SEE SHEET A1 FOR DRAWING INDEX

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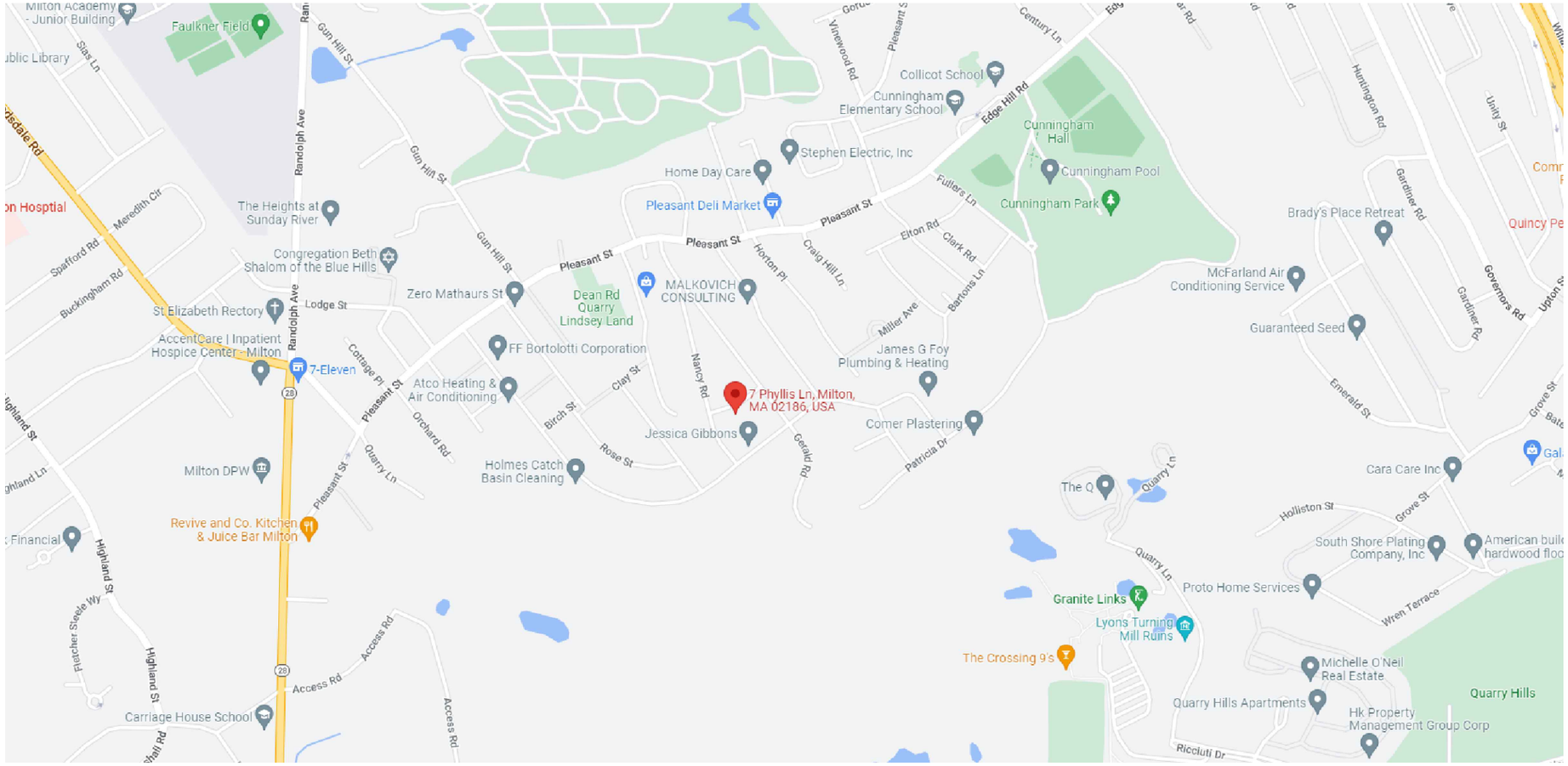
CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

NGUYEN RESIDENCE

7 PHYLLIS LANE,
MILTON, MA 02186



LOCUS MAP

OWNER:

THUY NGUYEN
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CELL:
EMAIL:

DESIGNER:

ROCKWOOD DESIGN, INC.
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STRUCTURAL ENGINEER:

REVISED PERMIT SET - 6/9/2022

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ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

SEE SHEET A1 FOR DRAWING INDEX

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PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

GENERAL NOTES:

1. GENERAL CONTRACTOR TO CONFORM TO ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. THE ENGINEER IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON THE CERTIFIED ENGINEER'S DRAWINGS. THE DESIGN AND LAYOUT OF ALL OTHER INFORMATION IS THE RESPONSIBILITY OF OTHERS AND MUST CONFORM TO THE MASSACHUSETTS BUILDING CODE REQUIREMENTS. REFER TO STRUCTURAL ENGINEERING BY OTHERS FOR CERTIFIED BEAM CALCULATIONS AND CERTIFIED WIND DESIGN DETAILS.
4. ALL HEATING, PIPING, INSULATION, ELECTRICAL, FIREPROOFING AND OTHER REQUIREMENTS ARE THE RESPONSIBILITIES OF OTHERS.
5. NOTIFY THE ENGINEER OF ANY ARCHITECTURAL MODIFICATIONS OR DIMENSION CHANGES THAT MAY AFFECT THE STRUCTURAL DESIGN.

STRUCTURAL STEEL NOTES:

1. ALL STEEL BEAMS SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. - GRADE 50. ALL CAP AND BASE PLATES AND OTHER MISCELLANEOUS STEEL MAY BE A.S.T.M. GRADE A36.
2. ALL SCHEDULE 40 PIPE SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. SPECIFICATION A53, TYPE "E" OR "S", GRADE "B", WITH A MINIMUM YIELD STRESS OF 35 K.S.I..
3. ALL SHOP AND FIELD WELDS SHOWN SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE A.W.S. CODE FOR BUILDINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIAL BEING WELDED. USE EXX 70 ELECTRODES.
4. NO PERMANENT CONNECTIONS SHOULD BE MADE UP UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED. PROVIDE TEMPORARY BRACING AS REQUIRED.
5. STEEL FABRICATOR IS RESPONSIBLE FOR FINAL LENGTHS, CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE A.I.S.C. DETAILING MANUAL SUBMIT SHOP DRAWINGS WITH ALL DETAILS TO THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
6. USE 1/2" MINIMUM CAP PLATE AND BASE PLATES (6x6 MINIMUM) FULLY WELDED ALL AROUND AT COLUMNS WITH 3/16" FILLET WELD, OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. ALL STEEL COLUMN EXTERIOR BASE PLATE SHALL BE BOLTED TO THE CONCRETE FOUNDATIONS WITH 4-5/8" DIAMETER ANCHOR BOLTS.
7. ALL STEEL SHALL HAVE TWO COATS OF RUST-INHIBITOR PRIMER PAINT. TOUCH UP ALL WELDS, SCRATCHES OR SCRAPES IN PAINT AFTER ERECTION.
8. STEEL BEAM MAY BE SPLICED AT STEEL COLUMN CAP PLATE WITH A MAXIMUM GAP BETWEEN BEAMS OF 1/4". USE 1/4" TIE PLATE WELDED TO WEBS.
9. FRAME JOISTS TO TOP OF BEAM ON A 2x8 TOP NAILER THRU-BOLTED WITH 1/2" DIAMETER BOLTS STAGGERED AT 24" O.C.. JOISTS TO BE ANCHORED TO THE TOP NAILER WITH SIMPSON H4 HURRICANE CLIPS. FLUSH FRAME JOISTS TO THE FULL DEPTH WEB BLOCKING FASTENED TO THE BEAM WITH 1/2" DIAMETER THRU-BOLTS AT 24" O.C. STAGGERED TOP AND BOTTOM.

FRAMING NOTES:

1. ALL FRAMING LUMBER SHALL BE S.P.F. (SPRUCE-PINE-FIR) GRADE NI/N2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. THE MINIMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 875 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (FC) SHALL BE 425 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.
2. ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE GRADE NO. 2. THE MINIMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 1,050 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (FC) SHALL BE 565 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 P.S.I.
3. ALL LVLS TO BE MANUFACTURED BY TRUS JOIST, GEORGIA PACIFIC OR APPROVED EQUAL. THE MINIMUM ALLOWABLEBENDING STRESS (FB) SHALL BE 2,300 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (FC) PERPENDICULAR TO THE GRAIN SHALL BE 750 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 P.S.I. ALL PARALAMS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED (CCA TREATED). INSTALL MICROLAMS AND PARALAMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. PARALAM (LAM) POSTS SHALL HAVE AN ALLOWABLE COMPRESSION STRESS OF 2900 PSI AND A MODULUS OF ELASTICITY OF 2,000,000.
5. USE 3/4" TONGUE AND GROVE STRUCTURAL GRADE FIT PLYWOOD FLOOR SHEATHING, 5/8" EXTERIOR STRUCTURAL GRADE FIR (C.D.X.) PLYWOOD ROOF SHEATHING AND 1/2" EXTERIOR STRUCTURAL GRADE FIR (C.D.X.) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LIMBER OR OTHER APPROVED SUPPORTS.
6. ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2x4 MINIMUM @ 16" O.C. UNLESS NOTED OTHERWISE.
7. PROVIDE ADEQUATE WALL RESISTANCE TO RAKING BY DIAGONAL CORNER WIND BRACING ANCHORED TO SILL PLATES.
8. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AND/OR DOUBLE ALL JOISTS UNDER EACH PARTITION.
9. USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON OR EQUAL), JOIST OR BEAM HANGERS WHEN JOISTS OR BEAMS FRAME INTO OTHER JOISTS OR BEAMS. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
10. FOR NONBEARING ROUGH WINDOW OPENINGS AND INTERIOR DOOR OPENINGS UP TO 3 FEET, USE 2-2X6 HEADER BEAMS. FROM 3 FEET TO 5 FEET, USE 2-2X8 HEADER BEAMS AND FROM 5 FEET TO 7 FEET, USE 2-2X10 HEADER BEAMS AND USE LVLS FOR SPANS EXCEEDING 7 FEET, EXCEPT AS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS. USE TRIPLES FOR 2X6 WALLS. IF LVLS ARE SPECIFIED ON THE PLANS, PROVIDE DOUBLE JACK STUD SUPPORTS OR AS OTHERWISE SPECIFIED ON THE PLAN.
11. ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE AS DETAILED IN THE "ARCHITECTURAL GRAPHICS STANDARDS", BY RAMSEY & SLEEPER.
12. ALL PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING WOOD FRAMING MEMBERS USING AMERICAN PLYWOOD ASSOCIATION (A.P.A.) GLUED FLOOR SYSTEM. WOOD GLUE TO BE CONTECH, INC. PL400 SUBFLOOR CONSTRUCTION ADHESIVE, OR APPROVED EQUAL.
13. ALL WALL STUDS TO ALIGN WITH FLOOR JOISTS AND ROOF RAFTERS.
14. THE CROSS WALLS AND TIE BEAMS ARE TO PROVIDE THE LATERAL RESTRAINT FOR THE BUILDINGS AND SHOULD BE SECURELY ATTACHED AT EACH END AND/OR TO THE EXTERIOR WALLS.
15. BUILT-UP BEAMS (3 PIECES MAXIMUM) USING CONVENTIONAL FRAMING LUMBER SHALL BR FULLY SPIKED TOGETHER WITH 2-10D NAILS AT 8" O.C. AND LVLS WITH 2-16D NAILS (TOP AND BOTTOM) AT 8" O.C., OR AS OTHERWISE NOTED ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER.
16. ALL NAILS, FASTENERS AND CONCRETE EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED
17. ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

FOUNDATION & CONCRETE NOTES:

1. SPREAD FOOTINGS SHALL BEAR LEVEL ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF TWO TONS PER SQUARE FOOT.
2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN TWO TONS PER SQUARE FOOT ARE ENCOUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER/ARCHITECT.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF SUBSURFACE CONDITIONS.
4. NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
5. FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.
6. BACKFILL UNDER ANY PORTION OF THE FOOTINGS AND SLABS SHALL BE COMPACTED IN 6" LIFTS OF 95% COMPACTED GRAVEL AS APPROVED BY THE ENGINEER.
7. CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE CODE FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
8. CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS AND 3,500 P.S.I. FOR SLABS, WITH A SLUMP OF NO MORE THEN 4" AND AIR ENTRAINMENT OF 4-6%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION FOR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I.
9. STEEL REINFORCEMENT SHALL CONFORM TO A.S.T.M. 615, GRADE 60.
10. ALL CONCRETE SLABS ON THE GROUND SHALL BE REINFORCED WITH 6X6-10/10 (MIN.) WELDED WIRE FABRIC PLACED AT MID-DEPTH, OR AS OTHERWISE SHOWN ON THE DRAWINGS. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO A.S.T.M. A185, AND SHALL LAP 6" MINIMUM OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER. PROVIDE SUFFICIENT CHAIR OR SUPPORT BARS AS NECESSARY TO POSITION WELDED WIRE FABRIC.
11. WHERE CONTINUOUS BARS ARE CALLED FOR THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE SHOWN.
12. NOTIFY BUILDING DEPARTMENT FOR INSPECTION OF COMPLETED INSTALLATION OF REINFORCEMENT AT LEAST 24 HOURS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE.
13. PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD HAVE A VERTICAL 2"X4" KEY WITH CONTINUOUS REINFORCING (40 BAR DIAMETER MINIMUM) THRU THE CONSTRUCTION JOINT.
14. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE AMERICAN CONCRETE INSTITUTE. UNDER NO CONDITIONS SHALL HEAT BE APPLIED TO THE BARS TO OBTAIN BENDS.
15. THE USE OF CONTROL JOINTS IN THE SLAB IS RECOMMENDED TO CONTROL CRACKING. SAW CUT TO A DEPTH ONE HALF INCH NOT-TO-EXCEED 10 FEET BY 10 FEET.
16. DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE, OTHER THAN FROST WALLS.

(WINDOWS SHOWN FOR ESTIMATING AND PERMITTING ONLY
FINAL ORDER TO BE VERIFIED AND APPROVED BY OWNER)

WINDOW SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS
2	A	ANDERSEN	TW 21052-2	MULLED DOUBLE HUNG	SEE SUPPLIER	
4	B	ANDERSEN	TW 21052	DOUBLE HUNG	3'-0 1/8" W X 5'-4 7/8" H	
4	C	ANDERSEN	AW31	AWNING	3'-0 1/2" W X 2'-4 7/8" H	
2	D	ANDERSEN	TW 21052-3	MULLED DOUBLE HUNG	SEE SUPPLIER	
1	E	ANDERSEN	C335	CASEMENT	6'-0 3/8" W X 3'-5 5/16" H	
2	F	ANDERSEN	AR31	AWNING	3'-0 1/2" W X 1'-5 1/2" H	
11	G	ANDERSEN	TW 21046	DOUBLE HUNG	3'-0 1/8" W X 4'-8 7/8" H	
4	H	ANDERSEN	TW 21046-2	MULLED DOUBLE HUNG	SEE SUPPLIER	
1	I	ANDERSEN	TW 21046-3	MULLED DOUBLE HUNG	SEE SUPPLIER	
6	J	ANDERSEN	2820	BASEMENT	2'-8" W X 2'-0" H	
TOTAL						
37						

EXTERIOR DOOR SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS
1	1	BY OWNER	3'-0"X8'-0"	HINGED INSWING	SEE SUPPLIER	
2	2	BY OWNER	9'-0"X8'-0"	GARAGE DOOR	SEE SUPPLIER	
1	3	BY OWNER	2'-8"X7'-0"	HINGED INSWING	SEE SUPPLIER	
1	4	ANDERSEN	FWG 6070 L	GLIDING PATIO DOOR	6'-0" W X 7'-0" H	
1	5	BY OWNER	2'-8"X6'-8"	HINGED INSWING	SEE SUPPLIER	
TOTAL						
6						

FLOOR PLAN LEGEND:

- WALL TO BE DEMOLISHED
- EXISTING STUD WALL
- PROPOSED STUD WALL
- OBJECT ABOVE
- OBJECT BELOW

PROPOSED SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA	= 1493 FT²
SECOND FLOOR LIVING AREA	= 1992 FT²
TOTAL FINISHED LIVING AREA:	= 3485 FT²

DRAWING INDEX:

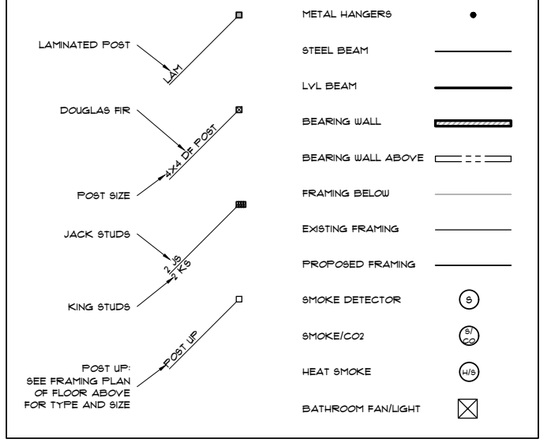
FOUNDATION NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WFCM ANALYSIS" BOOKLET NO. 19-___ BY _____ ENGINEERING, LLC DATED AUG/__/2019 FOR ADDITIONAL NOTES AND DETAILS
2) ALL NEW FOUNDATION WALLS SHALL BE DAMP PROOFED WITH A BITUMINOUS COATING.
3) 6 SQ. FT. OF VENTILATION REQUIRED FOR EVERY 1,500 SQ. FT. OF BASEMENT AREA.
4) OPENING FOR UNDER-FLOOR VENTILATION: 1 SQ. FT. OPENING/150 SQ. FT. OF CRAWL SPACE AREA

- DENOTES FOUNDATION WALL TO BE DEMOLISHED
- DENOTES EXISTING FOUNDATION WALL
- DENOTES PROPOSED FOUNDATION WALL ATOP FOOTING
- DENOTES PROPOSED LOW FOUNDATION WALL W/2X6 STUD WALL ATOP
- A / S2 — DENOTES ARCHITECTURAL BUILDING SECTION
- 2 / ENGINEER — DENOTES DETAIL IN "STRUCTURAL ELEMENTS" BOOKLET BY STRUCTURAL ENGINEER

FRAMING NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WFCM ANALYSIS" BOOKLET NO. 19-___ BY _____ ENGINEERING, LLC DATED AUG/__/2019 FOR ADDITIONAL NOTES AND DETAILS
2) ALL FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND THE COMMONWEALTH OF MASSACHUSETTS 780 CMR



REVISED PERMIT SET - 6/9/2022

REVISION	DATE	DESCRIPTION

TITLE: NOTES AND LEGENDS

PROJECT:
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DATE: 6/9/2022
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A1
OF A7

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FRONT ELEVATION

SCALE: ¼"=1'-0"

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REVISION	DATE	DESCRIPTION

TITLE: FRONT ELEVATION

PROJECT:
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RIGHT ELEVATION

SCALE: ¼"=1'-0"

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TITLE: RIGHT ELEVATION

PROJECT:
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1 PHYLLIS LANE,
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REAR ELEVATION

SCALE: ¼"=1'-0"

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REVISION	DATE	DESCRIPTION

TITLE: REAR ELEVATION

PROJECT:
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A2.2
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LEFT ELEVATION

SCALE: ¼"=1'-0"

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REVISION	DATE	DESCRIPTION

TITLE: LEFT ELEVATION

PROJECT:
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A2.3
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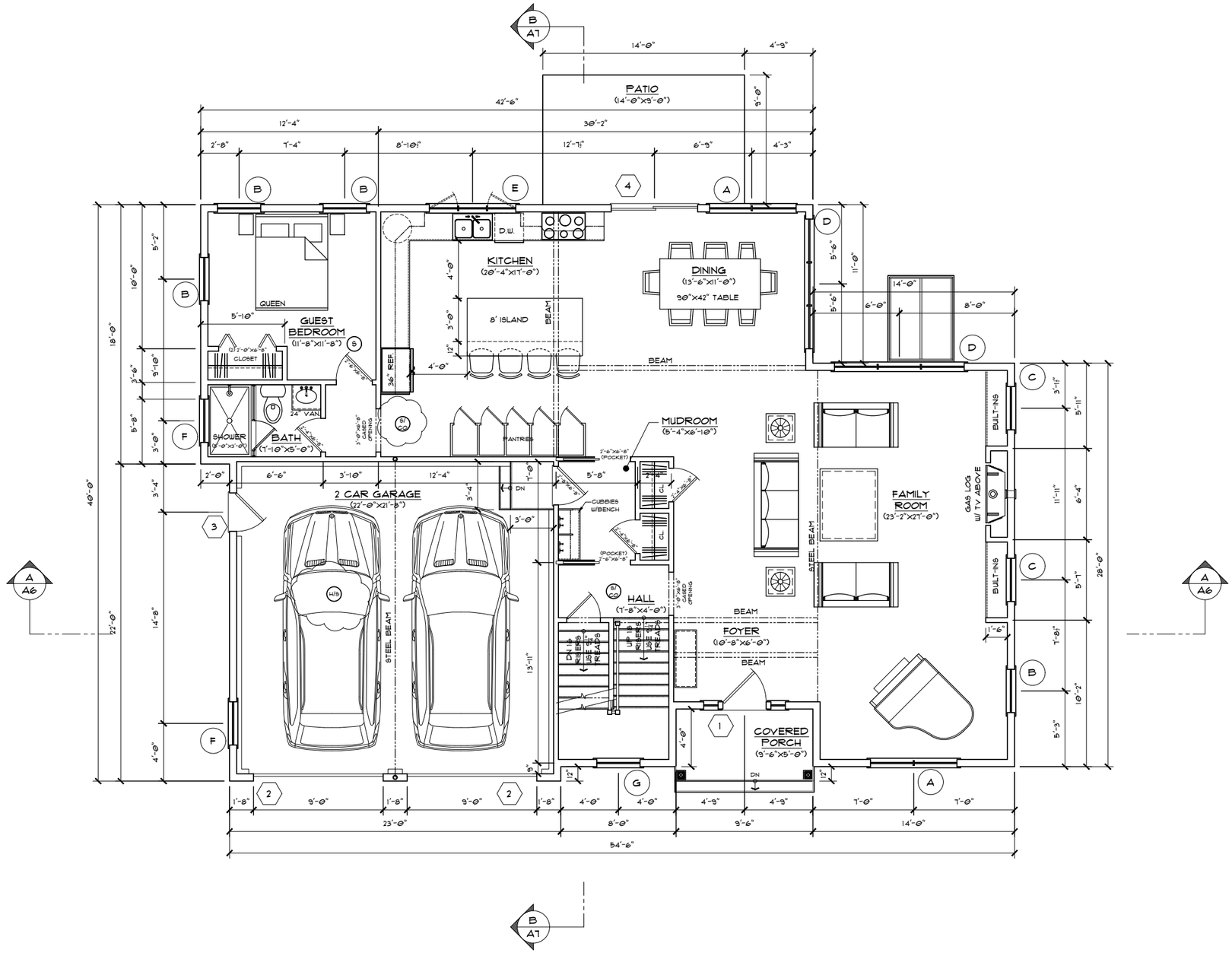

FIRST FLOOR PLAN

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

(AREA: 1992 FT²)

REVISION | DATE | DESCRIPTION

TITLE: FIRST FLOOR PLAN

REVISED PERMIT SET - 6/9/2022

PROJECT:
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A3
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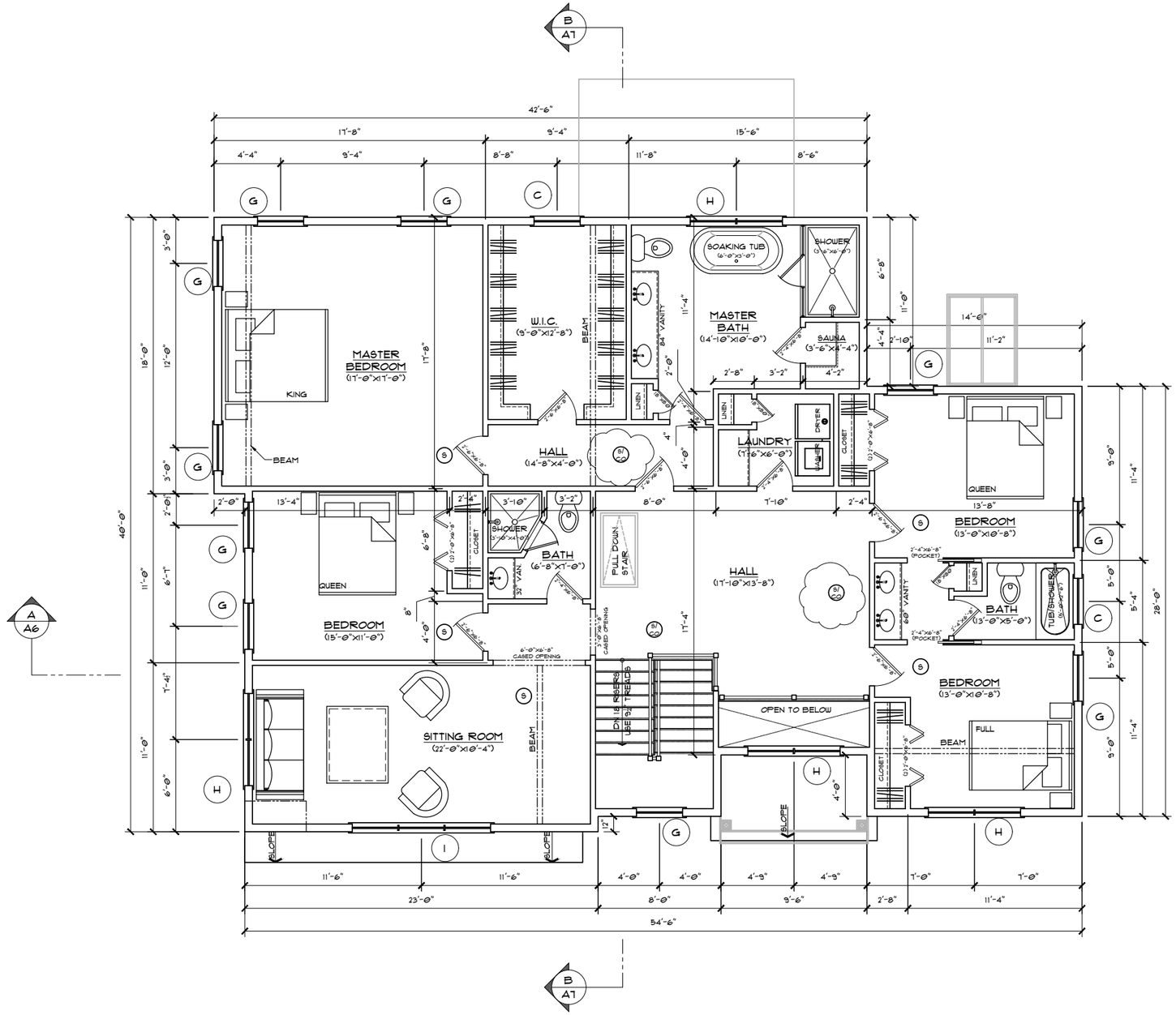

SECOND FLOOR PLAN

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

(AREA: 1992 FT²)

REVISION | DATE | DESCRIPTION

REVISED PERMIT SET - 6/9/2022

TITLE: SECOND FLOOR PLAN

PROJECT:
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A4
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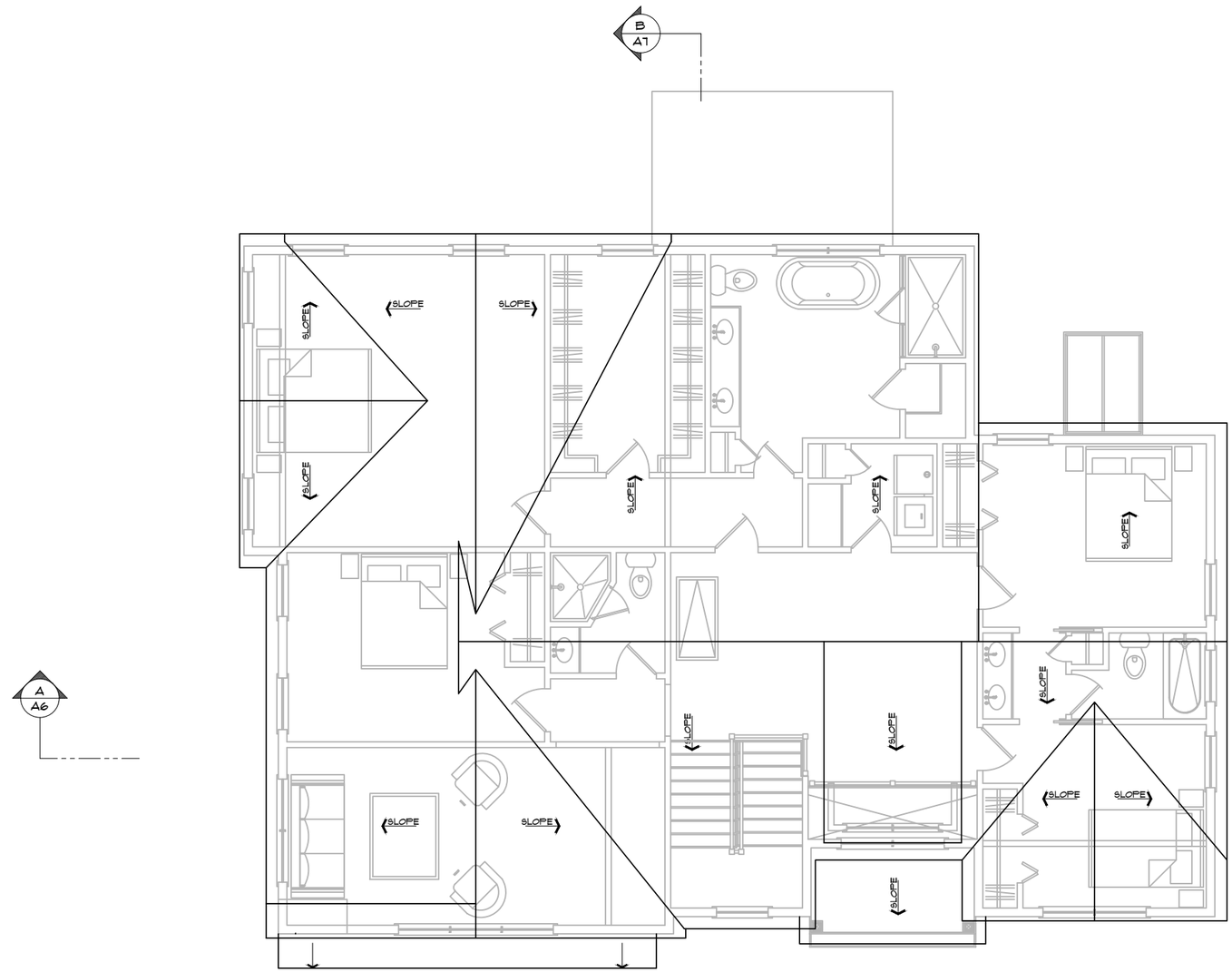

ROOF PLAN
SCALE: 1/4"=1'-0"

REVISED PERMIT SET - 6/9/2022

REVISION	DATE	DESCRIPTION

TITLE: ROOF PLAN

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Website: www.rockwooddesign.com

DATE: 6/9/2022
DRAWN BY: AEC
CHECKED BY:
SCALE: AS SHOWN

A5
OF A7

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SEE SHEET A1 FOR DRAWING INDEX

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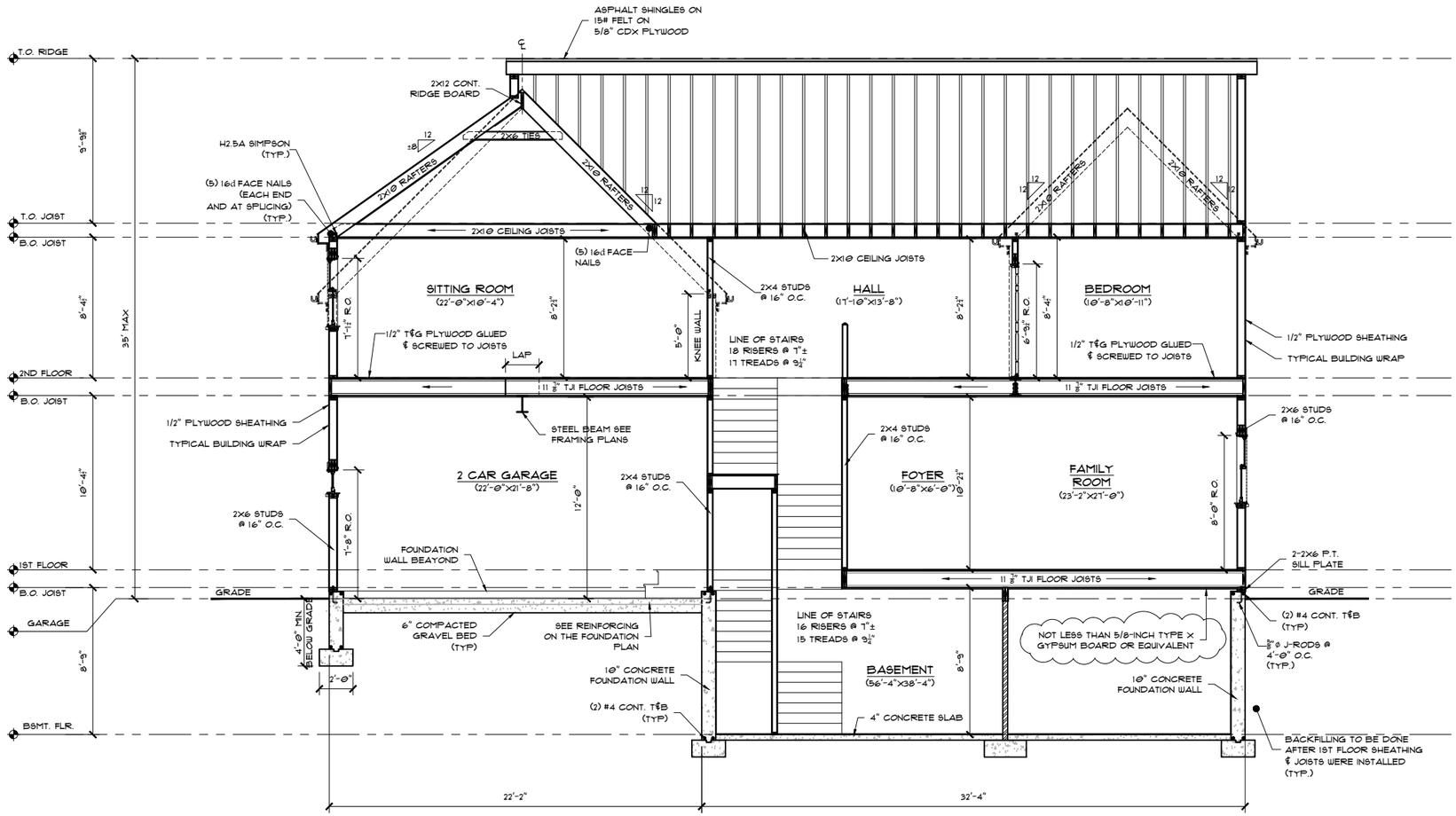
PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



BUILDING SECTION "A-A"

SCALE: ¼"=1'-0"

REVISED PERMIT SET - 6/9/2022

REVISION	DATE	DESCRIPTION

TITLE: BUILDING SECTION "A-A"

PROJECT:
NGUYEN RESIDENCE
1 PHYLLIS LANE,
MILTON, MA 02186

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DATE: 6/9/2022
DRAWN BY: AEC
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SCALE: AS SHOWN

A6
OF A7

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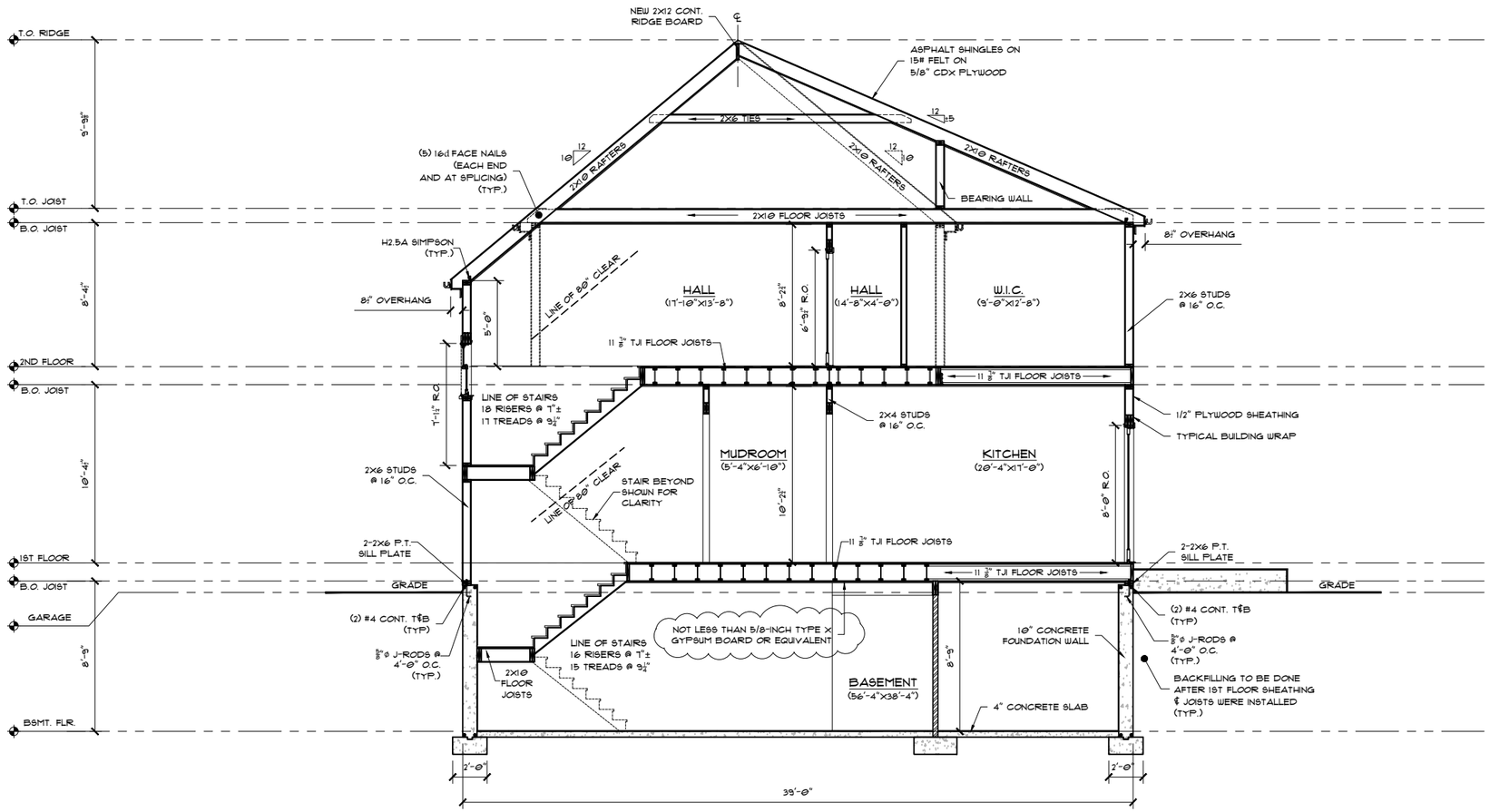

BUILDING SECTION "B-B"

SCALE: ¼"=1'-0"

REVISED PERMIT SET - 6/9/2022

REVISION	DATE	DESCRIPTION

TITLE: BUILDING SECTION "B-B"

PROJECT: NGUYEN RESIDENCE
1 PHYLLIS LANE,
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Website: www.rockwooddesign.com

DATE 6/9/2022
DRAWN BY: AEC
CHECKED BY:
SCALE AS SHOWN

A1 OF A1

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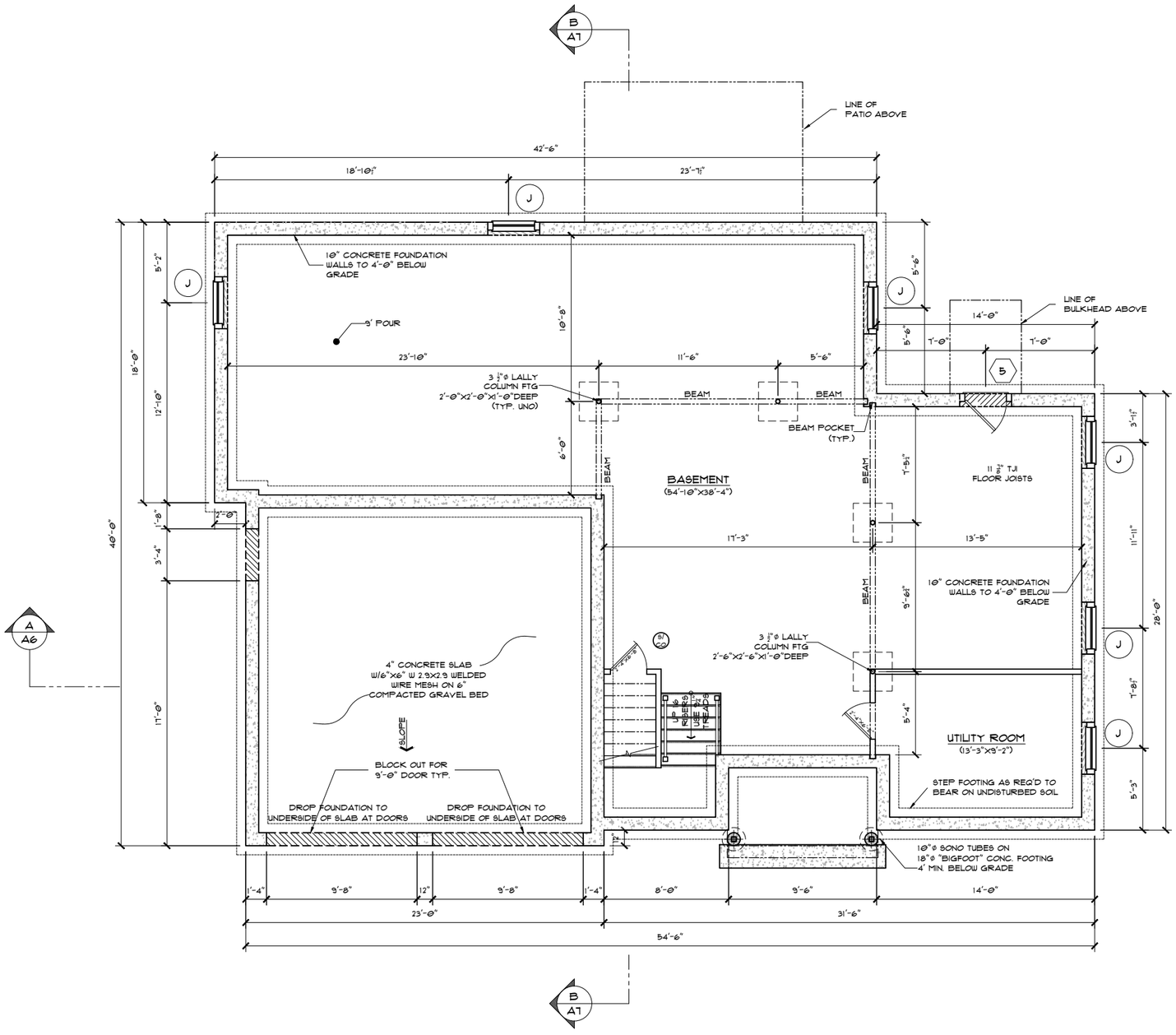

FOUNDATION PLAN

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

(AREA: 1992 FT²)

REVISED PERMIT SET - 6/9/2022

REVISION	DATE	DESCRIPTION

TITLE: BASEMENT PLAN

PROJECT: NGUYEN RESIDENCE
1 PHYLLIS LANE,
MILTON, MA 02186

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DATE: 6/9/2022
DRAWN BY: AEG
CHECKED BY:
SCALE: AS SHOWN

S1
OF S6

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SEE SHEET A1 FOR DRAWING INDEX

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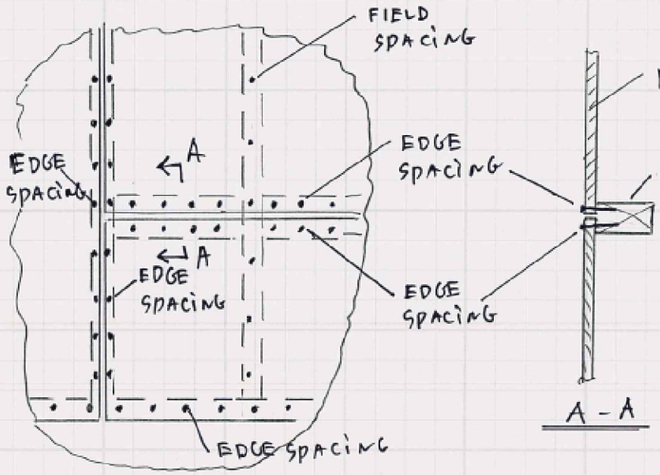
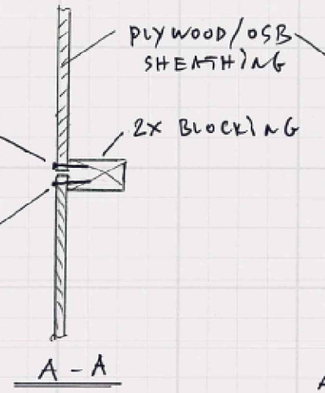
PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

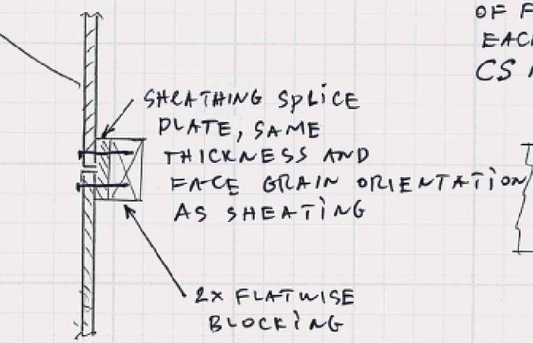
Client _____ Sheet _____ of _____
Subject _____ By _____ Date _____
Job No. _____ Ckd _____ Rev _____



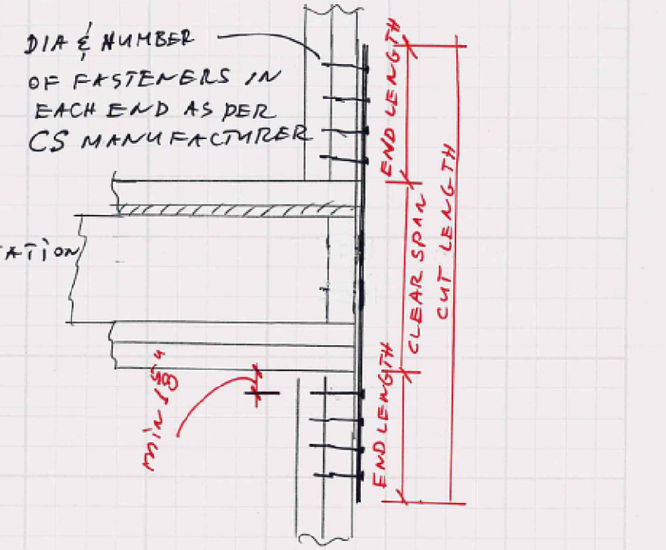
SHEAR WALL NAILING PATTERN — SEE SHEAR WALL SCHEDULE FOR SPACING AND NAIL TYPE



A - A

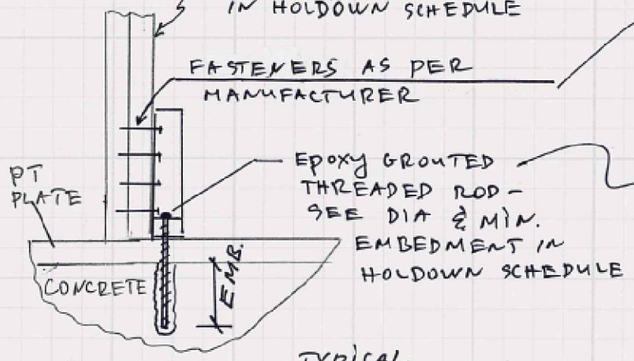


ALTERNATE A - A

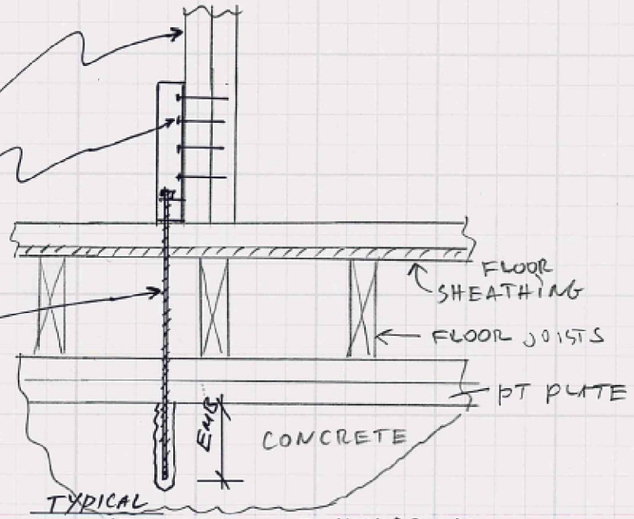


TYPICAL CS INSTALLATION AS A FLOOR-TO-FLOOR TIE

* END LENGTH AS PER MANUFACTURER



TYPICAL INSTALLATION OF HOLDOWN IN GARAGE FOUNDATION WALL



TYPICAL INSTALLATION OF HOLDOWN ABOVE 1ST FLOOR WOOD FRAMING

SHEAR WALL DETAILS

REVISED PERMIT SET - 6/9/2022

REVISION	DATE	DESCRIPTION

TITLE: SHEAR WALL DETAIL

PROJECT: NGUYEN RESIDENCE, 1 PHYLLIS LANE, MILTON, MA 02186

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Marshfield, MA 02050
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DATE: 6/9/2022
DRAWN BY: AEC
CHECKED BY:
SCALE: AS SHOWN

S2
OF S6

ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

SEE SHEET A1 FOR DRAWING INDEX

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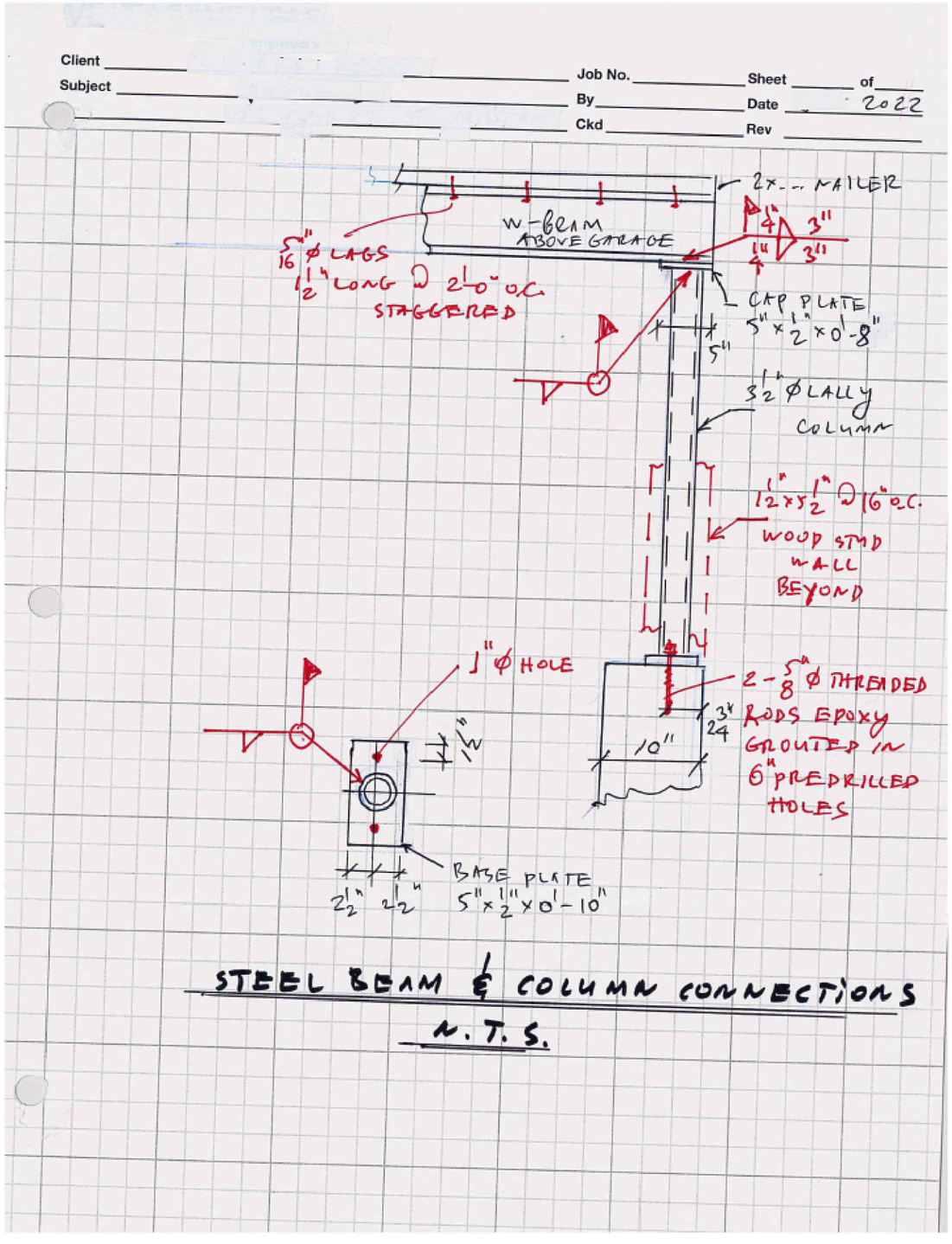
PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

Client _____ Job No. _____ Sheet _____ of _____

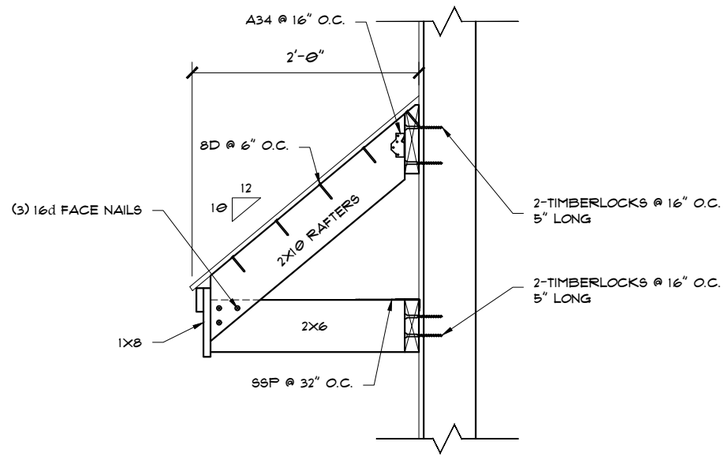
Subject _____ By _____ Date 2022

Ckd _____ Rev _____



STEEL BEAM & COLUMN CONNECTIONS

N.T.S.



DETAIL SECTION "1"

SCALE: 1-1/2" = 1'-0"

REVISED PERMIT SET - 6/9/2022

REVISION	DATE	DESCRIPTION

TITLE: DETAILS

PROJECT: NGUYEN RESIDENCE
1 PHYLLIS LANE,
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SCALE: AS SHOWN

S2.1

OF S6

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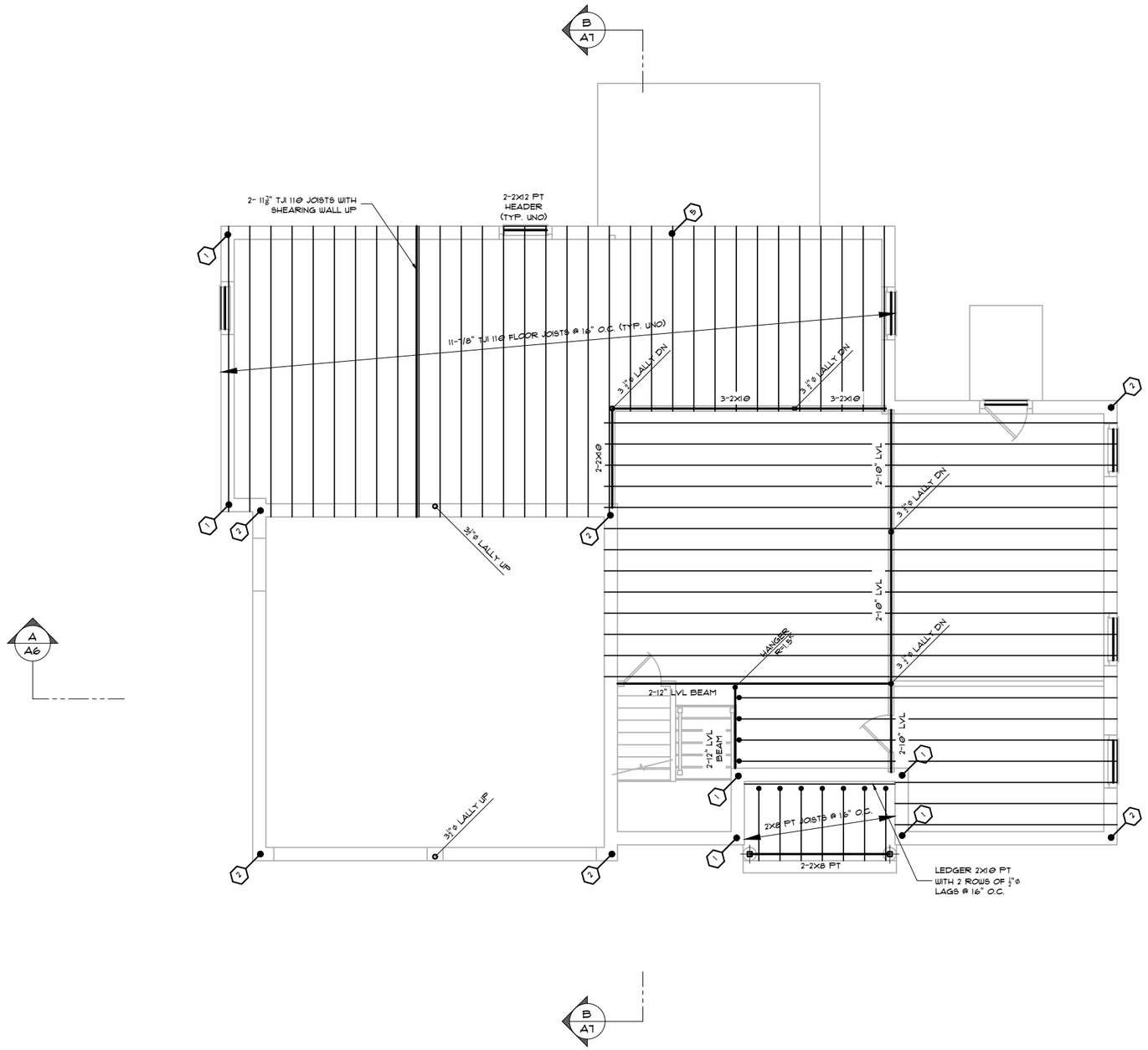

FIRST FLOOR FRAMING PLAN

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

NOTE:

1. INDICATES LOCATION OF HDU8-SDS2.5 (SIMPSON) W/ 3JS UP. USE 7/8"Ø THREADED ROD EPOXY GROUTED IN 12" DEEP HOLE.
2. INDICATES LOCATION OF HDU5-SDS2.5 (SIMPSON) W/ 2JS UP. USE 5/8"Ø THREADED ROD EPOXY GROUTED IN 10" DEEP HOLE.
3. INDICATES LOCATION OF CS18 (SIMPSON) W/ 2JS.
4. INDICATES LOCATION OF CS22 (SIMPSON) W/ 2JS.
5. INDICATES LOCATION OF HDU2-SDS2.5 (SIMPSON) W/ 2JS UP. USE 5/8"Ø THREADED ROD EPOXY GROUTED IN 6" PREDRILLED HOLE.

REVISED PERMIT SET - 6/9/2022

REVISION | DATE | DESCRIPTION

TITLE: FIRST FLOOR FRAMING PLAN

PROJECT:
NGUYEN RESIDENCE
7 PHYLLIS LANE,
MILTON, MA 02186

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SCALE: AS SHOWN

S3
OF S6

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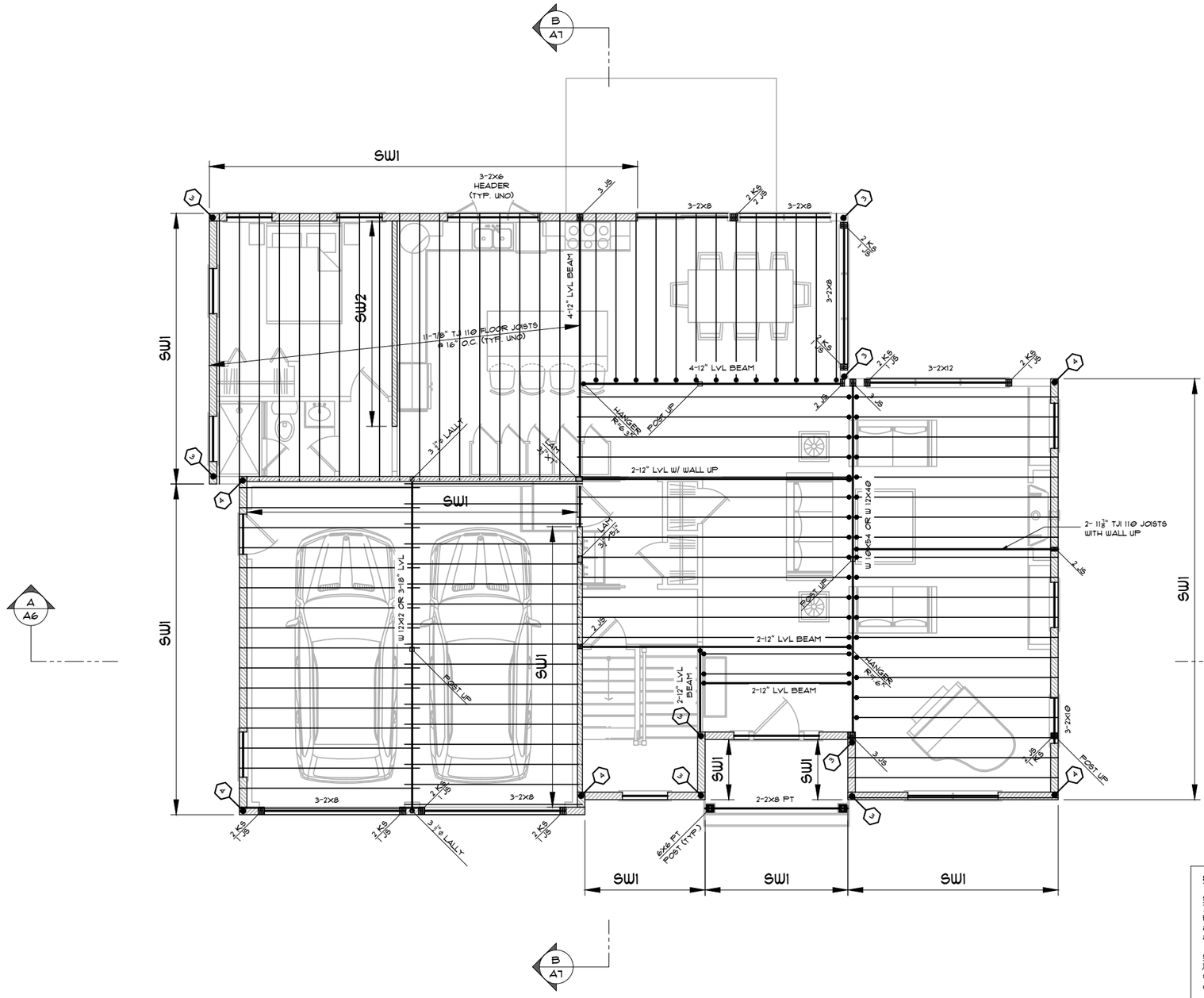

SHEAR WALL SCHEDULE:

SW 1:
7/16" PLYWOOD/ OSB. ONE SIDE, BLOCKED
8d@4" O.C. AT EDGES.
8d@6" O.C. IN FIELD.

SW 2:
½" GWB, BOTH SIDES, NO BLOCKING
#6 SCREWS TYPE "W"-1¼" LONG @ 4" O.C. AT EDGES & IN FIELD.

SW 3:
7/16" PLYWOOD/ OSB. ONE SIDE, BLOCKED
8d@6" O.C. AT EDGES & IN FIELD.

SECOND FLOOR FRAMING PLAN

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

REVISED PERMIT SET - 6/9/2022

REVISION | DATE | DESCRIPTION

TITLE: SECOND FLOOR FRAMING PLAN

PROJECT:
NGUYEN RESIDENCE
1 PHYLLIS LANE,
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Website: www.rockwooddesign.com

DATE: 6/9/2022
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CHECKED BY:
SCALE: AS SHOWN

S4
OF S6

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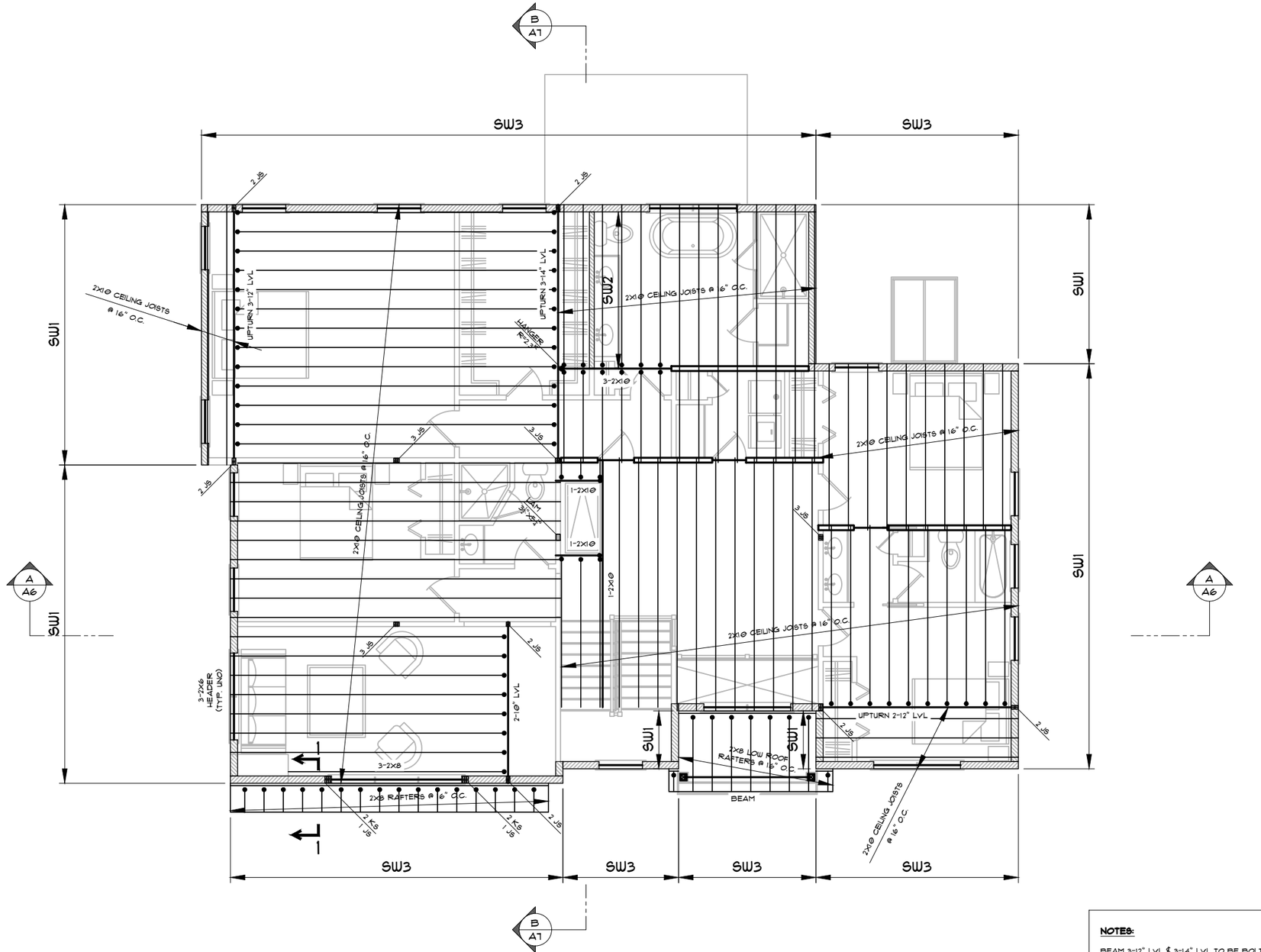

CEILING FRAMING PLAN

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

NOTES:

BEAM 3-12" LVL & 3-14" LVL TO BE BOLTED TOGETHER W/ 1 ROW OF ¾"ø THRU BOLTS AT 1'-6" O.C. AT MID-DEPTH OF SECTION

REVISED PERMIT SET - 6/9/2022

REVISION	DATE	DESCRIPTION

TITLE: CEILING FRAMING PLAN

PROJECT:
NGUYEN RESIDENCE
1 PHYLLIS LANE,
MILTON, MA 02186

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Fax: (781)-837-3126
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S5 OF S6

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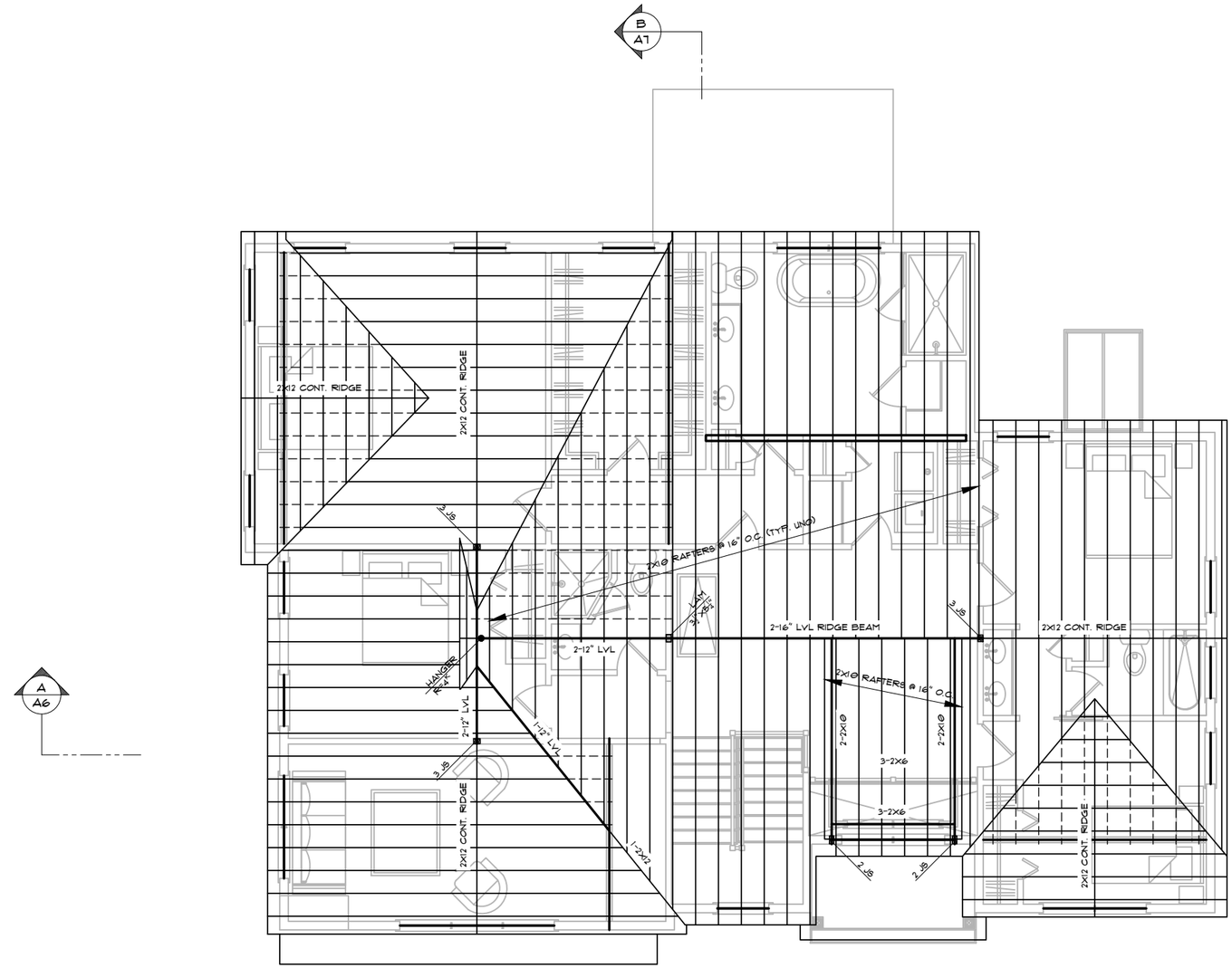

ROOF FRAMING PLAN

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

BEAM NOTES:

- X - 6" LVL INDICATES # OF X - 1¾" X 5¼" LVL BEAM
- X - 8" LVL INDICATES # OF X - 1¾" X 7¼" LVL BEAM
- X - 10" LVL INDICATES # OF X - 1¾" X 9¼" LVL BEAM
- X - 12" LVL INDICATES # OF X - 1¾" X 11⅞" LVL BEAM
- X - 14" LVL INDICATES # OF X - 1¾" X 14" LVL BEAM
- X - 16" LVL INDICATES # OF X - 1¾" X 16" LVL BEAM

REVISED PERMIT SET - 6/9/2022

REVISION | DATE | DESCRIPTION

TITLE: ROOF FRAMING PLAN

PROJECT:
NGUYEN RESIDENCE
1 PHYLLIS LANE,
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S6
OF S6