

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING. SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECTIVE SHALL BE.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IN WRITING.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

FOUNDATION NOTES:

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT. FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL, OR, ON ENGINEERED BANK RUN GRAVEL FILL VERTICAL WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS, OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT AS PER 805-60, WAF 185.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.
3. ALL CONCRETE SLABS SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM, OR, PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN.

STEEL NOTES:

1. ALL COLUMNS: #36, STEEL PIPE, #46 STEEL TUBE.
2. BOLTS: #325, ANCHOR BOLTS: #307.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows, or as noted on drawings.

Span of opening	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

REINFORCING NOTES:

1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 616-60.
2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 616-40.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SET OF FOUR PRINTS OF SHOP DRAWINGS SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
6. CLEARANCES OF VAN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
 - A. FOOTINGS 3 INCHES
 - B. SIDES OF FOUNDATION WALLS:
 EXPOSED FACES OF FOUNDATIONS:
 SIDES OF COLUMNS/PILLS, SLABS ON GRADE FROM TOP SURFACE 2 INCHES
 - C. INTERIOR FACES OF FOUNDATIONS:
 TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER 1 1/2 INCHES
 TOP STEEL OF INTERIOR SLABS 1 INCHES
7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

WOOD NOTES:

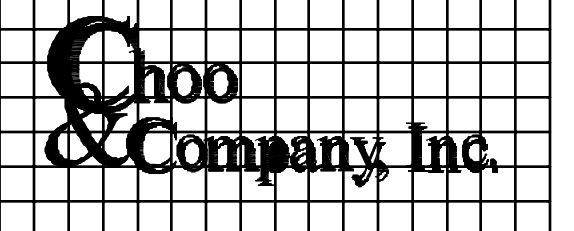
1. ALL LVL'S SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
2. ALL FRAMING LVL'S SHALL BE #2 HEV-FIR, OR BETTER, HAVING A MINIMUM: FB=1,200 PSI, FV=70 PSI, E=1,500,000 PSI.
3. ALL L.V.L. LVL'S BENT ON PLANS SHALL HAVE A MINIMUM: FB=2,600 PSI, FV=285 PSI, E=1,900,000 PSI.
4. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 2" CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
5. ALL SLD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BRIDGING AT 1/2 SLD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
6. PROVIDE AND INSTALL ALL NECESSARY JOIST CONNECTORS WITH ADEQUATE STRENGTH.
7. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
9. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON SLD PARTITIONS OR BEAMS.
10. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR SLD WALLS.
11. PROVIDE ANCHOR VERTICAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INTERIOR FACE OF SLD'S, FROM TOP PLATE TO FLOOR PLATE AT 45°, SIMPSON TYPE "CMB", OR EQUAL.
12. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" DIAMETER BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THEN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION DESIGN.

PROPOSED SINGLE FAMILY 28 MONTMORENCI AVENUE EAST BOSTON, MASSACHUSETTS

Location

PROPOSED SINGLE FAMILY
 28 MONTMORENCI AVENUE
 EAST BOSTON, MA



One Billings Road Quincy, MA 02171
617-786-7727 Fax 617-786-7715

No.	Revision Date

Project No: 29214
Scale: AS NOTED
Date: 10-06-09
Drawn By: SL

Drawings Name

COVER SHEET

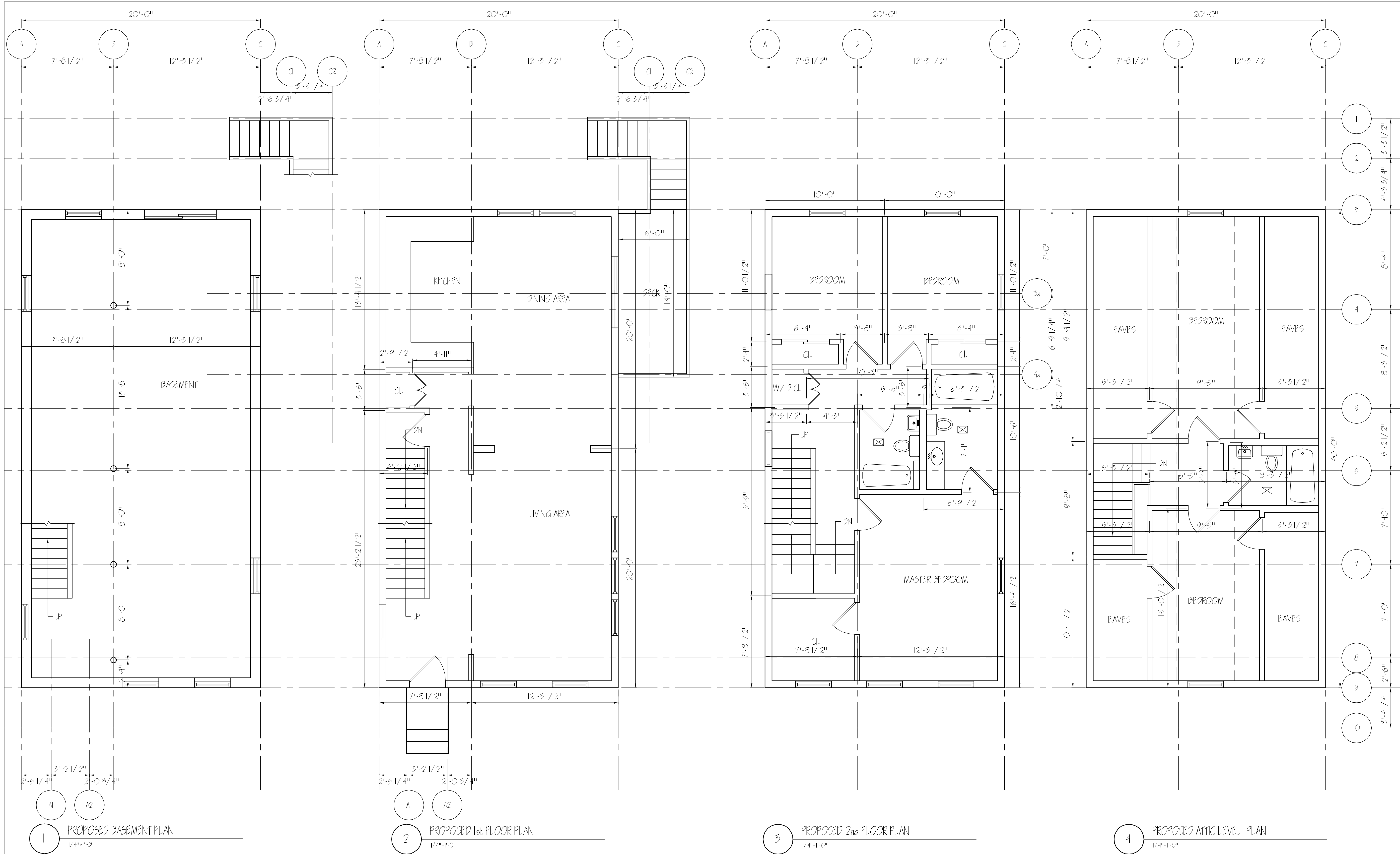
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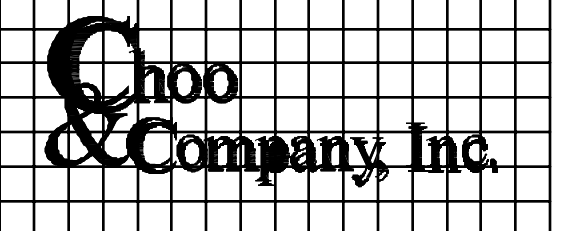
- ☉ SMOKE DETECTOR
- ⊕ HEAT DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ☒ FAN

CODE SUMMARY
 NEW TYPE 5B CONSTRUCTION
 2.5 STORIES
 R-3 USE GROUP
 IF-4000 (ARTICLE 35)



Location

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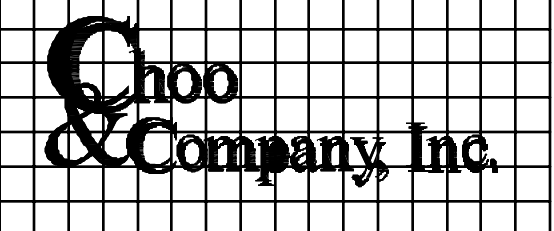
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 Scale: AS NOTED
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Drawing Name
 PROPOSED
 PLANS

Sheet No.
 A-1.1

Location

PROPOSED SINGLE FAMILY
28 MONTMORENCI AVENUE
EAST BOSTON, MA



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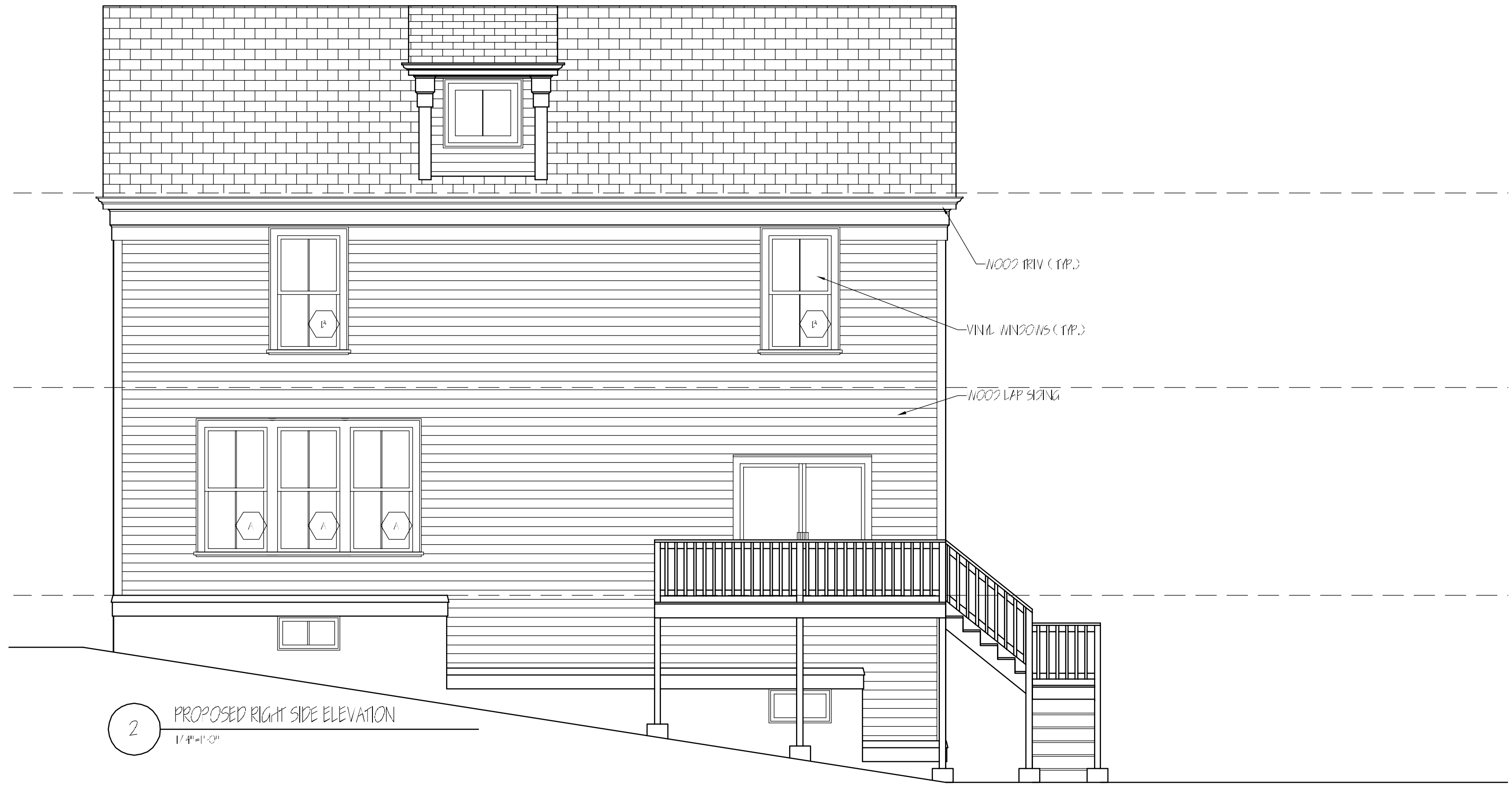
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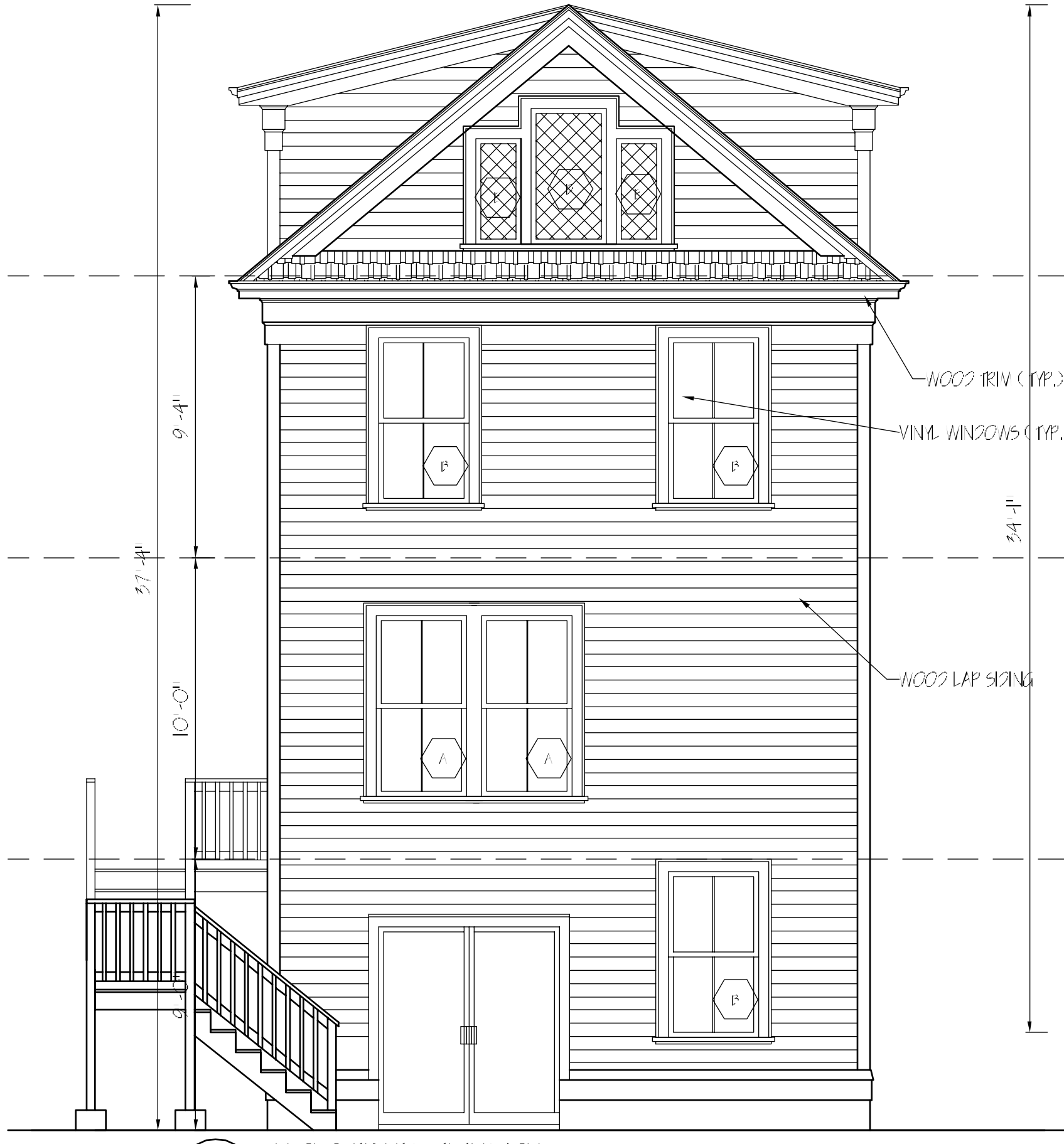
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A-2.1



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



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

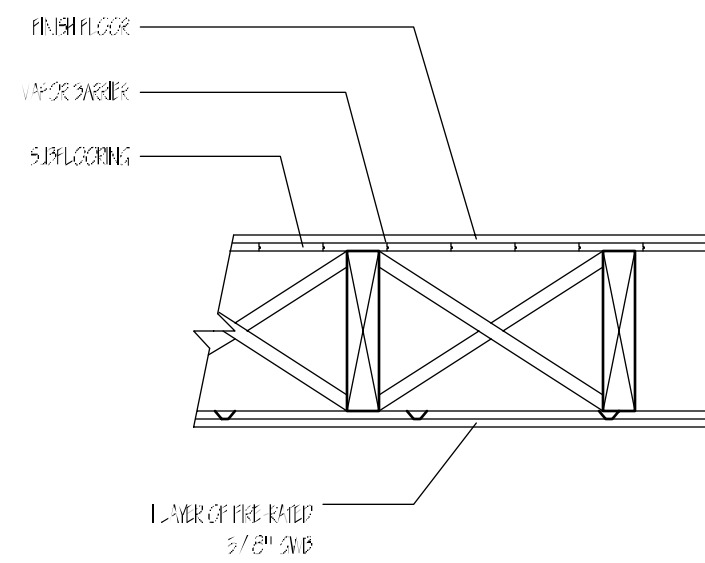


3 PROPOSED REAR ELEVATION
1/4"=1'-0"



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

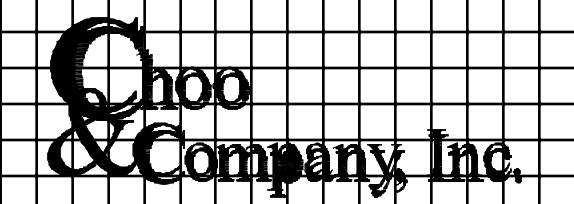
CEILING TYPES (C.T.)



1 HOUR C.T. TYPE (#L535)
SCALE: 1/4"=1'-0"

Location

PROPOSED SINGLE FAMILY
28 MONTMORENCI AVENUE
EAST BOSTON, MA



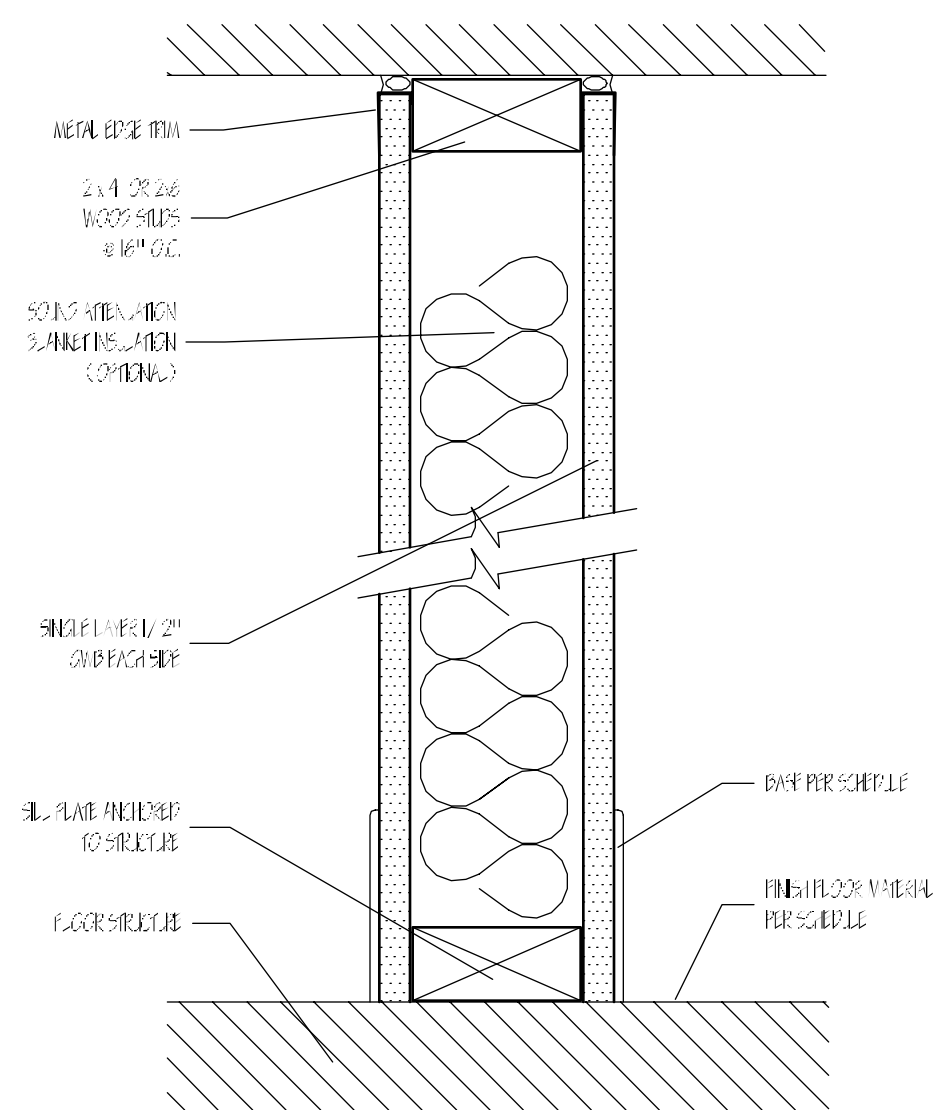
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617-786-7727 fax 617-786-7715

No.	Revision Date

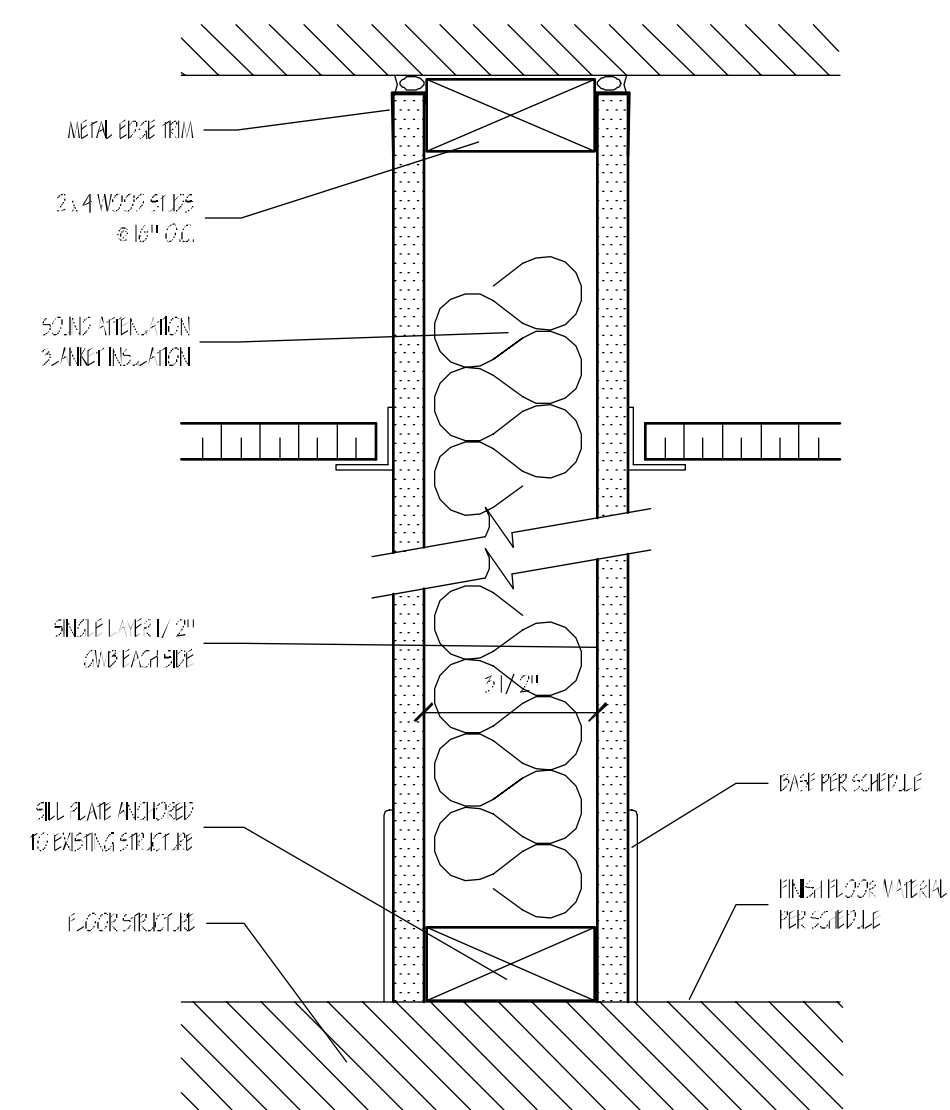
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Scale: AS NOTED
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Drawn By: SL

Drawing Name
PROPOSED PLANS

Sheet No.
A-3.1



0 TYPICAL PARTITION - WOOD STUD
SCALE: 3/8"=1'-0"



1 1 HOUR PARTITION - WOOD STUD DESIGN # 304 (SIC=34)
SCALE: 3/8"=1'-0"

LATERAL SUPPORT

- BCI JOISTS MUST BE FULLY SUPPORTED AT THE ENDS WITH HANGERS, BCI RIV JOISTS, RIV BOARDS, BCI BLOCKING PANELS OR X-BRACING. BCI BLOCKING PANELS OR X-BRACING ARE REQUIRED AT CANTILEVER SUPPORTS.
- BLOCKING MAY BE REQUIRED AT INTERMEDIATE BEARINGS FOR FLOOR DIAPHRAGM PERFORM IN HIGH SEISMIC AREAS, CONSULT LOCAL BUILDING OFFICIAL.

MINIMUM BEARING LENGTH FOR BCI JOISTS

- 1-3/4" INCHES IS REQUIRED AT END SUPPORTS. 3/4" INCHES IS REQUIRED AT CANTILEVER AND INTERMEDIATE SUPPORTS.
- LONGER BEARING LENGTHS ALLOW HIGHER REACTION VALUES. REFER TO THE BUILDING CODE EVALUATION REPORT OF THE BC CALC SOFTWARE.

NAILING REQUIREMENTS

- BCI RIV JOIST, RIV BOARD OR CLOSURE PANEL TO BCI JOIST.
- RIVS OR CLOSURE PANEL 1-3/4" INCHES THICK AND LESS: 2-8d NAILS, ONE EACH ON THE TOP AND BOTTOM FLANGE.
- BCI 9000S RIV JOIST: 2-10d BOX NAILS, ONE EACH IN THE TOP AND BOTTOM FLANGE.
- BCI 6000S, 60S RIV JOIST: 2-16d BOX NAILS, ONE EACH IN THE TOP AND BOTTOM FLANGE.
- BCI 6500S, 90S RIV JOIST: TOP-NAIL TOP FLANGE TO RIV JOIST WITH 2-10d BOX NAILS, ONE EACH SIDE OF THE FLANGE.
- BCI RIV JOIST, RIV BOARD OR BCI BLOCKING PANEL TO SUPPORT.
- 8d NAILS AT 6 INCHES ON CENTER.
- WHEN USED FOR SHEAR TRANSFER, FOLLOW THE BUILDING DESIGNER'S SPECIFICATION.
- BCI JOIST TO SUPPORT.
- 2-8d NAILS, ONE ON EACH SIDE OF THE WEB, PLACED 1-1/2" INCHES MINIMUM FROM THE END OF THE BCI JOIST TO LIMIT SPLITTING.
- SHEATHING TO BCI JOIST.
- SEE CLOSEST ALLOWABLE NAIL SPACING CHART (ON THIS SHEET).
- BCI 6000S, 6500S, 60S, 90S JOIST: MAXIMUM NAIL SPACING IS 24 INCHES ON CENTER.
- 14 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS IF THE STAPLES PENETRATE AT LEAST 1 INCH INTO THE JOIST.
- WOOD SCREWS MAY BE ACCEPTABLE, CONTACT LOCAL BUILDING OFFICIAL AND/OR BOBE EAP ENGINEERING FOR FURTHER INFORMATION.

PROTECT BCI JOISTS FROM THE WEATHER

- BCI JOISTS ARE INTENDED ONLY FOR APPLICATIONS THAT PROVIDE PERMANENT PROTECTION FROM THE WEATHER. BUNDLES OF BCI JOISTS SHOULD BE COVERED AND STORED OFF THE GROUND ON SIDERS.

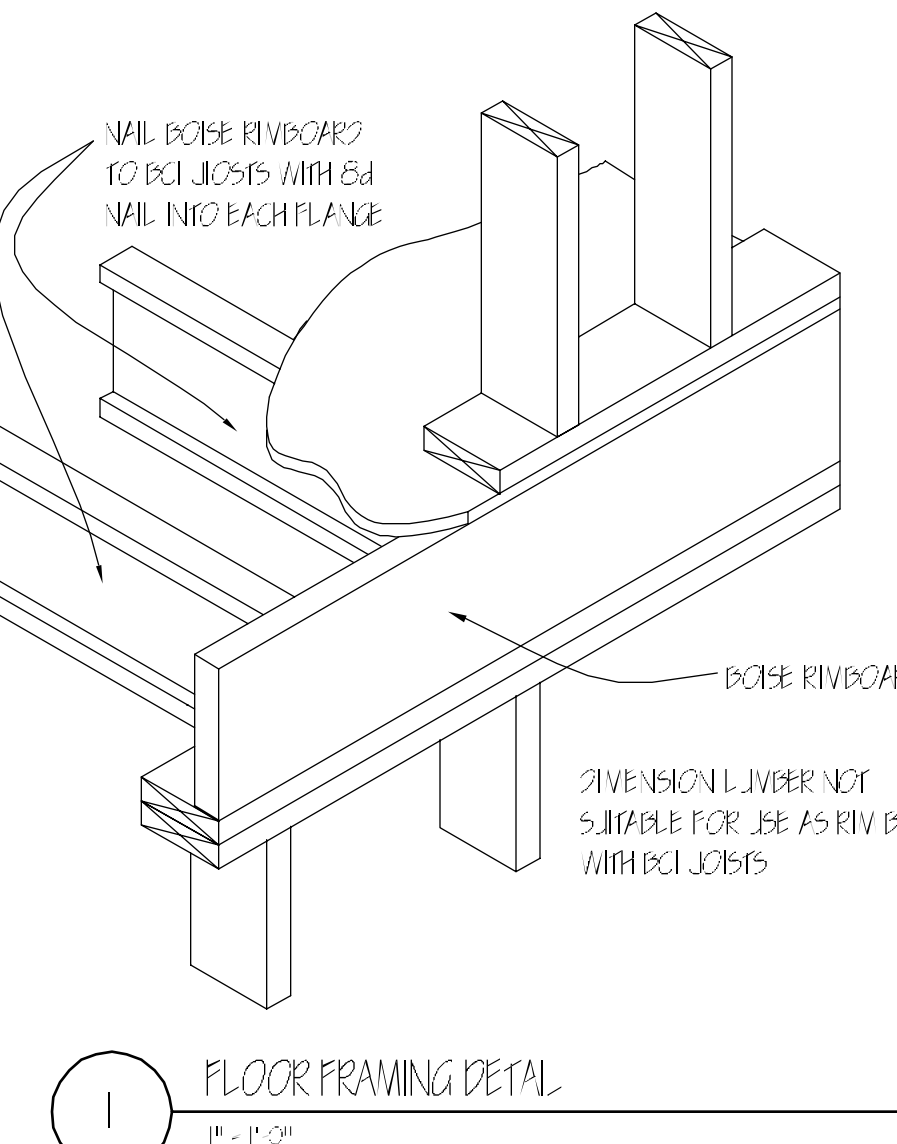
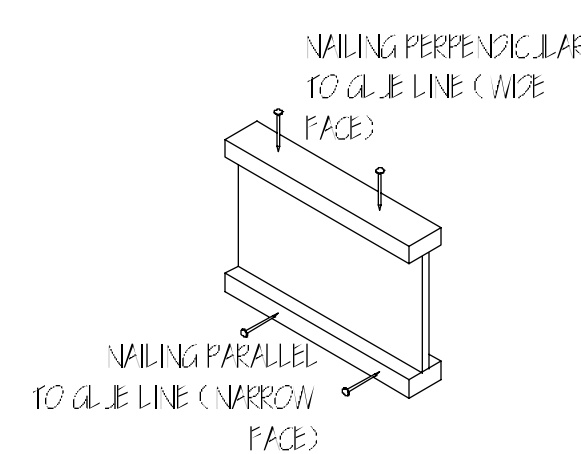
WEB STIFFENER REQUIREMENTS

- WEB STIFFENERS ARE OPTIONAL EXCEPT AS NOTED BELOW.
- WEB STIFFENERS ARE ALWAYS REQUIRED IN HANGERS THAT DO NOT EXTEND UP TO SUPPORT THE FLANGE OF THE BCI JOIST. WEB STIFFENERS MAY BE REQUIRED WITH CERTAIN SLOPED OR SKEWED HANGERS OR TO ACHIEVE LIFT OFF VALUES. REFER TO THE HANGER MANUFACTURER'S INSTALLATION REQUIREMENTS.
- WEB STIFFENERS ARE ALWAYS REQUIRED IN CERTAIN ROOF APPLICATIONS (SEE ROOF FRAMING DETAILS).
- WEB STIFFENERS ARE ALWAYS REQUIRED UNDER CONCENTRATED LOADS THAT EXCEED 1000 POUNDS. INSTALL THE WEB STIFFENERS NAIL TO THE TOP FLANGE IN THIS SITUATION. FOLLOW THE NAILING SCHEDULE FOR INTERMEDIATE BEARINGS.
- WEB STIFFENERS MAY BE USED TO INCREASE ALLOWABLE REACTION VALUES.

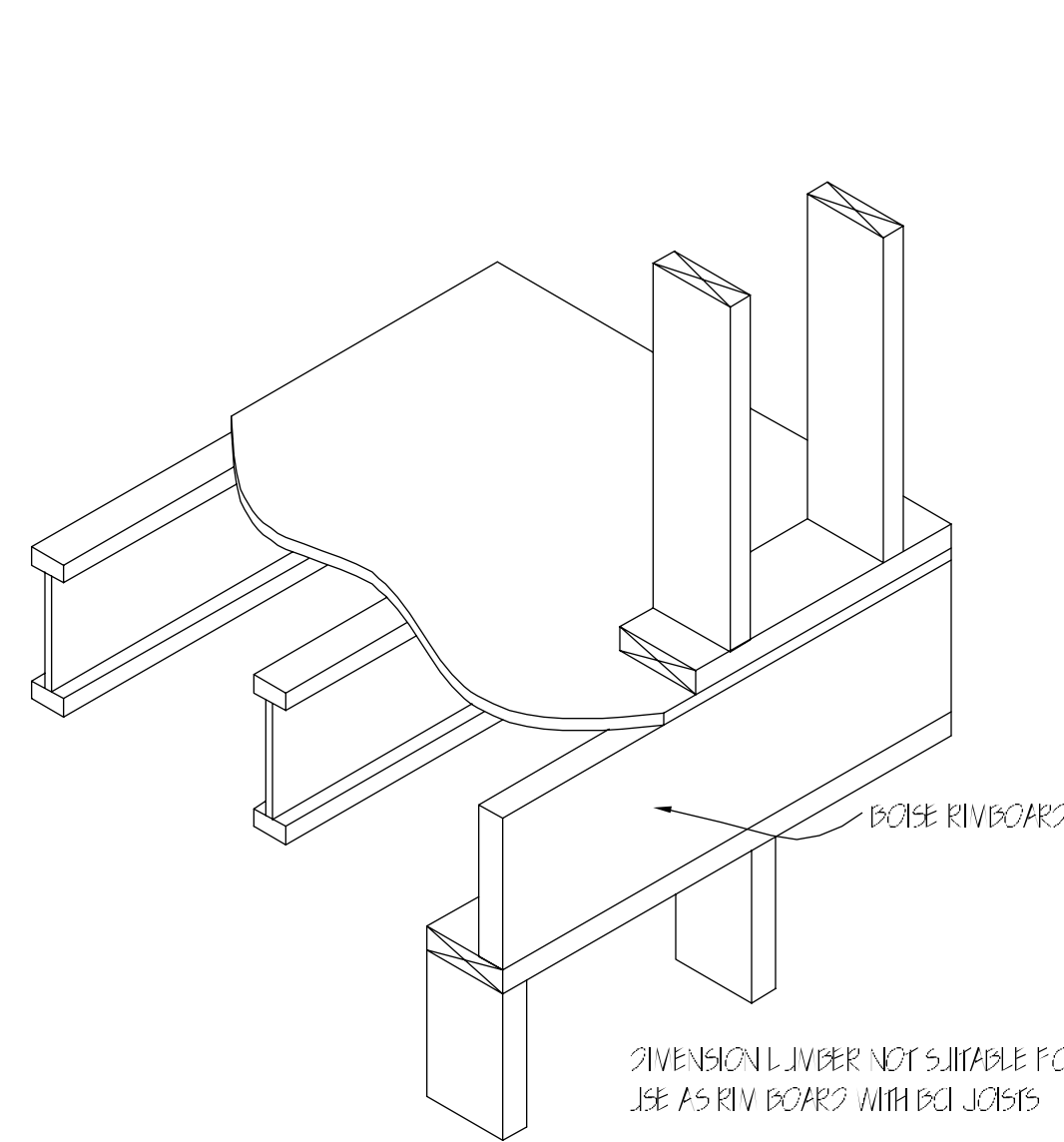
BACKER AND FILLER BLOCK DIMENSIONS		
SERIES	BACKER BLOCK THICKNESS	FILLER BLOCK THICKNESS
5000s 1.8	5/4" OR 7/8" WOOD PANELS	TWO 3/4" WOOD PANELS OR 2x
6000s 1.8	1-1/8" OR TWO 1/2" WOOD PANELS	2x + 5/8" OR 3/4" WOOD PANEL
6500s 1.8	1-1/8" OR TWO 1/2" WOOD PANELS	2x + 5/8" OR 3/4" WOOD PANEL
60s 2.0	1-1/8" OR TWO 1/2" WOOD PANELS	2x + 5/8" OR 3/4" WOOD PANEL
90s 2.0	2x LUMBER	DOUBLE 2x LUMBER

CUT BACKER AND FILLER BLOCKS TO A MAXIMUM DEPTH EQUAL TO THE WEB DEPTH MINUS 1/4" TO AVOID A FORCED FIT

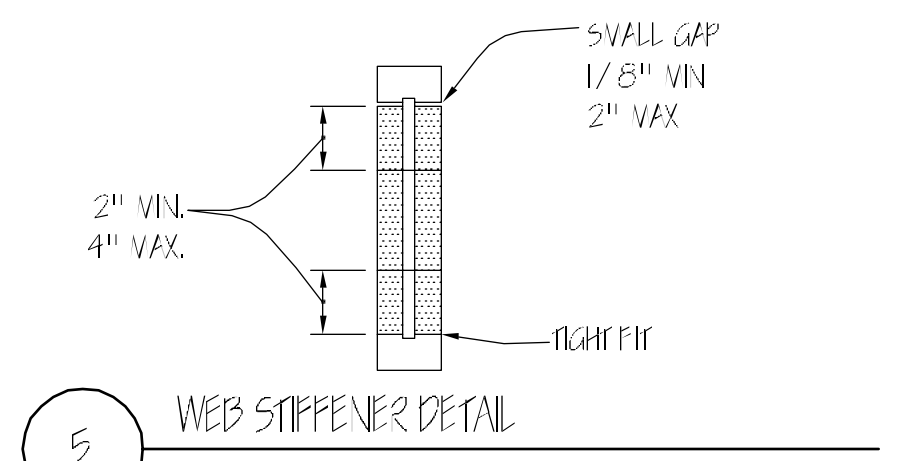
CLOSEST ALLOWABLE NAIL SPACING				
NAIL SIZE	ALL BCI JOISTS			
	NAILS PERPENDICULAR TO G.L.B. LINE (WIDE FACE)		NAILS PERPENDICULAR TO G.L.B. LINE (NARROW FACE)	
	COL. SPACING	DEP. OF JOIST	COL. SPACING	DEP. OF JOIST
8d BOX	2"	1-1/2"	4"	1-1/2"
8d CONVON	2"	1-1/2"	4"	5"
10d & 12d BOX	2"	1-1/2"	4"	5"
16d BOX	2"	1-1/2"	4"	5"
10d & 12d CONVON	3"	2"	6"	4"
16d SNR	3"	2"	6"	4"
16 CONVON	3"	2"	6"	4"



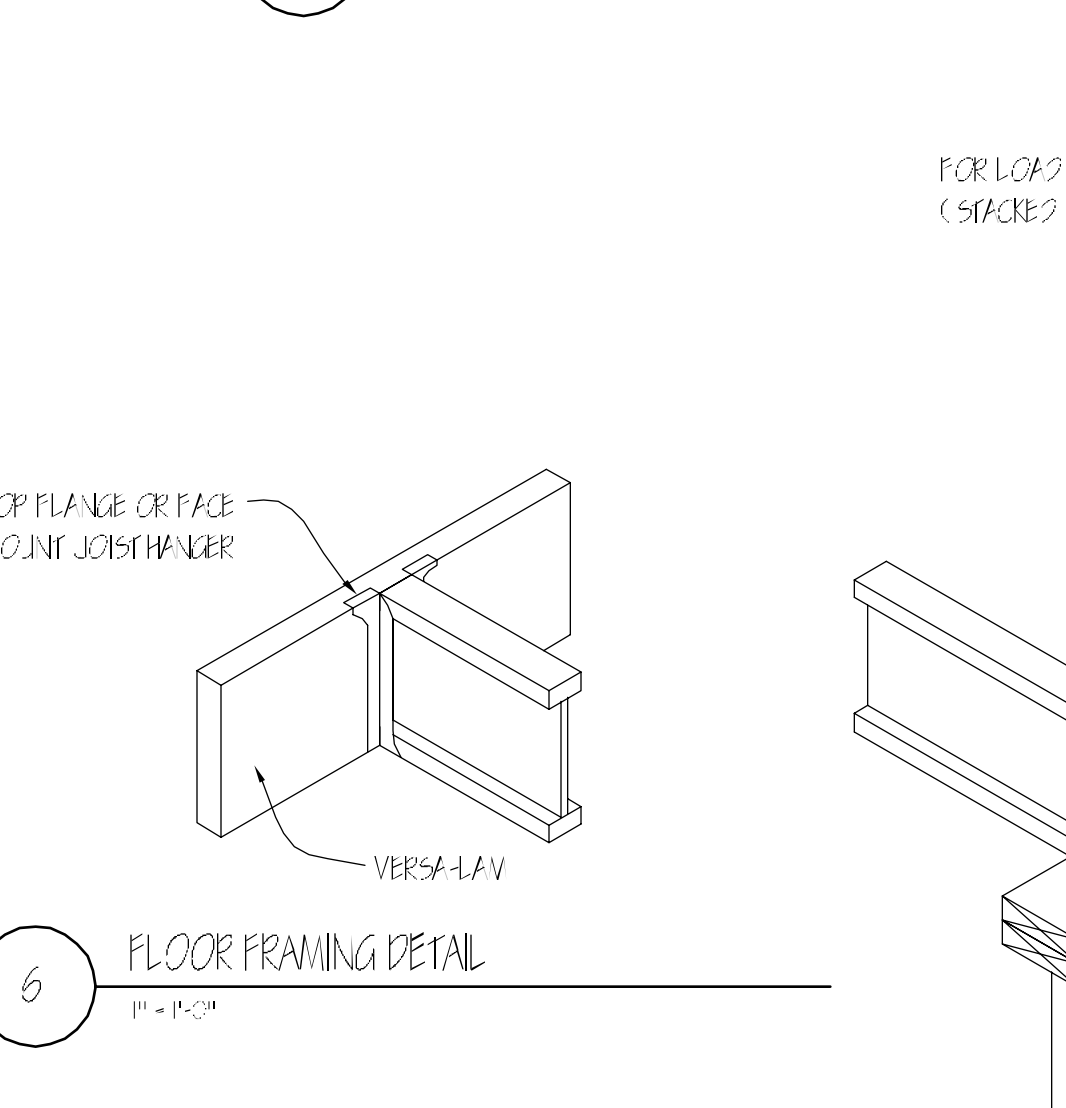
1 FLOOR FRAMING DETAIL
1" = 1'-0"



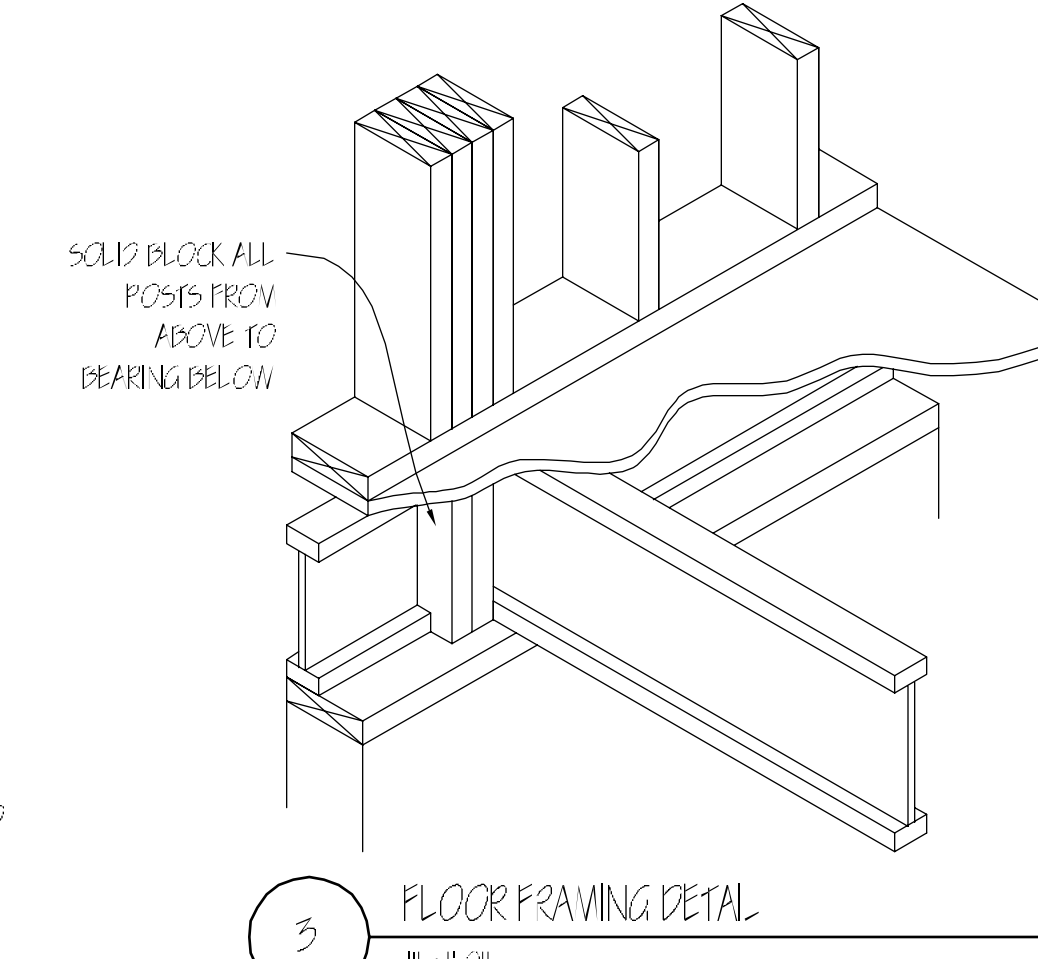
2 FLOOR FRAMING DETAIL
1" = 1'-0"



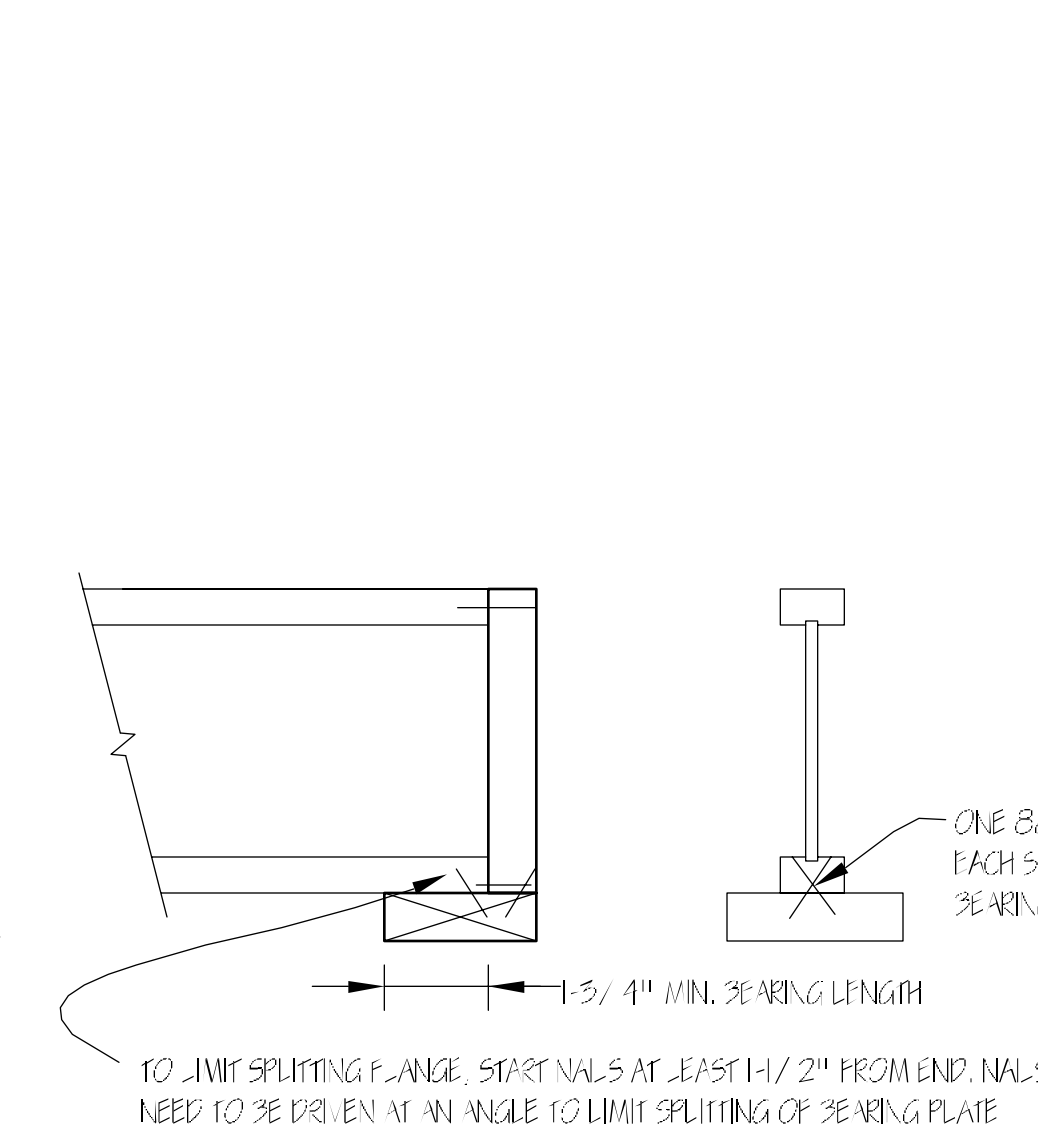
5 WEB STIFFENER DETAIL
3/4" = 1'-0"



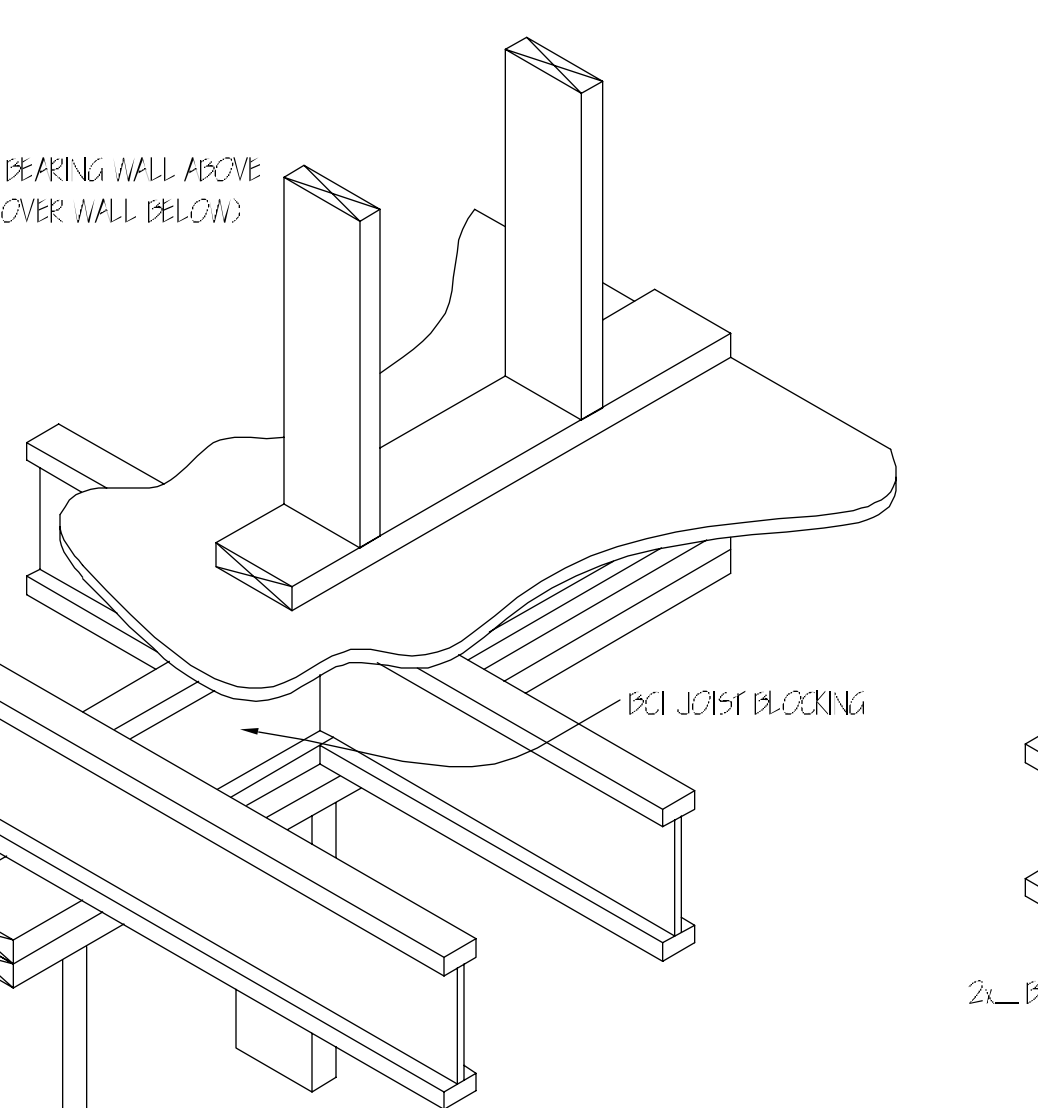
6 FLOOR FRAMING DETAIL
1" = 1'-0"



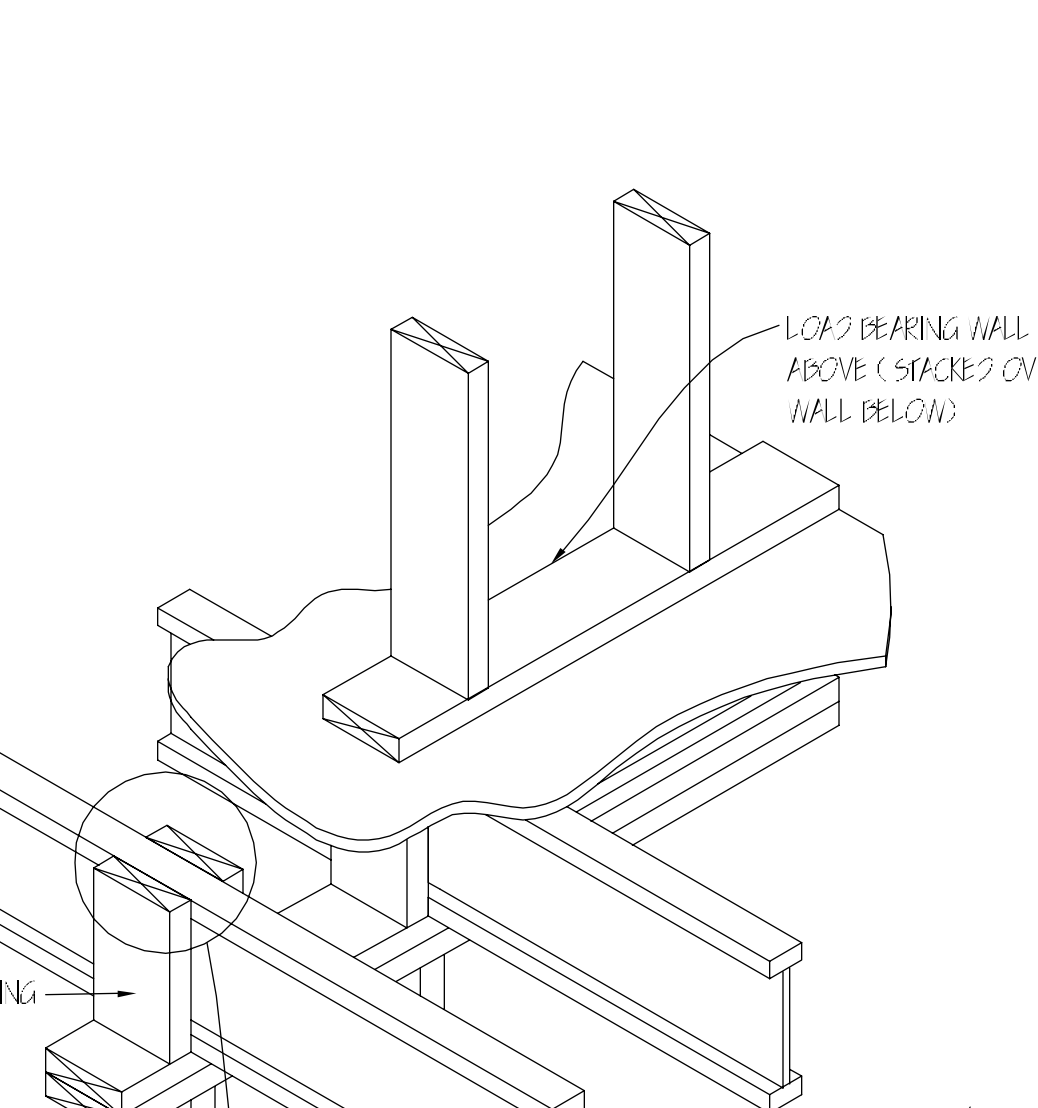
3 FLOOR FRAMING DETAIL
1" = 1'-0"



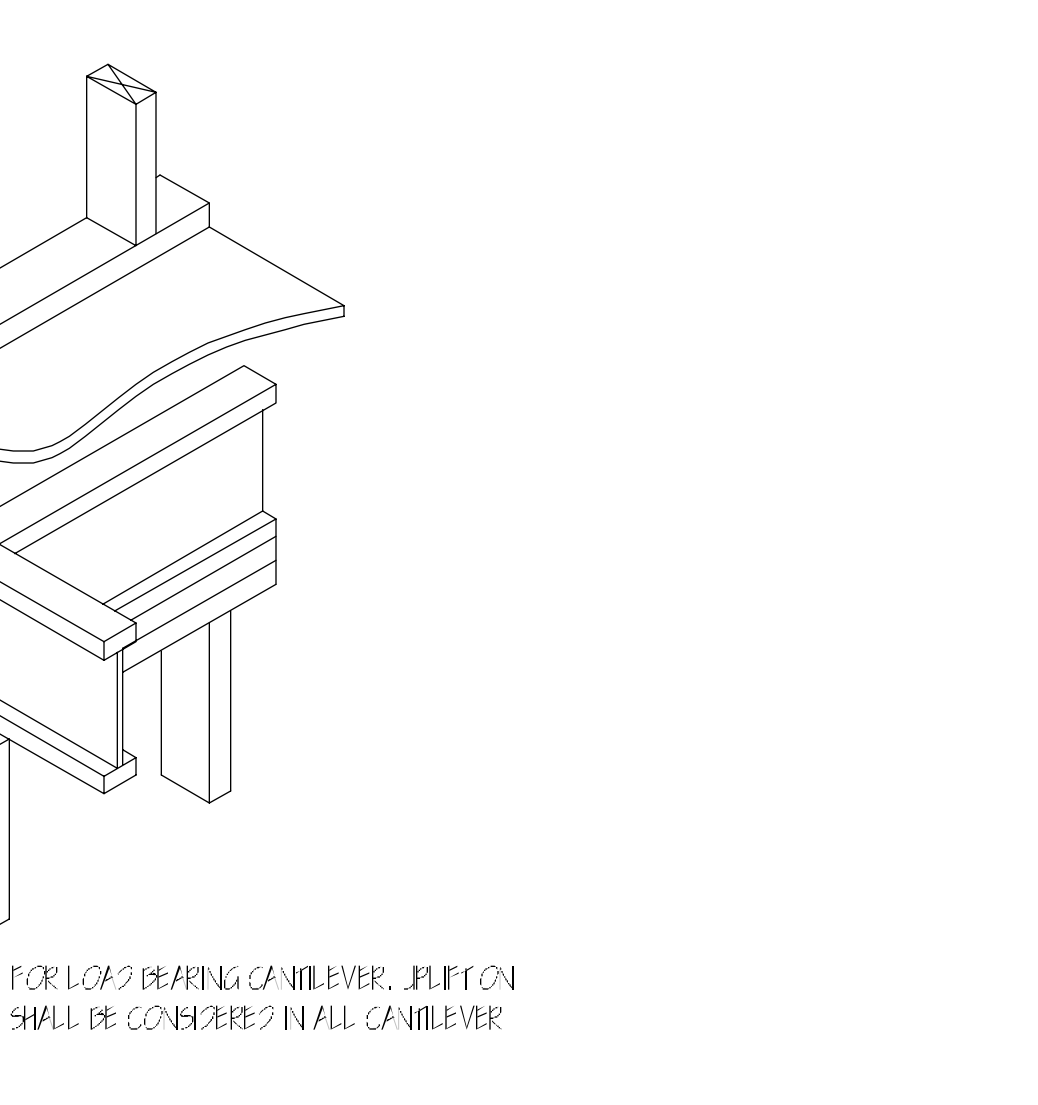
4 FLOOR FRAMING DETAIL
1/2" = 1'-0"



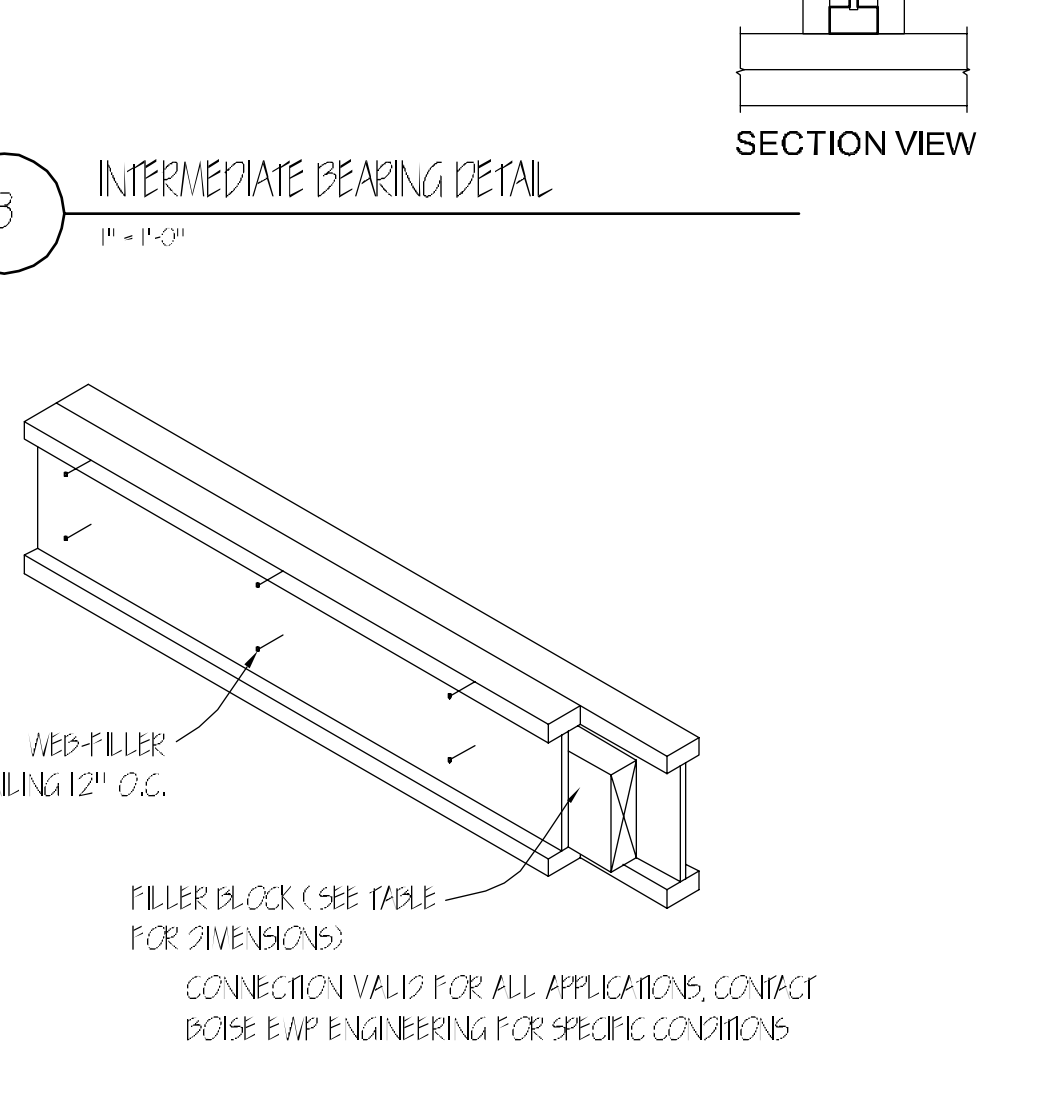
7 INTERMEDIATE BEARING DETAIL
1" = 1'-0"



8 INTERMEDIATE BEARING DETAIL
1" = 1'-0"



9 CANTILEVER DETAIL
1" = 1'-0"



10 DOUBLE BCI JOIST CONNECTION
1" = 1'-0"

BCI RIM JOISTS AND BCI BLOCKING (ALL SERIES)	
DEPTH (IN)	VERTICAL LOAD CAPACITY (PLF)
9-1/2"	2800
11-7/8"	2775
14"	2750
16"	2450

Location

PROPOSED SINGLE FAMILY
28 MONTMORENCI AVENUE
EAST BOSTON, MA

Choo & Company Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

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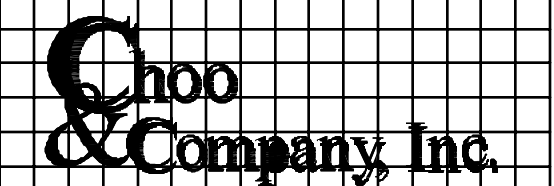
Drawn Name

PROPOSED PLANS

Sheet No.

A-3.3

PROPOSED SINGLE FAMILY
28 MONTMORENCI AVENUE
EAST BOSTON, MA



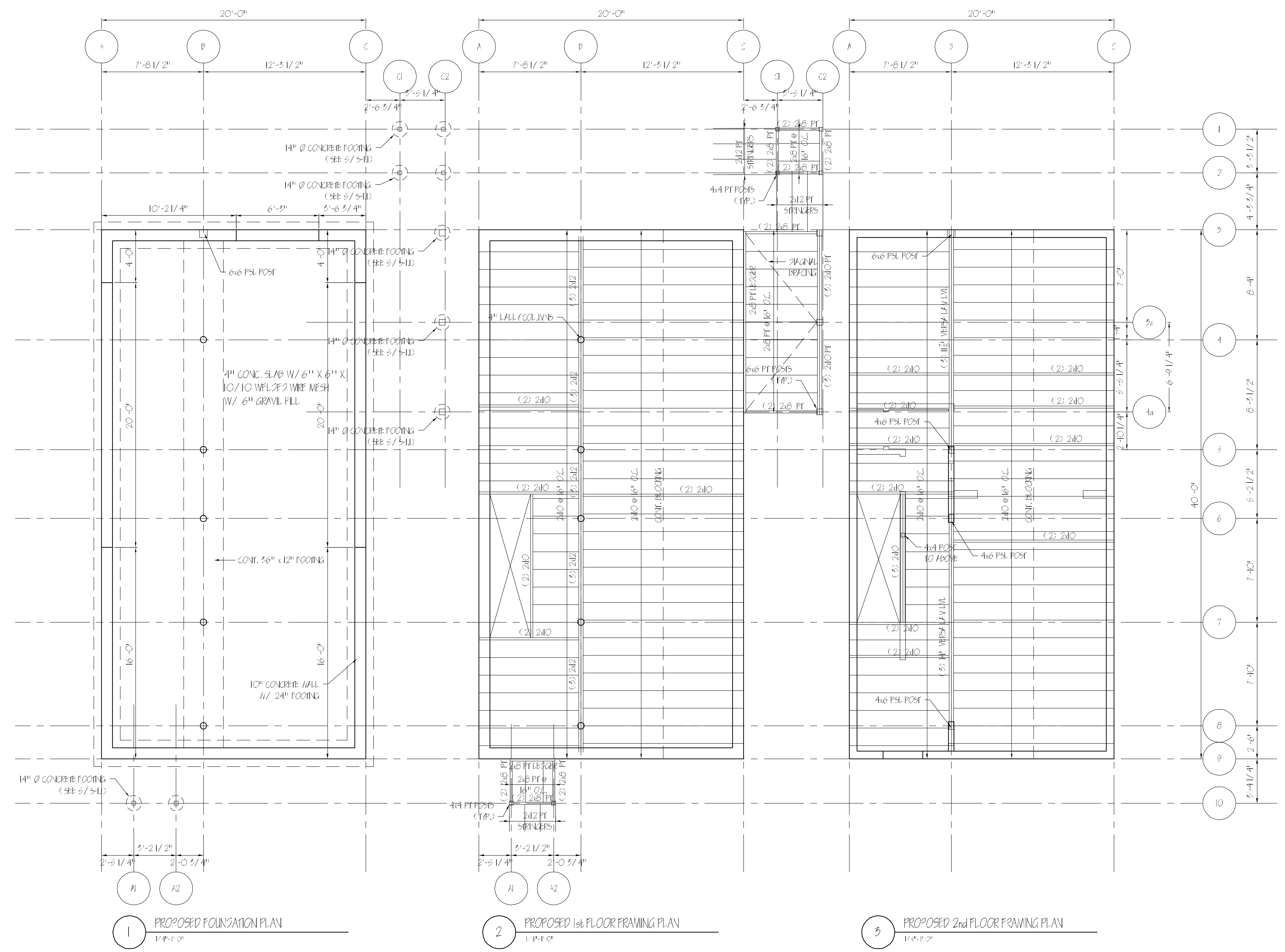
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Drawings Name
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Sheet No.
S-11



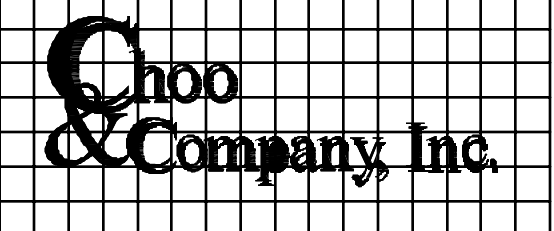
1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

2 PROPOSED 1st FLOOR FRAMING PLAN
1/4" = 1'-0"

3 PROPOSED 2nd FLOOR FRAMING PLAN
1/4" = 1'-0"

Location

PROPOSED SINGLE FAMILY
28 MONTMORENCI AVENUE
EAST BOSTON, MA



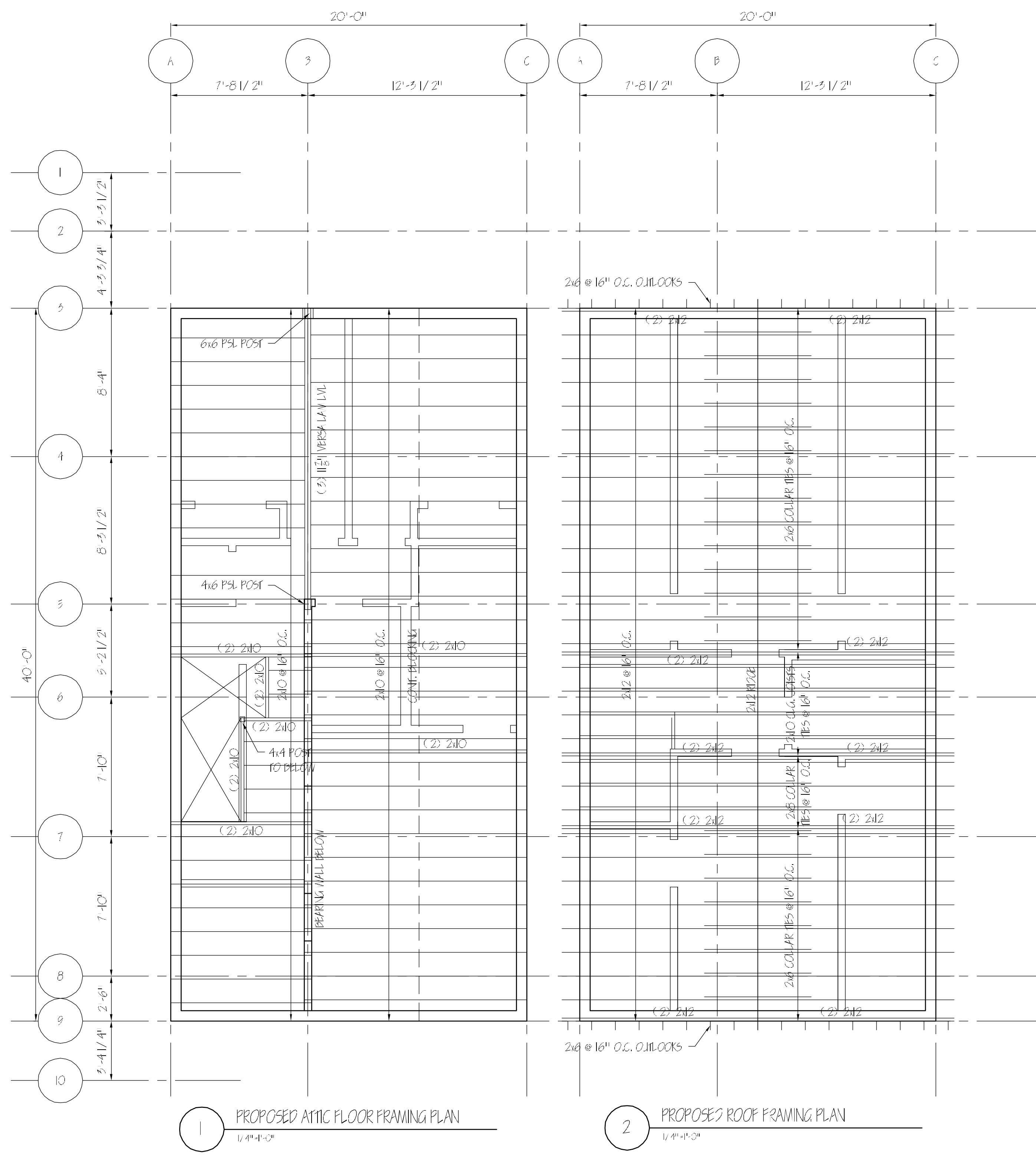
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Sheet No.
 S-1.2



1 PROPOSED ATTIC FLOOR FRAMING PLAN
 1/4" = 1'-0"

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