GENERAL NOTES:

CONTRACTOR RESPONSIBILITY-
CONTRACTOR IS SOLELY RESPONSIBLE FOR:

1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
3. OBTAINING AND PAYING FOR ALL PERMITS.
4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
5. CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
6. SCHEDULING AND SEQUENCING.
7. CONSTRUCTION MEANS, METHODS AND TECHNIQUES
8. FOLLOW CONSTRUCTION DRAWINGS OR MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
9. MAINTAINING DRAWINGS AND PERMITS ON SITE.
10. JOB SITE SAFETY
11. COORDINATION BETWEEN TRADES, AND SUPPLIERS.
12. PROVIDE SCHEDULE TO OWNER AND ARCHITECT,
13. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
14. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
16. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
17. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

18. POURING CONCRETE
19. INSULATING
20. INSTALLING DRYWALL
21. FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CONTRACTOR TO ENSURE MATERIALS AND ASSEMBLIES ARE COMPATIBLE AND ACCEPTABLE TO THE MANUFACTURER. ALL ASSEMBLY MATERIALS SHALL BE FROM A SINGLE SOURCE AS MUCH AS POSSIBLE.

REQUEST FOR INFORMATION -

ONLY RFI'S SENT THROUGH BY THE OWNER AND AWARDING CONTRACTOR WILL BE ANSWERED. SUBCONTRACTORS MUST SUBMIT RFI'S THROUGH THE GENERAL CONTRACTOR.

BIDDING PHASE - OWNER AND AWARDING CONTRACTOR ARE RESPONSIBLE FOR COMPILING AND AGGREGATING RFI'S AND SUBMITTING TO THE ARCHITECT OR DESIGNER AT ONE TIME ONLY. ARCHITECT OR DESIGNER HAS ONE WEEK TO RESPOND. QUESTIONS MUST BE COMPLETE , NOT PIECEMEAL AND SHOULD BE SUBMITTED BY CSI DIVISION.

CHANGE ORDERS-

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.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECT SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

FOUNDATION NOTES:

1. THE FOUNDATION HAS BEEN DESIGNED FOR 4000 PSF ALLOWABLE SOIL BEARING CAPACITY.
2. ALL BACKFILL UNDER STRUCTURAL SLABS, MATS, AND FOOTINGS WILL BE ENGINEERED BACKFILL COMPACTED IN SPECIFIC LIFTS TO 95 PERCENT OF MAXIMUM DRY DENSITY, UNLESS OTHERWISE INDICATED OR SPECIFIED.
3. ALL EMBANKMENTS AND BACKFILL COMPACTED IN SPECIFIED LIFTS TO 90 PERCENT OF MAXIMUM DRY DENSITY, UNLESS OTHERWISE INDICATED OR SPECIFIED.
4. PROVIDE SHEETING, BRACING, AND UNDERPINNING AS REQUIRED TO PRESERVE ADJACENT STRUCTURES.
5. FOUNDATIONS SHALL NOT BE POURED IN WATER OR ON FROZEN GROUND.
6. VERIFY LOCATIONS AND REQUIREMENTS FOR INSERTS, SLEEVES, CONDUITS, EMBEDMENT AND PENETRATIONS WITH RESPECTIVE TRADES BEFORE PLACING CONCRETE.
7. DOWELS FROM FOUNDATIONS INTO PIERS, COLUMNS, BUTTRESSES OR WALLS SHALL BE THE SAME SIZE AND NUMBER AS REINFORCEMENT IN PIERS, COLUMNS, BUTTRESSES OR WALLS ABOVE, EXCEPT AS OTHERWISE SHOWN.
8. CONTRACTOR SHALL PROVIDE CONTINUOUS DRAINAGE BY MECHANICAL METHODS TO CONTROL SURFACE AND UNDERGROUND WATER, AS REQUIRED DURING CONSTRUCTION.
9. CONTRACTOR SHALL ENSURE THAT GROUND WATER LEVELS UNDER ADJACENT STRUCTURES AND PROPERTIES ARE NOT ALTERED.
10. ALL FOUNDATION UNITS (PIERS) SHALL BE CENTERED SUPPORT MEMBERS, UNLESS OTHERWISE NOTED ON PLANS.
11. COORDINATE UNDER FLOOR AND PERIMETER DRAIN REQUIREMENTS WITH ARCHITECTURAL, CIVIL AND PLUMBING DRAWINGS AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
12. ALL BEARING MATERIALS SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL DETERMINE THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
13. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINAL FINISHED GRADE FOR FROST PROTECTION.
14. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR & SLAB AT TOP AND BOTTOM ARE IN PLACE.
15. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
16. ALL FOOTING EXCAVATIONS ARE TO BE FINISHED BY HAND.
17. SEE THE REQUIREMENTS OF THE SPECIFICATIONS FOR BACKFILLING UNDER OR ADJACENT TO ANY PORTION OF THE BUILDING.
18. PROTECT IN-PLACE FOUNDATIONS, SLABS AND ADJACENT STRUCTURES, NEW CONSTRUCTION, STREET UTILITIES FROM FROST PENETRATION OR DAMAGE FROM CONSTRUCTION ACTIVITIES UNTIL THE PROJECT IS COMPLETED.
19. SLAB ON GRADE SHALL BEAR DIRECTLY ON A MIN. 12" THICK LAYER OF COMPACTED STRUCTURAL FILL, OR MIN. 6" THICK LAYER OF CRUSHED STONE, PLACED ABOVE PROOFROLLED AND COMPACTED EXISTING FILL, OR ABOVE UNDISTURBED NATURAL TILL. SHOULD BEDROCK BE ENCOUNTED AT OR WITHIN 12" OF BOTTOM OF SLAB, BEDROCK SHALL BE OVER EXCAVATED A MIN. OF 12" BELOW BOTTOM OF SLAB.
20. WHERE BEDROCK IS ENCOUNTED AT OR WITHIN 12" OF DESIGN FOOTING GRADE, IT SHOULD BE OVER EXCAVATED A MIN. OF 12" BELOW THE BOTTOM OF PROPOSED FOOTING. BEDROCK EXCAVATIONS SHOULD EXTEND A MIN. OF 12" BEYOND FOOTING EDGE. LOOSE ROCK PIECES SHOULD BE REMOVED WITHIN THE FOOTING BEARING ZONE, AND OPEN BEDROCK JOINTS SHOULD BE CHOKED WITH CRUSHED STONE OR FILLED WITH CONCRETE PRIOR TO PLACING THE SOIL CUSHION.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF:
   - **3000 PSI** FOR FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.

REINFORCING NOTES:

1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
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 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 MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
   A. FOOTINGS 3 INCHES
   B. SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS. SIDES OF COLUMNS/PIERS, 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
   D. 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".

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 SPECIFICATIONS, EXCEPT SQUARE STEEL TUBE COLUMNS.
2. ALL SQUARE STEEL TUBE COLUMNS SHALL CONFORM TO ASTM A500, WITH A MINIMUM YIELD STRESS OF 46,000 PSI.
3. ALL SHOP CONNECTIONS SHALL BE WELDED.
4. FIELD CONNECTION SHALL BE MADE WITH HIGH STRENGTH FRICTION BOLTS MEETING A325-X SPECIFICATIONS.
5. ALL BOLTS SHALL BE 3/4" IN DIAMETER, OR AS NOTED ON DRAWINGS. HOLES SHALL BE 1/16" LARGER.
6. ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PAINT; SUCH AS TNEMEC-99, OR RUST INHIBITOR BY "MAINLINE". OR, PAINT, AS NOTED IN THE SPECIFICATIONS.
7. AFTER STRUCTURAL STEEL ERECTION IS IN PLACE, ALL EXPOSED AREAS SHALL BE TOUCHED UP. SEE SPECIFICATIONS ON PAINTING FOR ADDITIONAL REQUIREMENTS.
8. PROVIDE 3/4: GROUT, 3,000 PSI, AND 1/4" THICK LEVELING PLATES UNDER ALL COLUMN BASE PLATES, WITH FOUR (4) 3/4" DIAMETER x 16" LONG ANCHOR BOLTS; OR AS NOTED.
9. PROVIDE A MINIMUM OF 8" BEARING ON EACH SIDE OF LINTELS AND HEADERS OVER DOORS, WINDOWS, LOUVERS, AND OPENINGS, ETC.
10. THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND FOUR PRINTS OF SHOP DRAWINGS; SHOWING ALL STRUCTURAL STEEL SIZES, CONNECTIONS AND DETAILS, TO THE ARCHITECT FOR HIS APPROVAL. FABRICATION OF STRUCTURAL STEEL MEMBERS SHALL NOT BEGIN WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT OR HIS ENGINEER.
11. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND THE STRUCTURAL STEEL INSTITUTE SPECIFICATIONS FOR BUILDINGS AND BRIDGES.

WOOD NOTES:

1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
   FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.
3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-O" O.C.
4. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-O" O.C. MAXIMUM.
5. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
6. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
7. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
9. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
10. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
11. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH ½" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.
12. ALL STRUCTURAL FRAMING FOR STAIRS IS DONE BY OTHERS.

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

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT
- FLOORS
- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT WITH SNOW DRIFT WHERE APPLICABLE.

WIND LOAD = 127 MILES PER HOUR

SEISMIC: Ss = 0.218
S1 = 0.070

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

Location

PROPOSED
RESIDENTIAL BUILDING
17 KENSINGTON AVE
SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

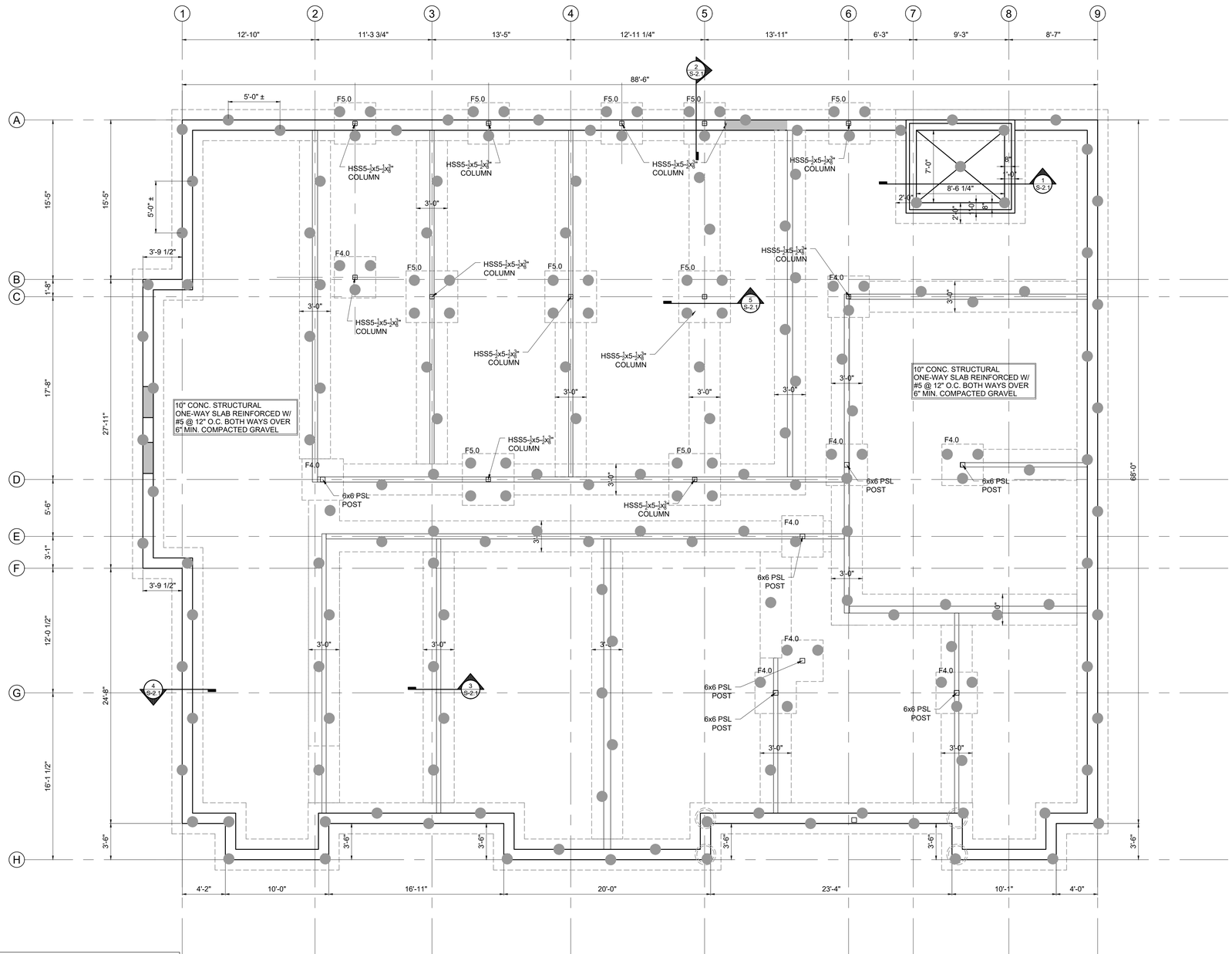
Project No: 2024169
Scale: AS NOTED
Date: 08-27-2025
Drawn By: NS

Drawing Name

GENERAL NOTES

Sheet No.

S-1.0



NOTES:

1. T.O.S. = 9.00' U.N.O.
2. B.O.F. @ INTERIOR COLUMNS = 7.00' U.N.O.
3. B.O.F. @ EXTERIOR WALLS = 5.00' U.N.O.
4. B.O.F. @ ELEVATOR PIT = 3.50' U.N.O.
5. T.O.W @ EXTERIOR WALLS = 22.17' U.N.O.
6. FOUNDATION TO BE SUPPORTED BY HELICAL PILES. PILE LOCATION AND QUANTITY IS APPROXIMATE. LOCATION AND QUANTITY TO BE VERIFIED WITH HELICAL PILE CONTRACTOR PRIOR TO CONSTRUCTION.
7. SEE GEOTECHNICAL REPORT BY GEOTECHNICAL PARTNERSHIP, INC. DATED 5 MAY, 2022 FOR GROUND IMPROVEMENT RECOMMENDATIONS.
8. FOUNDATION IS DESIGNED WITH A 30K ALLOWABLE PILE CAPACITY PER GEOTECHNICAL REPORT.

1 PROPOSED FOUNDATION PLAN
3/16" = 1'-0"

Location

PROPOSED RESIDENTIAL BUILDING 17 KENSINGTON AVE SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

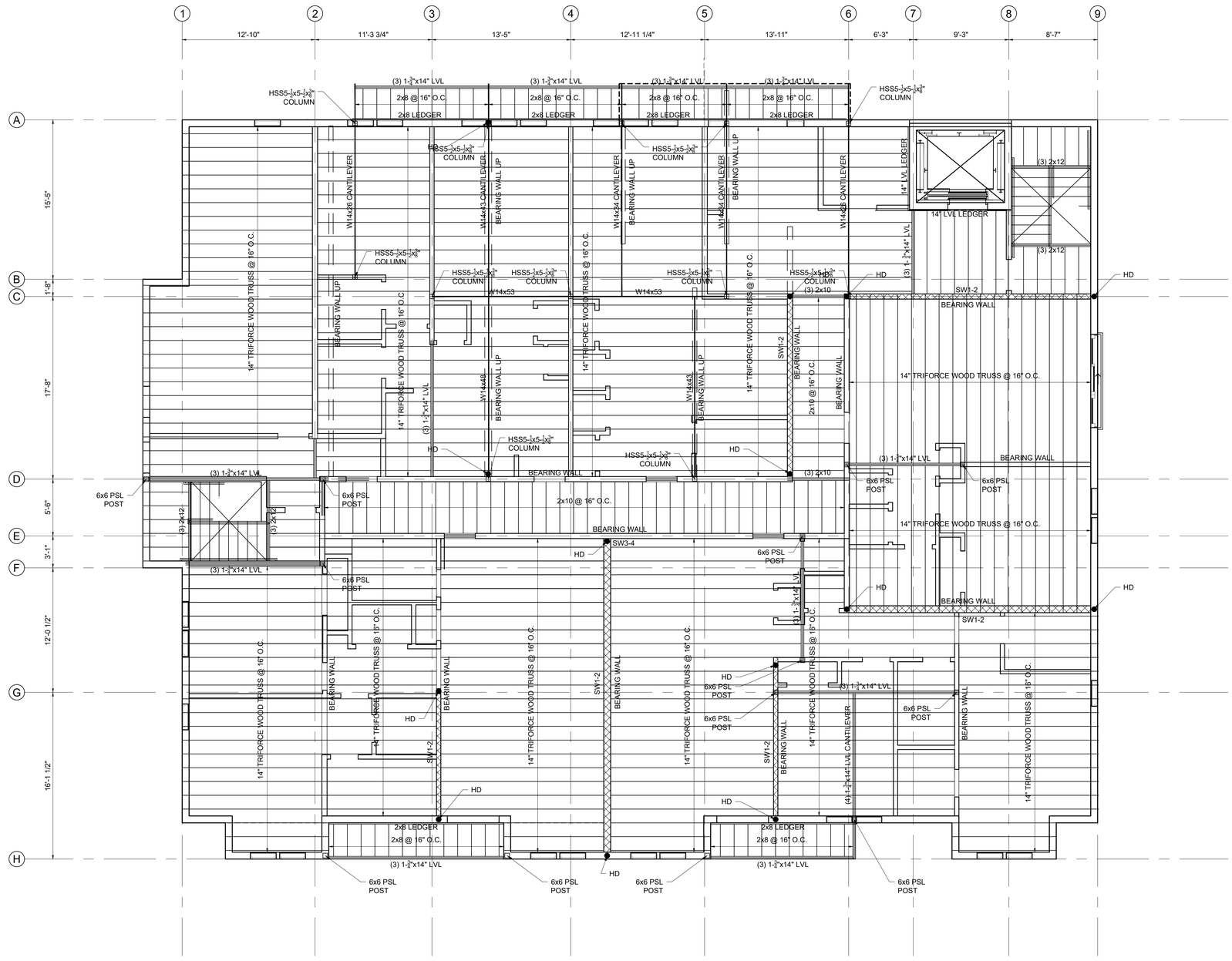
Project No: 2024169
Scale: 3/16" = 1'-0"
Date: 08-27-2025
Drawn By: NS

Drawing Name

PROPOSED FOUNDATION PLAN

Sheet No.

S-1.1



NOTES:

1. ALL INTERIOR WOOD STUDS TO BE 2x4 @ 16" U.N.O.
2. ALL EXTERIOR WOOD STUDS TO BE 2x6 @ 16" O.C. U.N.O.
3. SEE SHEAR WALL SCHEDULE FOR SHEAR WALLS U.N.O.
4. SEE HEADER SCHEDULE FOR HEADER SIZES
5. PROVIDE 6x6 PSL POST @ ALL LVL ENDS
6. PROVIDE MIN. (2) 2x_ STUD @ ALL HEADER ENDS

1 PROPOSED SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"

Location

PROPOSED RESIDENTIAL BUILDING 17 KENSINGTON AVE SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

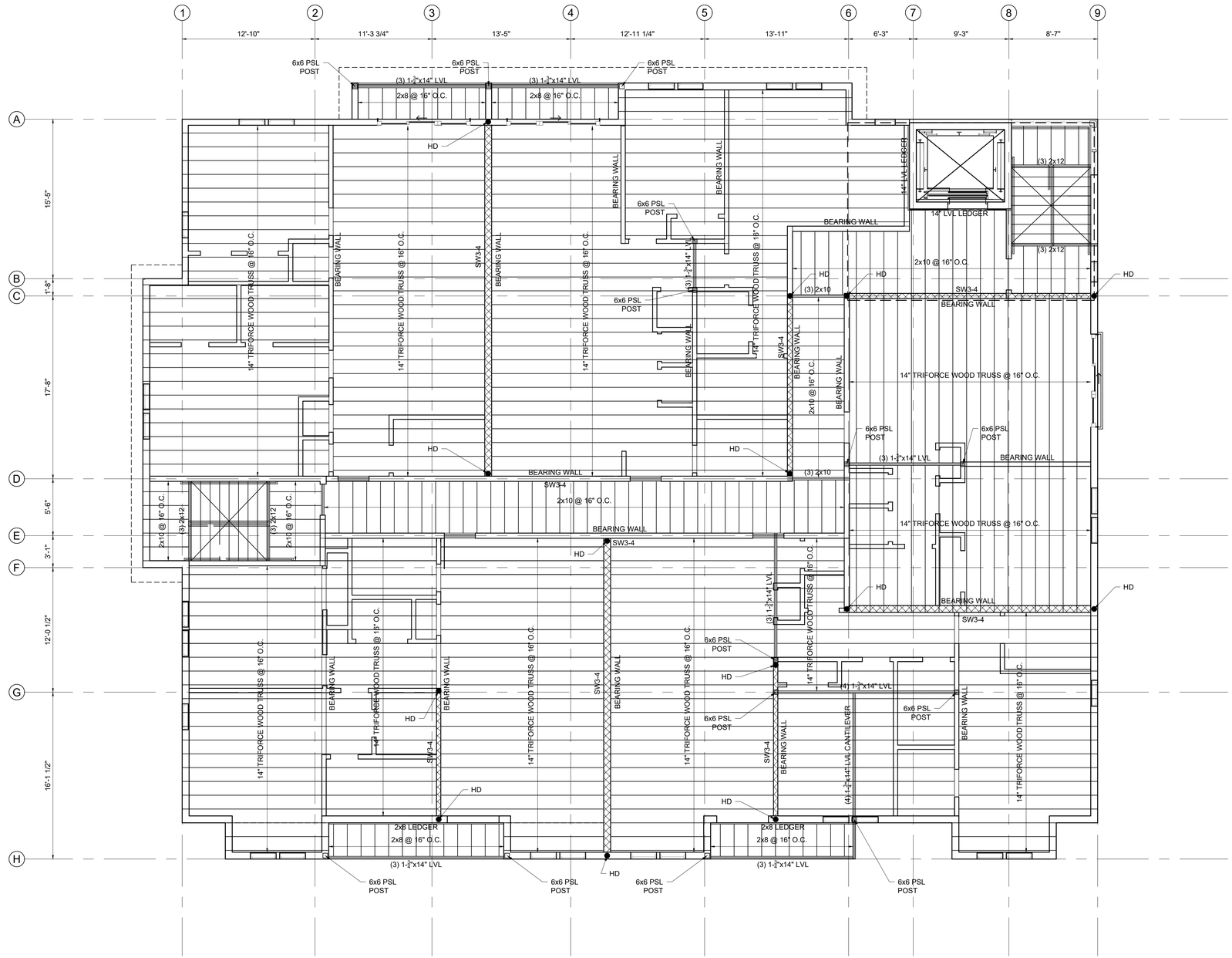
Project No: 2024169
Scale: 3/16" = 1'-0"
Date: 08-27-2025
Drawn By: NS

Drawing Name

PROPOSED SECOND FLOOR FRAMING PLAN

Sheet No.

S-1.2



NOTES:

1. ALL INTERIOR WOOD STUDS TO BE 2x4 @ 16" U.N.O.
2. ALL EXTERIOR WOOD STUDS TO BE 2x6 @ 16" O.C. U.N.O.
3. SEE SHEAR WALL SCHEDULE FOR SHEAR WALLS U.N.O.
4. SEE HEADER SCHEDULE FOR HEADER SIZES
5. PROVIDE 6x6 PSL POST @ ALL LVL ENDS
6. PROVIDE MIN. (2) 2x_ STUD @ ALL HEADER ENDS

1 PROPOSED 3RD & 4TH FLOOR FRAMING PLAN
3/16" = 1'-0"

Location

PROPOSED RESIDENTIAL BUILDING 17 KENSINGTON AVE SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 2024169
Scale: 3/16" = 1'-0"
Date: 08-27-2025
Drawn By: NS

Drawing Name

PROPOSED 3RD & 4TH FLOOR FRAMING PLAN

Sheet No.

S-1.3

2 ELEVATOR ROOF FRAMING
3/16" = 1'-0"

1 PROPOSED ROOF FRAMING PLAN
3/16" = 1'-0"

NOTES:

1. ALL INTERIOR WOOD STUDS TO BE 2x4 @ 16" U.N.O.
2. ALL EXTERIOR WOOD STUDS TO BE 2x6 @ 16" O.C. U.N.O.
3. SEE SHEAR WALL SCHEDULE FOR SHEAR WALLS U.N.O.
4. SEE HEADER SCHEDULE FOR HEADER SIZES
5. PROVIDE 6x6 PSL POST @ ALL LVL ENDS
6. PROVIDE MIN. (2) 2x_ STUD @ ALL HEADER ENDS

ROOF

Location

PROPOSED RESIDENTIAL BUILDING 17 KENSINGTON AVE SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

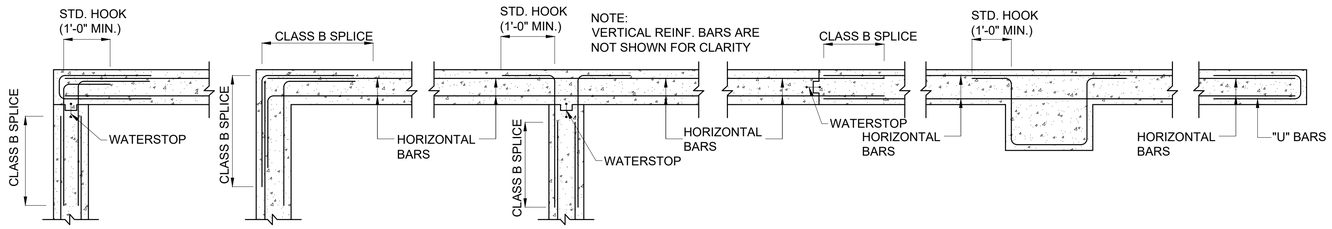
Project No: 2024169
Scale: 3/16" = 1'-0"
Date: 08-27-2025
Drawn By: NS

Drawing Name

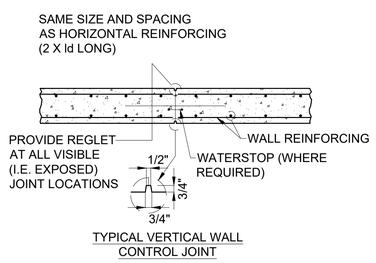
PROPOSED ROOF FRAMING PLAN

Sheet No.

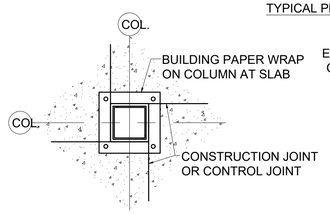
S-1.4



IF CONSTRUCTION JOINT EXISTS AT CORNERS | AT CORNERS | AT INTERSECTIONS | AT CONSTRUCTION JOINTS | AT PILASTERS

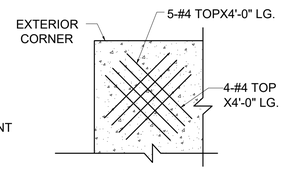


TYPICAL VERTICAL WALL CONTROL JOINT

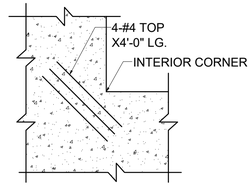


TYPICAL COLUMN ISOLATION JOINT DETAIL
SCALE: 1"=1'-0"

TYPICAL PLAN OF HORIZONTAL WALL REINFORCING



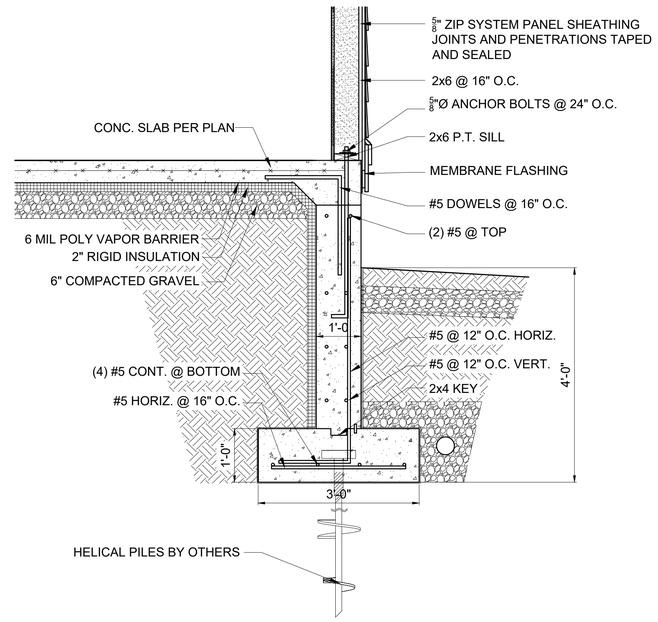
AT EXTERNAL



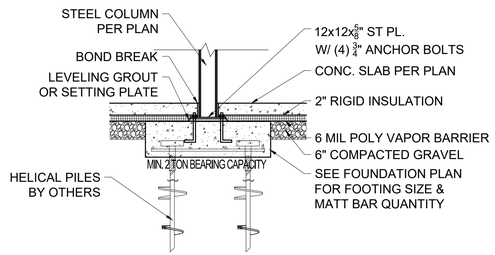
AT INTERNAL

ADDITIONAL REINFORCING AT THE SLAB CORNERS

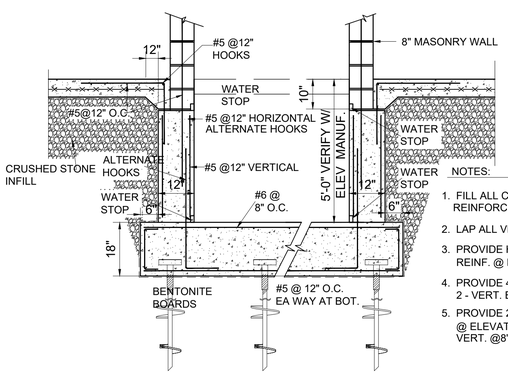
TYPICAL CONCRETE DETAILS
1/2" = 1'-0"



TYPICAL FOUNDATION WALL DETAIL
4 — 3/4" = 1'-0"

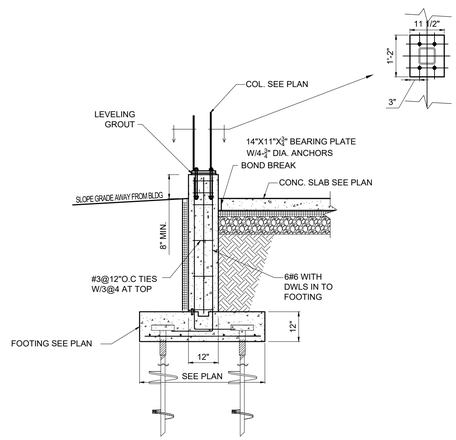


TYPICAL COLUMN FOOTING DETAIL
5 — 1/2" = 1'-0"

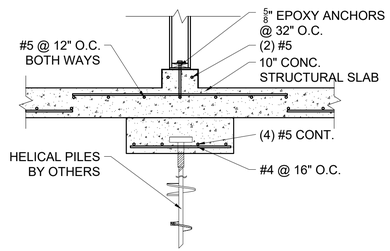


NOTES:
1. FILL ALL CELLS W/VERTICAL REINFORCING WITH GROUT
2. LAP ALL VERTICAL REINF. 2'-0"
3. PROVIDE HORIZ. DUROWALL REINF. @ EVERY OTHER COURSE@16" O.C.
4. PROVIDE 4 - VERT. BARS @ CORNERS 2 - VERT. BARS @ DOOR JAMBS
5. PROVIDE 2'-8" WIDE VERTICAL SECTION @ ELEVATOR RAIL MOUNTS W/#6 VERT. @8"O.C., FULL HEIGHT

ELEVATOR PIT DETAIL
1 — 1/2" = 1'-0"



TYPICAL CONCRETE PIER DETAIL
2 — 1/2" = 1'-0"



TYPICAL BEARING WALL FOOTING DETAIL
3 — 1/2" = 1'-0"

FOOTING SCHEDULE. (2.0 TONS PER SQUARE FOOT BEARING PRESSURE)

MARK	F3.0	F3.5	F4.0	F4.5	F5.0	F5.5	F6.0
SIZE	3'-0" x 3'-0" x 1'-6"DP	3'-6" x 3'-6" x 1'-6"DP	4'-0" x 4'-0" x 1'-6"DP	4'-6" x 4'-6" x 1'-6"DP	5'-0" x 5'-0" x 1'-6"DP	5'-6" x 5'-6" x 1'-7"DP	6'-0" x 6'-0" x 1'-9"DP
REINF. EA. WAY BOTTOM	6 - #4	7 - #4	6 - #5	6 - #5	7 - #5	8 - #5	7 - #6

Location

PROPOSED RESIDENTIAL BUILDING 17 KENSINGTON AVE SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

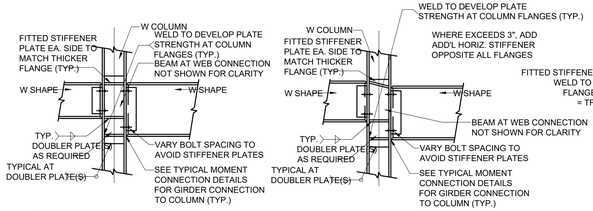
Project No: 2024169
Scale: AS NOTED
Date: 08-27-2025
Drawn By: NS

Drawing Name

CONCRETE DETAILS

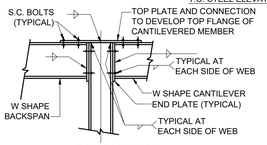
Sheet No.

S-2.1

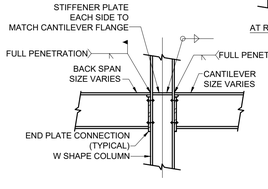


TYPICAL AT MOMENT FRAME GIRDERS OF DIFFERENT DEPTHS

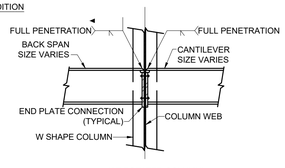
TYPICAL AT MOMENT FRAME GIRDERS OF DIFFERENT DEPTHS W/ OFFSET T.O. STEEL ELEVATIONS



AT ROOF CONDITION



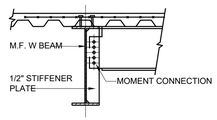
TYPICAL AT CANTILEVER/ BACKSPAN AT COLUMN



(AT ROTATED COLUMN)

TYPICAL STATIC MOMNET CONNECTION

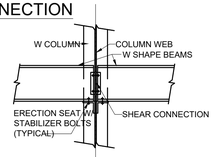
SCALE: NONE



TYPICAL CONNECTION FOR BEAMS FRAMING PERPENDICULAR TO M.F. BEAMS

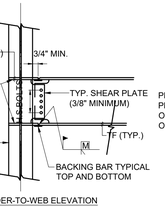
SCALE: NONE

NOTE:
WHEN BEAMS FROM BOTH SIDES FRAME IN TO M.F. BEAM, THE DEEPER BEAM SHALL BE CONNECTED FOR THIS ADDITIONAL MOMENT

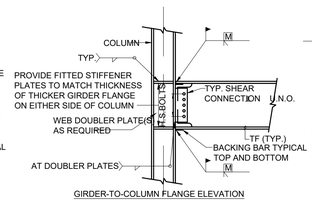


TYPICAL CONNECTION AT BACK TO BACK GIRDERS TO COLUMN WEB

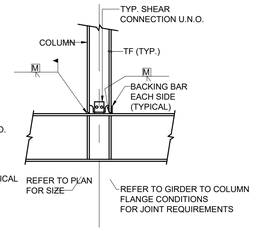
SCALE: NONE



GIRDER-TO-WEB ELEVATION

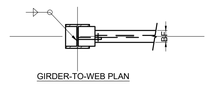


GIRDER-TO-COLUMN FLANGE ELEVATION



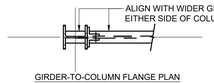
COLUMN-TO-GIRDER ELEVATION

NOTE:
REFER TO NOTES 1, 2, AND 3 BELOW FOR ADDITIONAL REQUIREMENTS



GIRDER-TO-WEB PLAN

NOTE:
NOTES 1, 2, AND 3 DO NOT APPLY TO THIS CONDITION



GIRDER-TO-COLUMN FLANGE PLAN

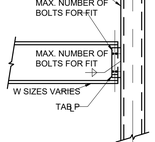
NOTE:
REFER TO NOTES 1, 2, AND 3 BELOW FOR ADDITIONAL REQUIREMENTS

TYPICAL MOMENT CONNECTION DETAILS

NOTES:

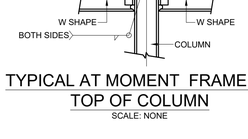
AT FULLY ENCLOSED AND HEATED BUILDINGS:

1. FILLRE METAL USED IN FULL PENETRATION WELDS AT MOMENT FRAMES AND AT ECCENTRIC BRACE FRAME GIRDERS, AT BEAM-TO-COLUMN OR COLUMN-TO-GIRDER CONNECTIONS SHALL HAVE A MINIMUM CHARPY V-NOTCH VALUE OF 20 FT. LBS. AT 40°F. (CVN TO BE 20 FT. LBS. AT 0°F AT OTHER BUILDINGS AND STRUCTURES)
2. BACKER BARS SHALL BE REMOVED AT ALLBOTTOM FLANGE WELDS MADE IN THE DOWN HAND POSITION AND THE ROOT PASS SHALL BE BACK GOUGED AND RE-WELDED. A REINFORCING FILLET WELD (W=1/4") SHALL BE ADDED AT THE TOP AND BOTTOM OF THE BOTTOM FLANGE AND AT EACH FLANGE OF COLUMN TO GIRDER FULL PENETRATION WELDS.
3. A REINFORCED FILLET WELD (W=1/4") SHALL BE ADDED AT THE TOP OF TOP FLANGE FULL PENETRATION WELDS.
4. NOTES 1, 2 AND THREE DO NOT APPLY AT MOMENT CONNECTIONS AT CANTILEVER/ BACKSPAN CONDITIONS AND OTHER NON-LATERAL LOAD RESISTING CONDITIONS.



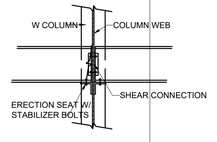
TYPICAL WIDE FLANGE TO HSS COLUMN CONNECTION U.N.O.

SCALE: 3/4" = 1'-0"



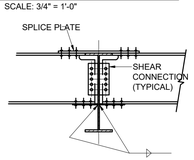
TYPICAL AT MOMENT FRAME AT TOP OF COLUMN

SCALE: NONE

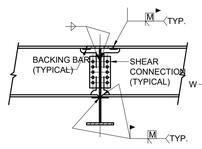


TYPICAL CONNECTION AT BACK TO BACK GIRDERS TO COLUMN WEB

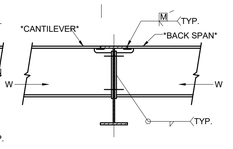
SCALE: NONE



BOLTED MOMENT CONNECTION



WELDED MOMENT CONNECTION



END PLATE WELDED/ BOLTED CONNECTION

TYPICAL BEAM-TO-GIRDER MOMENT CONNECTION DETAILS

NOTE: TYPICAL STEEL CONNECTION DETAILS PROVIDED.
STEEL CONNECTIONS TO BE DESIGNED BY STEEL FABRICATOR OR DETAILER.
STEEL SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.

TYPICAL STEEL DETAILS

1/2" = 1'-0"

Location

PROPOSED RESIDENTIAL BUILDING 17 KENSINGTON AVE SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

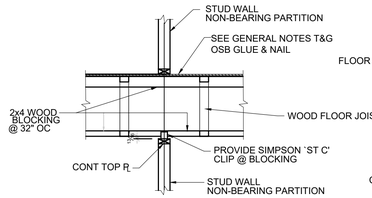
Project No: 2024169
Scale: AS NOTED
Date: 08-27-2025
Drawn By: NS

Drawing Name

STEEL DETAILS

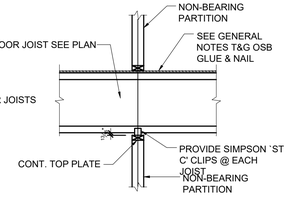
Sheet No.

S-2.2



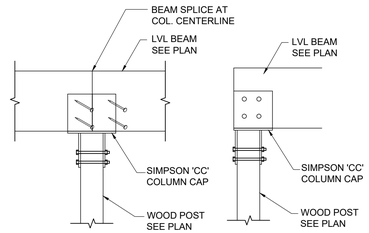
TYPICAL FRAMING AT NON-BEARING PARTITIONS

PARALLEL TO FRAMING
(REFER TO ARCH DWGS FOR WALL LOCATIONS)



TYPICAL FRAMING
AT NON-BEARING PARTITIONS

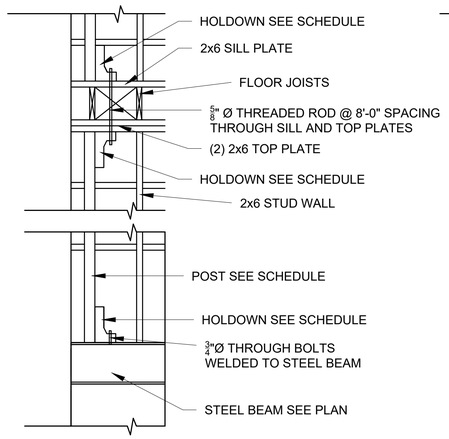
PERPENDICULAR TO FRAMING
(REFER TO ARCH DWGS FOR WALL LOCATIONS)

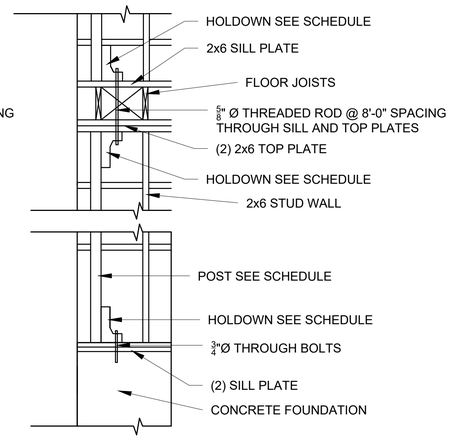


SHEARWALL SCHEDULE					SILL PLATE ATTACHMENT		TOP PLATE ATTACHMENT	
TYPE	WALL COVER	FASTENER	@ PANEL EDGES	@ INTERM. STUDS	AT CONCRETE	AT FLOOR	AT FLOOR	AT ROOF
SW1-2	15/32" APA RATED SHEATHING	8d COMMON	4"	4"	HDU8 AT TRIPLE STUD	HDU8 AT TRIPLE STUD	HDU8 AT TRIPLE STUD	
SW3-4	15/32" APA RATED SHEATHING	8d COMMON	6"	6"		HDU4 AT TRIPLE STUD	HDU4 AT TRIPLE STUD	HI CLIP AT EACH RAFTER

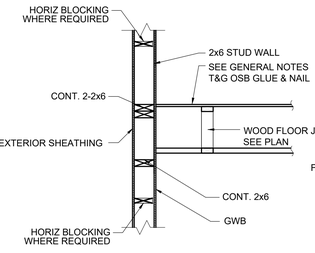
NOTES:

1. ANY FASTENER EXPOSED TO WEATHER SHALL BE GALVANIZED.
2. HOLDOWNS OCCUR AT EACH END OF EACH SHEARWALL AND FASTEND TO END STUD. WALL SHEATHING SHALL BE EDGE NAILED TO HOLDOWN STUDS.
3. ALL ANCHOR BOLTS SHALL BE $\frac{5}{8}$" Ø MIN X 4" W./3 " EMBEDMENT INTO CONCRETE, W./ 2"X2"X$\frac{1}{4}$" SQUARE WASHER.
4. LAP WALL PLATES MIN. 4'-0" BTWN. SPLICES W./ (8)16d NAILS EA. SIDE. SHEARWALL SHEATHING MUST EXTEND FROM BOTTOM TO TOP PLATES.
5. SHEARWALL SHALL NOT BE INTERRUPTED BY ANY WALL BUTTING INTO SHEARWALL.
6. EQUIVALENT HOLDOWNS, STRAPS, BOLTS, NAILS ETC. MAY BE SUBSTITUTED FOR THOSE SPECIFIED BY SIMPSON.
7. FRAMING AT ADJOINING PANEL EDGES TO BE 3" NOMINAL OR WIDER; NAILS TO BE STAGGERED WHERE NAILS ARE SPACED 2".

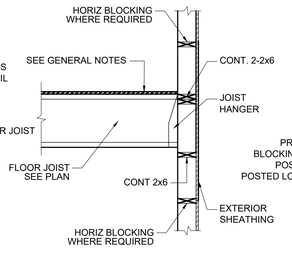




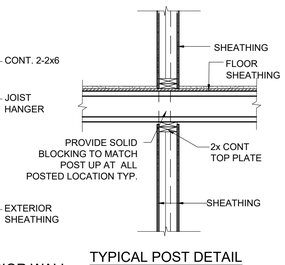
TYPICAL SHEAR WALL DETAIL
1/2" = 1'-0"



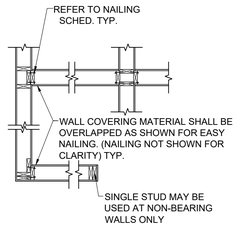
TYPICAL SECTION AT EXTERIOR WALL



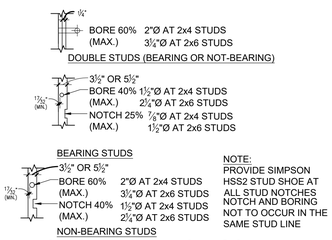
TYPICAL SECTION AT EXTERIOR WALL



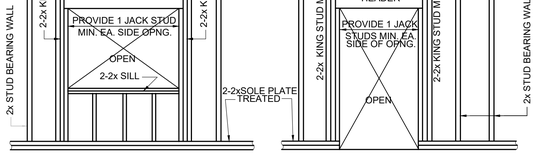
TYPICAL POST DETAIL



TYPICAL PLAN DETAILS



TYPICAL CUTTING AND BORING STUD DETAIL



TYP. WINDOW OPENING

TYPICAL DOOR FRAMING

TYPICAL WOOD DETAILS
1/2" = 1'-0"

POST SCHEDULE (FOR BEAMS AND HEADERS, UNLESS OTHERWISE NOTED ON PLAN)				
FLOOR	1ST FL	2ND FL	3RD FL	4TH FL
INTERIOR POST FOR LVL BEAMS	6x6 PSL	6x6 PSL	6x6 PSL	6x6 PSL
EXTERIOR POST FOR OPENING HEADERS	(3) 2x6	(3) 2x6	(3) 2x6	(3) 2x6

BEARING WALL STUD SCHEDULE (INSTALL MIDDLE BLOCKING BETWEEN ALL STUDS)				
FLOOR	1ST FL	2ND FL	3RD FL	4TH FL
INTERIOR WALL STUD SIZES	2x6 @ 12"O.C.	2x6 @ 12"O.C.	2x6 @ 16"O.C.	2x6 @16"O.C.
EXTERIOR WALL STUD SIZES	2x6 @ 16"O.C.	2x6 @16"O.C.	2x6 @16"O.C.	2x6 @16"O.C.

Location

PROPOSED RESIDENTIAL BUILDING 17 KENSINGTON AVE SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 2024169
Scale: AS NOTED
Date: 08-27-2025
Drawn By: NS

Drawing Name

WOOD DETAILS

Sheet No.

S-2.3

RECOMMENDED FASTENING SCHEDULE

BUILDING ELEMENT	NAIL SIZE AND TYPE	NUMBER AND LOCATION
STUD TO SOLE PLATE	8D COMMON 16D COMMON	4 TOE-NAIL OR 2 DIRECT-NAIL
STUD TO CAP PLATE	16D COMMON	2 TOE-NAIL OR 2 DIRECT-NAIL
DOUBLE STUDS	10D COMMON	12" O.C. DIRECT
CORNER STUDS	16D COMMON	24" O.C. DIRECT
SOLE PLATE TO JOIST OR BLOCKING	16D COMMON	16" O.C.
DOUBLE CAP PLATE	10D COMMON	16" O.C. DIRECT
CAP PLATE LAPS	10D COMMON	2 DIRECT-NAIL
RIBBON STRIP, 6" OR LESS	10D COMMON	2 EACH DIRECT BEARING
RIBBON STRIP, 6" OR MORE	10D COMMON	3 EACH DIRECT BEARING
ROOF RAFTER TO PLATE	8D COMMON	3 TOE-NAIL
JACK RAFTER TO RIDGE	16D COMMON	2 TOE-NAIL OR DIRECT-NAIL
JACK RAFTER TO HIP	10D COMMON 16D COMMON	3 TOE-NAIL OR 2 DIRECT-NAIL
FLOOR JOISTS TO STUDS (NO CEILING JOISTS)	10D COMMON 10D COMMON	5 DIRECT OR 3 DIRECT
FLOOR JOISTS TO STUDS (WITH CEILING JOISTS)	10D COMMON	2 DIRECT
FLOOR JOISTS TO SILL OR GIRDER	3D COMMON	3 TOE-NAIL
LEDGER STRIP	16D COMMON	3 EACH DIRECT
CEILING JOISTS TO PLATE	16D COMMON	3 TOE-NAIL
CEILING JOISTS (LAPS OVER PARTITION)	10D COMMON	3 DIRECT-NAIL
CEILING JOISTS (PARALLEL TO RAFTER)	10D COMMON	3 DIRECT
COLLAR BEAM	10D COMMON	3 DIRECT
BRIDGING TO JOISTS	8D COMMON	2 EACH DIRECT END
DIAGONAL BRACE (TO STUD AND PLATE)	8D COMMON	2 EACH DIRECT BEARING
TAIL BEAMS TO HEADERS (WHEN NAILING PERMITTED)	20D COMMON	1 EACH END 4 SQ. FT. FLOOR AREA
HEADER BEAMS TO TRIMMERS	20D COMMON	1 EACH END 8 SQ. FT. FLOOR AREA
1" ROOF DECKING (OVER 6" IN WIDTH)	8D COMMON 8D COMMON	2 EACH DIRECT RAFTER 3 EACH DIRECT RAFTER
1" SUBFLOORING (6" OR LESS)	8D COMMON	2 EACH DIRECT JOIST
1" SUBFLOORING (8" OR MORE)	8D COMMON	3 EACH DIRECT JOIST
2" SUBFLOORING	16D COMMON	2 EACH DIRECT JOIST
1" WALL SHEATHING (8" OR LESS IN WIDTH)	8D COMMON	2 EACH DIRECT STUD
1" WALL SHEATHING (OVER 8" IN WIDTH)	8D COMMON	3 EACH DIRECT STUD
PLYWOOD ROOF & WALL SHEATHING (1/2" OR LESS) (5/8" OR GREATER) (5/16",3/8", OR 1/2") (OVER 6" IN WIDTH)	 6D COMMON 8D COMMON 16 GAUGE GALVANIZED WIRE STAPLES, 3/8" MINIMUM CROWN; LENGTH OF 1" PLUS PLYWOOD THICKNESS SAME AS IMMEDIATELY ABOVE	 6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIATE 4" O.C. EDGES & 8" O.C. INTERMEDIATE 2 1/2" O.C. EDGES & 5" O.C. INTERMEDIATE
PLYWOOD SUBFLOORING (1/2") (3/8", 3/4") (1", 1 1/8") (1/2") (3/8")	 6D COMMON OR 6D ANNULAR OR SPIRAL THREAD 8D COMMON OR 8D ANNULAR OR SPIRAL THREAD 10D COMMON OR 8D RING SHANK OR 8D ANNULAR OR SPIRAL THREAD 16D GALVANIZED WIRE STAPLES 3/8" MINIMUM CROWN; 1 3/8' LENGTH	 6" O.C. DIRECT EDGES & 10" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 10" O.C. INTERMEDIATE 6" O.C. DIRECT EDGES & 6" O.C. INTERMEDIATE 4" O.C. EDGES & 7" O.C. INTERMEDIATE 2 1/2" O.C. EDGES & 4" O.C. INTERMEDIATE
BUILT-UP GIRDERS AND BEAMS	20D COMMON	32" O.C. DIRECT
CONTINUOUS HEADER TO STUD	8D COMMON	4 TOE-NAIL
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. DIRECT
1/2" FIBER BOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16"	3" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
25/32" FIBER BOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL OR 8D COMMON NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16"	3" O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATE
GYPSUM SHEATHING	12 GAUGE 1 3/4" LARGE HEAD CORROSION-RESISTANT	4" O.C. EDGE 8" O.C. INTERMEDIATE
PARTICLE BOARD UNDERLAYMENT (1/4"-3/4")	6D ANNULAR THREADED	6" O.C. DIRECT EDGES 10" O.C. INTERMEDIATE
PARTICLE BOARD ROOF AND WALL SHEATHING 1/2" OR LESS	6D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
5/8" OR GREATER	8D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
PARTICLE BOARD SUBFLOORING (5/8" OR GREATER)	8D COMMON	6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE
SHINGLES, WOOD*	NO. 14 B&S GAGE CORROSION RESISTIVE	2 EACH BEARING
WEATHER BOARDING	8D CORROSION	2 EACH BEARING

NOTE *: SHINGLE NAILS SHALL PENETRATE NOT LESS THAN 3/4" INTO NAILING STRIPS, SHEATHING OR SUPPORTING CONSTRUCTION EXCEPT AS OTHERWISE PROVIDED IN 780 CMR 1225.4.4.

HORIZONTAL WALL REINFORCEMENT LAP SCHEDULE			
DUR-O-WALL DESIGNATION	MILL SIZE	DIAMETER	75d LAP
LIGHT	11ga.	.1205	10"
STANDARD	9ga.	.1483	12"
MEDIUM	8ga.	.1620	13"
EXTRA HEAVY	3/16"	.1875	14"

BLOCK WIDTH	VERTICAL** REINFORCING	HORIZONTAL REINFORCING**	
		WALL	BOND BEAM
8" CMU	#7 @ 32" O.C.	STANDARD DUR-O-WALL * LADUR TYPE @ 16" O.C.	1 - #8
10" CMU	#7 @ 32" O.C.	STANDARD DUR-O-WALL * LADUR TYPE @ 16" O.C.	2 - #7
12" CMU	#7 @ 32" O.C.	STANDARD DUR-O-WALL * LADUR TYPE @ 16" O.C.	2 - #6

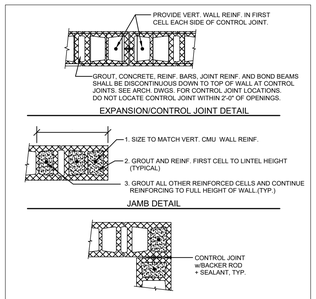
* DUR-O-WALL OR EQUAL MANUFACTURER

** MINIMUM UNLESS OTHERWISE NOTED ON PLANS OR SECTIONS. REFER TO FOUNDATION PLANS FOR SPECIFIC SIZE, SPACING AND LIMITS OF VERTICAL CMU WALL REINFORCING.

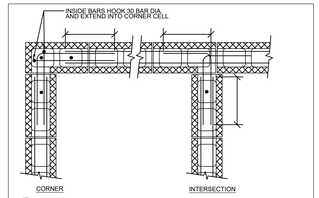
*** BOND BEAM REINFORCEMENT UNLESS OTHERWISE SHOWN ON DETAILS.

REBAR LAP SCHEDULE							
SIZE	#3	#4	#5	#6	#7	#8	#9
LAP	18"	24"	30"	36"	42"	48"	54"

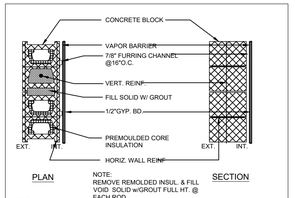
1 CMU WALL REINFORCING SCHEDULE



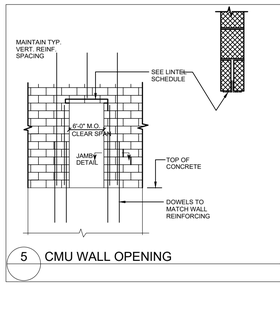
2 TYPICAL WALL DETAILS
SCALE: 3/4"=1'-0"



3 BOND BEAM PLAN DETAILS
SCALE: 3/4"=1'-0"



4 STANARD CMU BLOCK DETAILS



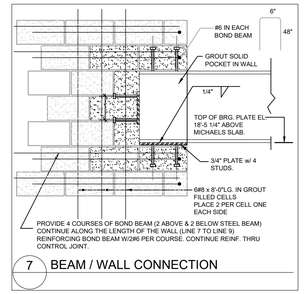
5 CMU WALL OPENING

MAXIMUM OPENING	6" THICK CMU WALL	8" THICK CMU WALL	12" THICK CMU WALL
4'-0"	2-L3x2 1/2x1/4	2-L3 1/2x3 1/2x1/4	3-L3 1/2x3 1/2x1/4
5'-0"	2-L3 1/2x2 1/2x1/4	2-L4x3 1/2x1/4	3-L4x3 1/2x1/4
6'-0"	2-L3 1/2x2 1/2x1/4	2-L4x3 1/2x1/4	3-L4x3 1/2x1/4
8'-0"	2-L3 1/2x2 1/2x1/4	2-L5x3 1/2x3/8	3-L5x3 1/2x3/8
10'-0"	2-L3 1/2x2 1/2x3/8	2-L5x3 1/2x3/8	3-L5x3 1/2x3/8
12'-0"	2-L3 1/2x2 1/2x3/8	2-L6x3 1/2x1/2	3-L6x3 1/2x1/2

NOTES:

1. PROVIDE AND INSTALL LINTEL ANGLES FOR MASONRY OPENINGS IN ACCORDANCE WITH THE SCHEDULE ABOVE. INSTALL LONG LEG VERTICAL.
2. PROVIDE 6" MINIMUM BEARING AT EACH END BUT NOT LESS THAN 1" PER FOOT OF SPAN. FILL 2 COURSES OF MASONRY BELOW BEARING WITH GROUT.
3. WHERE MINIMUM BEARING CANNOT BE PROVIDED, NOTIFY ARCHITECT.
4. WHERE LINTELS OCCUR IN EXTERIOR WALLS, MMIMUM THICKNESS SHALL BE 5/16" AND ANGLES SHALL BE HOT DIPPPED GALVINIZED.
5. WHERE WALL THICKNESS EXCEEDS 12" PROVIDE ONE ADDITIONAL ANGLE FOR EACH ADDITIONAL 4" OF WALL.

6 STEEL LINTEL SCHEDULE



7 BEAM / WALL CONNECTION

Location

PROPOSED RESIDENTIAL BUILDING 17 KENSINGTON AVE SOMERVILLE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 2024169
Scale: AS NOTED
Date: 08-27-2025
Drawn By: NS

Drawing Name

MISC. DETAILS

Sheet No.

S-2.4