGN	⊘	SPEAKER JACK (SURFACE MOUNTED)	AM	ALARM MOTION DETECTOR
EM	EMERGENCY LIGHTING	⊘	AUDIO VOLUME CONTROL	AD	ALARM DOOR CONTACT
		⊘	DOOR BELL		

- NOTES:
 1. PROVIDE HOMERUNS TO ALL PHONE/DATA/TV CABLES
 2. REVIEW ELECTRICAL DEVICE TYPE AND COLOR WITH ARCHITECTS BEFORE INSTALLATION OF FINISHED ELECTRICAL WORK
 3. REVIEW LIGHTING FIXTURE SPECIFICATIONS FOR BOX TYPE & LOCATION
 4. REVIEW INTERIOR ELEVATIONS FOR LOCATIONS OF ALL EXPOSED ELECTRICAL WORK
 5. PROVIDE CUTSHEETS OF SPECIAL ELECTRICAL EQUIP.: T-STATS, HRV CONTROLS, OUTLETS, DETECTORS, & CONTRACTOR SUPPLIED LIGHTING
 6. REVIEW TRANSFORMER LOCATIONS FOR LOW VOLTAGE AND LED LIGHTING

TITLE	DATE	ISSUE	DRAWN	CHECKED
FIRST FLOOR ELECTRICAL PLAN	11/14/24	PRICING	FSC	DJA
	3/17/25	PERMIT	FSC	DJA
JOB NUMBER	2328	SCALE	1/4" = 1'-0"	



DATE	03.21.25	ISSUE	PERMIT	DRAWN	CHECKED	DW	DW
TITLE	GENERAL NOTES						
JOB NUMBER	WSS # 24334						
SCALE	1/4" = 1'-0"						

GENERAL CONDITIONS

- GENERAL CONTRACTOR TO CONSTRUCT FRAMING AS REPRESENTED IN THE STRUCTURAL DRAWINGS, COORDINATE WITH ARCHITECTURAL PLANS, AND FOLLOW STANDARD BUILDING PRACTICE. GENERAL CONTRACTOR RESPONSIBLE FOR IDENTIFYING ANY CONFLICTS REPRESENTED IN THE FRAMING PLANS. 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 ARE 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 ARE SUITABLE TO SUPPORT PROPOSED RENOVATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT THE EXISTING FOUNDATION CONFORMS TO BUILDING CODE REQUIREMENTS AND REPORTING FOOTING CONDITIONS TO ENGINEER FOR VERIFICATION.
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL. 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 STRUCTURAL ENGINEER.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
- 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, NO BACKFILLING TO 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.

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.

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 8d NAILS @ 4" OC AROUND EDGES & 8" OC IN FIELDS.
- HOLDDOWNS TO BE HDUS BY SIMPSON AND SHALL BE ATTACHED TO A MIN OF 2-2x STUDS
- THREADED ROD TO BE 5/8" AND EPOXY SHALL BE SIMPSON SET-3G
- 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.

ROUGH CARPENTRY

- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS (MBC 1&2) AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC 1&2).
- REFER TO THE MBC 1&2 AND IRC 1&2 FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC 1&2 AND IRC 1&2 OR IN THESE DRAWINGS.
- REFER TO THE IRC 1&2 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 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 Fv = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3100 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
- LVL JOIST TO BE LAMINATED STRAND LUMBER BY TRUSJOIST OR EQUIVALENT. MINIMUM MATERIAL PROPERTIES TO BE Fb=2,300 PSI, Emin=1,550,000 PSI Fv=300 PSI.
- WOOD I-JOISTS 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 5/8" 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.

- HANGERS UNLESS NOTED OTHERWISE ARE AS FOLLOWS:
- LUSxx HLUJxx CONVENTIONAL 2x (KD) JOISTS
 - I-JOISTS IJUSxx LVL SINGLE PLY LVLs 2 PLY LVLs 3 PLY BEAMS TO COLUMNS (DIRECT CONTACT) 2LCS4
 - CONVENTIONAL MULTI 2x (KD) BEAMS MIJxx HJUSxx
- 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.
 - 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.
 - 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" BOLTS AT 16" ON CENTER OR 3-1/4" 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.

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	30 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 : 140 MPH, EXPOSURE B

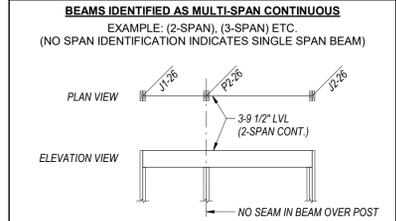
DEAD LOAD

WEIGHTS OF MATERIALS AND CONSTRUCTION PHOTOVOLTAIC PANEL SYSTEMS: 5 PSF

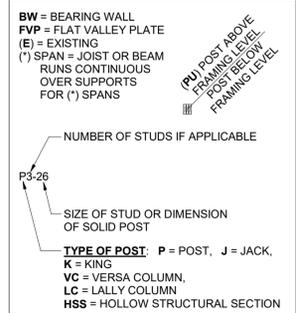
ABBREVIATIONS:

ADD'L - ADDITIONAL	JST - JOIST
BLK - BLOCKING	LVL - LAMINATED STRAND LUMBER
BM - BEAM	LVL - LAMINATED VENEER LUMBER
BTM - BOTTOM BRG - BEARING	LW - LONG WAY
MAX - MAXIMUM	MIN - MINIMUM
MFR - MANUFACTURER	NTS - NOT TO SCALE
OC - ON CENTER	PL - PLATE
CONC - CONCRETE	PT - PRESSURE TREATED
CONN - CONNECTION	REQ - REQUIRED
CONT - CONTINUOUS	SPEC - SPECIFICATION
DIAG - DIAGONAL	SW - SHEAR WALL
DN - DOWN	TFN - TOP FLANGE NAILER
EQSP - EQUAL SPACES	TOW - TOP OF WALL
EF - EACH FACE	TYP - TYPICAL
EW - EACH WAY	UON - UNLESS OTHERWISE NOTED
FDN - FOUNDATION	VERT - VERTICAL
FIN - FINISH	WI - WITH
FLG - FLANGE	WS - STRUCTURAL GRADE WOOD SCREW 3/8", UNLESS OTHERWISE NOTED.
FTG - FOOTING	SIMPSON SDS OR TIMBERLOK OR SIMILAR
HORIZ - HORIZONTAL	
HDR - HEADER	

MULTIPLE SPAN BEAM LEGEND



POST LEGEND



JOIST SERIES	DEPTH	FLANGE	ACCEPTABLE ALTERNATIVES			MIN. EI MOMENT AND SHEAR			
			TJI	LEI	GP	EI x 106 (lb-in ²)	Moment (ft-lbs)	Shear (lbs)	
AIS 140	9-1/2"	2-1/2" FIR	TJI 210	NORDIC NI-40x	LPI 20 PLUS	GP1 40 / W140	182	2450	1160
AIS 20	9-1/2"	2-1/2" FIR		NORDIC NI-60	LPI 32 PLUS		232	3395	1160
BCI 6500s-1.8	9-1/2"	2-9/16" LVL		NORDIC NI-60	LPI 32 PLUS		220	3505	1575
AIS 25	9-1/2"	3-1/2" FIR		NORDIC NI-80	LPI 42 PLUS		322	5370	1160
AIS 140	11-7/8"	2-1/2" FIR	TJI 210	NORDIC NI-40x	LPI 20 PLUS	GP1 40 / W140	310	3175	1490
AIS 20	11-7/8"	2-1/2" FIR	TJI 360	NORDIC NI-60	LPI 32 PLUS	WI 60	394	4400	1490
BCI 6500s-1.8	11-7/8"	2-5/16" LVL	TJI 360	NORDIC NI-60	LPI 32 PLUS	WI 60	365	4495	1675
BCI 60s-2.0	11-7/8"	2-5/16" LVL	TJI 360	NORDIC NI-80	LPI 42 PLUS	WI 80	450	6235	1675
AIS 25	11-7/8"	3-1/2" FIR	TJI 560	NORDIC NI-80	LPI 42 PLUS	WI 80	545	6960	1490
BCI 90s-2.0	11-7/8"	3-1/2" LVL			LPI 56		675	9550	2150
AIS 140	14"	2-1/2" FIR	TJI 210	NORDIC NI-40x	LPI 20 PLUS	GP1 40 / W140	457	3825	1790
AIS 20	14"	2-1/2" FIR	TJI 360	NORDIC NI-60	LPI 32 PLUS	WI 60	578	5295	1790
BCI 6500s-1.8	14"	2-9/16" LVL	TJI 360	NORDIC NI-60	LPI 32 PLUS	WI 60	365	4495	1675
BCI 60s-2.0	14"	2-5/16" LVL	TJI 360	NORDIC NI-80	LPI 36	WI 80	450	6235	1675
AIS 25	14"	3-1/2" FIR	TJI 560	NORDIC NI-80	LPI 42 PLUS	WI 80	798	8380	1790
BCI 90s-2.0	14"	3-1/2" LVL	TJI 560	NORDIC NI-80	LPI 42 PLUS	WI 80	675	9550	2150
AIS 140	16"	2-1/2" FIR	TJI 210	NORDIC NI-60	LPI 20 PLUS	WI 60	623	4435	2065
AIS 20	16"	2-1/2" FIR	TJI 360	NORDIC NI-60	LPI 32 PLUS	WI 60	786	6140	2065
BCI 6500s-1.8	16"	2-5/16" LVL	TJI 360	NORDIC NI-60	LPI 32 PLUS	WI 60	720	6085	2175
BCI 60s-2.0	16"	2-5/16" LVL	TJI 360	NORDIC NI-80	LPI 42 PLUS	WI 80	895	8520	2175
AIS 25	16"	3-1/2" FIR	TJI 560	NORDIC NI-80	LPI 42 PLUS	WI 80	1082	9720	2065
BCI 90s-2.0	16"	3-1/2" LVL	TJI 560	NORDIC NI-80	LPI 42 PLUS	WI 80	1330	13050	2550

NOTE: FOR ALTERNATIVE NOT SHOWN REFER TO MINIMUM DESIGN PROPERTIES

AJS® Joist Hole Location & Sizing

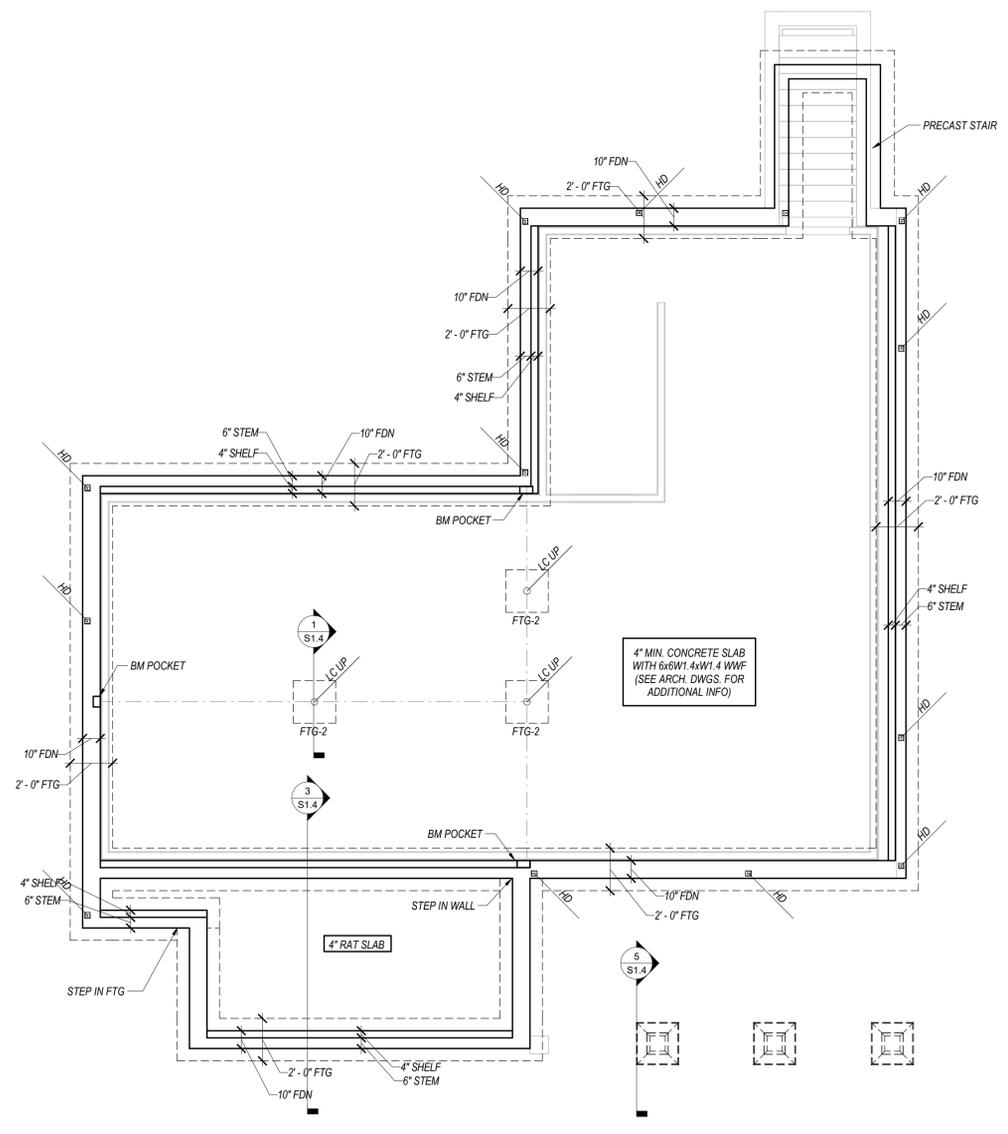
AJS® Joists are manufactured with 1/2" round perforated knockouts in the web at approximately 12" on center

Minimum distance from support, listed in table below, is required for all holes greater than 1 1/2"

		MINIMUM DISTANCE (D) FROM ANY SUPPORT TO THE CENTERLINE OF THE HOLE													
Round Hole Diameter (in)		2	3	4	5	6	6 1/2	7	8	8 1/2	9	10	11	12	13
Rectangular Hole Side (in)		-	-	2	4	6	6	-	-	-	-	-	-	-	-
Any Joist	Span (ft)	8	2'-0"	2'-5"	2'-11"	3'-5"	3'-10"	4'-0"							
	Span (in)	12	3'-0"	3'-8"	4'-5"	5'-1"	5'-10"	6'-0"							
Any 11 1/2" Joist	Span (ft)	16	4'-0"	4'-11"	5'-11"	6'-10"	7'-9"	8'-0"							
	Span (in)	12	1'-0"	1'-5"	1'-10"	2'-3"	2'-8"	2'-11"	3'-1"	3'-6"	3'-11"				
Any 14" Joist	Span (ft)	12	1'-5"	2'-1"	2'-9"	3'-5"	4'-0"	4'-4"	4'-8"	5'-4"	5'-11"				
	Span (in)	16	1'-11"	2'-10"	3'-8"	4'-6"	5'-5"	5'-10"	6'-3"	7'-1"	7'-10"				
Any 16" Joist	Span (ft)	20	2'-5"	3'-6"	4'-7"	5'-8"	6'-9"	7'-3"	7'-10"	8'-11"	9'-10"				
	Span (in)	8	1'-0"	1'-1"	1'-2"	1'-4"	1'-8"	1'-11"	2'-1"	2'-6"	2'-10"	2'-11"	3'-4"	3'-9"	
Any 18" Joist	Span (ft)	12	1'-0"	1'-1"	1'-4"	2'-0"	2'-7"	2'-11"	3'-2"	3'-10"	4'-4"	4'-5"	5'-0"	5'-7"	
	Span (in)	16	1'-0"	1'-1"	1'-10"	2'-8"	3'-5"	3'-10"	4'-3"	5'-1"	5'-9"	5'-11"	6'-8"	7'-6"	
Any 20" Joist	Span (ft)	20	1'-0"	1'-3"	2'-4"	3'-4"	4'-4"	4'-10"	5'-4"	6'-4"	7'-3"	7'-4"	8'-5"	9'-5"	
	Span (in)	24	1'-0"	1'-7"	2'-9"	4'-0"	5'-2"	5'-10"	6'-5"	7'-8"	8'-8"	8'-10"	10'-1"	11'-3"	
Rectangular Hole Side (in)		-	-	-	-	2	3	3	5	6	6	8	9	-	
Any 11 1/2" Joist	Span (ft)	8	1'-0"	1'-1"	1'-2"	1'-4"	1'-8"	1'-11"	2'-1"	2'-6"	2'-10"	2'-11"	3'-4"	3'-9"	
	Span (in)	12	1'-0"	1'-1"	1'-4"	2'-0"	2'-7"	2'-11"	3'-2"	3'-10"	4'-4"	4'-5"	5'-0"	5'-7"	
Any 14" Joist	Span (ft)	16	1'-0"	1'-1"	1'-10"	2'-8"	3'-5"	3'-10"	4'-3"	5'-1"	5'-9"	5'-11"	6'-8"	7'-6"	
	Span (in)	20	1'-0"	1'-3"	2'-4"	3'-4"	4'-4"	4'-10"	5'-4"	6'-4"	7'-3"	7'-4"	8'-5"	9'-5"	
Any 16" Joist	Span (ft)	24	1'-0"	1'-7"	2'-9"	4'-0"	5'-2"	5'-10"	6'-5"	7'-8"	8'-8"	8'-10"	10'-1"	11'-3"	
	Span (in)	8	1'-0"	1'-1"	1'-2"	1'-4"	1'-8"	1'-11"	2'-1"	2'-6"	2'-10"	2'-11"	3'-4"	3'-9"	
Any 18" Joist	Span (ft)	12	1'-0"	1'-1"	1'-2"	1'-2"	1'-4"	1'-8"	1'-11"	2'-6"	3'-0"	3'-1"	3'-8"	4'-3"	4'-10"
	Span (in)	16	1'-0"	1'-1"	1'-2"	1'-2"	1'-10"	2'-2"	2'-7"	3'-4"	4'-0"	4'-11"	5'-8"	6'-5"	7'-2"
Any 20" Joist	Span (ft)	20	1'-0"	1'-1"	1'-2"	1'-2"	1'-10"	2'-2"	2'-7"	3'-4"	4'-0"	4			



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

- FOUNDATION NOTES**
1. REFERENCE ARCHITECTURAL PLANS FOR FOUNDATION DIMENSIONS AND ELEVATIONS NOT SHOWN
 2. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY TOP OF WALL ELEVATION AND DIMENSION DEVIATIONS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS

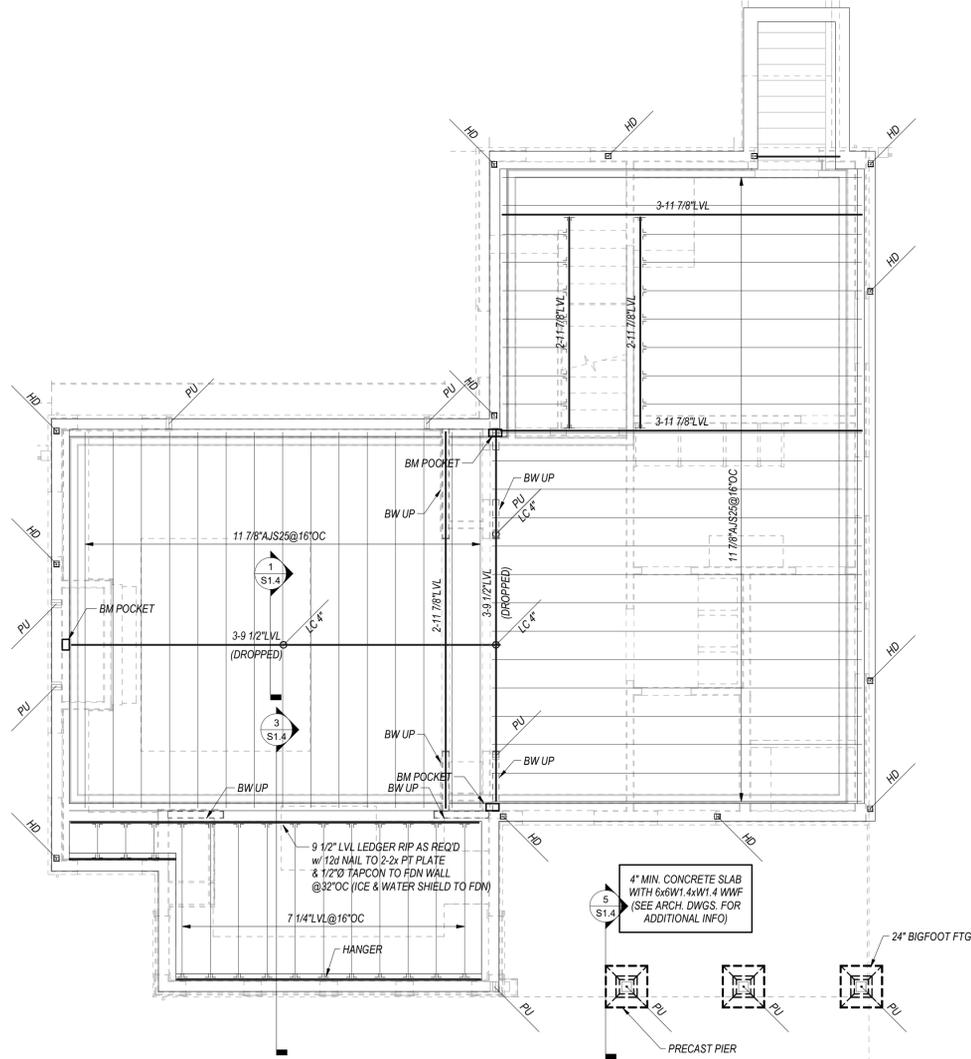
DATE	ISSUE	DRAWN	CHECKED
03.21.25	PERMIT	-	DWW

TITLE	FOUNDATION PLAN
JOB NUMBER	WSS # 24334
SCALE	1/4" = 1'-0"

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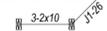


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FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

- FLOOR FRAMING NOTES:**
- ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2) 1/2" Ø BOLTS AT 16" OC OR (3) 3/8" Ø WOOD SCREW @ 16" OC, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN.
 - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:



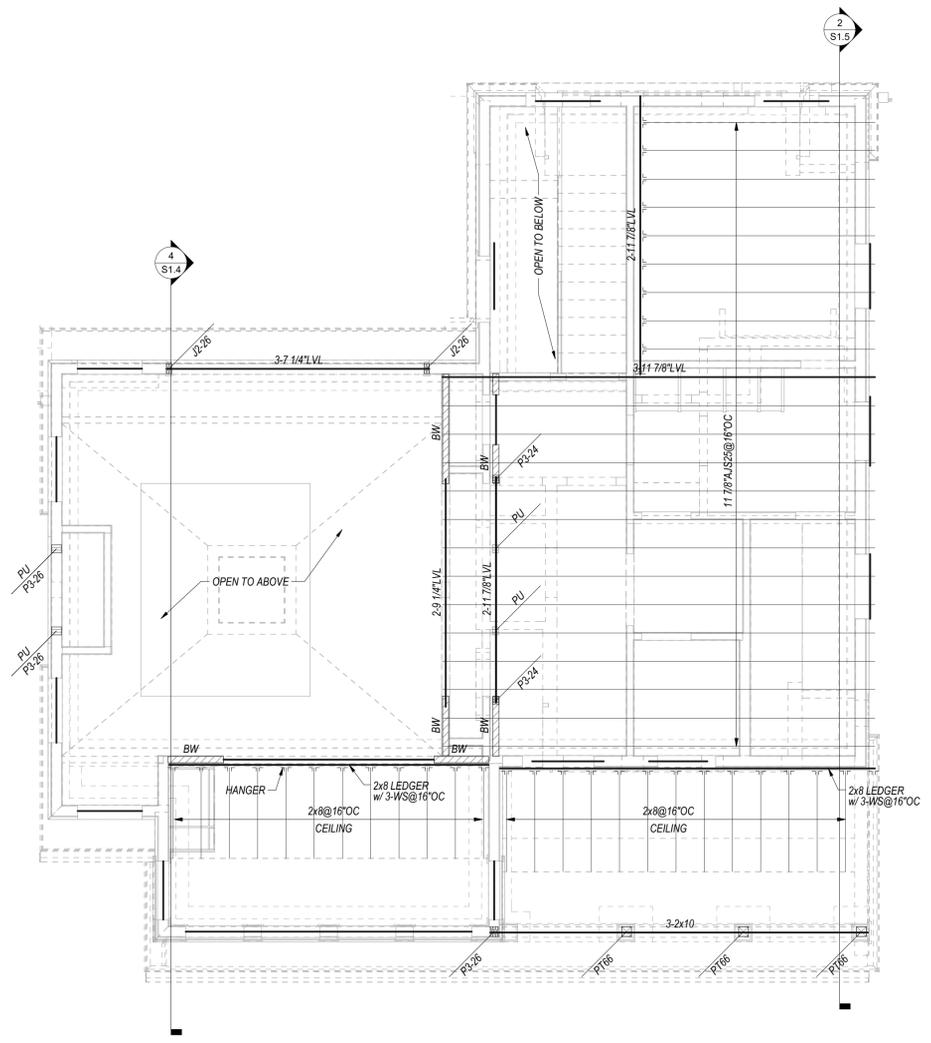
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03.21.25	PERMIT	-	DWW

TITLE	FIRST FLOOR FRAMING PLAN
JOB NUMBER	WSS # 24334
SCALE	1/4" = 1'-0"

S1.1

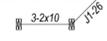


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SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

- FLOOR FRAMING NOTES:**
- ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2) - 1/2" Ø BOLTS AT 16" OC OR (3) - 3/8" Ø WOOD SCREW @ 16" OC, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN.
 - HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:



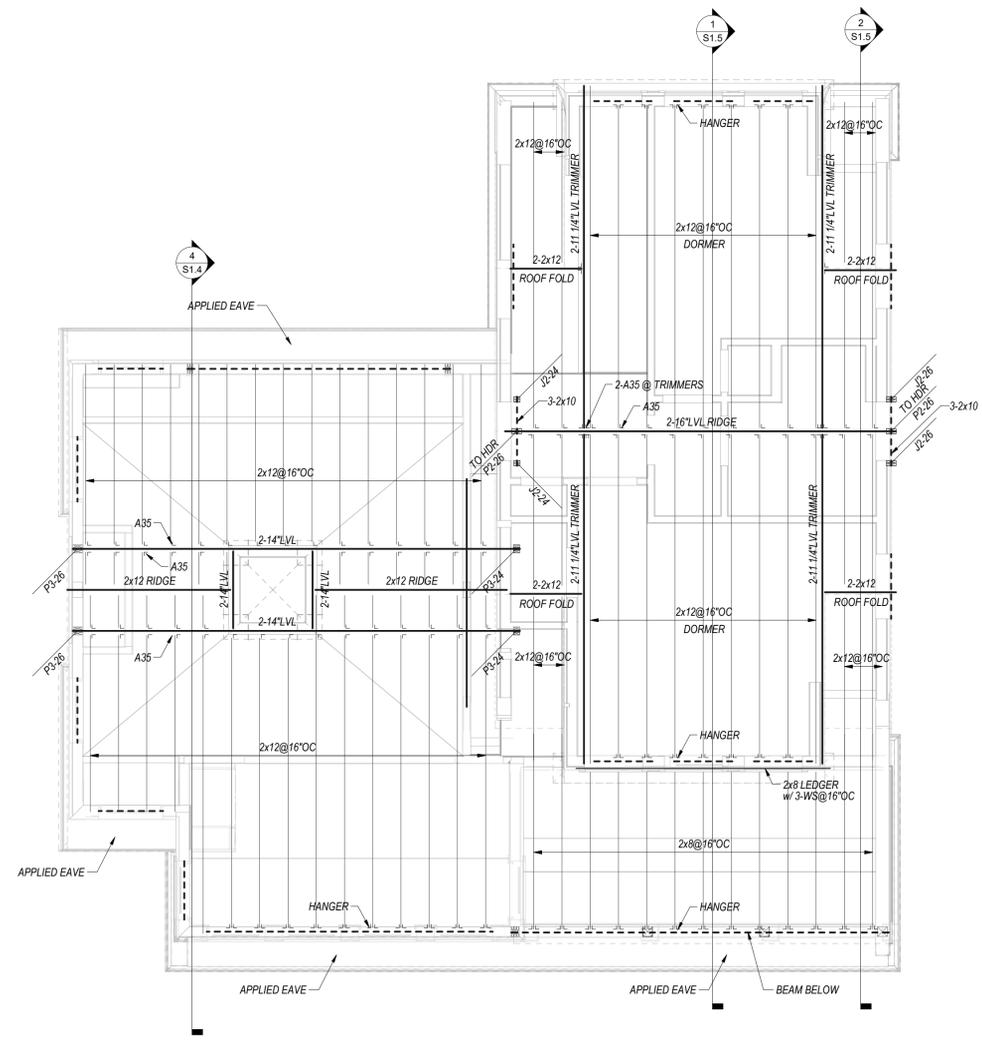
DATE	ISSUE	DRAWN	CHECKED
03.21.25	PERMIT	-	DWW

TITLE	SECOND FLOOR FRAMING PLAN
JOB NUMBER	WSS # 24334
SCALE	1/4" = 1'-0"

S1.2

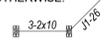


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 DENNIS MA



ROOF FRAMING PLAN
 1/4" = 1'-0"

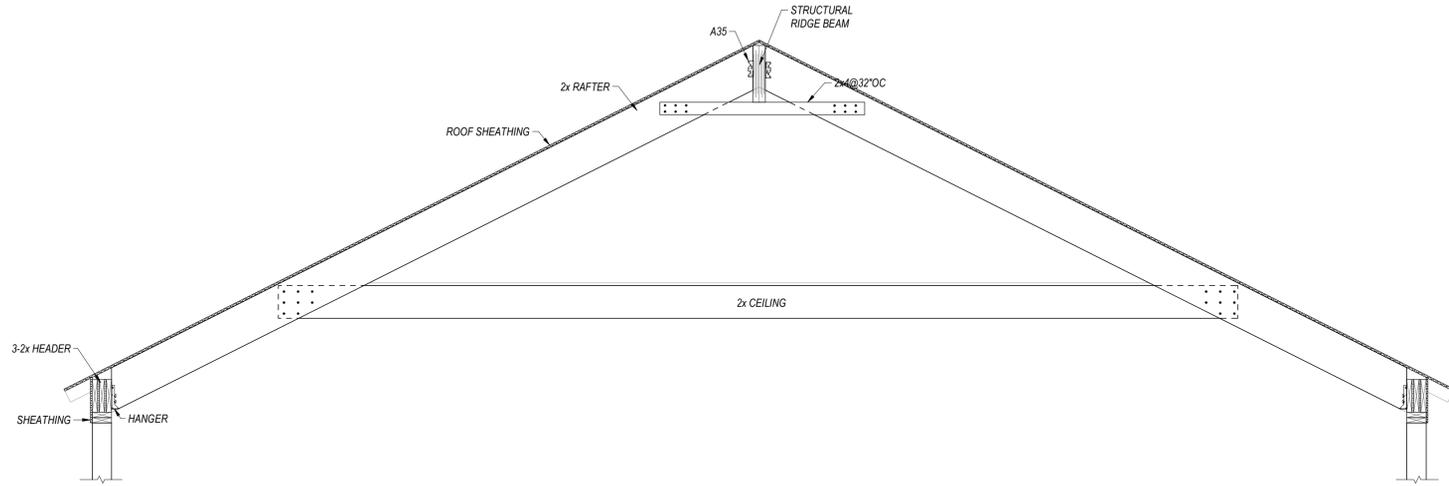
- FLOOR & ROOF FRAMING NOTES:**
1. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
 2. ALL CEILING TO RAFTER CONNECTIONS TO BE MADE W/ A MINIMUM OF 8-12d NAILS UNLESS NOTED OTHERWISE
 3. ALL RAFTER TO LVL RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-12d NAILS EQSP AND A SINGLE SIMPSON A35 FRAMING ANGLE UNLESS DETAILED OTHERWISE.
 4. PROVIDE SIMPSON H2.5 HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW. TIE TO BE PLACED OVER THE OUTSIDE WALL SHEATHING.
 5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF (2)- 1/2" DIA BOLTS AT 16"OC OR (3)-1/4" SELF TAPPING LAG SCREWS @16"OC, ALTERNATING INSERTION SIDES. FOLLOW MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON PLAN
 6. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:



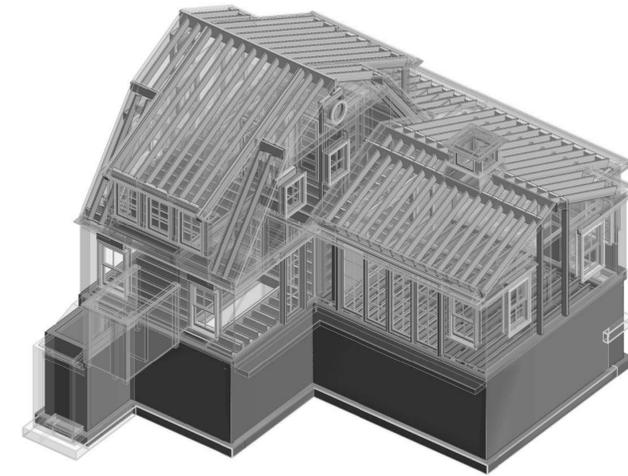
DATE	ISSUE	DRAWN	CHECKED
03.21.25	PERMIT	-	DWW

TITLE	ROOF FRAMING PLAN
JOB NUMBER	WSS # 24334
SCALE	1/4" = 1'-0"

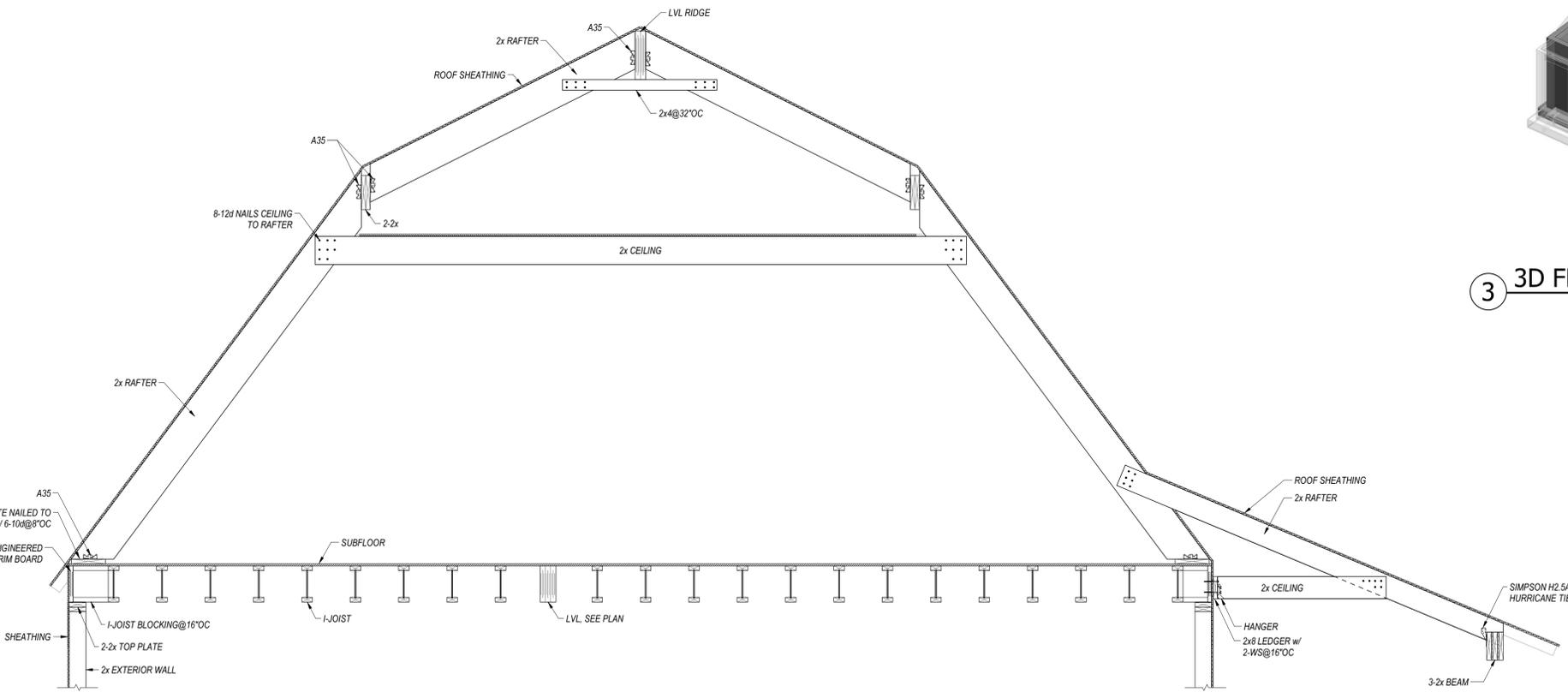
S1.3



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



3 3D FRAME



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

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DATE	ISSUE	DRAWN	CHECKED
03.21.25	PERMIT	-	DWW

TITLE	DETAILS
JOB NUMBER	WSS # 24334
SCALE	1/2" = 1'-0"

S1.5