

12 Davis Road

Date:
05/04/22

Scale:

Owner

Stephen & Theresa O'Riorden
12 Davis Road
Stow MA 02492

Architect:

Draudt Design Architects
138 Crescent Street
Stow MA 01775

SHEET NUMBER

SHEET NAME

GENERAL

T0 Title Sheet

ARCHITECTURAL

EX-1 Existing - First Floor Plan
EX-2 Existing - Exterior Elevations
EX-3 Existing Conditions - 3D View
A1 First Floor Plan
A2 Second Floor Plan
A3 Roof Plan
A4 Exterior Elevations
A5 Exterior Elevations & Sections
A6 Building Section
A7 3D Wireframe View
A8 3D Wireframe View
A9 3D Wireframe View

CIVIL

1973 Proposed Plot Plan

STRUCTURAL

S-100 Plans
S-101 Plans
S-102 General Notes & Typical Details
S-103 Framing Schedules & Details

Revisions

Date	#	Description
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Drawing:

Title Sheet

138 Crescent Street Stow Massachusetts 01775
(978) 461-2399 www.draudtdesign.com

Project:

12 Davis Road, Stow

Draudt Design Architects

Construction Set 5/4/2022

T0

Date:
05/04/2022

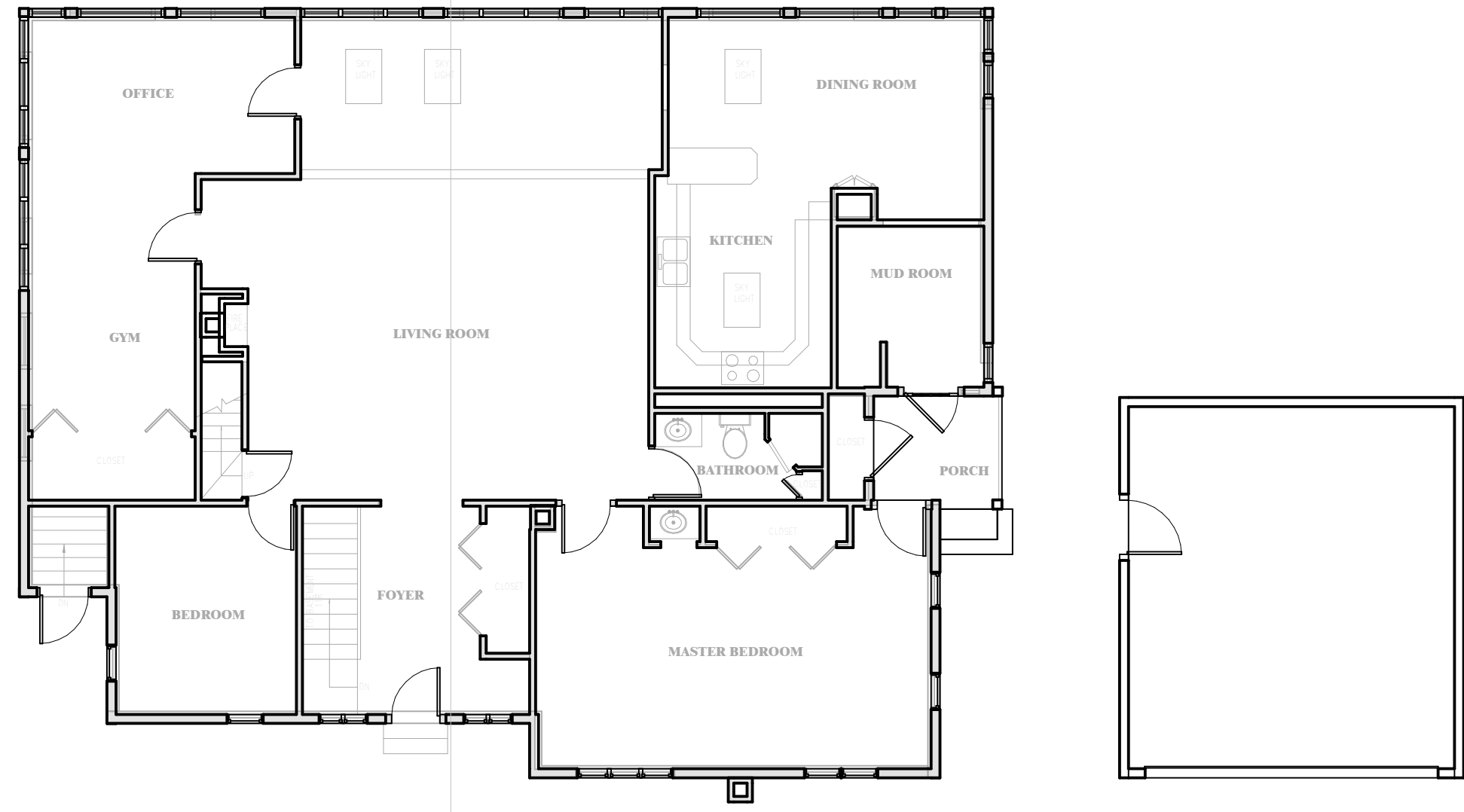
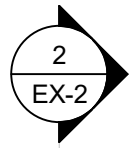
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1/8" = 1'-0"

Revisions	
Date	Description

Drawing:
Existing - First Floor Plan
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Project:
12 Davis Road, Stow
Draudt Design Architects

EX-1



① **FIRST FLOOR PLAN**
1/8" = 1'-0"

Date:
05/04/2022

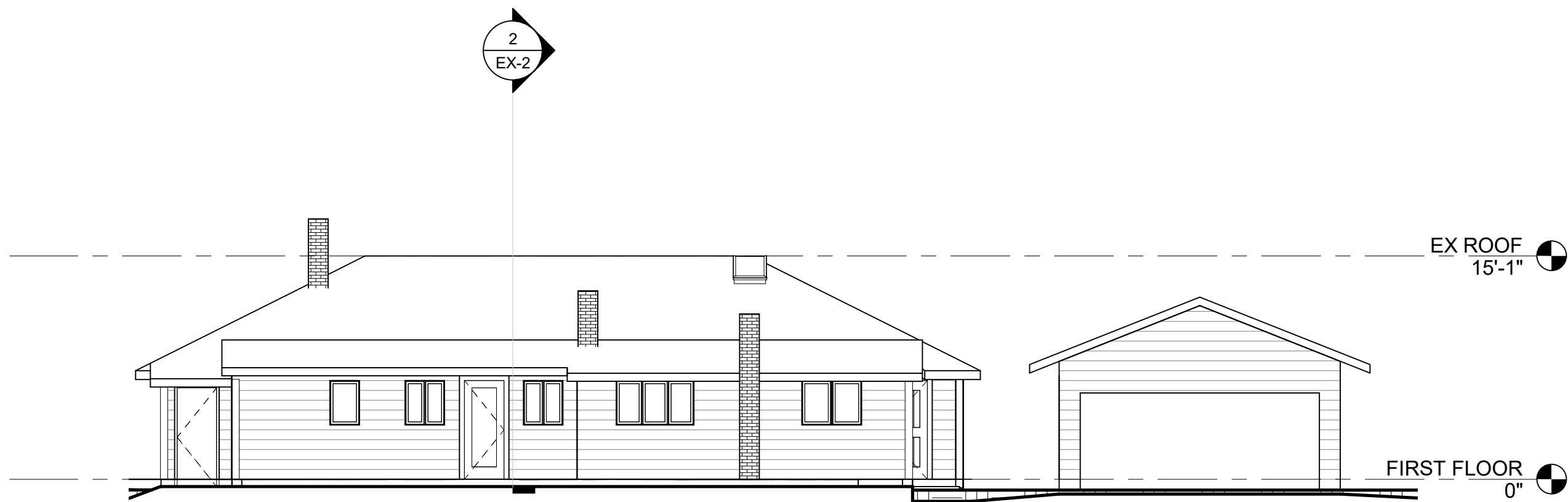
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Date	Description

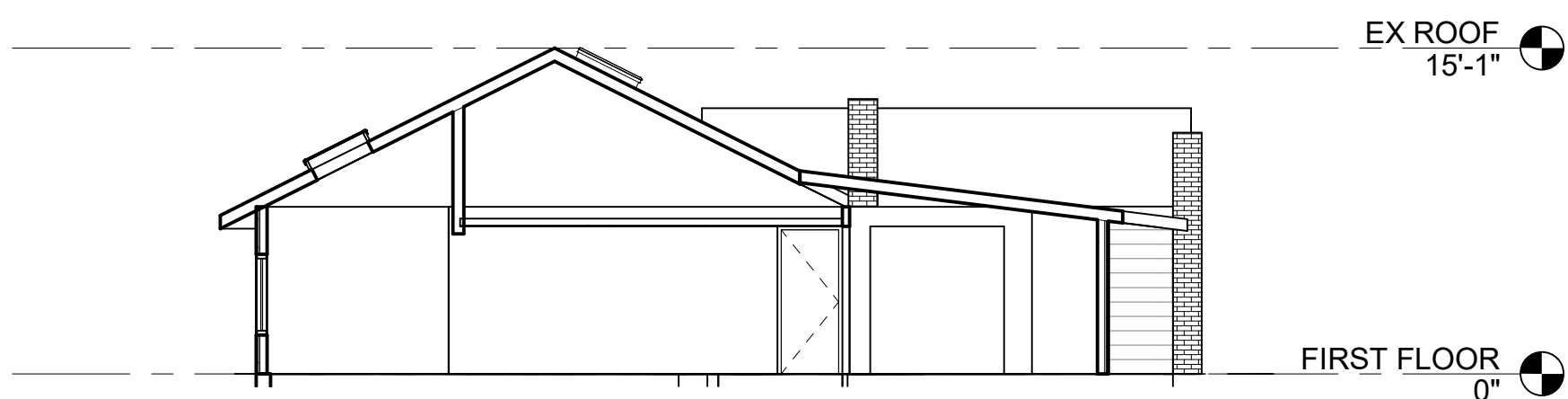
Drawing:
Existing - Exterior Elevations
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Project:
12 Davis Road, Stow
Draut Design Architects

EX-2



① Front Elevation - Existing
1/8" = 1'-0"



② Section 1 - Existing
1/8" = 1'-0"

Date:
05/04/2022

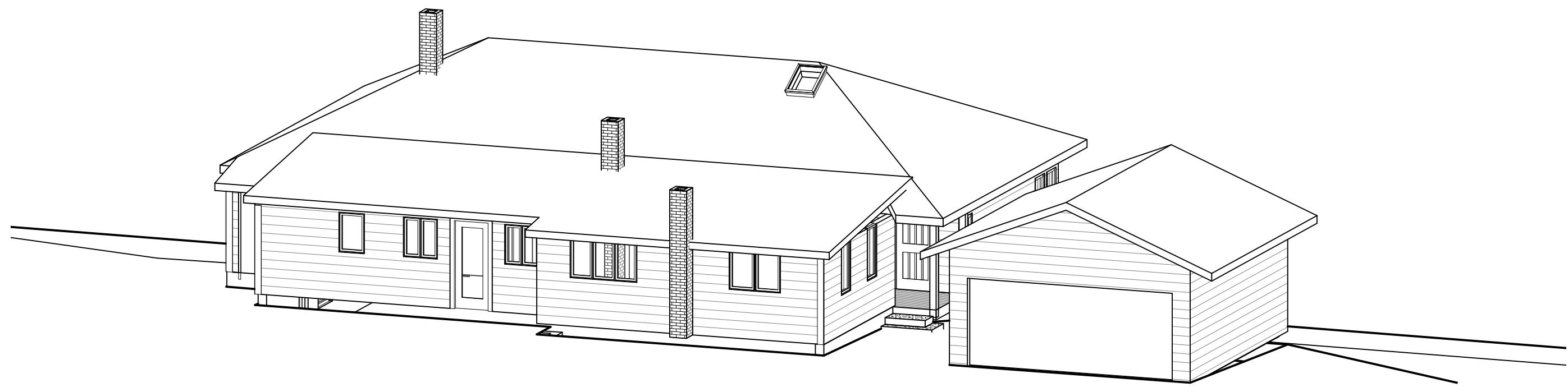
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Revisions		
Date	#	Description

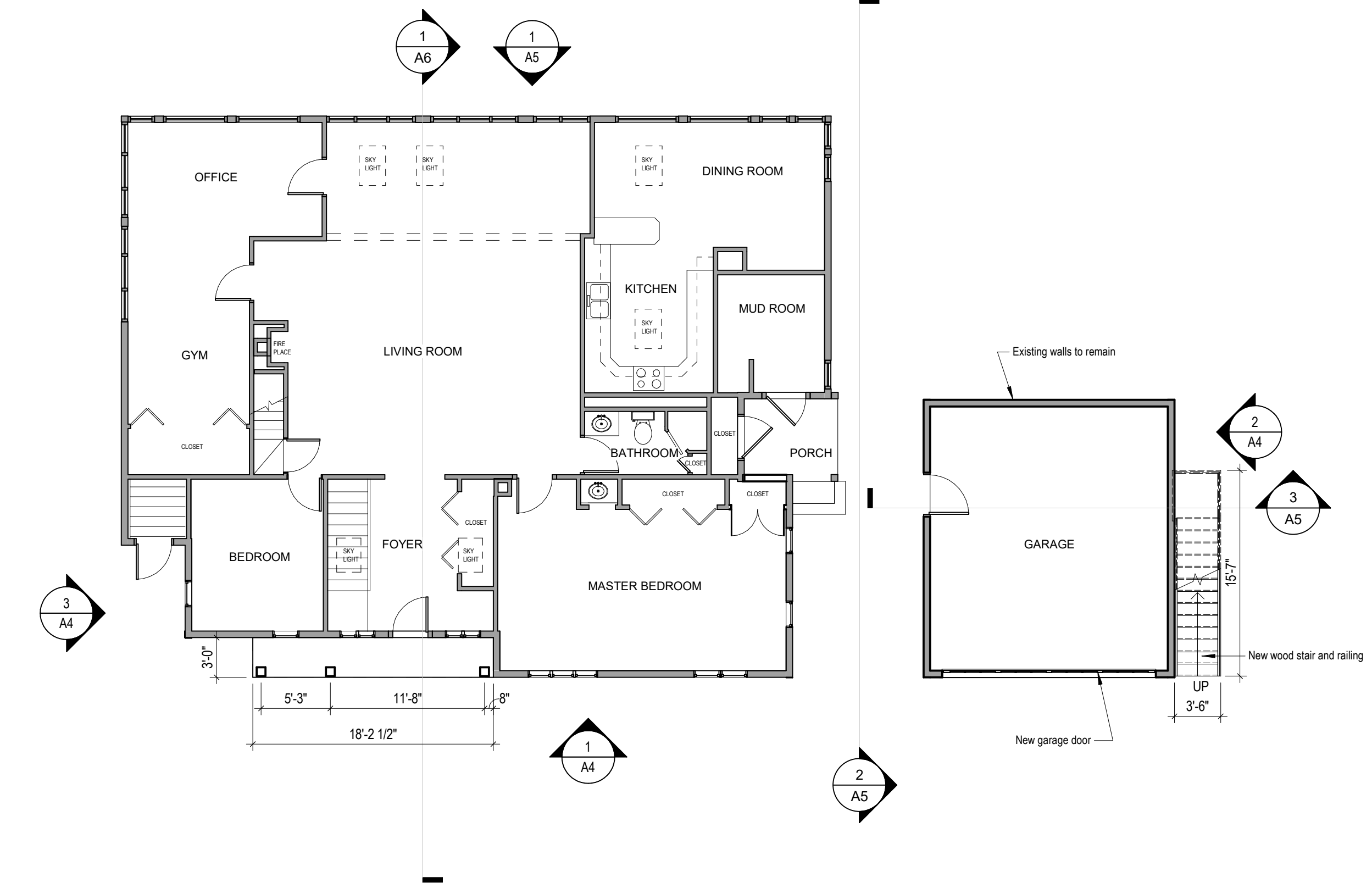
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Existing Conditions - 3D View
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Project:
12 Davis Road, Stow
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EX-3



① 3D View - Existing Aerial 1



Revisions	Description	
	Date	#

Drawing:
First Floor Plan
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Project:
12 Davis Road, Stow
Draut Design Architects

① **FIRST FLOOR FLOOR PLAN**
1/8" = 1'-0"

Date:
05/04/2022

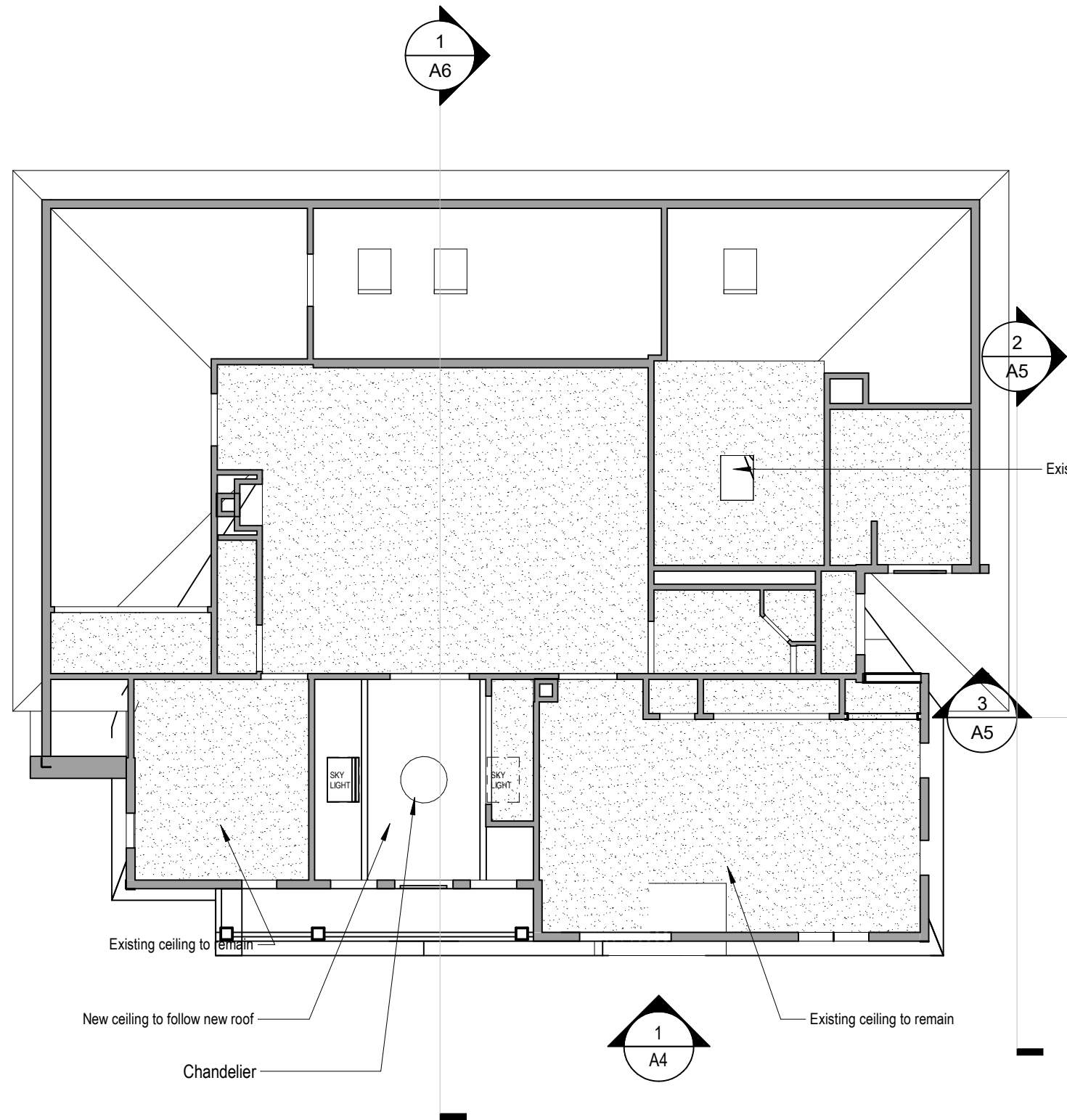
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Revisions	Description	
	Date	#

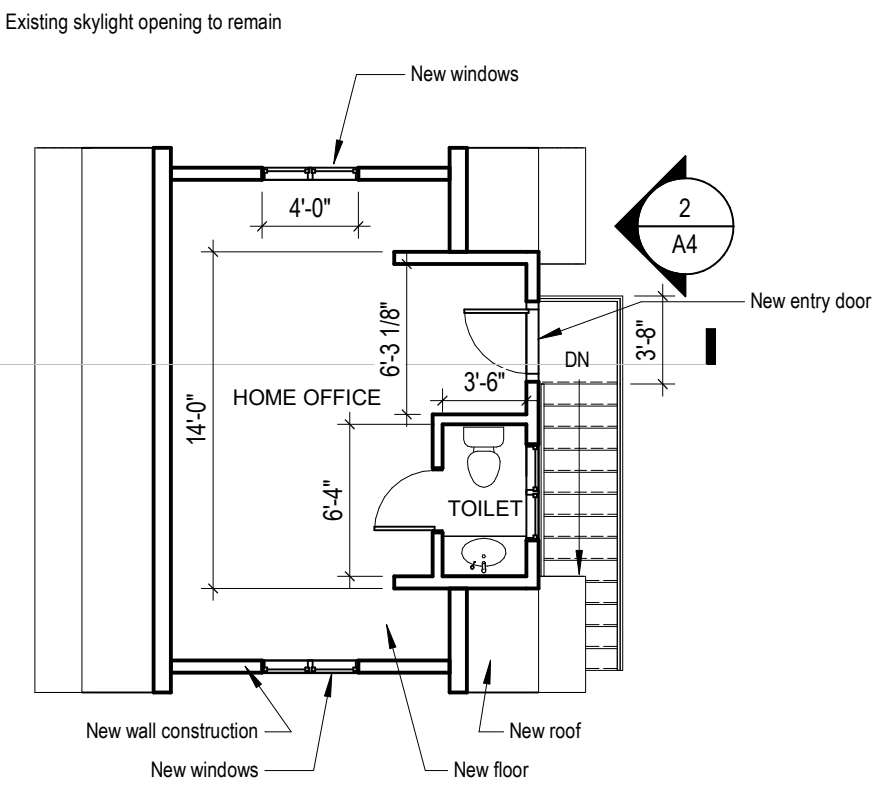
Drawing:
Second Floor Plan
138 Crescent Street Stow Massachusetts 01775
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Project:
12 Davis Road, Stow
Draut Design Architects

A2



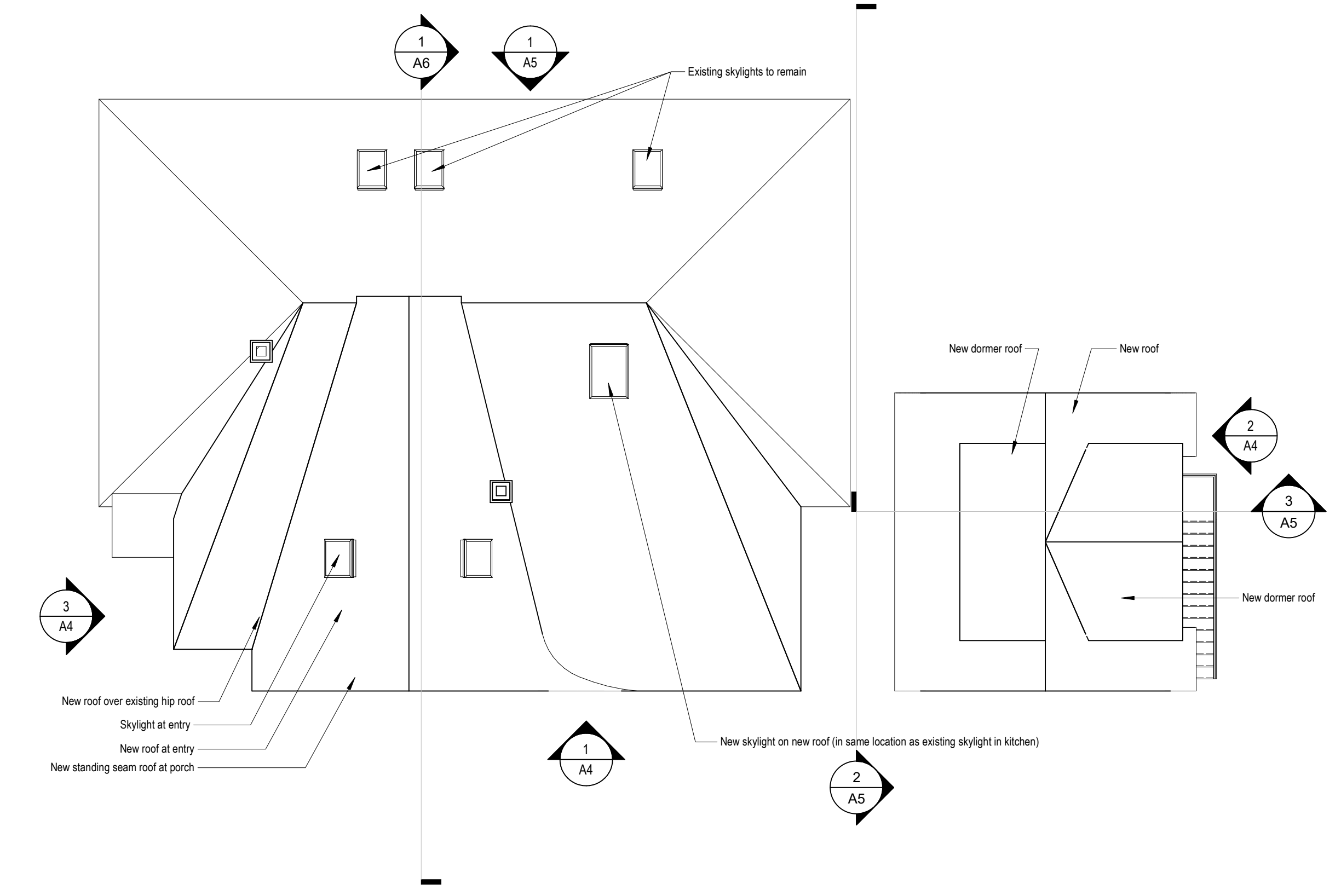
2 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 SECOND FLOOR FLOOR PLAN
1/8" = 1'-0"

Date:
05/04/2022

Scale:
1/8" = 1'-0"



① ROOF PLAN
1/8" = 1'-0"

Revisions	
Date	Description

Drawing:
Roof Plan
138 Crescent Street Stow Massachusetts 01775
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Project:
12 Davis Road, Stow
Draut Design Architects

A3

Date:
05/04/2022

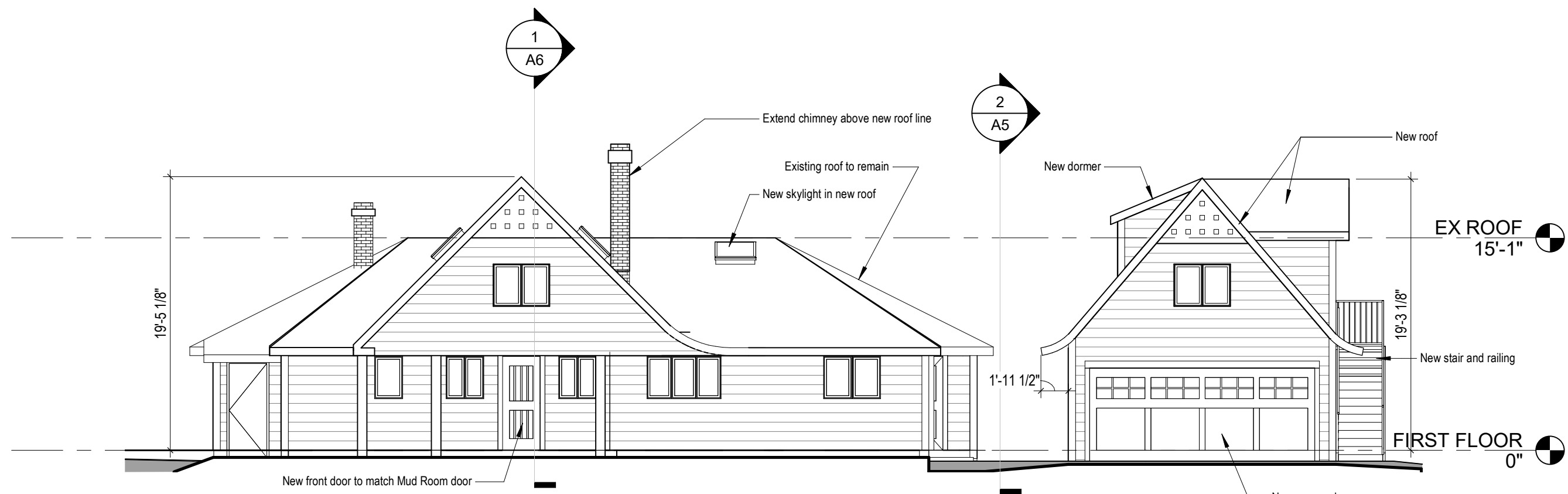
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Revisions	Date	#	Description

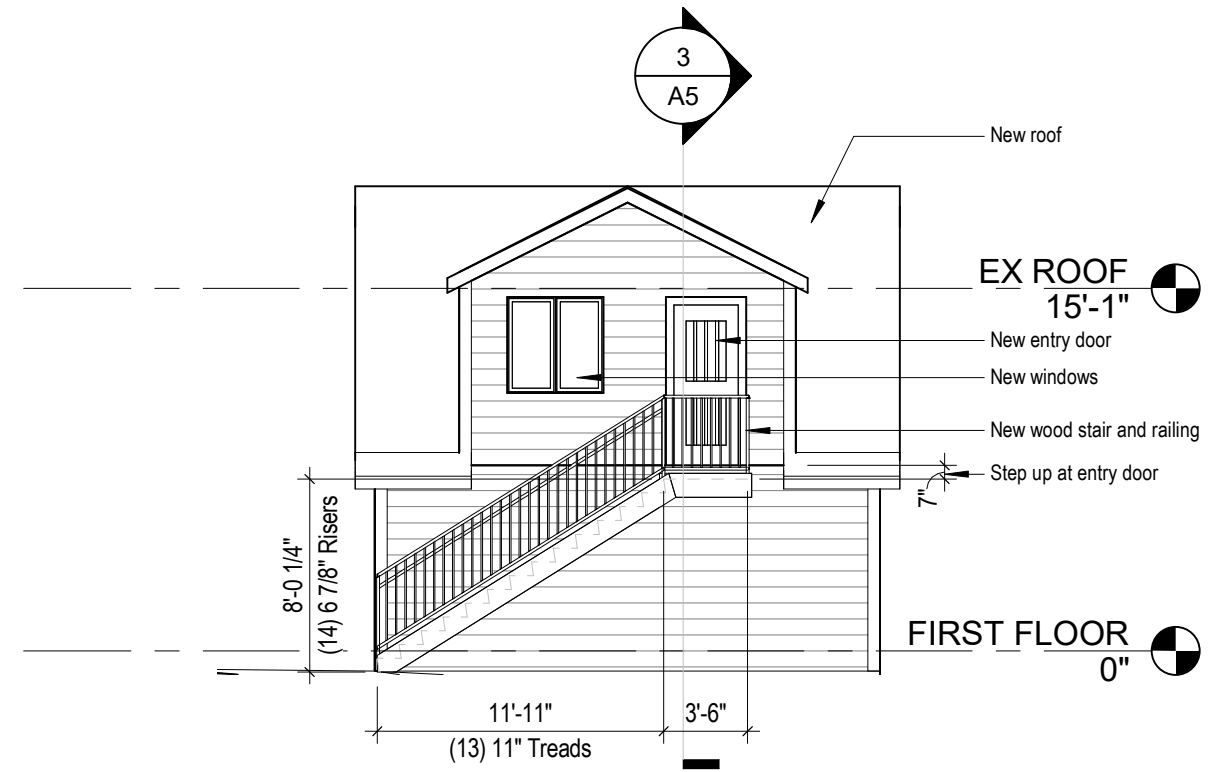
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Exterior Elevations
138 Crescent Street Stow Massachusetts 01775
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Project:
12 Davis Road, Stow
Draudt Design Architects

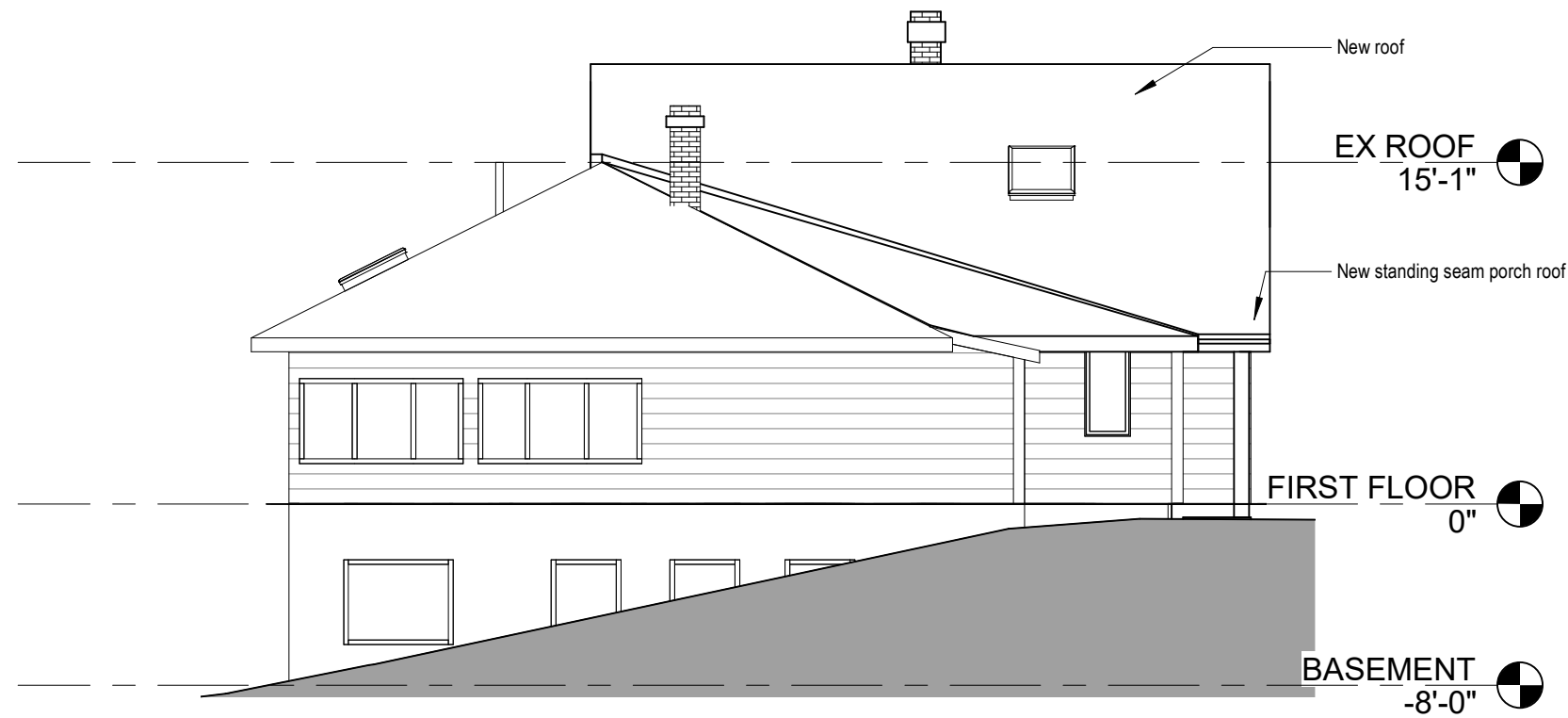
A4



① Front Elevation
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"



③ West Elevation
1/8" = 1'-0"

Date:
05/04/2022

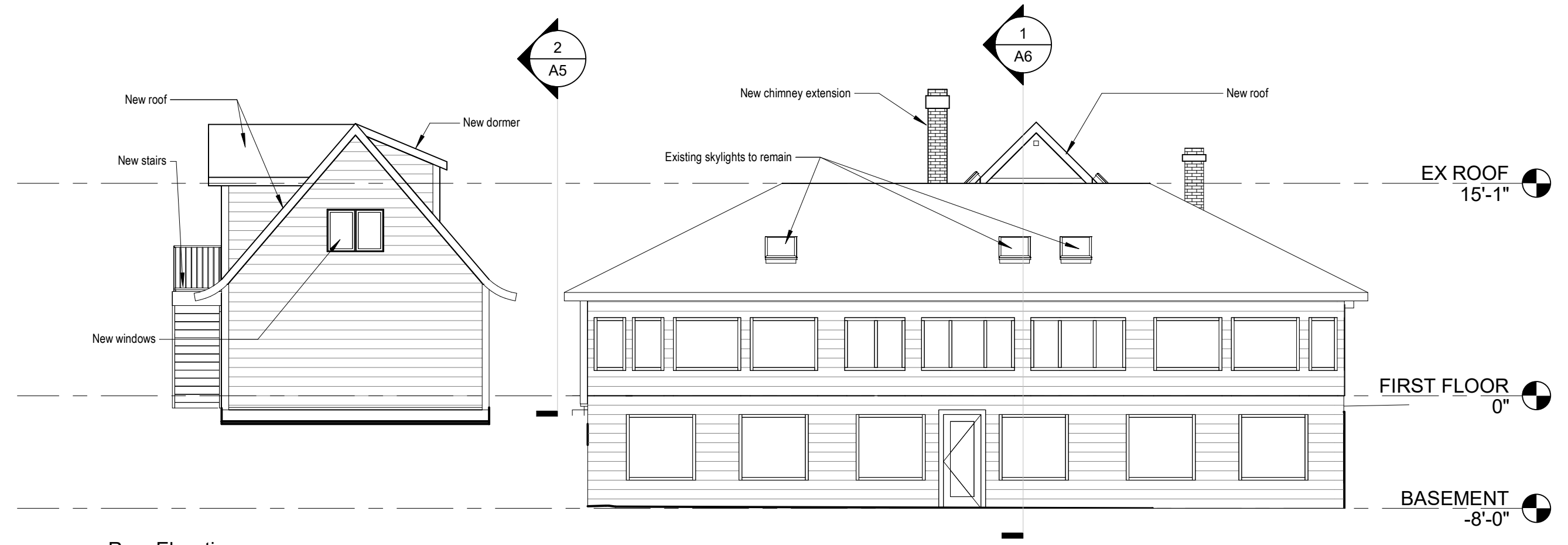
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Revisions	Description	
	#	Date

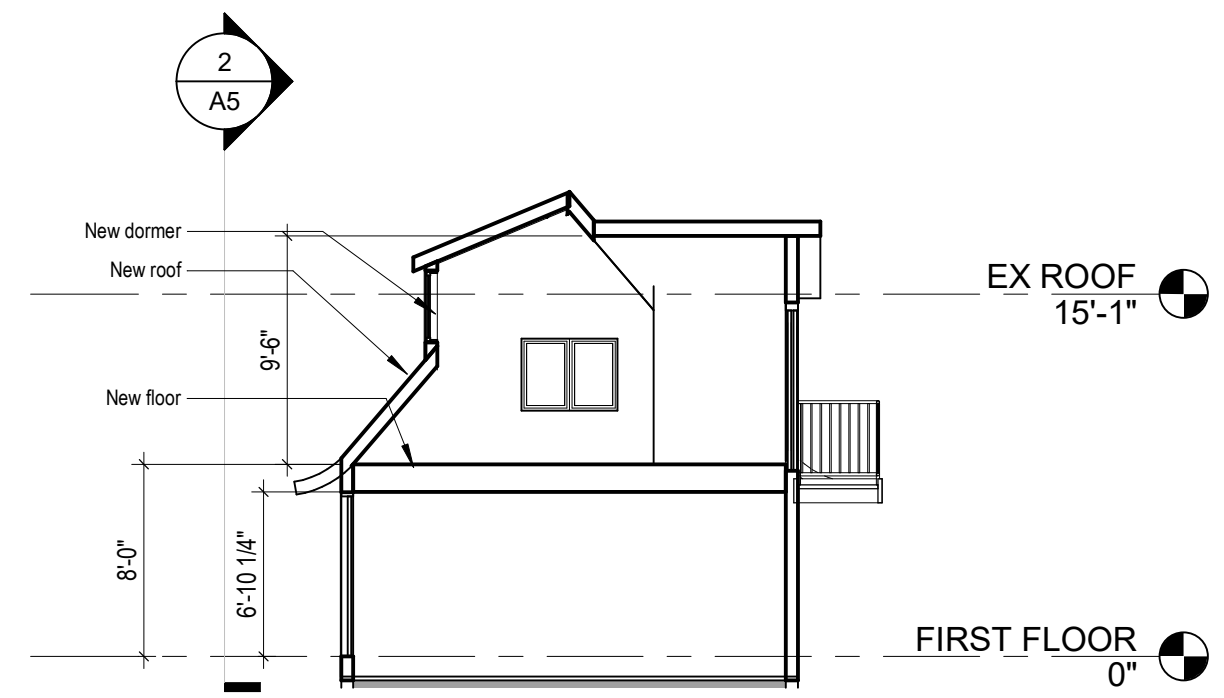
Drawing:
Exterior Elevations & Sections
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Project:
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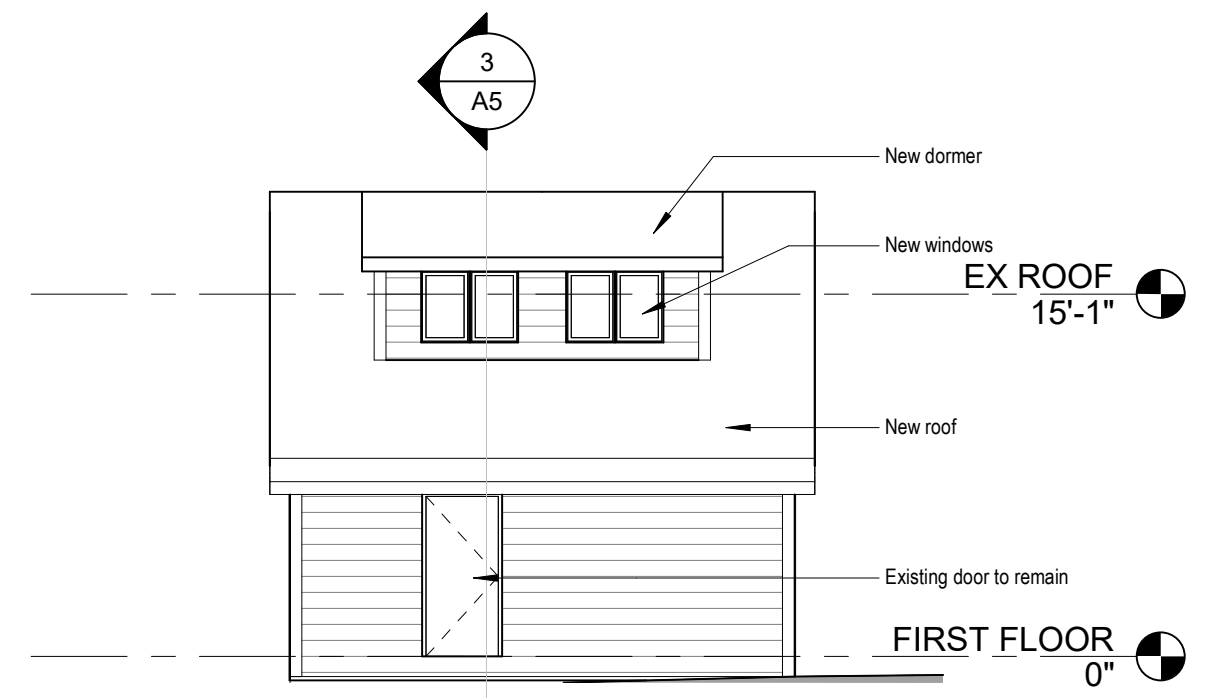
A5



1 Rear Elevation
1/8" = 1'-0"



3 Section @ Garage
1/8" = 1'-0"



2 Garage Elevation
1/8" = 1'-0"

Date:
05/04/2022

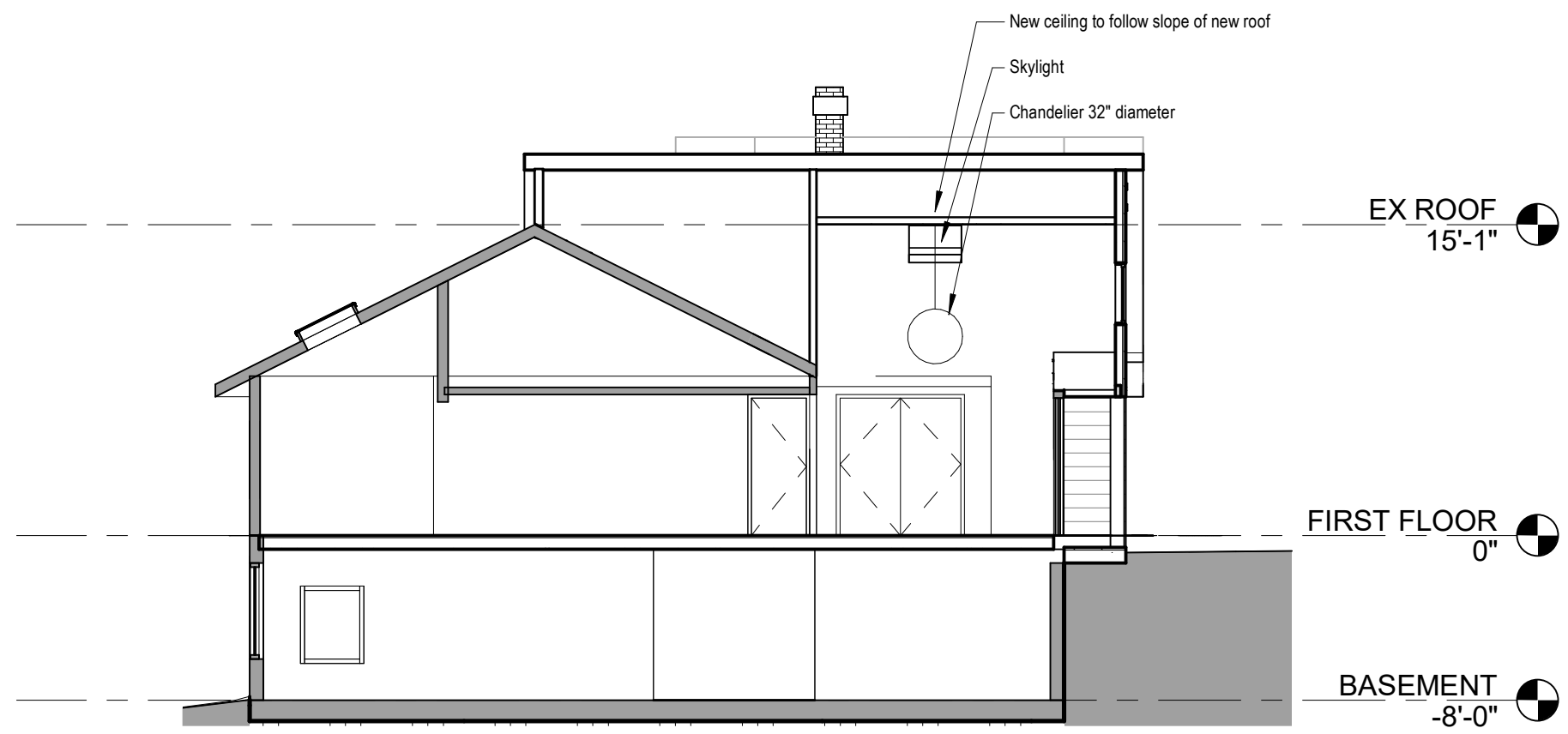
Scale:
1/8" = 1'-0"

Revisions	Description	
	Date	#

Drawing:
Building Section
138 Crescent Street Stow Massachusetts 01775
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Project:
12 Davis Road, Stow
Draudt Design Architects

A6



① Section @ Entry
1/8" = 1'-0"

Date:
05/04/2022

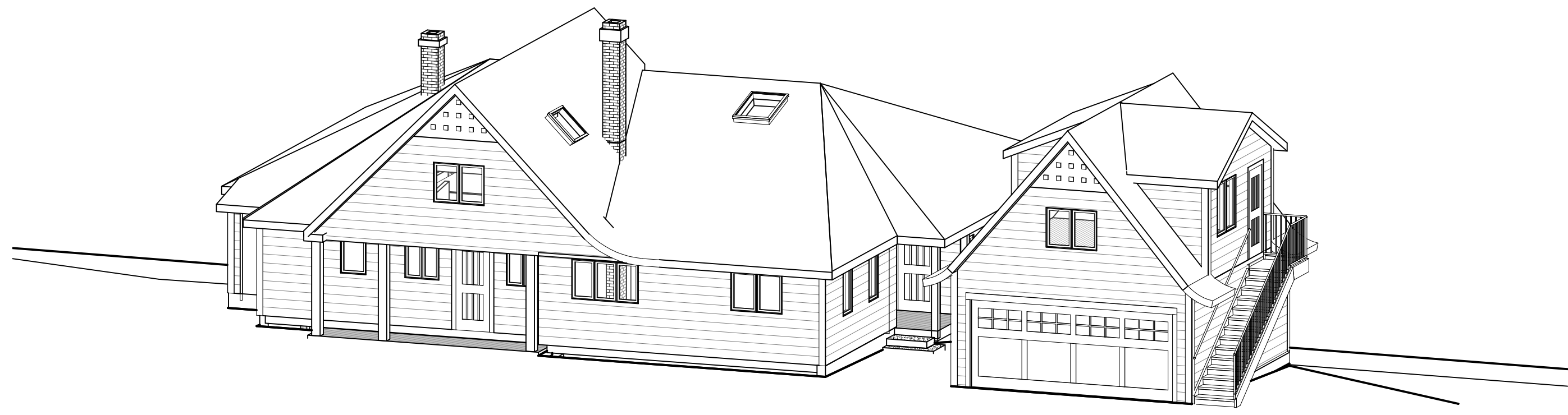
Scale:

Revisions	
Date	Description

Drawing:
3D Wireframe View
138 Crescent Street Stow Massachusetts 01775
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Project:
12 Davis Road, Stow
Draudt Design Architects

A7



① 3D View - Aerial 1

Date:
05/04/2022

Scale:

Revisions

Date	#	Description
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Drawing:

3D Wireframe View

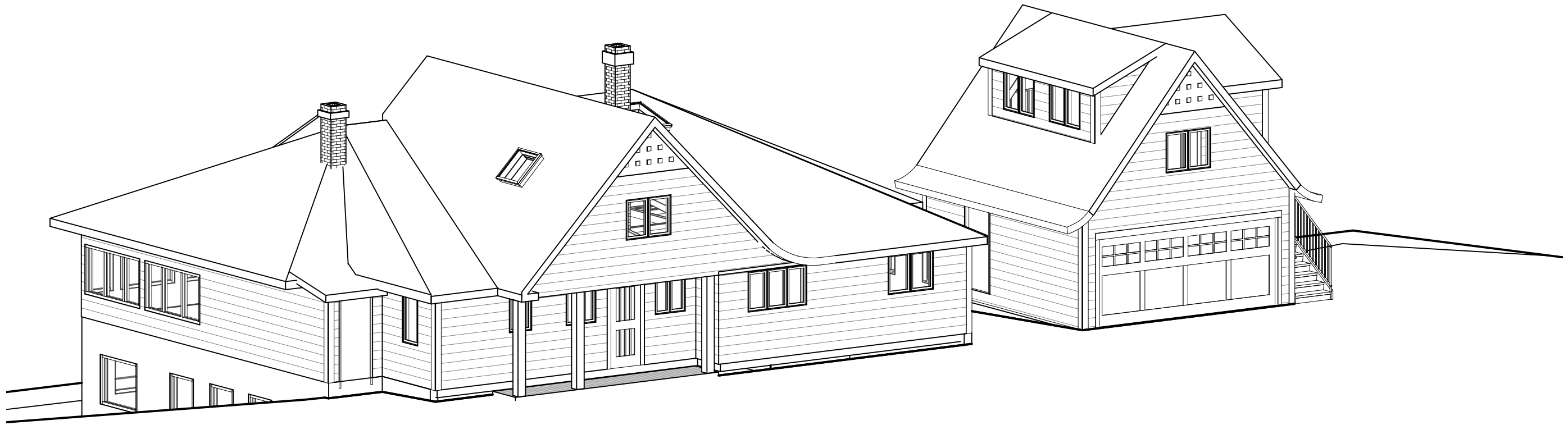
Project:

12 Davis Road, Stow

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A8



① 3D View - Aerial 2

Date:
05/04/2022

Scale:



① 3D View 1



② 3D View 2

Revisions	
Date	# Description

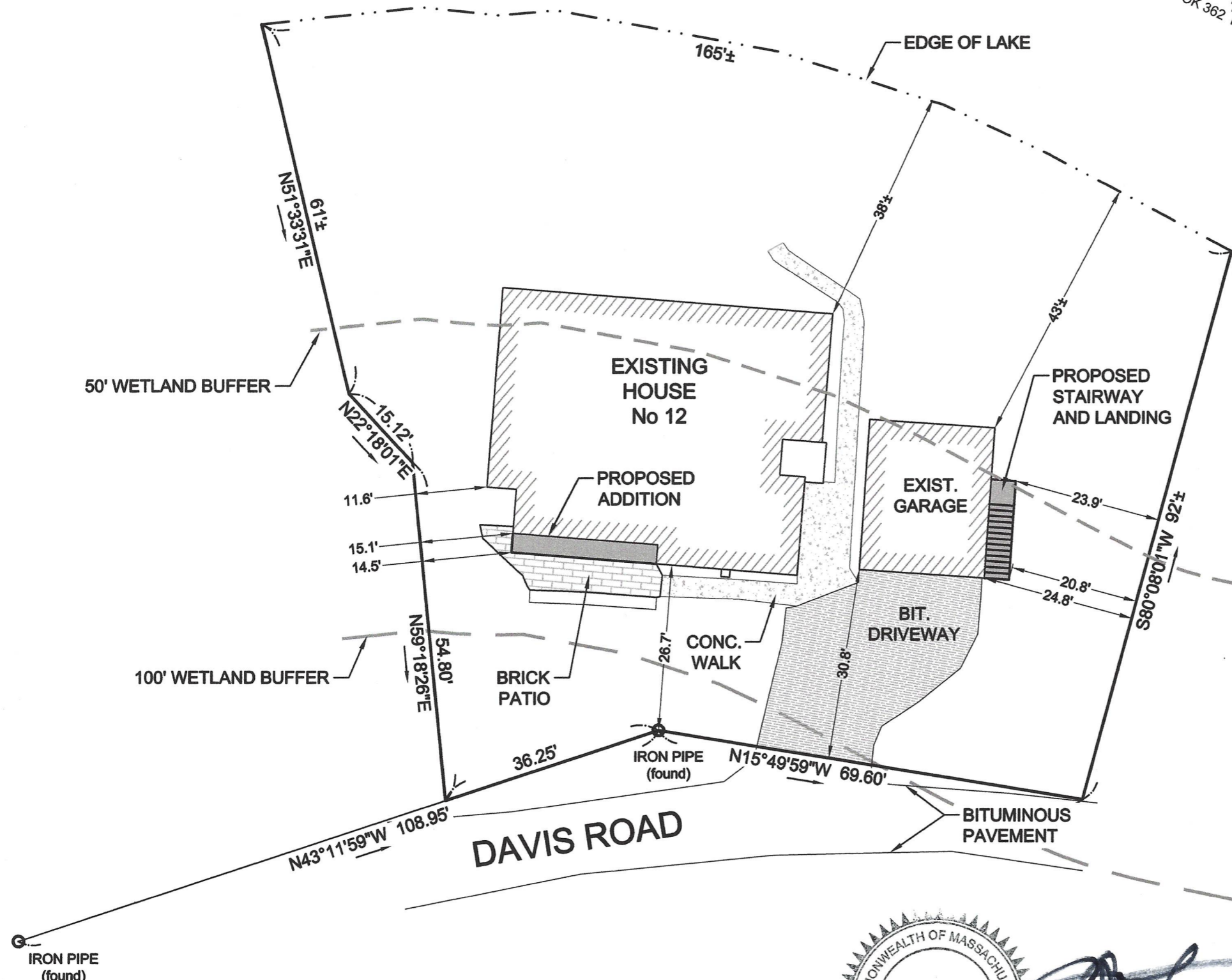
Drawing:
3D Wireframe View
138 Crescent Street Stow Massachusetts 01775
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Project:
12 Davis Road, Stow
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A9

LAKE BOON

BOOK 362 PLAN 22



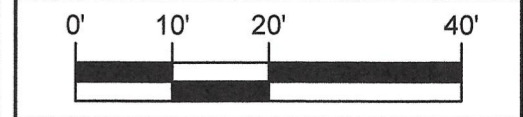
- General Notes**
1. Boundary information is based on the plans referenced below and an on the ground survey.
 2. This lot is located in the Residential Zoning District.
Minimum Lot Area: 65,340 s.f.
Minimum Frontage: 200 ft.
Approved Building Setbacks:
Front: 30'
Side: 25'
Rear: 40'
 4. The existing dwelling and garage do not lie within a Zone A Flood Hazard Area as shown on Flood Insurance Rate Map (FIRM) 25017CO344F, Effective Date July 7, 2014.
 5. The subject property lies within the Water Resource Protection Overlay District

PLAN REFERENCES
M.S.R.D. BOOK 362, PLAN 22
M.S.R.D. PLAN 646 OF 1975

DEED REFERENCE
M.S.R.D. BOOK 39738, PAGE 517

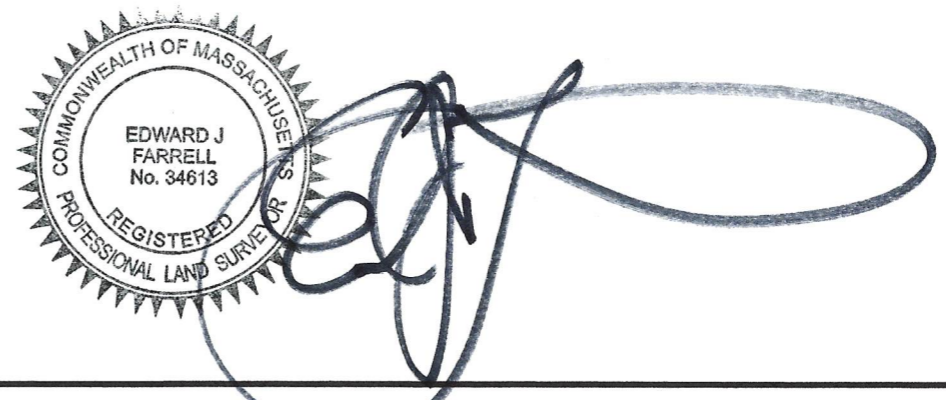
RECORD OWNER
STEPHEN M. & THERESA A. O'RIORDEN
12 DAVIS ROAD
STOW, MA 01775

ASSESSOR'S PARCEL ID
MAP U-4 LOT 41A



ALAN ENGINEERING, L.L.C.
110 WINN STREET, SUITE 209
WOBURN, MA 01801
(781) 287-9789
alan.eng@verizon.net

PROPOSED PLOT PLAN
12 DAVIS ROAD
STOW, MA 01775



JOB NO: 1223	DWG NO 1973
APRIL 28, 2022	SHEET NO 1 of 1
SCALE: 1" = 20'	

12 DAVIS ROAD RENOVATIONS

10 Davis Rd
Stowe, MA

PROJECT

STEPHEN & THERESA O'RIORDEN

10 Davis Rd
Stowe, MA 01775

OWNER



886 North St
Walpole, MA 02081
617.997.5802

STRUCTURAL ENGINEER

DRAUDT DESIGN ARCHITECTS

138 Crescent Street
Stowe, MA 01775
978.461.2399

ARCHITECT

CIVIL ENGINEER

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01/30/2022

STAMP

DATE	REVISION
2/1/2022	ISSUED FOR PERMIT

SCALE	PROJECT NUMBER
AS NOTED	21031

PLANS

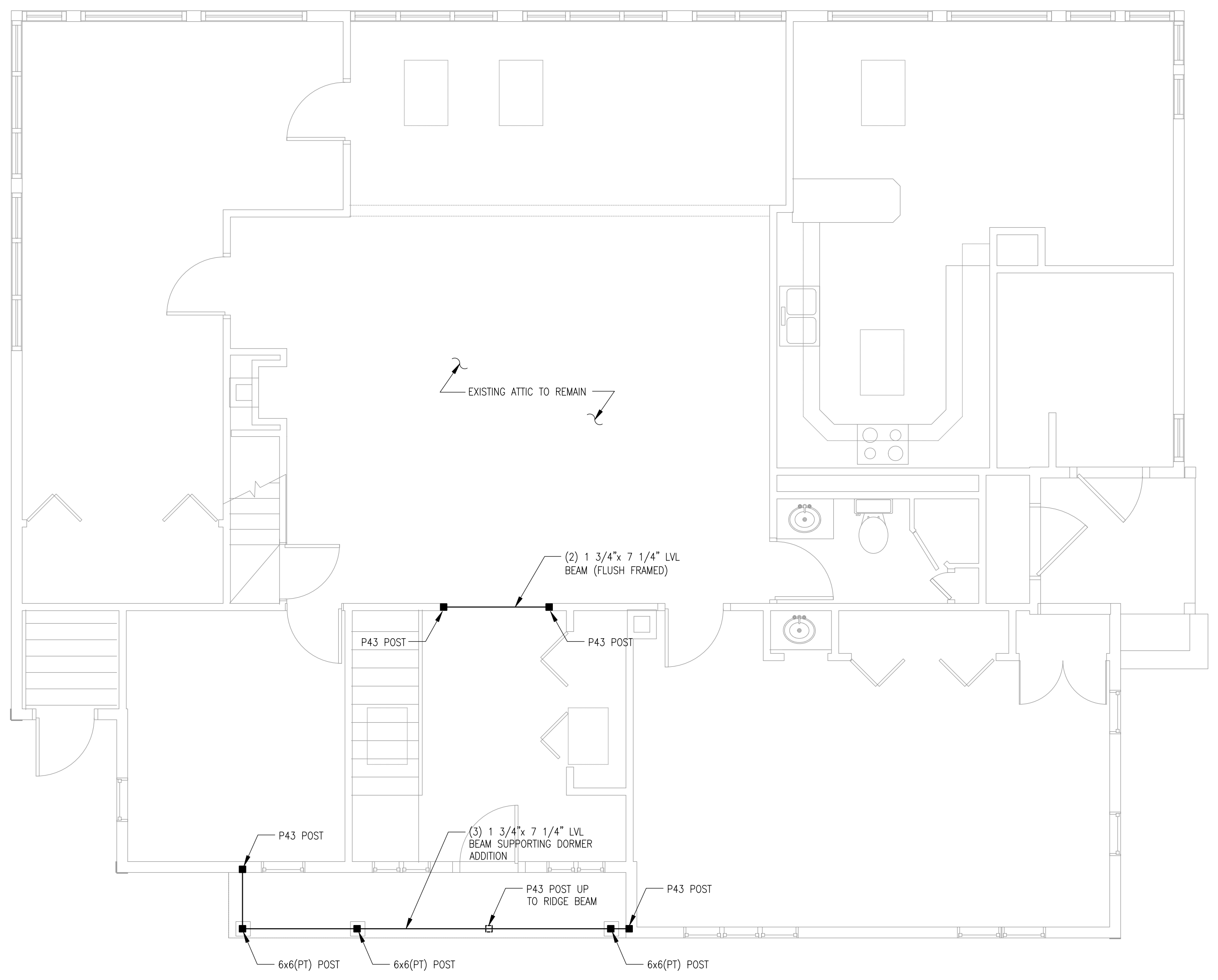
S-100

NOTES:

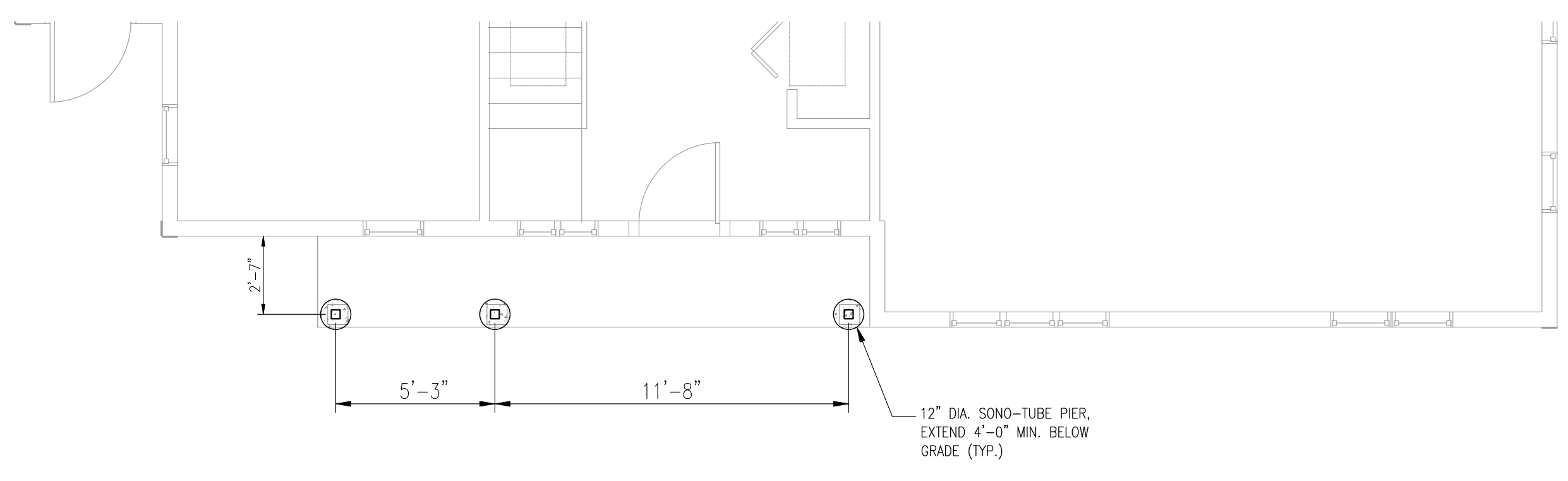
- 1.- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STATE BUILDING CODE OF THE COMMONWEALTH OF MASSACHUSETTS, NINTH EDITION.
- 2.- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTY, HIS WORKMEN AND THE PUBLIC, AS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
- 3.- SEE ARCHITECTURAL DRAWINGS FOR ANY INFORMATION NOT INCLUDED IN THESE DRAWINGS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURALS AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
- 4.- EXTERIOR WALLS SHALL BE SHEATHED WITH EXTERIOR GRADE, 7/16" OSB OR PLYWOOD SHEATHING. REFER TO SHEATHING SCHEDULE FOR NAILING REQUIREMENTS.
- 5.- INSTALL SOLID BLOCKING OR X- BRIDGING AT MID-SPAN OF ALL NEW JOISTS SPANNING MORE THAN 8'-0". BLOCKING OR BRIDGING SHALL BE INSTALLED ON BOTH SIDES OF JOIST.
- 6.- PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE SUPPORTED BY 2x FRAMING MEMBERS AT EDGES. REFER TO SHEATHING SCHEDULE FOR NAILING REQUIREMENTS.
- 7.- (PT) - INDICATES PRESSURE TREATED SOUTHERN PINE LUMBER, GRADE NO. 1 OR NO. 2.
- 8.- RIM BLOCKS AROUND PERIMETER OF FRAMING SHALL BE EITHER 1 5/16" VERSA RIM OR 1 3/4" LVL, AS NOTED ON PLANS, OF MATCHING DEPTH. NO SAWN LUMBER IS ALLOWED FOR RIM BOARD APPLICATION.
- 9.- "LVL" INDICATES LAMINATED VENEER LUMBER, AS MANUFACTURED BY BOISE CASCADE ENGINEERED WOOD PRODUCTS., LVL BEAMS SHALL BE VERSA-LAM 2.0, VLAM POSTS SHALL BE VERSA-LAM 1.8.
- 10.- "TJI" BOI 4500s 1.8 SERIES JOIST WITH 1 3/4" FLANGE, AS MANUFACTURED BY BOISE CASCADE ENGINEERED WOOD PRODUCTS.
- 11.- SUPPORTING JOISTS OR RAFTERS BY NAILS OR SCREWS ALONE IS STRICTLY FORBIDDEN. METAL HANGERS MUST BE USED IN CONJUNCTION WITH NAILS/SCREWS. REFER TO THE "SIMPSON CONNECTOR SCHEDULE" ON

HEADER SCHEDULE

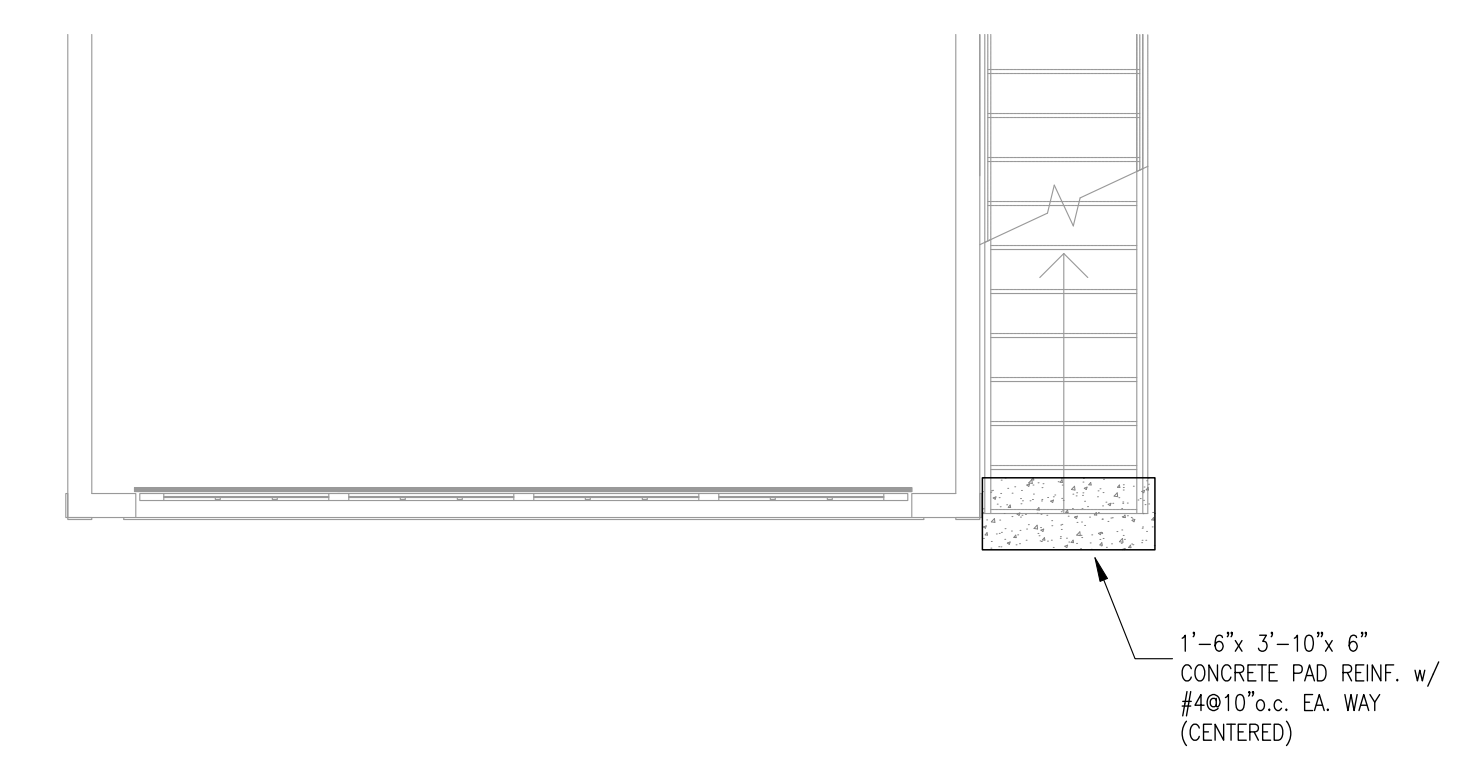
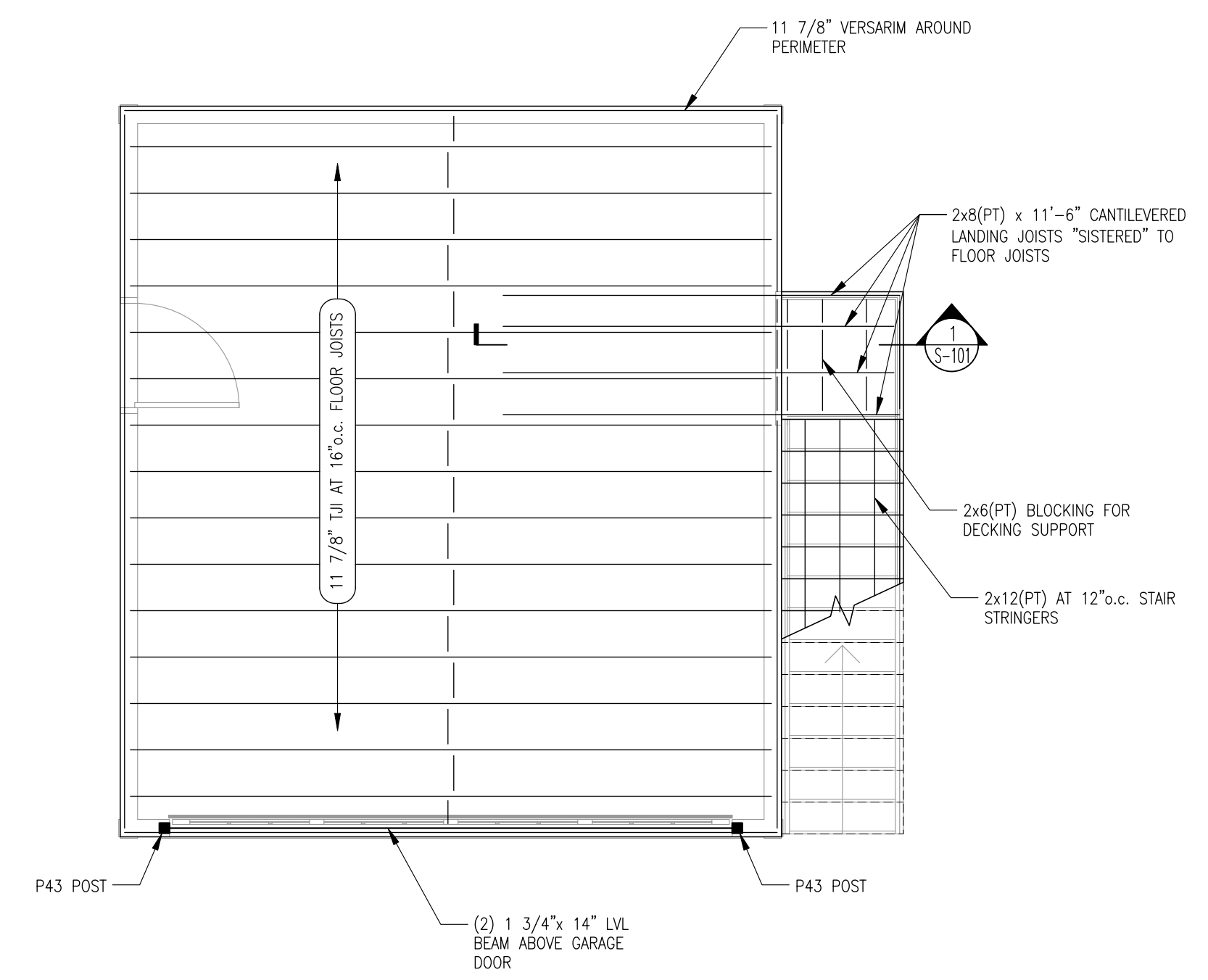
MARK	HEADER MATERIAL	PLY'S	FASTENERS	JACKS	KINGS
(H1)	(2) 2x6 + 1/2" PLYWOOD SHIM	2	16d SINKERS AT 12"o.c., 2-ROWS	(1) 2x4	(1) 2x4
(H2)	(2) 2x8 + 1/2" PLYWOOD SHIM	2	16d SINKERS AT 12"o.c., 2-ROWS	(2) 2x4	(1) 2x4
(H3)	(2) 1 3/4" x 9 1/2" LVL	2	3" SDWS SCREWS AT 12"o.c., 3-ROWS	(3) 2x4	(1) 2x4

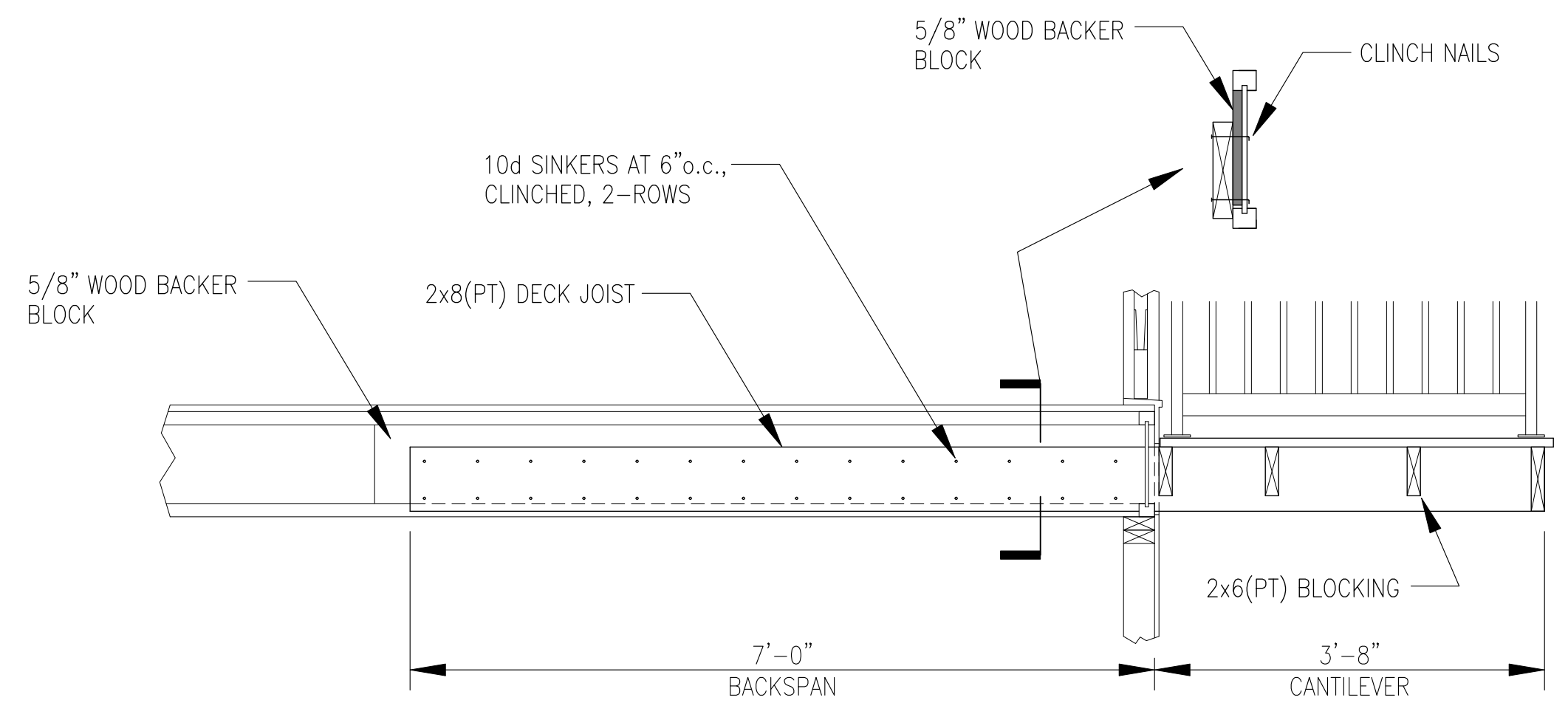


SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

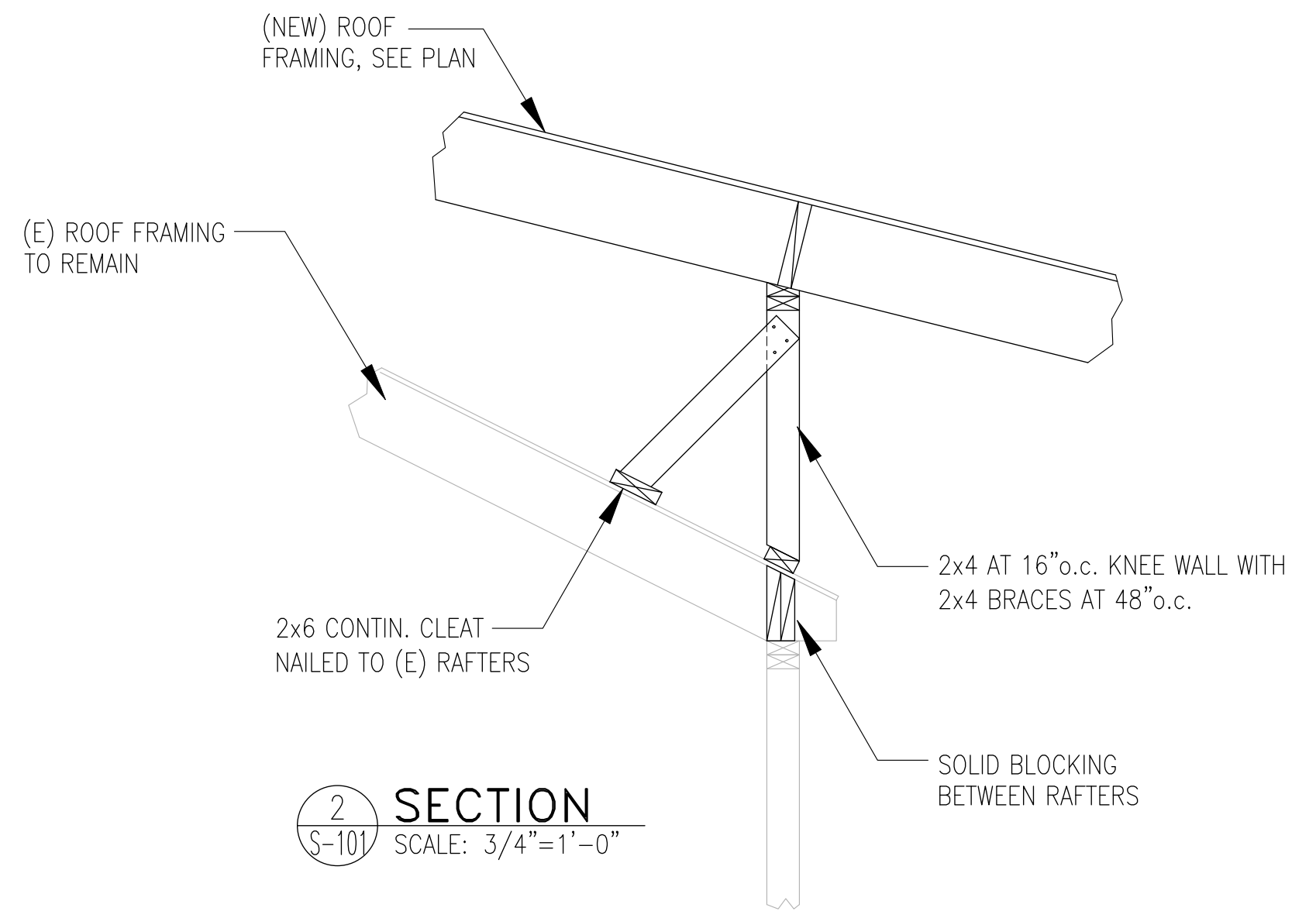


PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

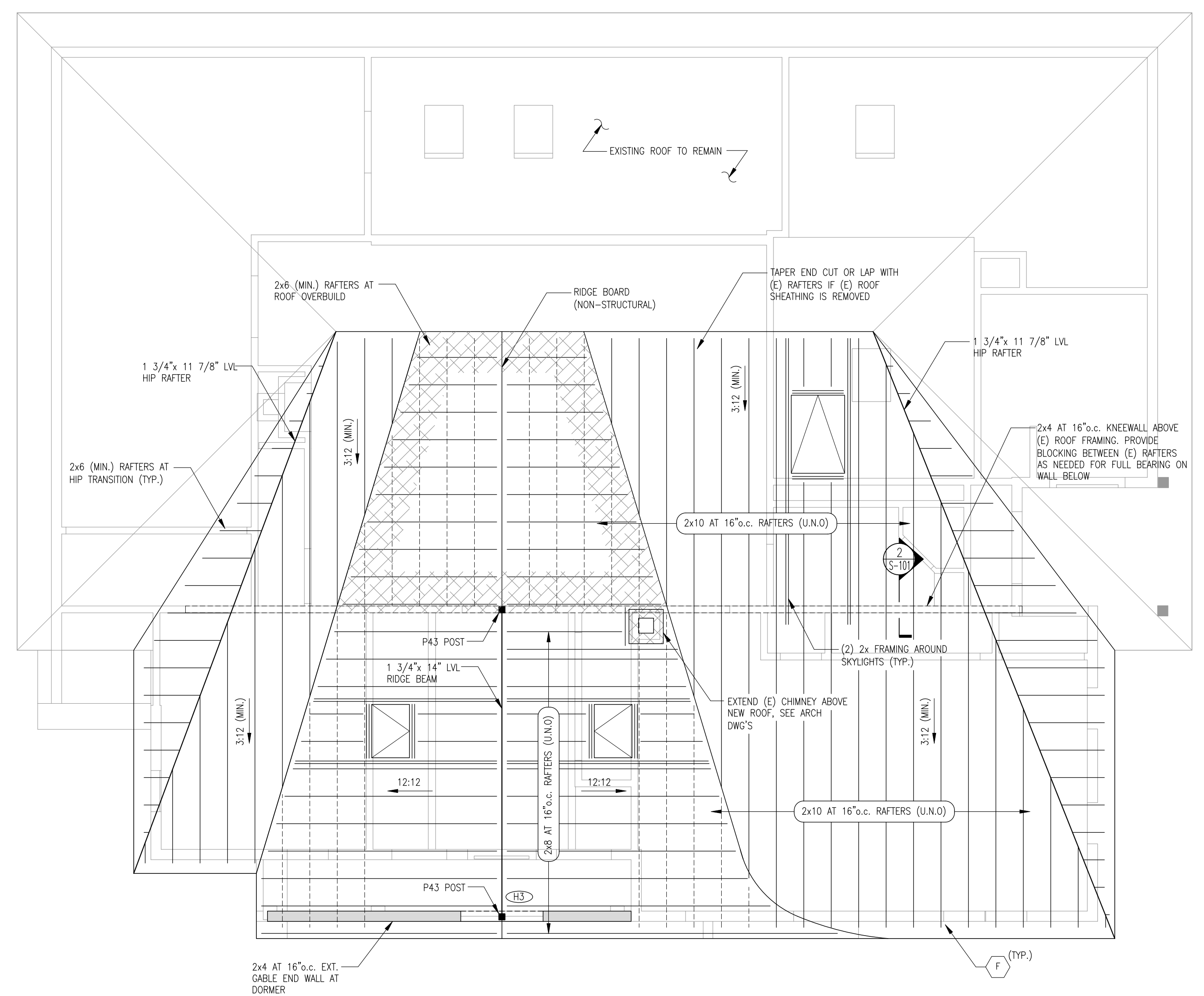




1 SECTION
S-101 SCALE: 3/4"=1'-0"

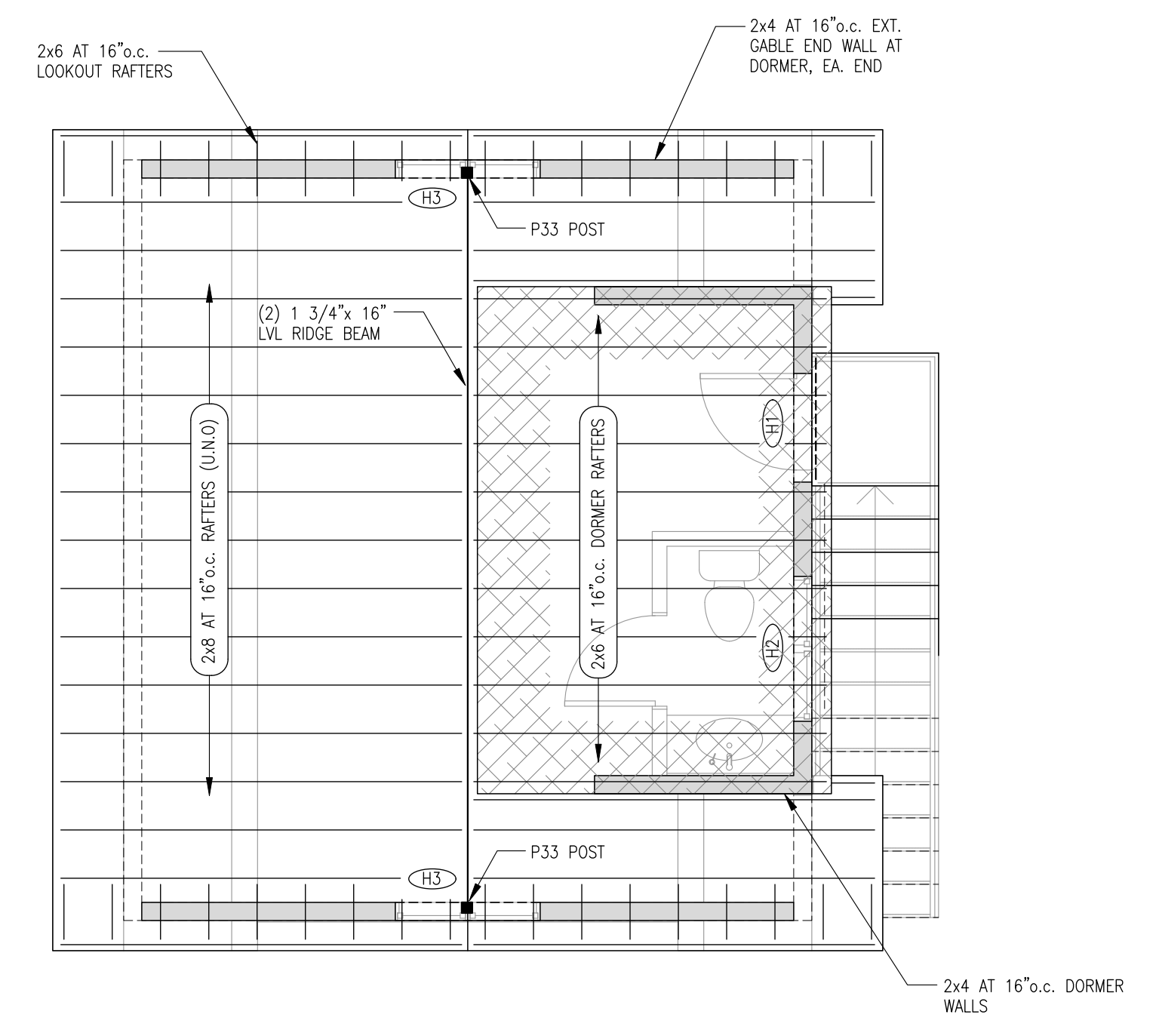


2 SECTION
S-101 SCALE: 3/4"=1'-0"



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

NOTE: CONTRACTOR TO INSPECT EXISTING ROOF SHEATHING WITHIN WORK AREA AND REPLACE IF DAMAGED OR INSUFFICIENT TO MEET MINIMUM CODE REQUIREMENTS



12 DAVIS ROAD RENOVATIONS
10 Davis Rd
Stowe, MA

PROJECT
STEPHEN & THERESA O'RIORDEN
10 Davis Rd
Stowe, MA 01775
OWNER

CM Corey Matthews, P.E. LLC
Structural Engineering
886 North St
Walpole, MA 02081
617.997.5802
STRUCTURAL ENGINEER

DRAUDT DESIGN ARCHITECTS
138 Crescent Street
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ARCHITECT

CIVIL ENGINEER
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DATE	REVISION
2/1/2022	ISSUED FOR PERMIT

SCALE AS NOTED PROJECT NUMBER 21031

PLANS

S-101

GENERAL NOTES:

- All work shall conform to the requirements of the State Residential Building Code of the Commonwealth of Massachusetts, 780 CMR, ninth edition.
- The Contractor shall verify all dimensions and conditions in the field prior to commencing work. Where dimensions and elevations of existing construction could affect the new construction, it is the Contractor's responsibility to make field measurements in time for their incorporation in the Shop Drawings. The Architect and Engineer shall be notified of any discrepancies that may exist.
- See architectural drawings for floor elevations, slopes, locations of depressed floor areas, and floor openings. The Contractor shall compare the structural drawings with the architectural drawings and report any discrepancy to the Architect and Engineer prior to construction.
- Principal openings through the framing are shown on these drawings. The General Contractor shall examine the structural, architectural and mechanical drawings for the required openings and shall verify size and location of all openings with the Mechanical Contractor. Providing all openings required by the Mechanical, Electrical, or Plumbing trades shall be a part of the General Contract, whether or not shown in the structural drawings. Any deviation from the openings shown on the structural drawings shall be brought to the Engineer's attention for review.
- Furnish and place all supports, temporary and permanent, whether shoring, bracing, needling, underpinning, or sheet piling, necessary to brace existing walls or framing to remain so that no horizontal or vertical settlement occurs to the existing structures. Temporary supports shall be maintained in place until permanent supports are installed. Design of these supports shall be by a registered Structural Engineer in the project state in the employ of the Contractor.
- Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places, shall be included in the Contractor's work.
- The Contractor shall be completely responsible for the safety of adjacent structures, property, his workmen, and the public, as affected by the construction of this project.
- All Contractors are required to examine the drawings and specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to agreeing to perform the work. Failure to visit the site and familiarize themselves with the existing conditions and limitations will in no way relieve the Contractor from furnishing any materials or performing any work in accordance with drawings and specifications without additional cost to the Owner.
- Structural drawings may represent construction with a reference scale. Due to the inherent process of drawing development and presentation not all work may be shown "exact" in that scale. Do not "scale" drawings to obtain any missing information or to interpret any information not specifically dimensioned for "exact" detailing or construction purposes.

**WOOD FRAMING:
CONVENTIONAL 2x FRAMING:**

- Lumber and its fastenings, shall conform to the National Design Specifications of stress-grade lumber and its fastenings, latest edition, as recommended by the National Forest Products Association, Current Edition of Wood grading rules are to be followed. All connections shall conform to the current edition of the National Design Specification for Wood Construction, and the contract documents.
- Unless otherwise noted, all joists, studs, lintels/headers and plates shall be Spruce-Pine-Fir (SPF) No.1/No.2 with Fb=875psi; Fv=135psi; E=1,400,000psi (MC15). Lumber sizes shown in the drawings are nominal size. Actual sizes shall conform to American Lumber Standard PS-20-70.
 - Materials for interior shearwalls shall be stud grade Southern Yellow Pine (MC15) or stud grade Douglas Fir Larch (MC15)
 - Lumber for beams and other framing members shall be #2 SYP (MC15) or #2 Douglas-Fir (MC15).
- Materials must be grade marked.
- For overlay framing at roofs or other conventional roof framing, contractor shall provide 2x framing in accordance with roof rafter table in the applicable building code.
- Provide double studs (minimum) under all headers, or built-up beams unless otherwise noted. Such studs shall continue from point load application to the foundation. Header shall be supported on jamb stud and be designed to support load imposed.
- All flush connections shall have metal beam or joist hangers.
- All Beam over post connections shall have a metal post cap unless otherwise noted.
- Bolt holes through wood shall be drilled 1/16" maximum larger than the diameter of the bolts to be installed.
- Bolts through wood shall be fitted with standard washers at head and nut ends.
- Edge of a bored hole shall not be within 5/8 inch of the studs edge. Bored holes shall not be located at cut or notch in the studs.
- All wood framing exposed to weather shall be preservative pressure treated southern pine #2 or better.
- Verify that surfaces to receive rough carpentry are prepared to required grades and dimensions. Do not begin work until unsatisfactory conditions are corrected.
- Coordinate with other trades. Provide required grounds, blocking, wood backing and framing. Perform cutting and patching or rough carpentry work as required.
- Framing lumber shall be sound, thoroughly seasoned, surfaced four sides, well manufactured and free from warp not correctable by bridging, blocking or nailing.
- Stack all material minimum of 6" above ground to insure proper ventilation and cover with waterproof covering.
- Wood Joists:
 - Joists shall be toe nailed to wood support with two 10d nails.
 - Minimum bearing for joists - 1 1/2".
 - End of joists shall be lapped over bearing and nailed together with 3-16d nails; minimum lap, 4".
 - Maximum joist overhang, 12" unless otherwise noted.
 - Bridging will be solid using 2" x joist depth installed in offset fashion. Maximum spacing = 8ft.
- Floor Openings:
 - For openings up to 2'-0" double the joists at each side of opening.
 - Larger openings shall be called to the attention of the Engineer.
- Nailing:
 - If double framed, nailed inner stud to outer stud with 16d nails, 24" o.c. Toe nail inner stud to wall plate with two 8d nails or end nail with two 16d nails. Nail outer stud to header with four 16d nails and to top plate with two 8d toe nails.
 - If single framed toe nail jamb stud to wall plates with two 8d nails or end nail with two 16d nails. Toe nail jamb stud to header with 8d nails.
 - All studs to be continuous from floor to floor or roof to floor.
- Plates (Bearing or Non-Bearing):
 - Sole plates shall be nailed to subfloor and joists with 16d nails at each joist.
 - Top plates for bearing partitions shall be two 2x or a continuous header. Plate members of principal partitions shall be lapped or anchored to exterior wall framing. Splices in lower member of top plate shall occur over studs. Nail plates to studs with two 16d nails 16" o.c.
 - Top plates for non-bearing partitions may be single. Nail plate to stud with two 16d nails. When top plate is parallel to ceiling or floor framing install 2 x 4 cross blocking not more than 4'-0" o.c.

- When top plates are cut for piping or duct work, reinforce with steel straps.
 - Sill plates at First Floor shall be pressure treated lumber.
- 20.- Beams and Girders:
- Girders will not rest less than 4" on supports.
 - Where beams and girders of nominal 2" members are shown nail with two rows of 16d nails spaced not more than 24" o.c., locate end joists in members over supports.
 - All beams must splice only over supports unless specifically instructed otherwise by Structural Engineer.
 - All built-up wood beams wider than 6" will be bolted with 5/8" diameter through-bolts at 2'-0" o.c. staggered spacing, unless otherwise noted.

DECKING AND SHEATHING

Current edition of Plywood Association Grading Rules are to be followed.

Roof:

- Decking for roof shall be 19/32" thick APA rated Sheathing with exterior glue. Panel span rating of 40/20.
- Attachment of decking to rafter/trusses shall be made with 8d spiral threaded or annular nails according to schedule; 6" o.c. (edges), 12" o.c. (field) minimum.

Floors:

- Floor sheathing shall be 23/32" thick T&G, APA rated Sheathing, Structural 1, Exposure 1. Panel span rating of 48/24.
- Attachment of decking to joist/beams shall be made with urethane glue and 8d common nails according to schedule; 6" o.c. (edges), 12" o.c. (field) minimum.

LAMINATED VENEER (LVL), PARALLEL STRAND (PSL) AND GLULAM (GL) LUMBER:

- "LVL" lumber shall be fabricated from ultrasonically graded Southern Pine Veneers in accordance with NER 126.
- "PSL" lumber shall be fabricated from long, thin strands of either eastern or western species wood bonded together with a microwave process.
- Eastern "PSL" Lumber (ES) may include Southern Pine or Yellow Poplar. Western "PSL" Lumber (WS) may include Douglas Fir, Lodgepole Pine, Western Hemlock or White Fir.
- "PSL" lumber shall be fabricated in parallel strands (PSL) in conformance with NER 292.
- "GL" lumber shall be fabricated from laminated 2x lumber according to standards set forth in NDS and other applicable codes.
- The members shall have the following minimum design stresses:

	"LVL"	"PSL" (col.)
a. Shear modulus of elasticity (G)	125,000psi	112,500psi
b. Modulus of elasticity (E)	2.0x10 ⁶ psi	1.8x10 ⁶ psi
Flexural stress (f'b)	2,600psi	2,400psi
c. Compression perpendicular to grain and parallel to wide face of strands (f'c)	750psi	545psi
d. Tension parallel to grain (f't)	1,555psi	1,755psi
e. Compression parallel to grain (f'c)	2,500psi	2,500psi
f. Horizontal shear perpendicular to wide face of strands (f'v)	285psi	190psi

- Heal cuts on beams must not overhang inside face of support member.
- "LVL" and "PSL" members shall be fabricated without camber. Glulam members may be cambered to remove dead load deflection.
- The "LVL", "PSL" and "GL" members shall be protected from the weather while in storage. Care shall be exercised during handling to prevent damage to the same.
- Adhesives shall comply with ASTM D2559-76 Adhesives for Structural Laminated Products for use under exterior (wet use) exposure conditions.
- Prior to start of erection, verify the locations and elevation of all bearing surfaces and embedded anchors. Report any deviations to the General Contractor. Do not begin work until unsatisfactory conditions are corrected. Take measurements on site as required for correct fabrication and installation.
- Fit members together properly and accurately without trimming, cutting or other unauthorized modification.
- The completely assembled work shall be inspected and approved by the Architect and Structural Engineer or their designee before being covered, restrained or loaded by other construction.

WIRE NAILS:

- Nailing installation and material are to be in compliance with A.I.T.C., NDS and in accordance with the Massachusetts State Building Code-6th edition, Table 3606.2.3.a.
- Gun nails may be used in lieu of hand nailing. Gun nail sizes shall be as follows:

Penny Weight	Gun Nail Diameter
8d	0.113"
10d	0.123"
12d	0.123"
16d	0.133"

WOOD FASTENERS AND HARDWARE:

- Concrete anchors shall be Simpson Strong-Tie "Titen HD" or an approved equal.
- Adhesive anchors shall be Hilti "HIT HY-200" or an approved equal.
- Powder actuated fasteners shall be Hilti "XU Series Fasteners" or an approved equal.
- All wood fasteners and hardware shall be as manufactured by Simpson Strong-Tie. Alternates shall be submitted to engineer for review.
- Holdowns, straps and hurricane clips shall be installed according to manufacturer's recommendations.
- Metal framing anchors shall be used for all connections where shown on the drawings. Provide nails and bolts according to manufacturer's requirements.

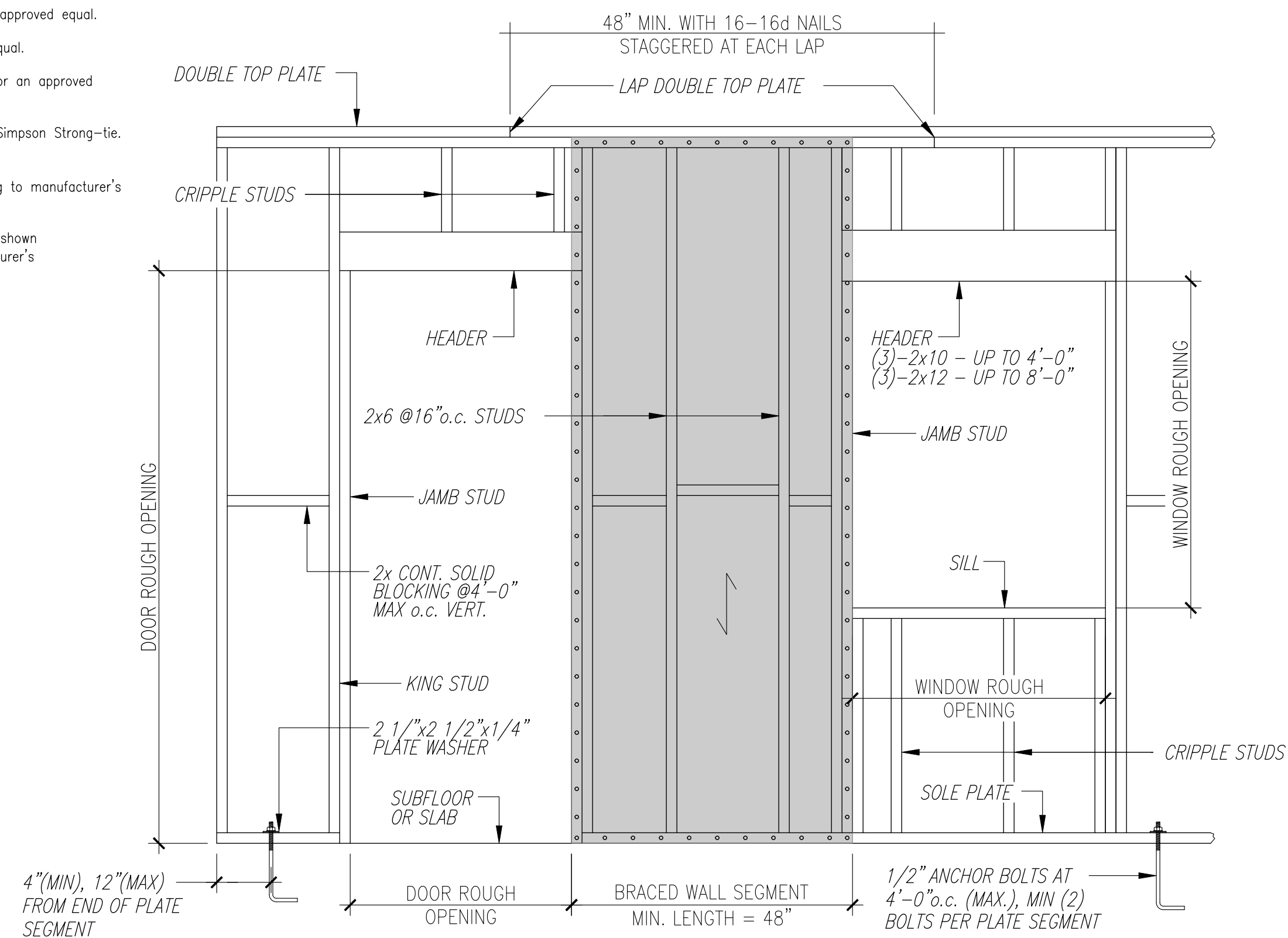
DESIGN LOADS:

- Uniformly distributed floor live loads:

Residential	40psf
Sleeping areas	30psf
Attic non-storage	20psf
Roof Deck	40psf
- Roof snow load:

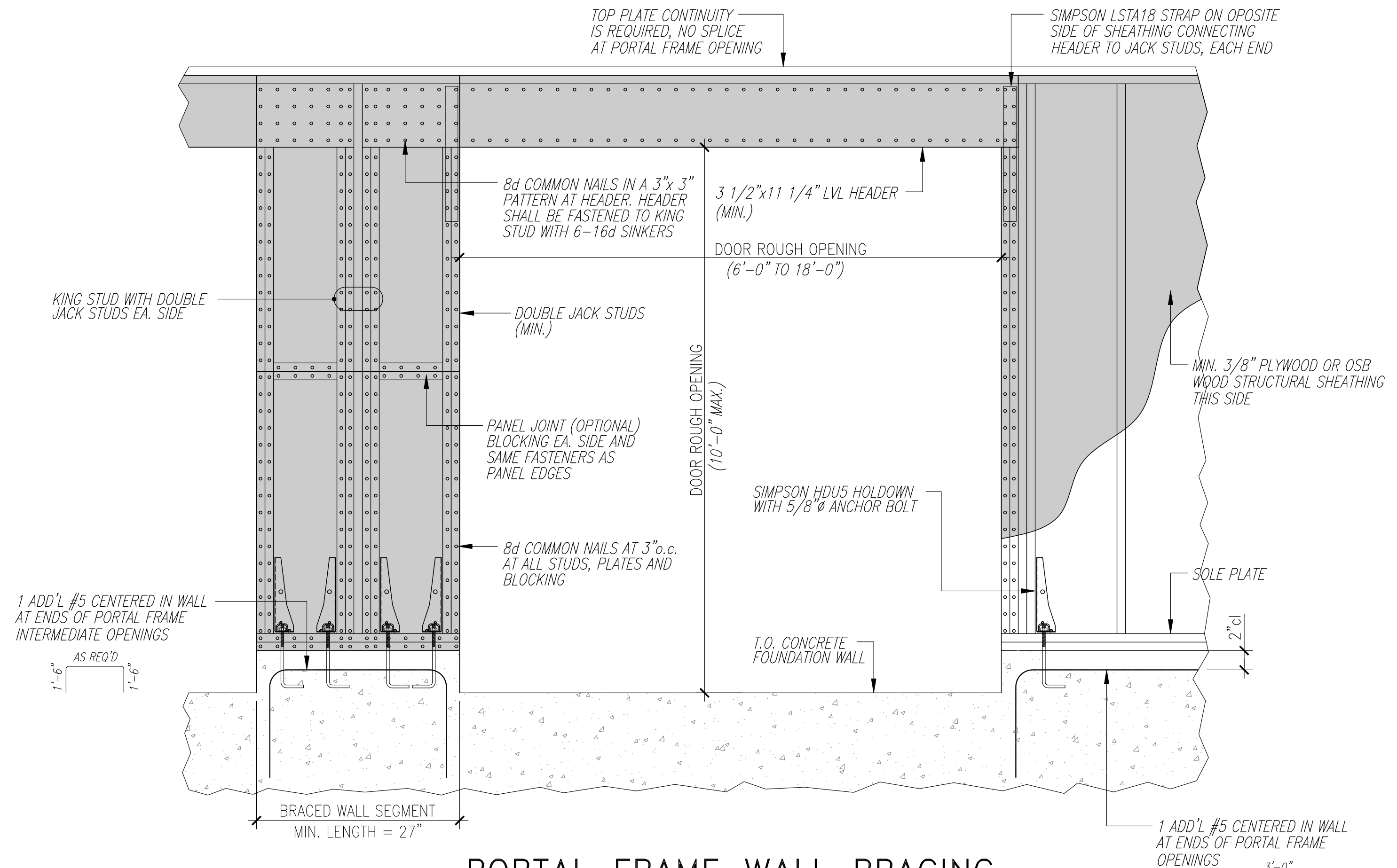
Ground snow load, p _g	= 50psf
Minimum flat roof snow load, p _f	= 35psf
- Wind load:

Basic wind speed (3-second gust)	= 124mph
Risk category	II



TYPICAL EXTERIOR WALL ELEVATION

SCALE: N.T.S.



PORTAL FRAME WALL BRACING REQUIREMENTS AT GARAGE DOORS

SCALE: N.T.S.

12 DAVIS ROAD RENOVATIONS

10 Davis Rd
Stowe, MA

PROJECT

STEPHEN & THERESA O'RIORDEN

10 Davis Rd
Stowe, MA 01775

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GENERAL NOTES & TYPICAL DETAILS

FRAMING NAILING SCHEDULE		
CONNECTION	TYPE	NAILING
JOIST TO SILL OF GIRDER	TOENAIL	3-8d
RAFTER HEEL LAP	FACE NAIL	6-16d
BRIDGING TO JOIST	TOENAIL(each end)	2-8d
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16d @16"o.c
SOLE PLATE TO RIM BOARD	FACE NAIL	16d @12"o.c
RIM BOARD TO TJI JOIST	FACE NAIL	1-10d EA. FLANGE
RIM BOARD TO PLATE	TOENAIL	10d @6"o.c.
TOP PLATE TO STUD	END NAIL	2-16d
STUD TO SOLE PLATE	TOENAIL OR END NAIL	4-8d OR 2-16d
DOUBLE STUDS	FACE NAIL	16d @16"o.c
DOUBLED TOP PLATE	FACE NAIL	16d @16"o.c
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	ALONG EACH EDGE	16d @16"o.c
CEILING JOISTS TO PLATE	TOENAIL	3-8d
CONTINUOUS HEADER TO STUD	TOENAIL	4-16d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL	6-16d
FLOOR JOIST TO PLATE	TOENAIL	2-16d
TJI JOIST TO PLATE	TOENAIL	2-8d ¹
BUILT-UP CORNER STUDS	ALONG FACE	16d @16"o.c
BUILT-UP GIRDER AND BEAMS (FOR BUILT-UP LVL BEAMS SEE TYPICAL DETAIL)	T&B STAGGER	16d @16"o.c
	ENDS AND SPLICES	4-16d
SHEAR PANELS TO BEARING PLATES	FACE NAIL	12-10d T&B

1- (1) NAIL EACH SIDE OF WEB PANEL. NAILS SHALL BE ORIENTED AT AN ANGLE AT LEAST 1/2" FROM END. MUST PROVIDE 1/4" MINIMUM BEARING AT ENDS OF TJI JOISTS.

SIMPSON CONNECTOR SCHEDULE		
MARK	TYPE	DESCRIPTION
A	LU OR LUS	FACE MOUNT HANGER, 2x
B	LRUZ	RAFTER HANGER, 2x
C	HUS	FACE MOUNT HANGER, LVL
D	ABU OR BC	POST BASE
E	BC	POST CAP
F	H2.5A	HURRICANE TIE
G	20ga. COIL STRAP	RAFTER TIE
H	CCQ OR ECCQ	POST CAP (HEAVY)

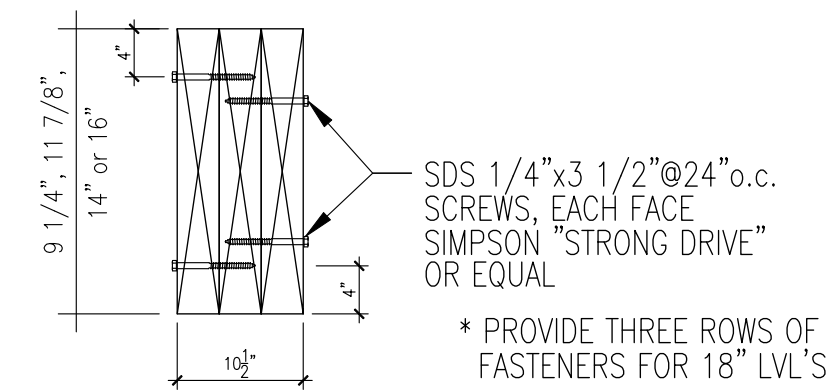
WOOD STRUCTURAL PANEL NAILING SCHEDULE			
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS	
		EDGES (in.)	INTERMEDIATE (in.)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING			
5/16" TO 1/2"	8d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
19/32" TO 1"	8d COMMON NAIL	6	12
1 1/8" TO 1 1/4"	10d COMMON NAIL	6	12
OTHER SHEATHING			
1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL; 6d COMMON NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	4	8
5/8" GYPSUM SHEATHING	1 3/4" GALVANIZED ROOFING NAIL; 8d COMMON NAIL; STAPLE GALVANIZED, 1 3/8" LONG; 1 1/2" SCREWS, TYPE W OR S	4	8

1- WALL SHEATHING SHALL BE CONTINUOUS OVER ALL PLATE-TO-PLATE AND PLATE-TO-RIM BOARD INTERFACES AND MAY BUT NOT NECESSARILY AT MID-DEPTH OF RIM BOARD. AT FOUNDATION WALL, ATTACH THE BOTTOM EDGE TO SILL PLATE (SEE NAILING SCHEDULE).

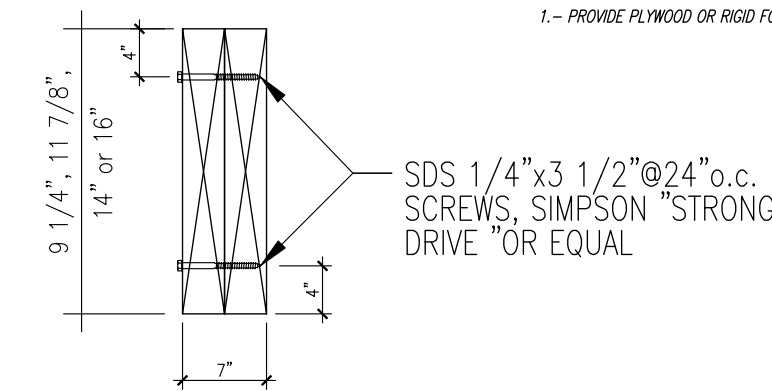
POST SCHEDULE	
MARK	DESCRIPTION
P42	(2)-2x4
P43	(3)-2x4
P62	(2)-2x6
P63	(3)-2x6
P33	3 1/2"x3 1/2" PSL
P35	3 1/2"x5 1/4" PSL
P55	5 1/4"x5 1/4" PSL

HEADER SCHEDULE	
MARK	DESCRIPTION
H1	(3)-2x6
H2	(2)-2x8
H3	(3)-2x8
H4	(2)-2x10
H5	(3)-2x10
H6	(3)-1 3/4"x9 1/4" LVL
H7	(2)-1 3/4"x11 1/4" LVL
H8	(3)-1 3/4"x11 1/4" LVL

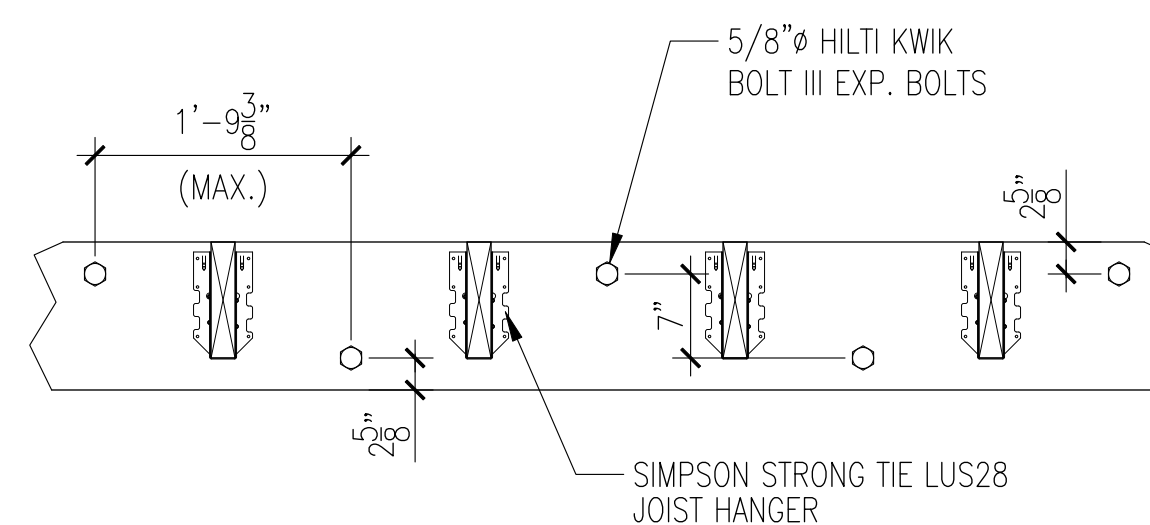
1- PROVIDE PLYWOOD OR RIGID FOAM INSULATION SHIMS AT HEADERS IN EXTERIOR WALLS.



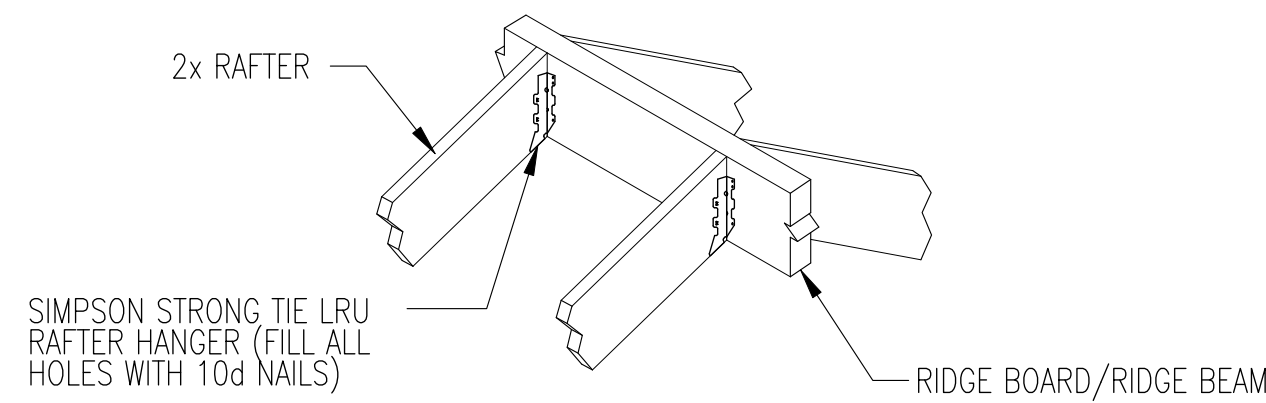
3-PLY LVL FASTENING DETAIL
SCALE: N.T.S.



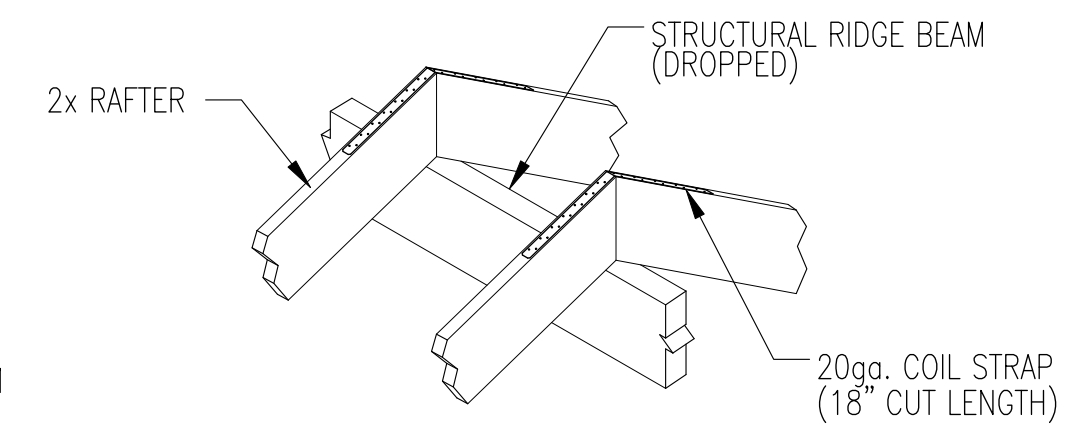
2-PLY LVL FASTENING DETAIL
SCALE: N.T.S.



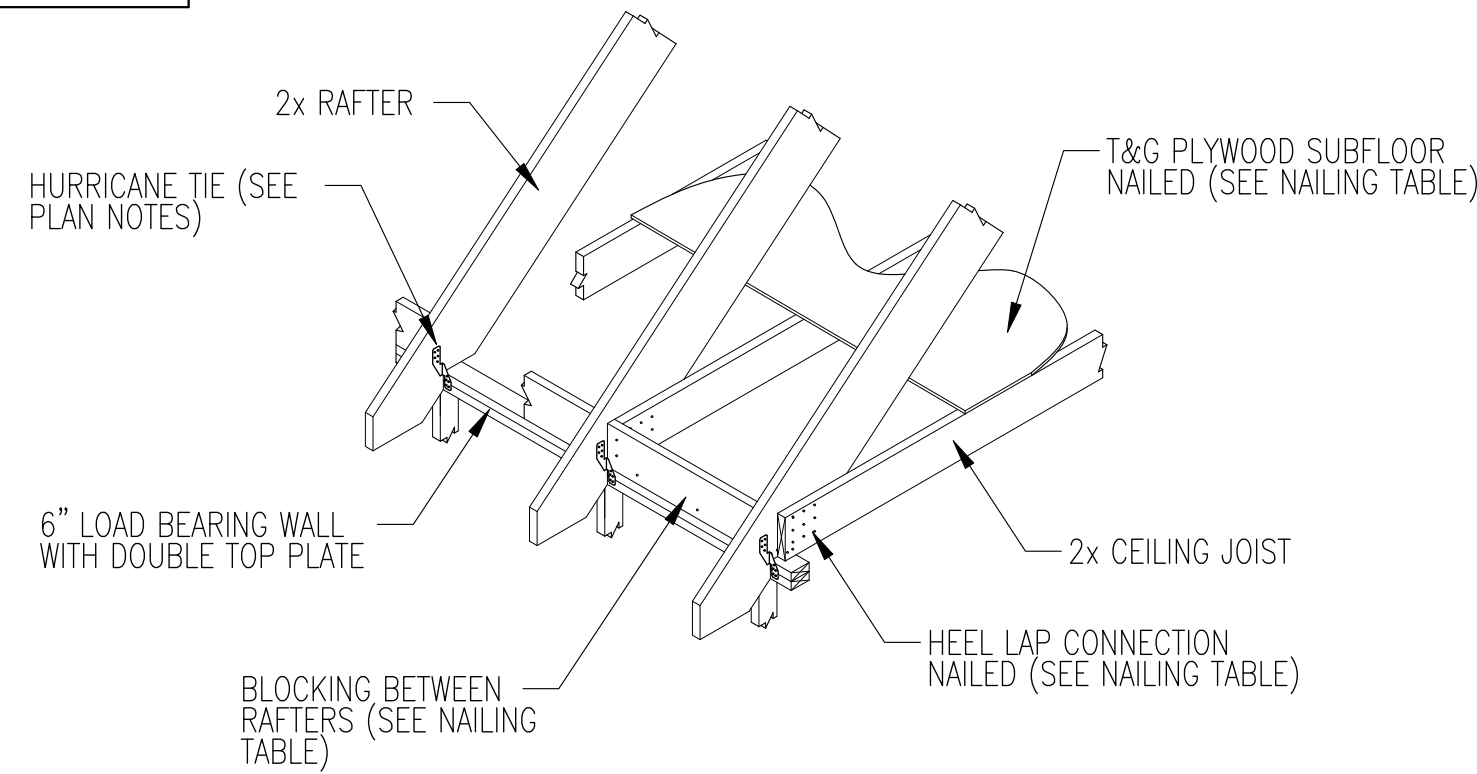
LEDGER ATTACHMENT DETAIL
SCALE: N.T.S.



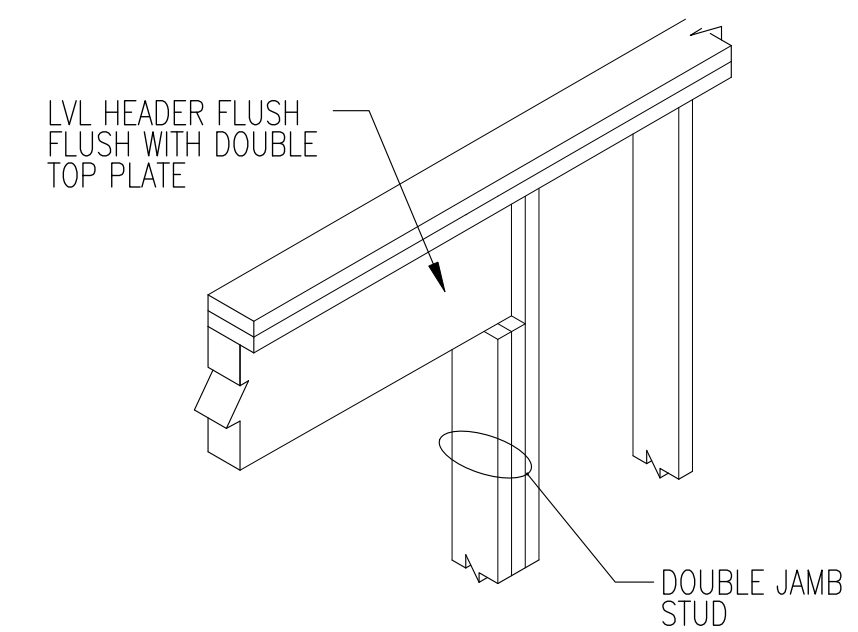
TYPICAL RIDGE DETAIL 1
SCALE: N.T.S.



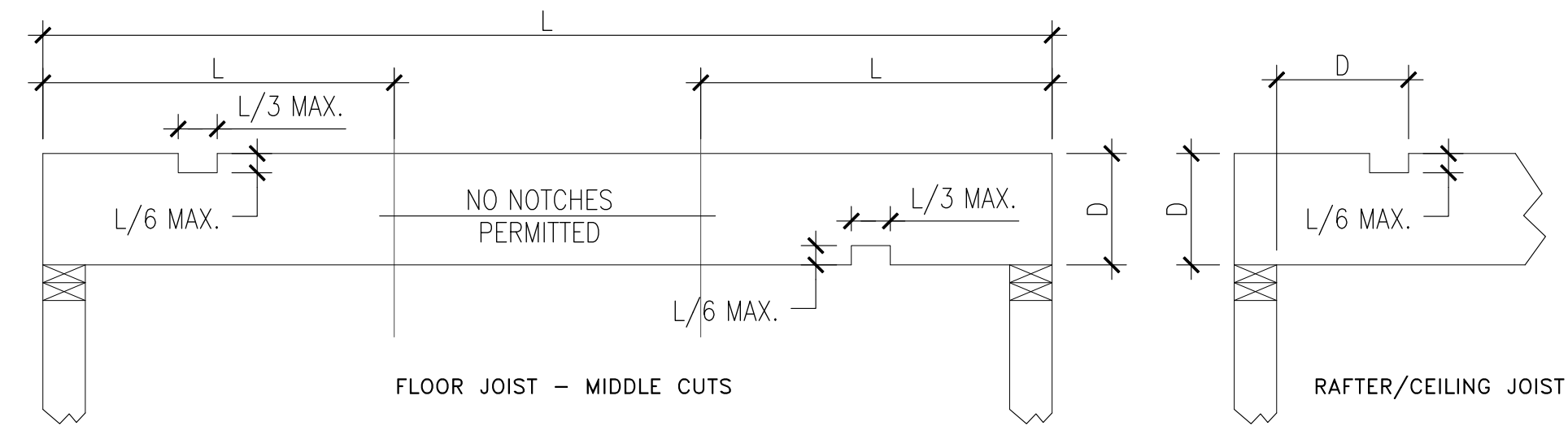
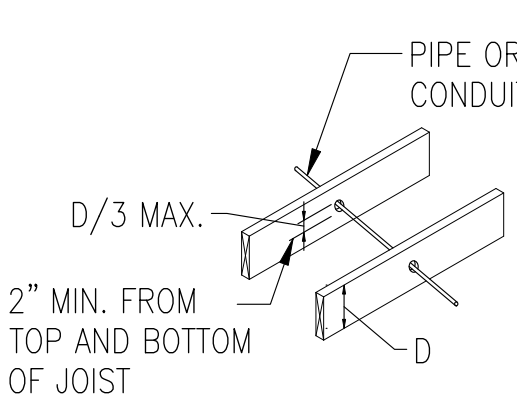
TYPICAL RIDGE DETAIL 2
SCALE: N.T.S.



TYPICAL EAVE DETAIL
SCALE: N.T.S.



TYPICAL HEADER SUPPORT DETAIL
SCALE: N.T.S.



DIMENSION LUMBER NOTCH DETAILS
SCALE: N.T.S.

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FRAMING SCHEDULES & DETAILS

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