

#	POUND OR NUMBER
&	AND
@	AT
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FIRE DEPARTMENT
FLD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
SWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOOR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
IPO	IN PLACE OF
INSUL	INSULATED
INT	INTERIOR
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MIRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OH	OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT/PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURAL
SYP	SOUTHERN YELLOW PINE
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TP	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

ARCHITECTURAL

COVER SHEET

A1.0 FLOOR PLANS

A2.0 ELEVATIONS

A3.0 WALL SECTION AND FOUNDATION PLAN

A4.0 FRAMING PLANS

A5.0 FRAMING PLANS

A6.0 STRUCTURAL PANEL PLANS

A7.0 WALL/CEILING SECTION AND STAIR SECTION

780CMR 9th Edition; Chapter 34 Existing Building Code of Massachusetts

MSBC CODE SUMMARY 2015 IEBC: EXISTING BUILDINGS, L3 ALTERATION AND 554 SF ADDITION

CONSTRUCTION TYPE: 5B

MAX HEIGHT: 2 STORIES

PROVIDED: 2 STORIES

CURRENT USE AND OCCUPANCY: RESIDENTIAL GROUP R2 (3 FAMILY)

PLANNED USE AND OCCUPANCY: RESIDENTIAL GROUP R2 (3 FAMILY)

MAX FLOOR AREA PER 506.2: 7000 SF

FLOOR AREA PROVIDED: 3332 SF

CHAPTER 7: CHAPTER 7-LEVEL 1 ALTERATIONS

703.1: ALTERATIONS SHALL MAINTAIN CURRENT LEVEL OF FIRE PROTECTION

CURRENT LEVEL OF FIRE PROTECTION: NONE.

CHAPTER 8-LEVEL 2 ALTERATIONS

AUTOMATIC SPRINKLERS

804.2.2 SHARED EXITS OR CORRIDORS AND/OR OCCUPANT LOADS OF GREATER THAN 30 PERSONS MUST BE SPRINKLED,

NUMBER OF SHARED EXITS OR CORRIDORS: NONE

OCCUPANCY LOAD: MAX 6 PER UNIT FOR A TOTAL LOAD OF 18

CHAPTER 9-LEVEL 3 ALTERATIONS

901.2: LEVEL 3 ALTERATIONS WILL BE PERFORMED IN THE BUILDING, THEREFORE WORK MUST COMPLY WITH REQUIREMENTS OF CHAPTERS 7,8 AND 9.

904.1: AUTOMATIC SPRINKLERS MUST BE INSTALLED FOR HIGH RISE BUILDINGS, BUILDING WITH LAUNDRY OR RUBBISH CHUTES AND F AND S USES.

BUILDING TYPE: LOW RISE

NUMBER OF RUBBISH AND/OR LAUNDRY CHUTES: NONE

USE: R2

CHAPTER 11-ADDITIONS

1102.3: AUTOMATIC SPRINKLER SYSTEM MUST BE EXTENDED TO COVER NEW FIRE AREAS

NEW OR EXISTING FIRE AREAS: NONE.

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DOCUMENTS, IF REQUIRED BY THE BUILDING DEPARTMENT, SHALL BE SUBMITTED BY THIRD PARTIES AT TIME OF PERMIT APPLICATION.

ZONING: VILLAGE COMMERCIAL

MIN. LOT: 10,000

PROVIDED: PLEASE SEE SITE PLAN

MIN. FRONTAGE: N/A

MIN SETBACKS: FRONT=20'; SIDE AND REAR= 10'

PROVIDED: FRONT=PLEASE SEE SITE PLAN SIDE=PLEASE SEE SITE PLAN REAR=PLEASE SEE SITE PLAN

MAX BUILDING HEIGHT: 40'

PROVIDED: 30'

MAX LOT COVERAGE: 80%

PROVIDED: PLEASE SEE SITE PLAN

MAX IMPERVIOUS COVERAGE AND MAX OPEN SPACE: N/A

PLEASE SEE THE BUILDING EVALUATION REPORT SUBMITTED WITH THIS SET FOR FURTHER DETAIL OF EXISTING CONDITIONS AND PLANNED CONSTRUCTION FOR COMPLIANCE WITH 780CMR 9TH EDITION CHAPTER 34 EXISTING BUILDING CODE OF MASSACHUSETTS.

GENERAL NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AGAINST THE PROJECT DOCUMENTS PRIOR TO SUBMITTING HIS BID. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY HIS ASSUMPTIONS PRIOR TO SUBMITTING HIS BID. PROPOSED CHANGE ORDERS FOR WORK REQUIRED TO COMPLETE THE SCOPE DESCRIBED BY THE PROJECT DOCUMENTS, BUT NOT INCLUDED IN OR FIELD VERIFIED PRIOR TO SUBMISSION OF HIS BID, WILL BE REJECTED.
- IF A CONFLICT ARISES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONTRACTOR'S CUSTOMARY PROCEDURE OR A MANUFACTURER'S SPECIFICATIONS AND/OR INSTRUCTIONS, IT MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING. SPECIFIC DRAWING AND/OR DETAIL NUMBERS AND SPECIFICATION SECTIONS MUST BE CITED. THE ARCHITECT SHALL BE THE FINAL ARBITER ON WHICH SPECIFICATION AND/OR PROCEDURE/INSTRUCTION THE CONTRACTOR SHALL FOLLOW. NO WORK IN QUESTION SHALL COMMENCE PRIOR TO THE CONTRACTOR'S RECEIPT OF THE ARCHITECT'S WRITTEN DIRECTION.
- ALL REQUESTS FOR CLARIFICATION OR INFORMATION MUST BE SUBMITTED IN WRITING, AND MUST CITE SPECIFIC DRAWING AND/OR DETAIL NUMBERS OR SPECIFICATION SECTION; THE CONTRACTOR MUST BE IN RECEIPT OF THE ARCHITECT'S WRITTEN RESPONSE PRIOR TO EXECUTION OF ANY WORK IN QUESTION. FIELD DISCUSSIONS, COMMENTS AND STATEMENTS DO NOT CONSTITUTE APPROVAL OR DIRECTION TO PROCEED UNDER ANY CIRCUMSTANCES.
- ALL WORK NOTED AS NON-COMPLIANT IN A FIELD REPORT, PROJECT MEMO OR PUNCH LIST SHALL BE MADE COMPLIANT WITHIN SEVEN (7) DAYS AND APPROVED IN WRITING BY THE ARCHITECT PRIOR TO RESUMPTION OF SIMILAR WORK, OR PRIOR TO INCLUSION ON FORM G702. DELAY CLAIMS BASED ON TIME SPENT TO PERFORM REMEDIAL WORK SHALL BE REJECTED.
- NO WORK OF ANY KIND, INCLUDING MOBILIZATION, MAY COMMENCE UNTIL ALL REQUIRED PRELIMINARY SUBMITTALS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT; NO WORK WITHIN A SPECIFIED SECTION OF THE PROJECT DOCUMENTS MAY COMMENCE UNTIL ALL SUBMITTALS FROM THAT SECTION HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT.
- ALL PROPOSED SERVICE INTERRUPTIONS MUST BE APPROVED BY THE OWNER OR BUILDING MANAGER 48 HOURS IN ADVANCE.
- ALL SERVICE INTERRUPTIONS SHALL BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE.
- THE BUILDING SHALL BE MADE SECURE AND WEATHER TIGHT AT THE END OF EACH WORK PERIOD, OR IF INCLEMENT WEATHER THREATENS, ANY DAMAGES, INCLUDING THOSE TO INTERIOR FINISHES, DUE TO LACK OF PROTECTION OR CONSTRUCTION ACTIVITIES, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE OWNER'S DISCRETION, AND AT NO COST TO THE OWNER OR ARCHITECT.
- DRIVE PINS ARE NOT TO BE USED ON THE PROJECT UNLESS APPROVED IN WRITING BY THE ARCHITECT. ALL EXTERIOR EXPOSED FASTENERS SHALL BE STAINLESS STEEL.
- ALL PRODUCTS TO BE USED ON THE PROJECT MUST BE APPROVED IN WRITING BEFORE DELIVERY TO THE SITE.
- WARRANTIES: ALL PRODUCTS SHALL CARRY THE MANUFACTURER'S MOST COMPREHENSIVE WARRANTY AVAILABLE. ALL WORK, INCLUDING TESTING, INSPECTIONS, MOCKUPS AND SAMPLES SHALL BE EXECUTED, SCHEDULED, ORGANIZED AND SUBMITTED BY THE CONTRACTOR AS PART OF THE CONTRACT AT NO COST TO THE OWNER OR ARCHITECT.
- COLORS: ALL COLORS FOR ALL MATERIALS SHALL BE CHOSEN BY THE ARCHITECT. FULL SAMPLE SETS OF STOCK COLORS SHALL BE SUBMITTED FOR EACH MATERIAL AND/OR COLOR. IF MANUFACTURER'S SAMPLE SUBSTRATES DO NOT MATCH PROJECT SUBSTRATES, THE CONTRACTOR SHALL APPLY COLORS TO SAMPLE SUBSTRATES THAT DO MATCH PROJECT SUBSTRATES PRIOR TO SUBMISSION. IF CUSTOM COLORS ARE REQUIRED, THE ABOVE SUBMITTAL REQUIREMENTS ALONG WITH THE MIXING FORMULA SHALL BE SUBMITTED.
- ATTIC STOCK: ATTIC STOCK SHALL BE PROVIDED FOR ALL COLORED MATERIALS U.N.O. OR APPROVED IN WRITING BY THE ARCHITECT. ALL ATTIC STOCK SHALL HAVE A VISIBLE MANUFACTURING DATE PRINTED ON ITS CONTAINER; ALL ATTIC STOCK MANUFACTURING DATES SHALL BE WITHIN 6 MONTHS OF THE WARRANTY DATE U.N.O. OR APPROVED BY THE ARCHITECT. ALL ATTIC STOCK SHALL BE PROVIDED IN UNDAMAGED, UNOPENED CONTAINERS AND SHALL EQUAL 10% OF THE QUANTITY INSTALLED FOR THE PROJECT U.N.O. OR APPROVED IN WRITING BY THE ARCHITECT.

SELECTIVE DEMOLITION NOTES:

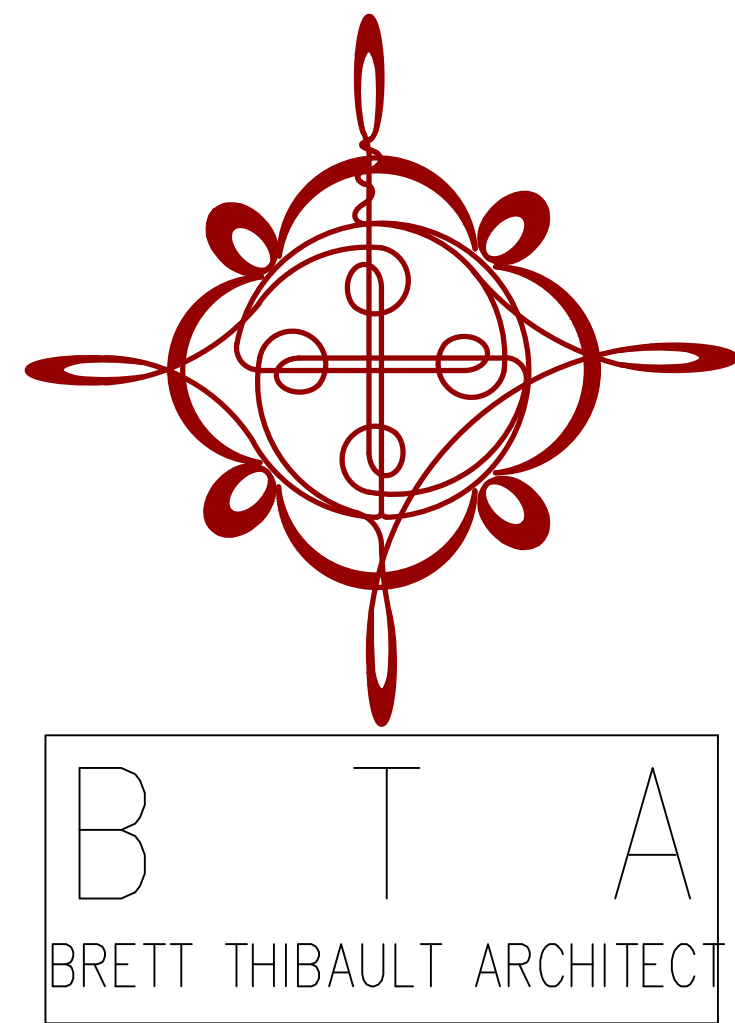
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING PERMITS, APPROVALS, SCHEDULING, COORDINATION AND EXECUTION OF THE WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING APPROVED ACCESS TO ALL AREAS OF THE WORK; APPROVALS MUST BE IN WRITING FROM AUTHORITIES HAVING JURISDICTION, THE OWNER AND ARCHITECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SHORING DESIGN AND ENGINEERING, PROCUREMENT, CONSTRUCTION AND REMOVAL.
- WITHIN THE AREA DESCRIBED AND/OR MARKED AS SCOPE OF WORK, ALL SURFACE-MOUNTED EQUIPMENT, ANCHORS AND FASTENERS, HARDWARE, DEVICES, CONDUITS, PANELS AND UTILITY ITEMS SHALL BE MADE SAFE, DISCONNECTED, REMOVED AND RESERVED IN AN OWNER/ARCHITECT APPROVED STORAGE AREA UNLESS NOTED OTHERWISE. (U.N.O) THIS INCLUDES ROOFTOP EQUIPMENT.
- WITHIN THE AREA DESCRIBED AND/OR MARKED AS SCOPE OF WORK, ALL EMBEDDED AND FLUSH-MOUNT EQUIPMENT, ANCHORS AND FASTENERS, HARDWARE, DEVICES, CONDUITS, PANELS AND UTILITY ITEMS SHALL BE MADE SAFE, DISCONNECTED, REMOVED AND RESERVED IN AN OWNER/ARCHITECT APPROVED STORAGE AREA UNLESS NOTED OTHERWISE.
- WHETHER WHOLLY OR PARTLY WITHIN THE AREA DESCRIBED AND/OR MARKED AS SCOPE OF WORK, ALL MOVEMENT AND/OR EXPANSION JOINTS SHALL BE REMOVED AND REPLACED IN THEIR ENTIRETY.
- THE CONTRACTOR SHALL PROVIDE MEANS AND METHODS TO PRODUCE SQUARE, PLUMB, LEVEL AND FLAT SURFACES AGAINST WHICH TO WORK. ALL SURFACES EXPOSED BY DEMOLITION SHALL BE MADE FLAT BY GRINDING AND/OR PARING WITH CONPROCO "STRUCTURAL SKIN".
- EXISTING OPENING PROTECTIVES SHALL BE REMOVED WITH EXTREME CARE, LABELED FOR LOCATION AND STORED IN A WEATHER TIGHT LOCATION, ANY DAMAGE INFLICTED UPON EXISTING DOORS, WINDOWS, LOUVERS AND OTHER PROTECTIVES, INTERIOR FINISHES AND UNIT CONTENTS SHALL BE, AT THE OWNER'S DISCRETION, REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER OR ARCHITECT.
- ALL STEEL ENCOUNTERED DURING DEMOLITION, EITHER VISIBLE OR CONCEALED, SHALL BE CLEANED BRIGHT AND SHALL RECEIVE TWO COATS OF CONPROCO "ECB". CONTRACTOR SHALL ASSUME 800 SF (4 GALLONS) FOR CLEANING AND 2 COATS.

FLASHING NOTES:

- ALL FLASHING PROFILES, JOINTS AND SEAMS REQUIRE MOCK-UPS FOR REVIEW AND APPROVAL. NO EXCEPTIONS.
- ALL FLASHING SHALL BE 20 GA 316L STAINLESS STEEL. ALL METAL FLASHING SHALL BE CONTINUOUS WITHOUT HOLES, OPEN ENDS OR GAPS. ALL FLASHING SHALL BE LAPPED TO SHED WATER VIA GRAVITY. ALL FLASHING EDGES SHALL BE TERMINATED WITH CONTINUOUS HOOK AND CLEAT IF EXPOSED, OR IF CONCEALED, WITH PRIMER, GRACE HT AND LIQUID MEMBRANE. ALL CLEATS AND HOOKS SHALL BE $\frac{1}{2}$ " MIN. ALL CLEATS SHALL BE ADHERED TO SUBSTRATES WITH MINIMUM 1" WIDE DOUBLE-SIDED BUTYL TAPE, AND FASTENED AT 8" O.C. WITH OVAL HEAD #8-32 STAINLESS STEEL SCREWS AND PRE-DRILLED ANCHORS.
- IN NO CASE SHALL GRACE HT REMAIN EXPOSED FOR MORE THAN 10 DAYS DURING CONSTRUCTION. ALL FLASHING SHALL BE PANNED WITH BACK AND END DAMS EXTENDING VERTICALLY FROM THE HORIZONTAL DRAINAGE PLANE NO LESS THAN 2 $\frac{1}{2}$ ". ALL VERTICAL AND HORIZONTAL PAN JOINTS SHALL BE LAPPED MIN. 1" AND SOLDERED. ALL FLASHING JOINTS SHALL BE SOLDERED WITH THE EXCEPTION OF MOVEMENT JOINTS AS REQUIRED BY MASSACHUSETTS STATE BUILDING CODE AND/OR PROJECT DOCUMENTATION.
- ALL FASTENERS USED TO INSTALL FLASHING SHALL BE CONCEALED, INSTALLED ON NON-HORIZONTAL SURFACES, SHALL BE STAINLESS STEEL IN PREDRILLED ANCHORS, AND SHALL BE OVAL HEAD UNO OR APPROVED BY THE ARCHITECT.
- ALL METAL FLASHING, INCLUDING PANS AND END DAMS, SHALL BE UNDER-LAID WITH CONTINUOUS GRACE HT RUBBERIZED ASPHALT MEMBRANE. ALL SUBSTRATES SHALL BE PRIMED—NO EXCEPTIONS. ALL MEMBRANE LAPS, SEAMS AND EDGES SHALL BE SEALED WITH GRACE LIQUID MEMBRANE—NO EXCEPTIONS. ALL HORIZONTAL TERMINAL EDGES OF MEMBRANE SHALL BE MECHANICALLY SECURED WITH CONTINUOUS STAINLESS STEEL TERMINATION BARS. ALL TERMINATION BARS SHALL BE SPACED 1/8" APART TO ALLOW FOR EXPANSION, AND SHALL BE FASTENED AT 8" O.C. IN ELONGATED HOLES WITH OVAL HEAD #8-32 STAINLESS STEEL SCREWS AND PREDRILLED ANCHORS.
- MEMBRANE FLASHING SHALL BE INSTALLED TO BRIDGE NO GREATER THAN A 3/8" GAP. ALL GAPS EXCEEDING 3/8" SHALL BE FILLED WITH CLOSED CELL BACKER ROD TO SUPPORT THE MEMBRANE.
- ALL EXPOSED DRAINING EDGES OF METAL FLASHING SHALL BE TERMINATED AT A 45 DEGREE $\frac{3}{4}$ " WIDE HEM/HOOK AND CONTINUOUS CLEAT. ALL CLEATS SHALL BE ADHERED TO SUBSTRATES WITH MINIMUM 1" WIDE DOUBLE-SIDED BUTYL TAPE, AND FASTENED AT 8" O.C. WITH OVAL HEAD #8-32 STAINLESS STEEL SCREWS AND PRE-DRILLED ANCHORS.
- METAL FLASHING AND DRIP EDGES SHALL BE PINNED IN PLACE WITH MINIMUM TWO OVAL HEAD #8-32 STAINLESS STEEL SCREWS AND PREDRILLED ANCHORS TO MAINTAIN ALIGNMENT WHILE MEMBRANE COUNTER FLASHING IS INSTALLED.
- SCREWS USED FOR PINNING AND ALIGNMENT SHALL BE INSTALLED ON NON-HORIZONTAL SURFACES.
- ALL METAL FLASHING PANS AND END DAMS SHALL HAVE MINIMUM 3" HIGH SIDES AND SHALL BE MECHANICALLY TERMINATED WITH GRACE HT AS DESCRIBED ABOVE IN #1. ALL METAL FLASHING PANS SHALL HAVE SOLDERED CORNERS. ALL FLASHING SHALL BE INTERRUPTED BY MECHANICAL LOOSE-LOCK EXPANSION JOINTS AT $< 20^{\circ}$ -0" O.C.; ALL OTHER JOINTS SHALL BE SOLDERED. IN NO CASE SHALL SHEET METAL BE LAPPED AND ADHERED WITH SEALANT (OR ANY OTHER ADHESIVE), RIVETS OR BOTH.
- MINIMUM SOLDER PENETRATION FOR ANY JOINT SHALL BE 1"; TWO 12" LONG SOLDER JOINT MOCK-UPS FOR EACH DIFFERENT TYPE MATERIAL TO BE SOLDERED IS REQUIRED. MOCKUP REVIEW WILL REQUIRE ONE OF EACH TYPE OF JOINT TO BE MELTED TO OBSERVE SOLDER PENETRATION.
- ALL FLASHING CHANGES IN DIRECTION OR ELEVATION SHALL BE CONTINUOUS, LAPPED 1" MINIMUM AND SOLDERED.
- ALL EXPOSED FLASHING EDGES SHALL BE HEMMED OR HOOKED ONTO A CONTINUOUS CLEAT. NO SHEARED EDGES SHALL BE LEFT EXPOSED. OPEN ENDS OF HOOKS AND HEMS SHALL BE CLOSED BY FOLDED OVER TAB.

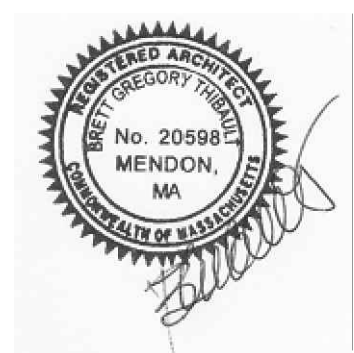
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MULTI-FAMILY
DEVELOPMENT
20 BROAD STREET
MEDWAY, MA

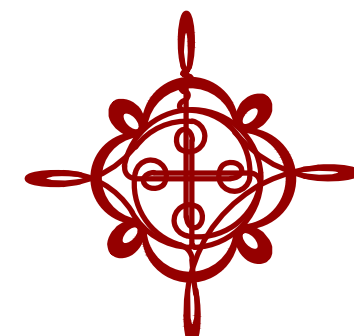
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ISSUE DATE: 12/21/2024





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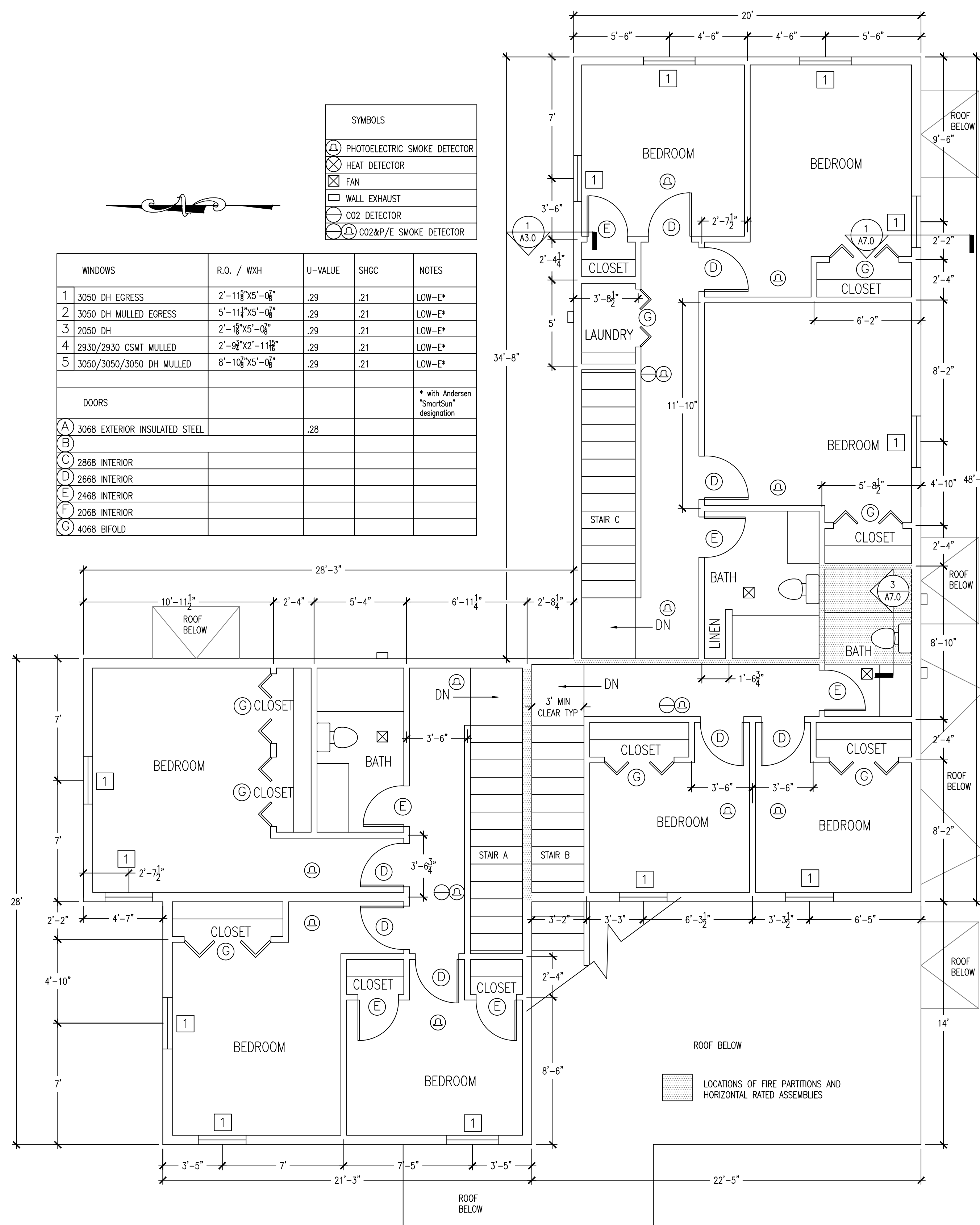
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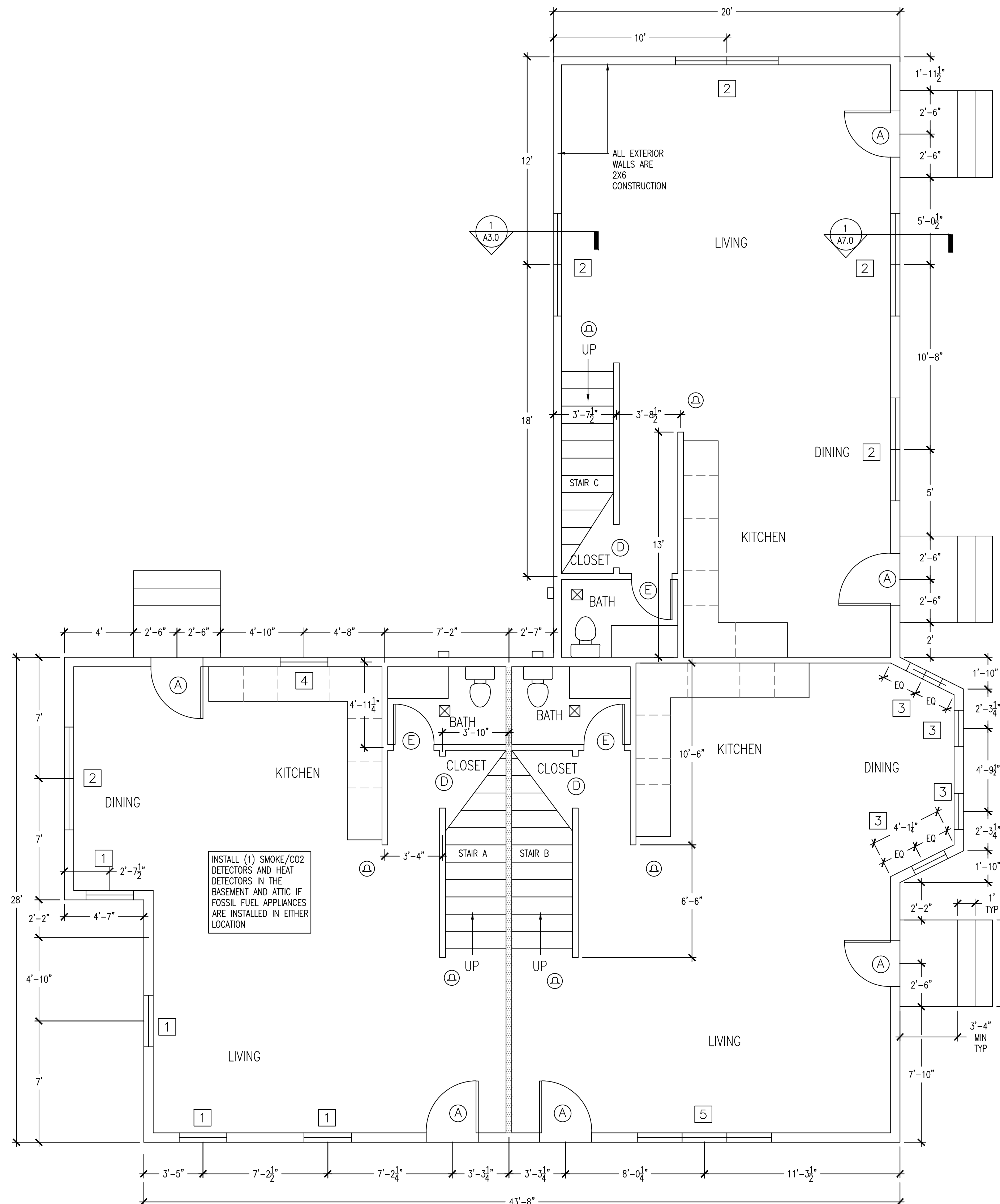
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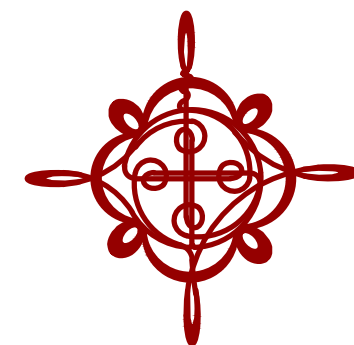
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2 SECOND FLOOR PLAN
1/4" = 1'-0"



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

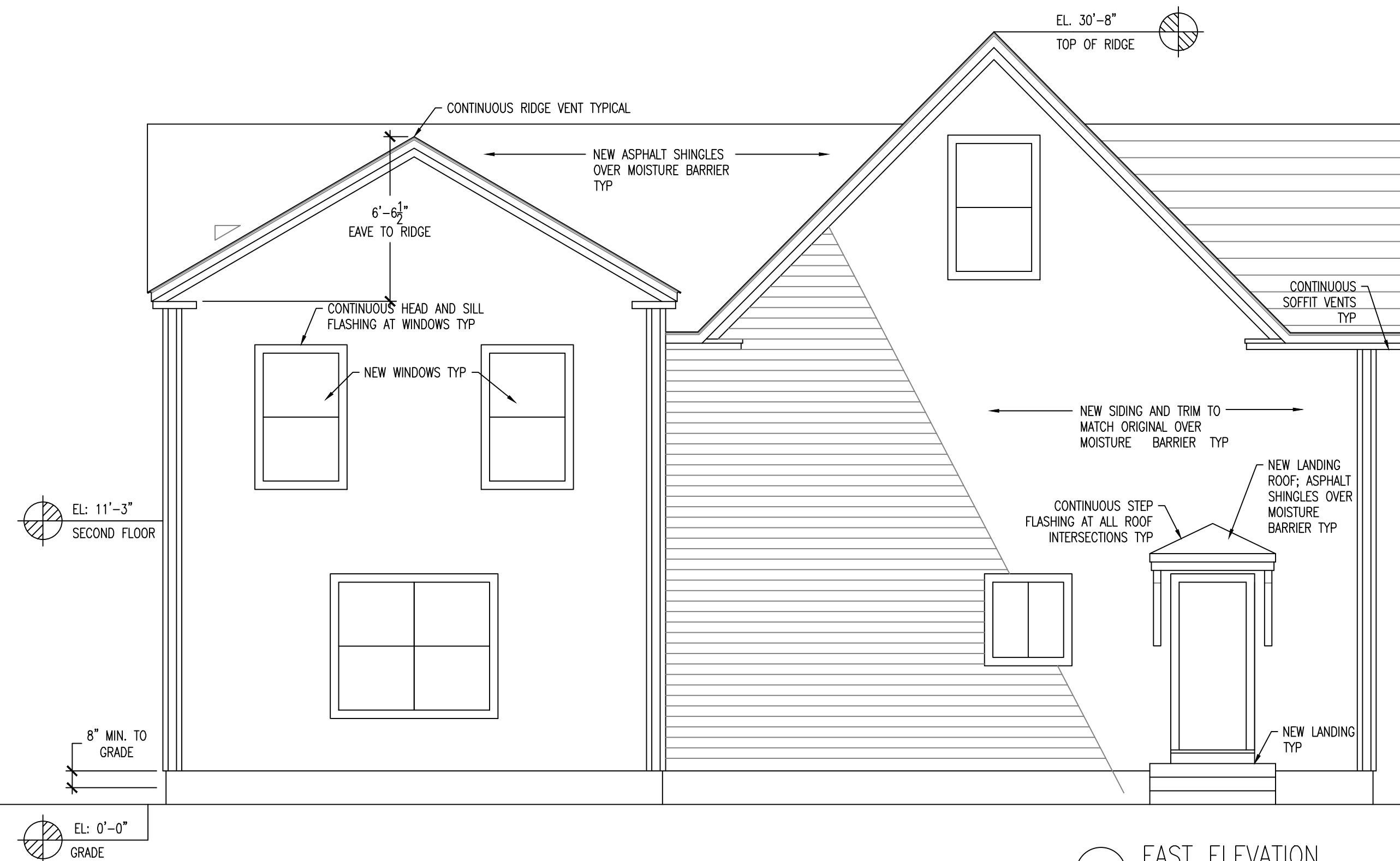


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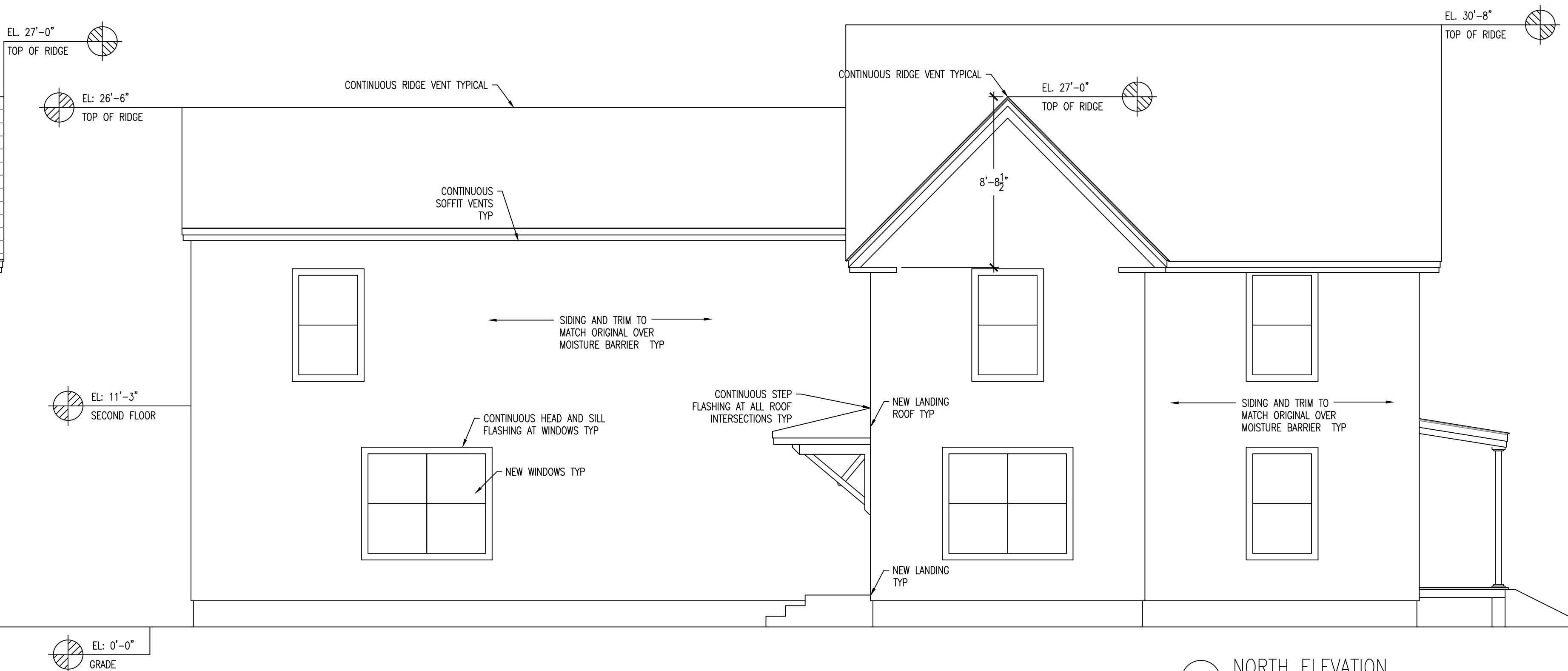


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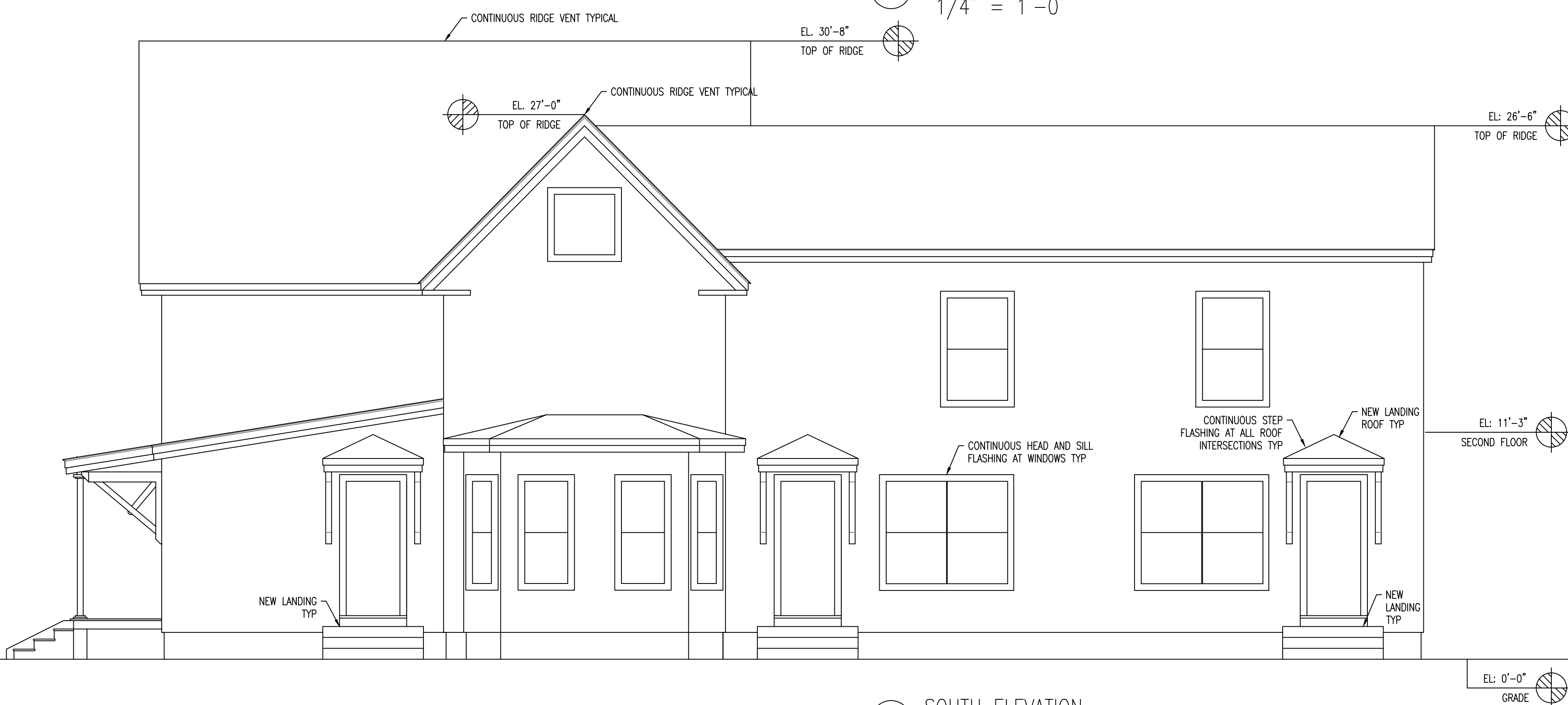
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2 EAST ELEVATION
1/4" = 1'-0"



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



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

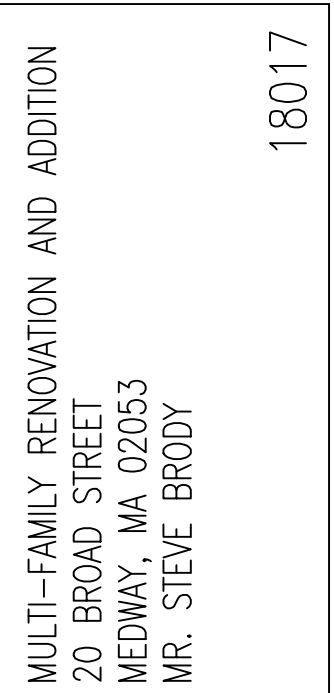
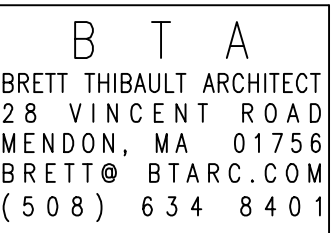


3 WEST ELEVATION
1/4" = 1'-0"

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ELEVATIONS

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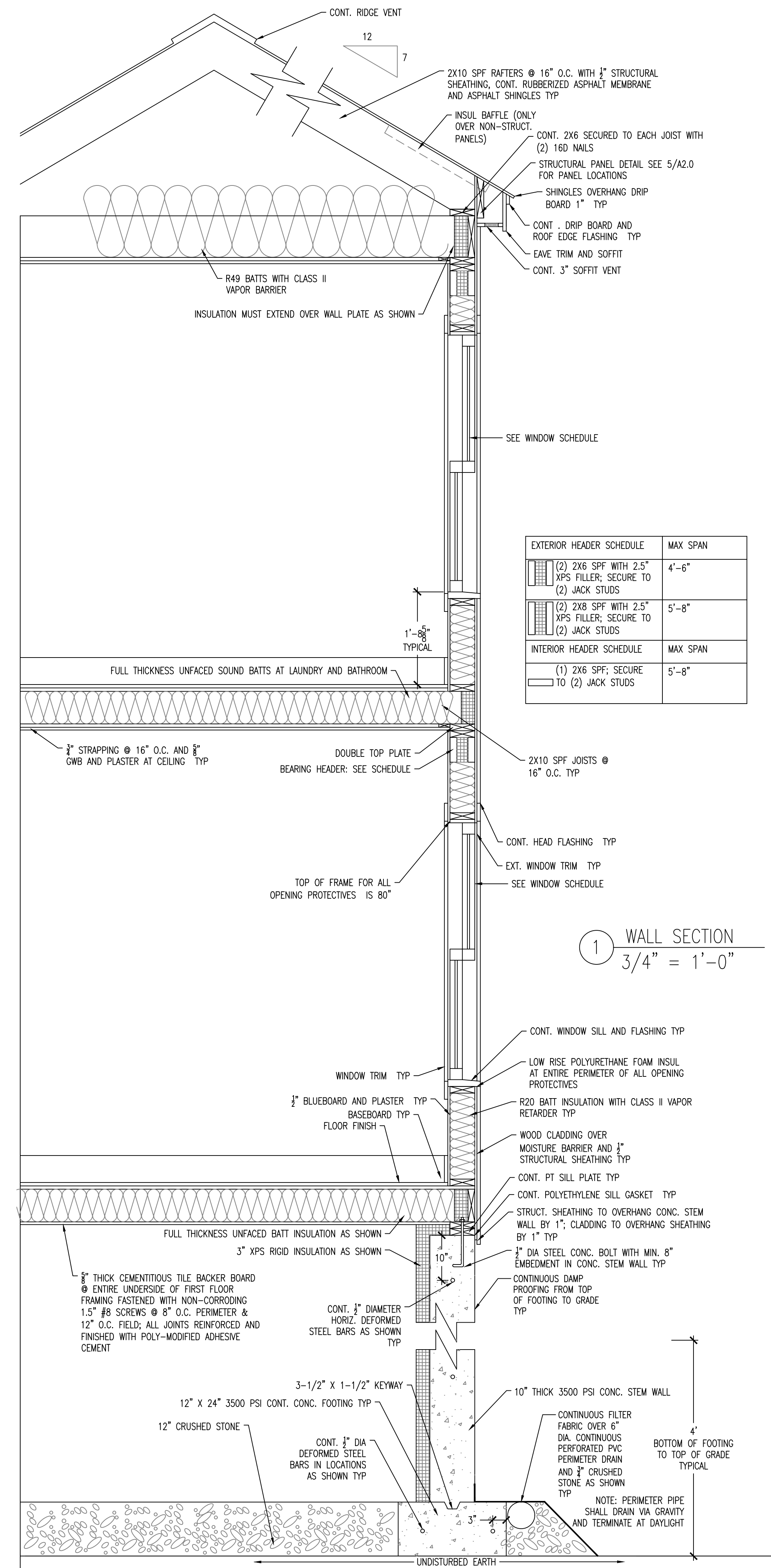
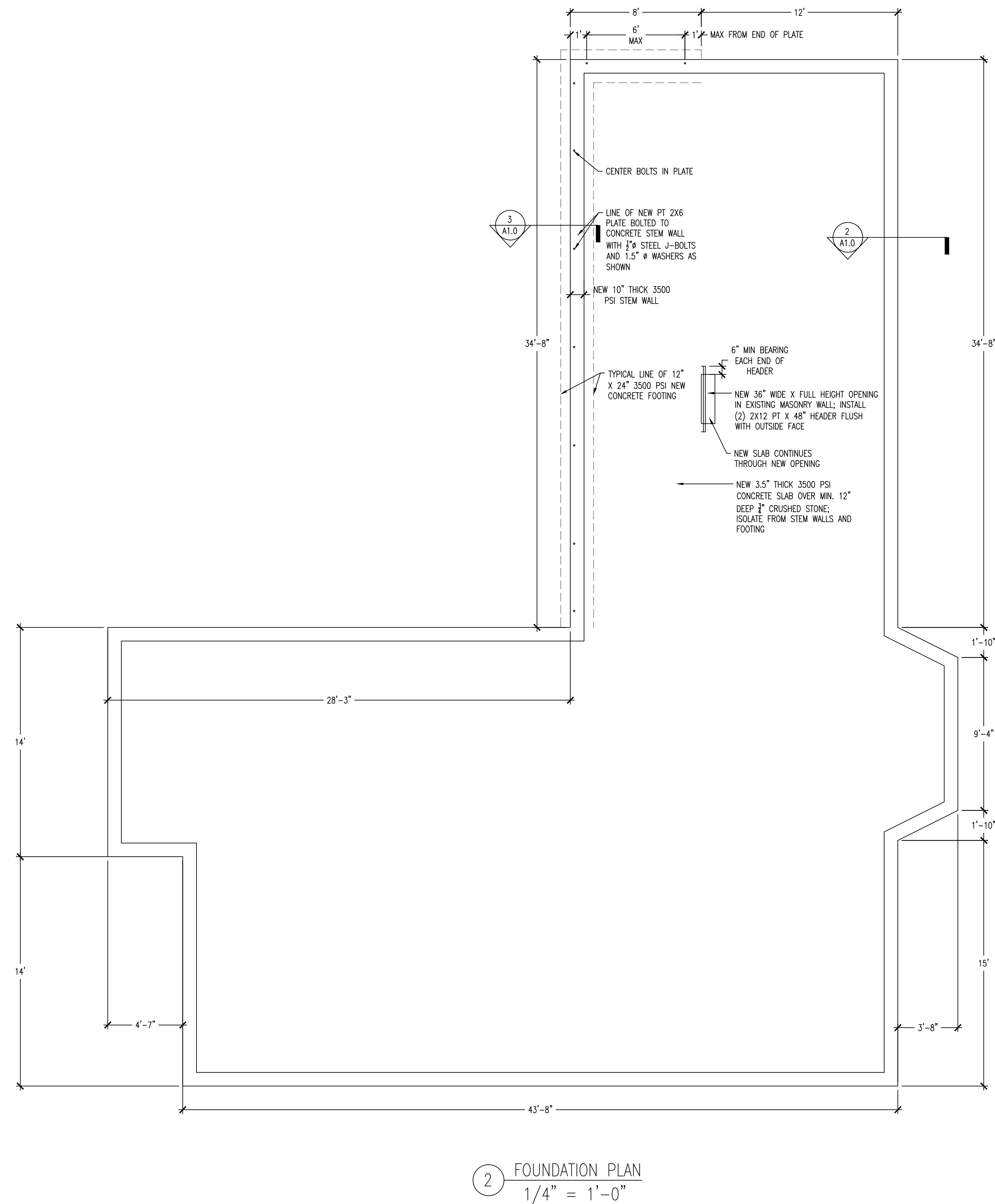


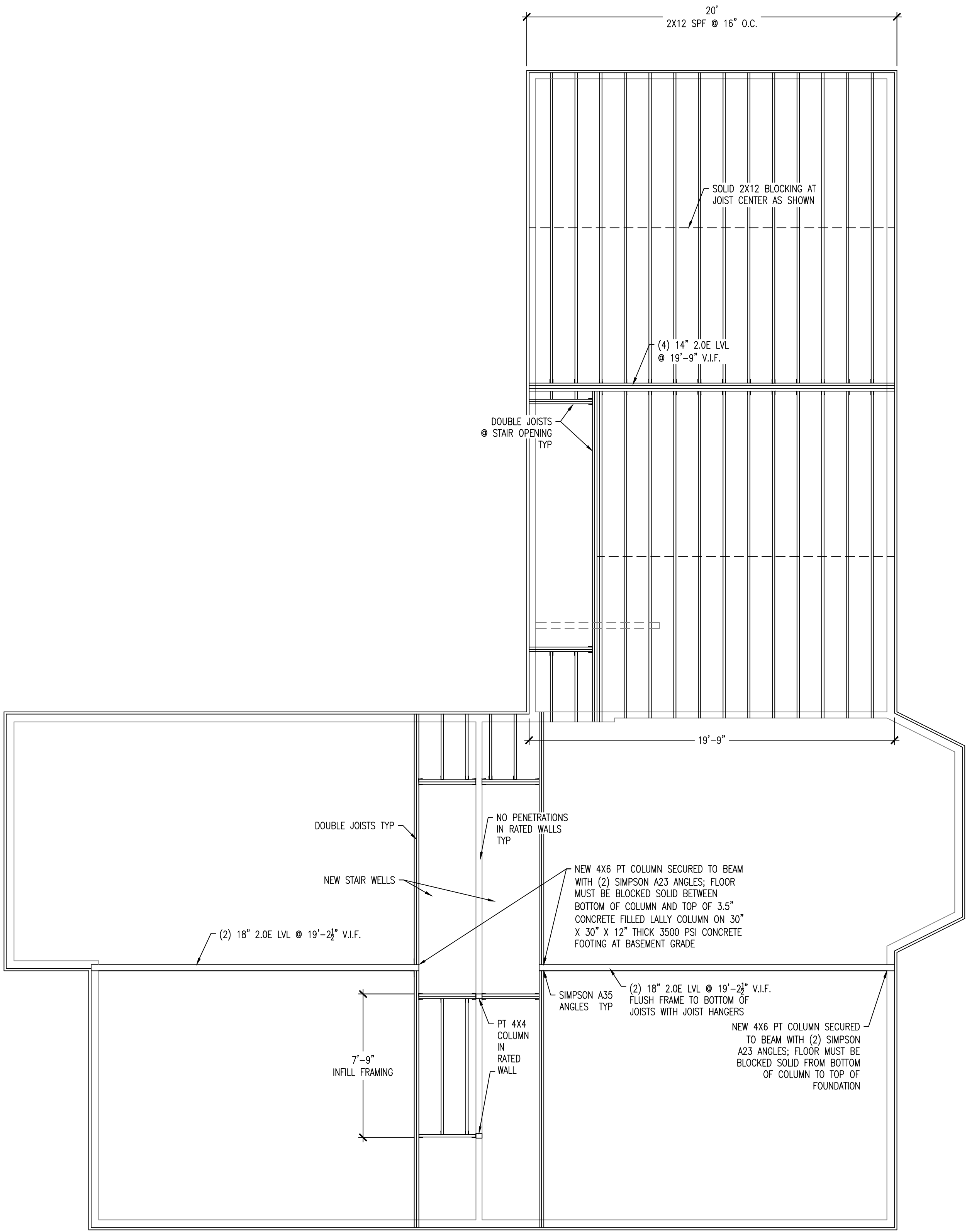
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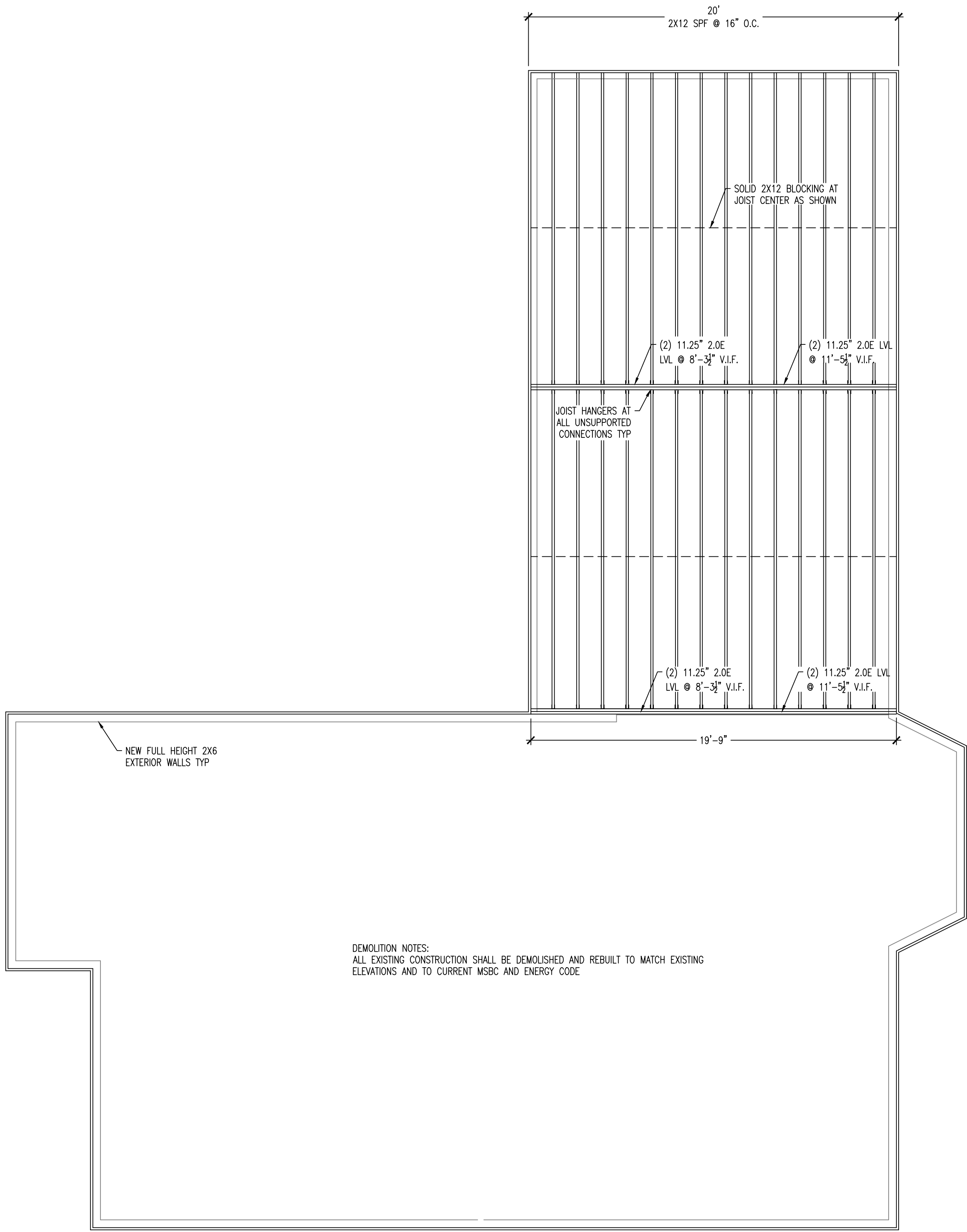
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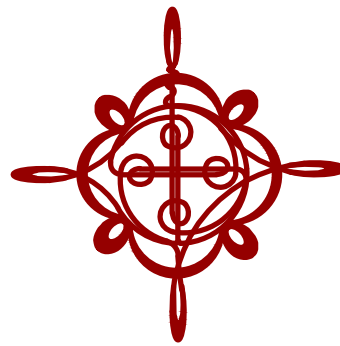




2 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



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



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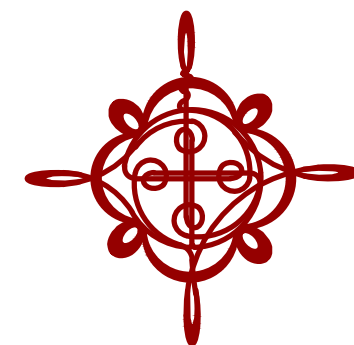
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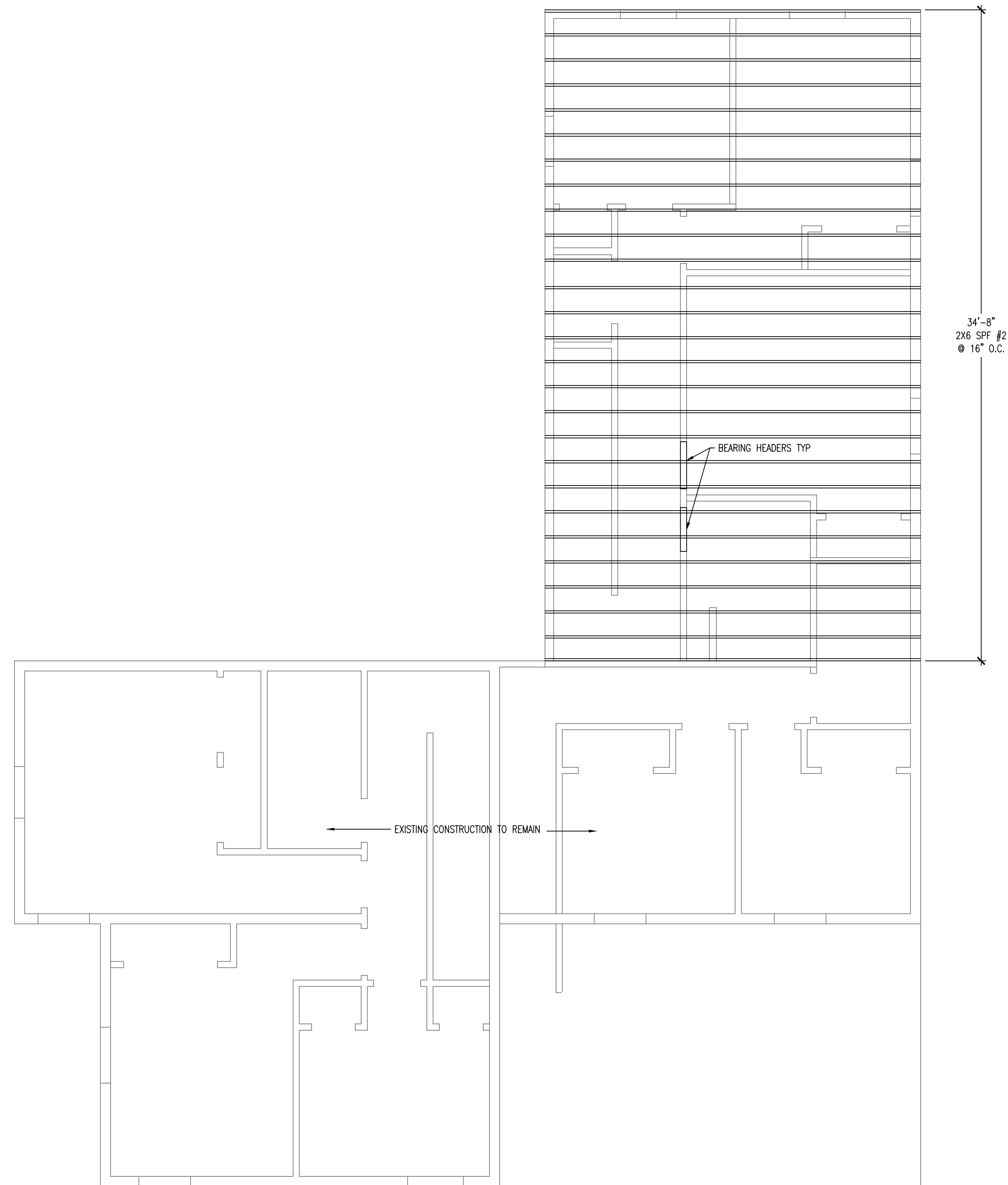
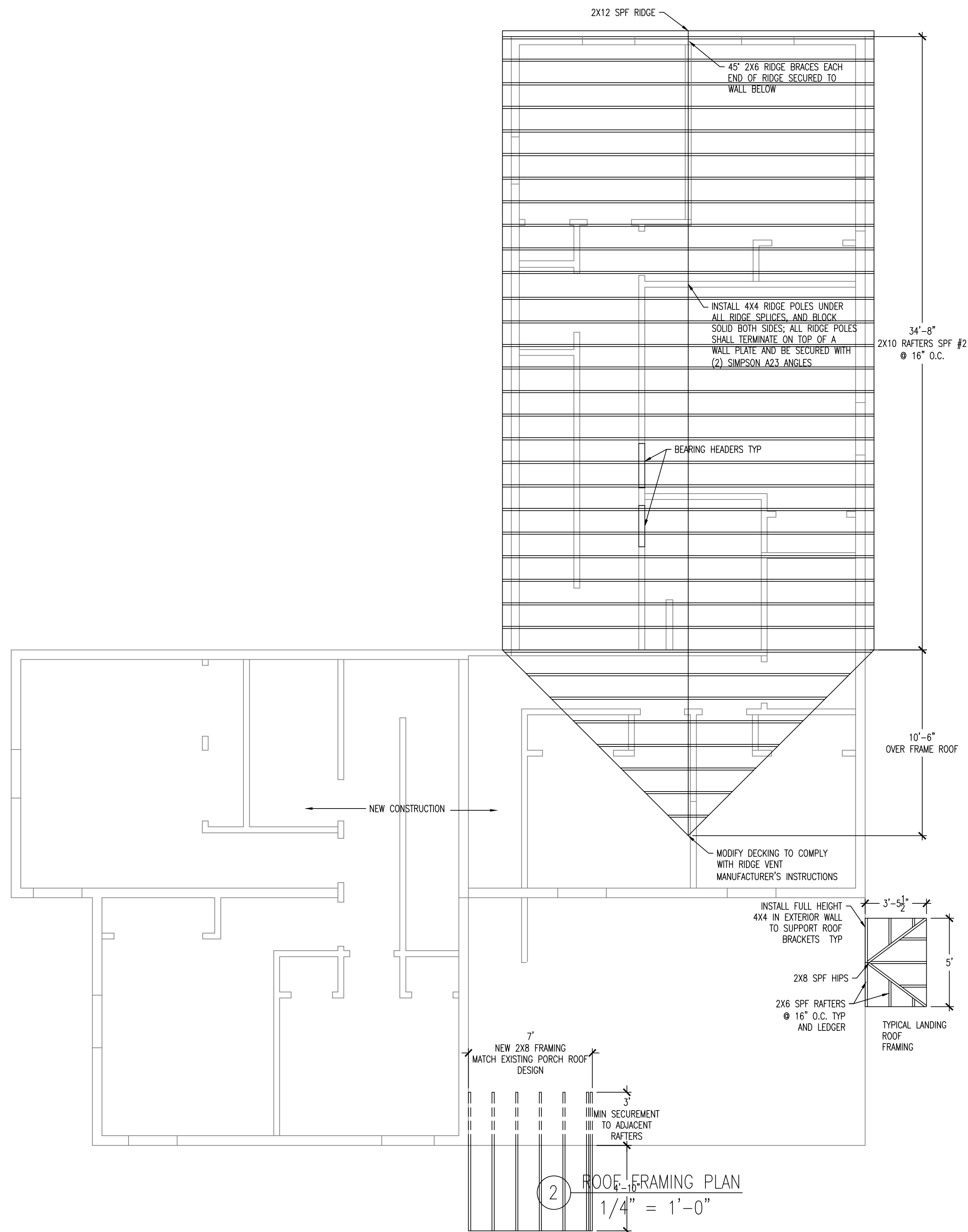
MULTI-FAMILY RENOVATION AND ADDITION
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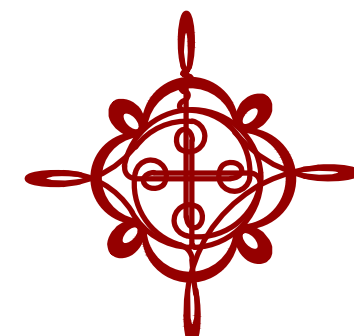
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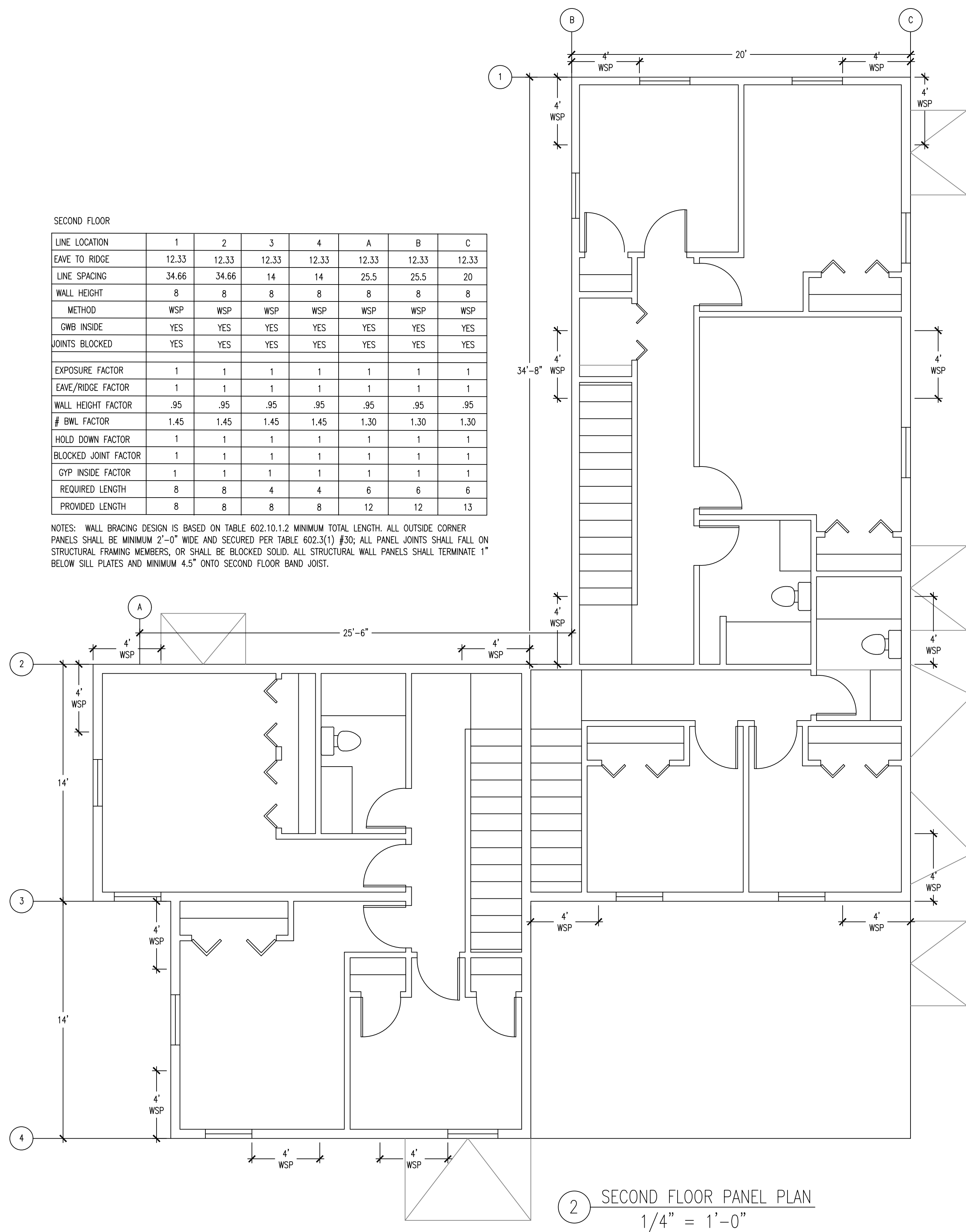
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STRUCTURAL PANEL PLANS

REVISED	REVISED	REVISED	REVISED	REVISED	REVISED
ISSUE	PERMIT				
SCALE	AS NOTED				
DATE	08/15/2018				

A6.0

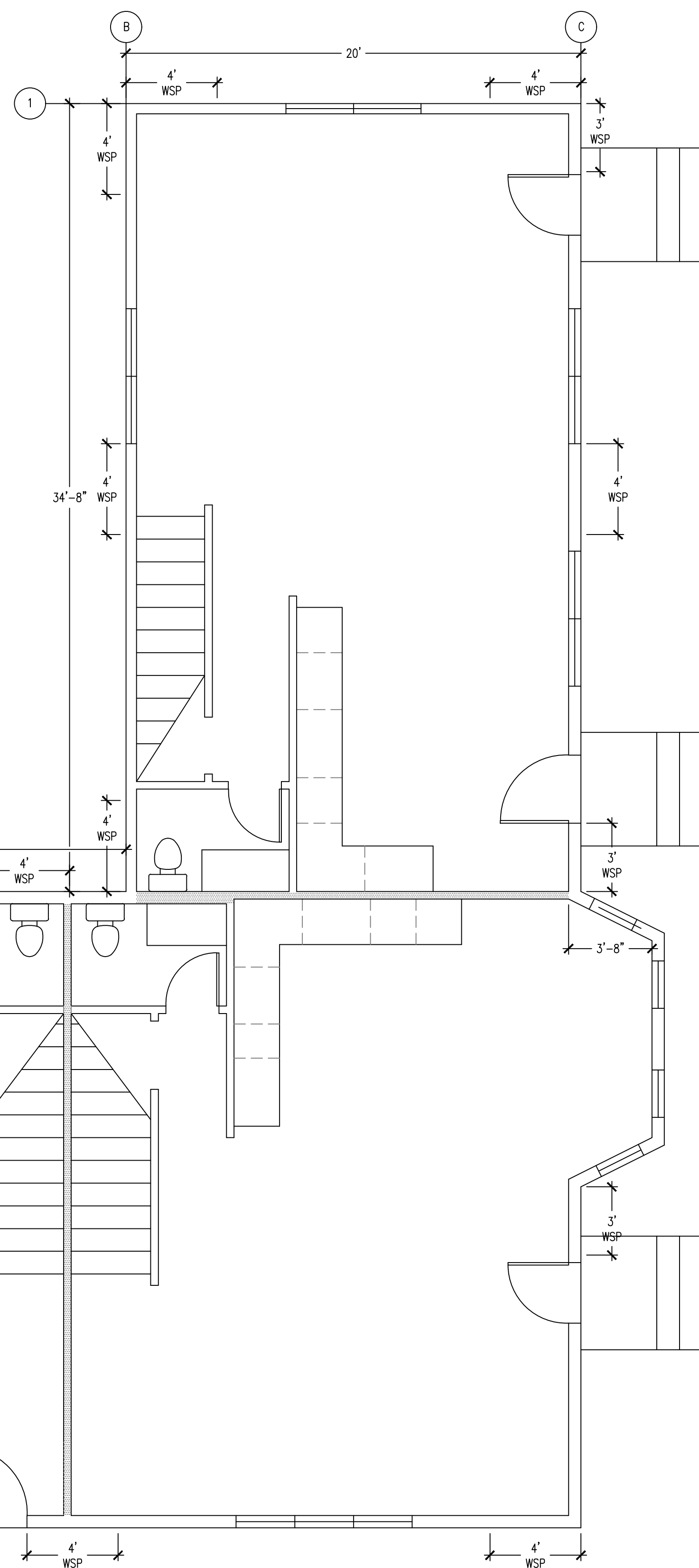


2 SECOND FLOOR PANEL PLAN
1/4" = 1'-0"

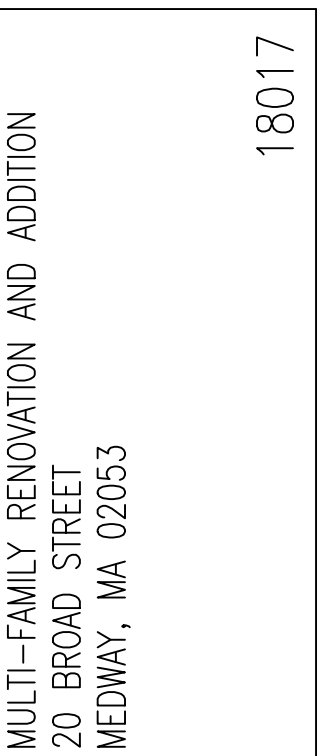
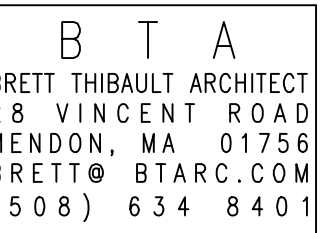
FIRST FLOOR

LINE LOCATION	1	2	3	4	A	B	C
EAVE TO RIDGE	12.33	12.33	12.33	12.33	12.33	12.33	12.33
LINE SPACING	34.66	34.66	14	14	25.5	25.5	20
WALL HEIGHT	8	8	8	8	8	8	8
METHOD	WSP	WSP	WSP	WSP	WSP	WSP	WSP
GWB INSIDE	YES	YES	YES	YES	YES	YES	YES
JOINTS BLOCKED	YES	YES	YES	YES	YES	YES	YES
EXPOSURE FACTOR	1	1	1	1	1	1	1
EAVE/RIDGE FACTOR	1	1	1	1	1	1	1
WALL HEIGHT FACTOR	.95	.95	.95	.95	.95	.95	.95
# BWL FACTOR	1.45	1.45	1.45	1.45	1.30	1.30	1.30
HOLD DOWN FACTOR	1	1	1	1	1	1	1
BLOCKED JOINT FACTOR	1	1	1	1	1	1	1
GYP INSIDE FACTOR	1	1	1	1	1	1	1
REQUIRED LENGTH	8	8	4	4	6	6	6
PROVIDED LENGTH	8	8	8	12	12	12	16

NOTES: WALL BRACING DESIGN IS BASED ON TABLE 602.10.1.2 MINIMUM TOTAL LENGTH. ALL OUTSIDE CORNER PANELS SHALL BE MINIMUM 2'-0" WIDE AND SECURED PER TABLE 602.3(1) #30; ALL PANEL JOINTS SHALL FALL ON STRUCTURAL FRAMING MEMBERS, OR SHALL BE BLOCKED SOLID. ALL STRUCTURAL WALL PANELS SHALL TERMINATE 1" BELOW SILL PLATES AND MINIMUM 4.5" ONTO SECOND FLOOR BAND JOIST.



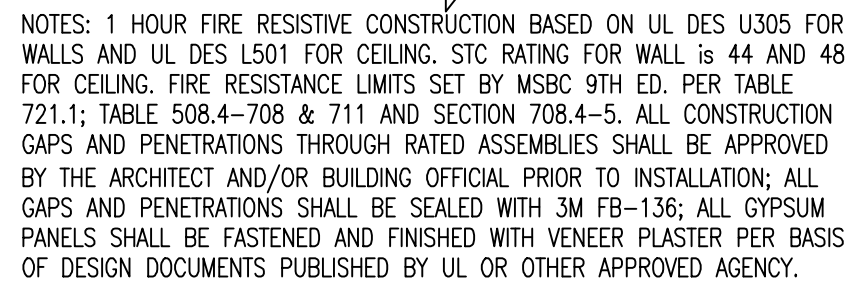
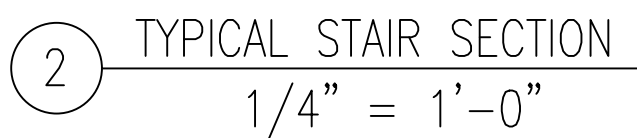
1 FIRST FLOOR PANEL PLAN
1/4" = 1'-0"



DRAWING TITLE:
WALL/CEILING SECTIONS AND STAIR SECTION

[illegible]

A7.0



3 TYPICAL 1 HOUR RATED
CONSTRUCTION SECTION
1-1/2" = 1'-0"

