

DRAWING LIST			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
0-Cover			
A-000	COVER SHEET	03/10/2026	3/17/2026
1-Civil			
C-1	EXISTING-PLAN OF LAND	07/27/2025	
C-2	PLAN OF PROPOSED CONSTRUCTION	07/27/2025	3/10/2026
2-Landscape			
L-1	LANDSCAPE PLAN	10/11/2025	
L-2	LANDSCAPE COOL SCORE PLAN	10/11/2025	
3-Architectural			
A-001	GENERAL NOTES & ABBREVIATIONS	12/03/2025	
A-010	CODE REVIEW & EGRESS CALCULATIONS	12/03/2025	
A-020	ARCHITECTURAL SITE PLAN	12/03/2025	3/17/2026
A-021	GFA & AREA PLANS	12/03/2025	3/17/2026
A-022	ZONING DIAGRAM	03/12/2026	3/17/2026
EX-1	EXISTING CONDITIONS	12/03/2025	3/12/2026
A-100	BASEMENT, FIRST & SECOND FLOOR PLANS	12/03/2025	3/17/2026
A-101	THIRD, FOURTH & ROOF PLANS	12/03/2025	3/17/2026
A-300	FRONT & RIGHT ELEVATIONS	12/03/2025	3/17/2026
A-301	REAR & LEFT ELEVATIONS	12/03/2025	3/17/2026
A-302	PERSPECTIVES	12/03/2025	
A-410	LONGITUDINAL SECTION	12/03/2025	
A-630	TYPICAL ROOF DETAILS	12/03/2025	
A-710	STAIR DETAILS	12/03/2025	
A-900	DOOR & WINDOW SCHEDULE	12/03/2025	3/17/2026
A-901	DOOR, WINDOW & FINISH FLOOR DETAILS	12/03/2025	
A-910	PARTITION TYPES	12/03/2025	
4-Structural			
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S1.0	FOUNDATION PLAN	10/30/2025	
S1.1	DETAILS	10/30/2025	
S2.0	FIRST FLOOR FRAMING	10/30/2025	
S3.0	SECOND FLOOR FRAMING	10/30/2025	
S4.0	THIRD FLOOR FRAMING	10/30/2025	
S5.0	FOURTH FLOOR FRAMING	10/30/2025	
S6.0	ROOF FRAMING	10/30/2025	
S7.0	FIRST FLOOR SHEAR WALLS	10/30/2025	
S8.0	SECOND FLOOR SHEAR WALLS	10/30/2025	
S8.1	DETAILS	10/30/2025	



PROJECT:
JAY STREET RESIDENCES

PROJECT ADDRESS:
24 JAY STREET
CAMBRIDGE, MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
TABA MOSES
ADDRESS:
24SIGOURNEY STREET #2
JAMAICA PLAIN, MA 02130

CIVIL
GREATER BOSTON SURVEYING & ENGINEERING
ADDRESS:
19 FREDITH ROAD
WEYMOUTH, MA 02189

LANDSCAPE
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ADDRESS:
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STRUCTURAL
DAVIDSON ENGINEERING
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WEST NEWTON, MA 02465



PROJECT NAME

JAY STREET RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

TABA MOSES

ARCHITECT



KDI
ARCHITECTURE

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REGISTRATION



Project number

25055

Date

03/10/2026

Drawn by

WC

Checked by

WC

Scale

REVISIONS

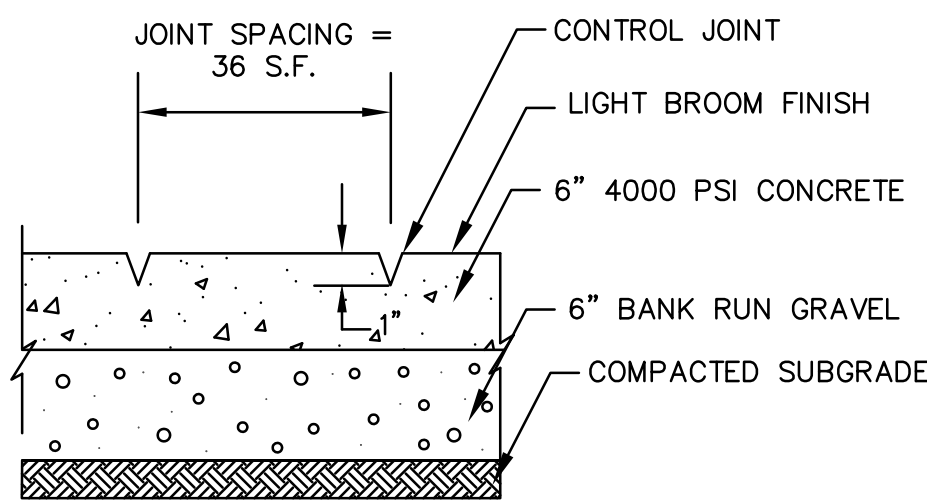
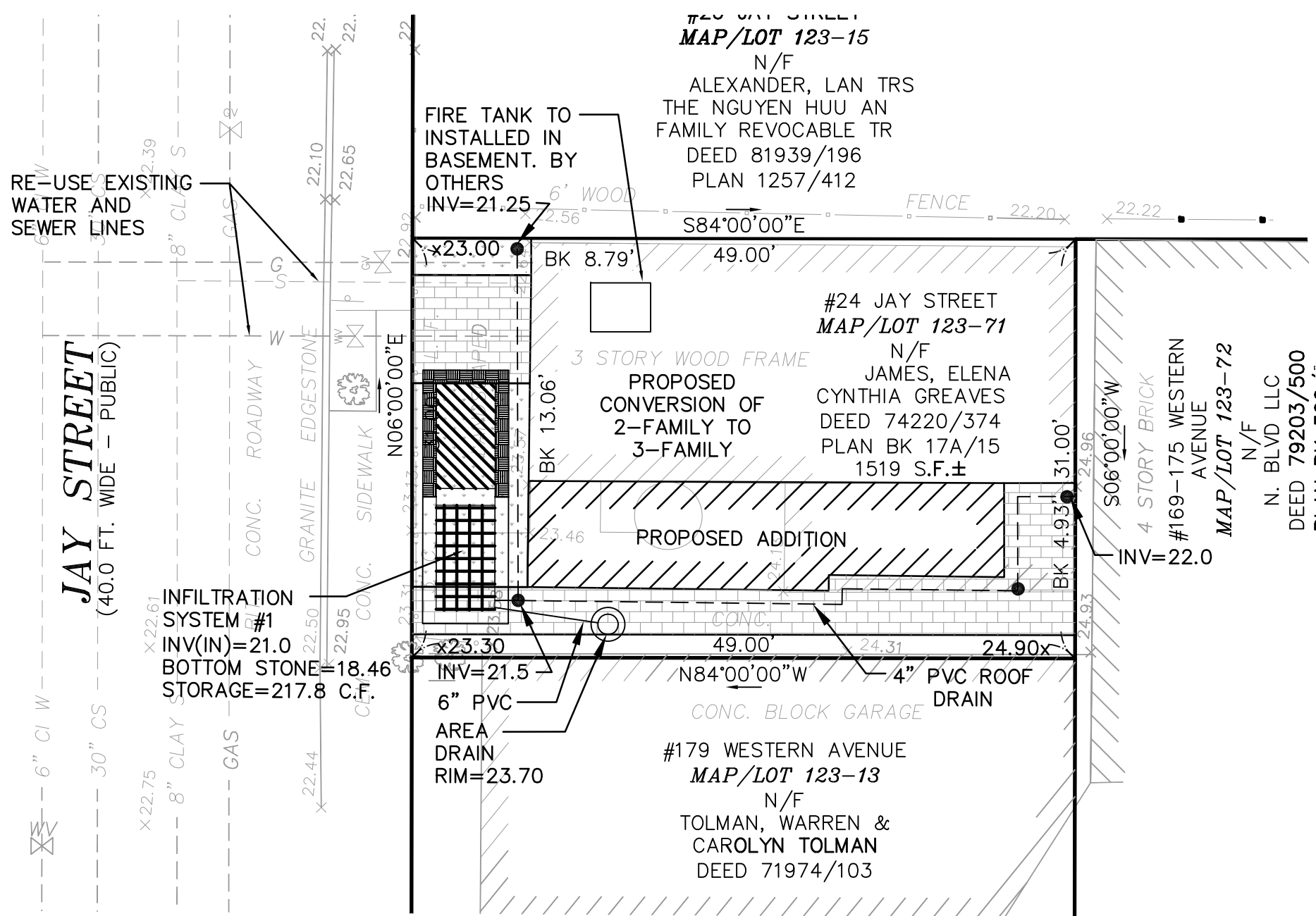
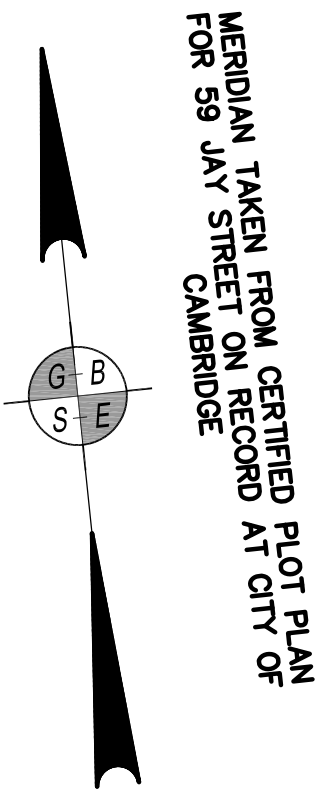
No.	Description	Date
4	REV. #4	3/17/2026

COVER SHEET

A-000

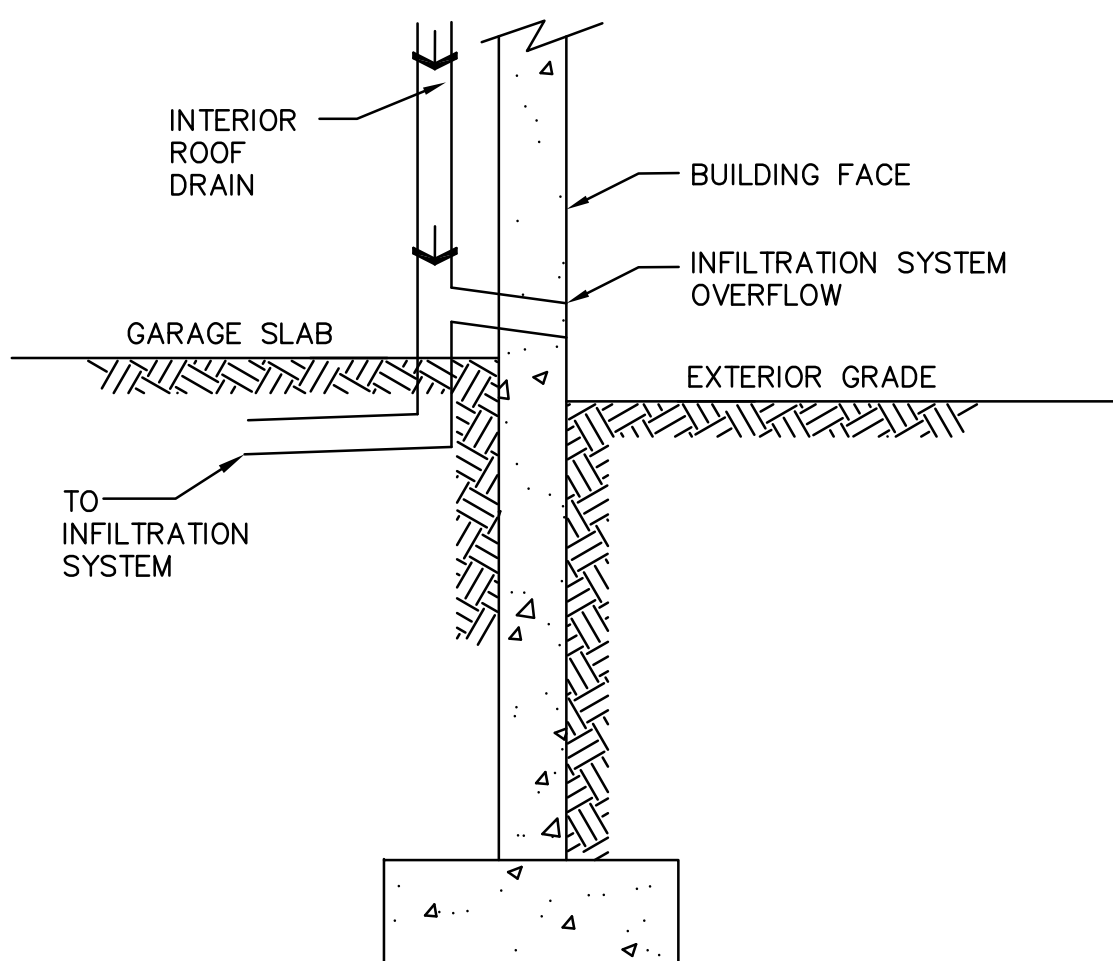
JAY STREET RESIDENCES

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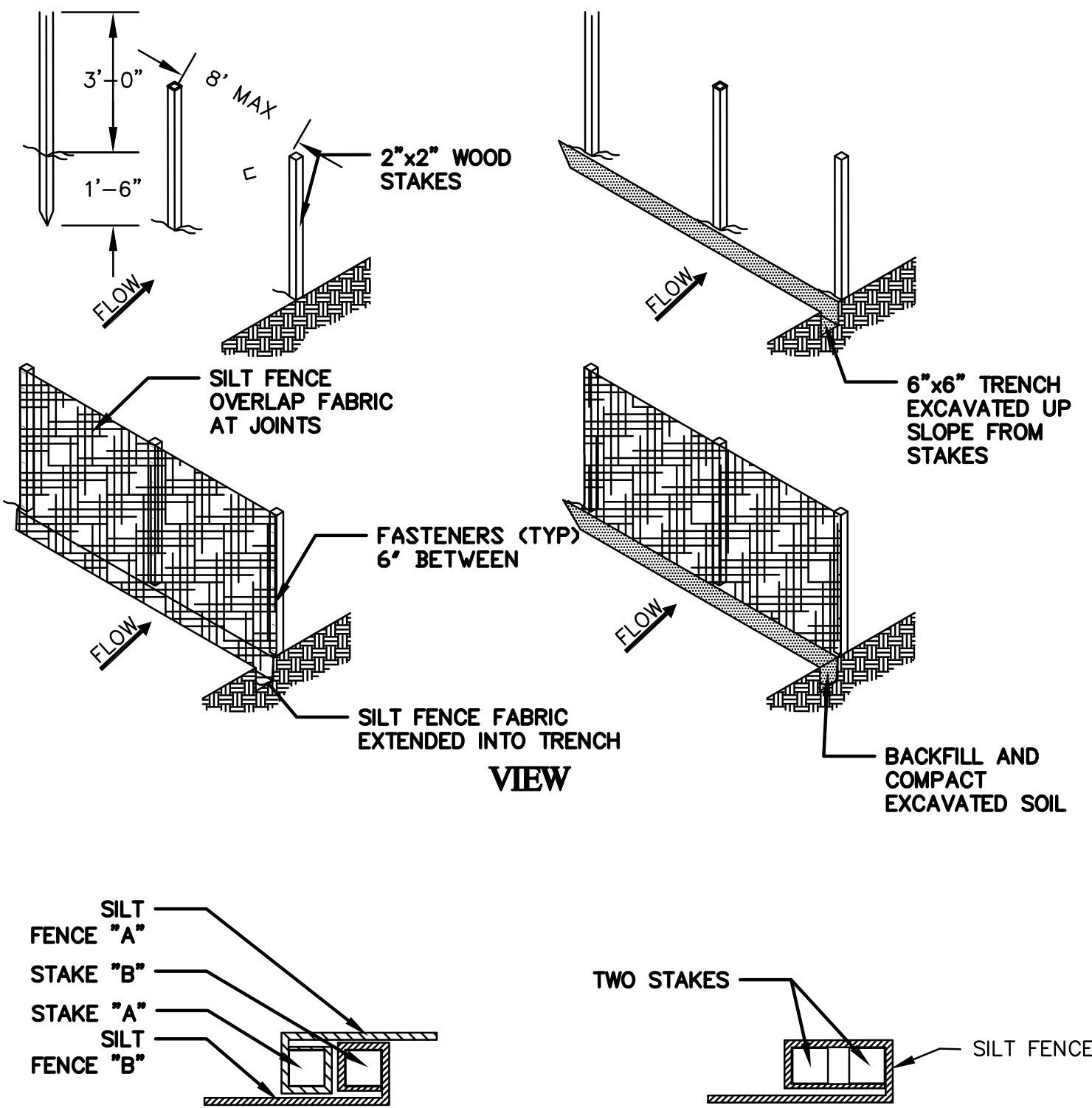
CONCRETE SIDEWALK

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INFILTRATION SYSTEM OVERFLOW DETAIL

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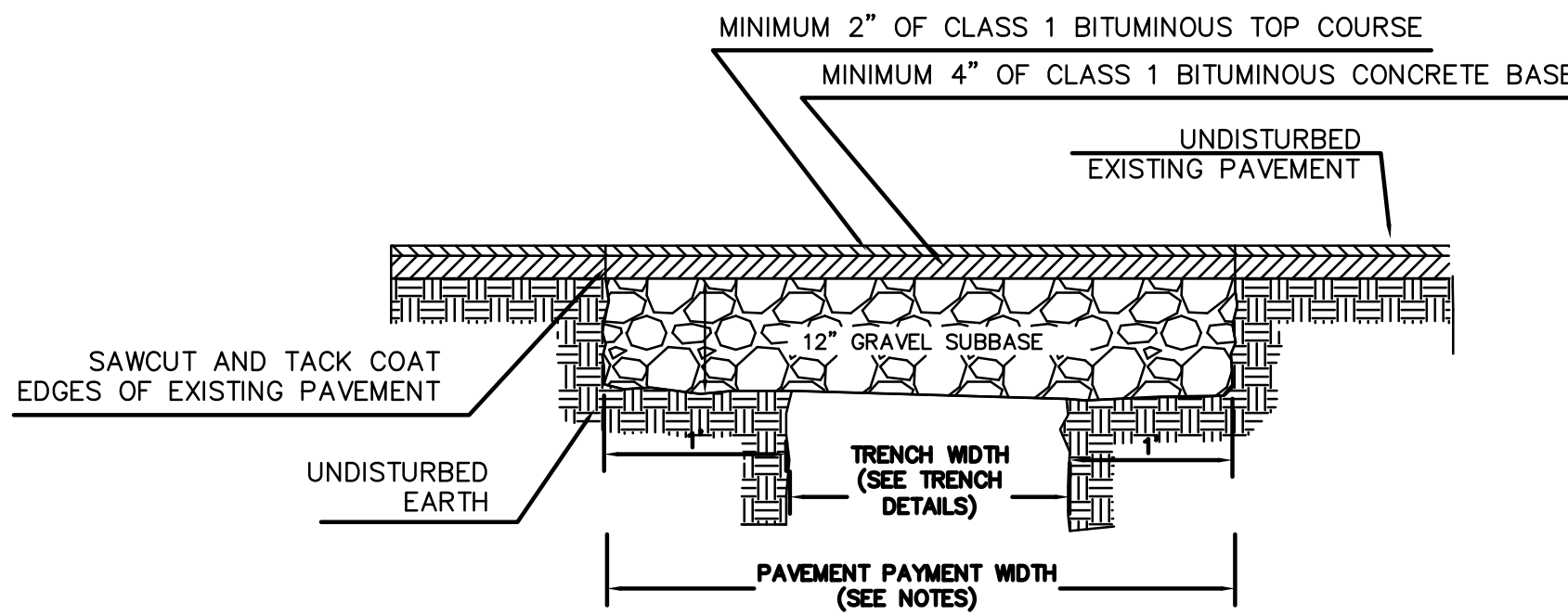
JOINT DETAIL

END JOINT DETAIL

INSPECTION SCHEDULE SHALL COMPLY WITH THE 2008 EPA CONSTRUCTION GENERAL PERMIT MAINTENANCE SHALL OCCUR WHEN NECESSARY. SILT FENCE SHALL BE REPLACE EVERY 6 MONTHS AND STACKS SHALL BE INSPECTED TO ENSURE STRUCTURAL INTEGRITY. SILT FENCE SHALL BE INSPECTED WEEKLY AND ALL MAINTENANCE ISSUES SHALL BE CORRECT AT THAT TIME.

SILT FENCE DETAIL

NOT TO SCALE



PAVEMENT PATCH DETAIL

NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

- PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE DEVELOPER SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED. THE PHYSICAL MARKERS SHALL REMAIN IN PLACE UNTIL A CERTIFICATE OF COMPLETION HAS BEEN ISSUED.
- APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
- MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.
- THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
- MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION.
- DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS.
- INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR THE 2008 EPA'S CONSTRUCTION GENERAL PERMIT.
- PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT).
- COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING DUST CONTROL.
- SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES $\frac{1}{4}$ TO $\frac{1}{2}$ THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED FROM SILT FENCE PRIOR TO REACHING THE LOAD-BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN $\frac{1}{4}$ TO $\frac{1}{2}$ THE HEIGHT.
- SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
- BMPS TO BE USED FOR INFILTRATION AFTER CONSTRUCTION SHALL NOT BE USED AS BMPS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE BOARD. MANY INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND THUS MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS.
- SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
- FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL.
- A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXIST POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
- ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS, OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS HYDROSEEDING OR JUTE MATTING.
- PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, APPROPRIATE TEMPORARY STABILIZATION SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
- ALL SLOPES STEEPER THAN 3:1 (H:V, 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED.
- TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
- PROPERLY MANAGE ON-SITE CONSTRUCTION AND WASTE MATERIALS.
- PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENTS.
- DUST SHALL BE CONTROLLED AT THE SITE.
- ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED. THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING.
- IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUND COVER PRACTICES.

STORMWATER MANAGEMENT CALCULATIONS SYSTEM

DESIGN CRITERIA:
STORE THE DIFFERENCE BETWEEN THE 2-YR 24-HOUR PRECONSTRUCTION RUNOFF HYDROGRAPH FROM THE SITE AND THE POST CONSTRUCTION 25-YR 24-HOUR RUNOFF HYDROGRAPH FROM THE SITE UTILIZING THE CITY'S PROJECTED RAINFALL DATA FOR THE 2070 STORM EVENT. *IF SITE CONSTRAINTS EXIST, PROVIDE ANALYSIS OF 2070 10-YEAR STORM OR MAXIMUM EXTENT POSSIBLE.

STORAGE VOLUME REQUIRED FOR 1" RAINSTORM:
ROOF=973 SF
IMPERVIOUS=289 SF
TOTAL=1,262 SF
VOL. REQ'D=1,262 SF x (1"/12)=105.17 CF

STORAGE VOLUME REQUIRED TO STORE THE DIFFERENCE BETWEEN THE 2-YR 24-HR PRECONSTRUCTION RUNOFF HYDROGRAPH FROM THE SITE AND THE POST CONSTRUCTION 10-YR 24-HR RUNOFF HYDROGRAPH FROM THE SITE:
VOL. REQ'D=345 CF (SEE NARRATIVE)

STORAGE PROVIDED
TOTAL STORAGE PROVIDED=0.005 AF
0.005 AFx43,560 SF=217.80 CF
TOTAL STORAGE PROVIDE (217.80 CF)>TOTAL STORAGE FOR 1" RAINSTORM (105.17 CF)
(SEE HYDROCAD PRINTOUT)

FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2025)

CAMBRIDGE CITY BASE (FT-CCB) DATUM

LOCATION: 24 JAY ST
MAP-LOT: 123-71

GROUND ELEVATION
MIN: 21.1
MAX: 24.2

FLOOD ELEVATION DATA

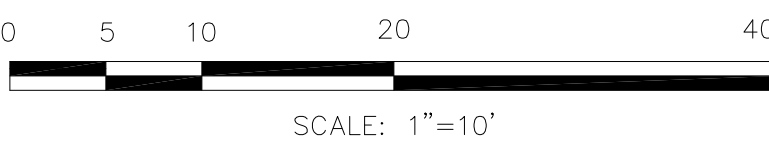
2070-1%-SLR/SS	23.5
2070-1%-PRECIP	N/A
2070-10%-SLR/SS	N/A
2070-10%-PRECIP	N/A
2050-1%-SLR/SS	N/A
2050-1%-PRECIP	N/A
2050-10%-SLR/SS	N/A
2050-10%-PRECIP	N/A
PRESENT DAY-1%-PRECIP	N/A
PRESENT DAY-10%-PRECIP	N/A
FEMA 500-YR FLOOD	N/A
FEMA 100-YR FLOOD	N/A

LONG-TERM FLOOD ELEVATIONS

1%-LTFE: 23.5
10%-LTFE: N/A

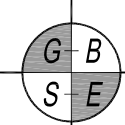
WATER AND SEWER NOTES

- ALL ELEVATIONS ARE RELATIVE TO CITY OF CAMBRIDGE BASE ELEVATIONS.
- ALL WATER AND SEWER CONNECTIONS SHALL CONFORM WITH THE CITY OF CAMBRIDGE GENERAL CONSTRUCTION STANDARDS.
- LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES IS FROM PLANS AND RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.
- ALL CONSTRUCTION PERFORMED ON CITY OF CAMBRIDGE SYSTEMS, SYSTEMS TRIBUTARY TO CITY OF CAMBRIDGE SYSTEMS OR CONSTRUCTION WORK PERFORMED ON SYSTEMS WHOSE OWNERSHIP MAY BE TRANSFERRED TO THE CITY OF CAMBRIDGE MUST BE INSPECTED BY A CITY OF CAMBRIDGE INSPECTOR AT THE CONTRACTORS EXPENSE.
- NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AT LEAST 72 HOURS BEFORE STARTING ANY EXCAVATION OPERATIONS.
- WATER CONNECTIONS SHALL BE IN A SEPARATE TRENCH A MINIMUM OF 10 FT. FROM THE SEWER SERVICE.
- NO BATHROOM FIXTURES ARE TO BE INSTALLED IN THE BASEMENTS. IF PROPOSED IN THE FUTURE A CITY OF CAMBRIDGE APPROVED BACKWATER VALVE DEVICE SHALL BE INSTALLED.
- A DYE TEST WILL BE PERFORMED BY CITY OF CAMBRIDGE INSPECTOR(S) BEFORE OCCUPANCY OF BUILDING CAN BE TAKEN.
- ALL EXISTING AND ABANDONED WATER AND SEWER SERVICES LOCATED IN THE FIELD SHALL BE CUT AND CAPPED AT THE MAIN.
- ALL EARTHWORK MATERIALS SPECIFIED SHALL COMPLY WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES (LATEST EDITION).
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A PLAN FOR DEWATERING TO THE BWSC PRIOR TO THE START OF EXCAVATION.
- CITY OF CAMBRIDGE WILL REQUIRE AN AS-BUILT FOR PROPOSED DRAINAGE SYSTEM. ANY VARIATION FROM THE PROPOSED DESIGN REQUIRES CITY OF CAMBRIDGE REVIEW AND APPROVAL AND MAY DELAY APPROVAL OF THE NEW WATER, SEWER AND DRAIN.
- THE FINISHED FLOOR ELEVATION IS TO BE HIGHER THAN ANY ADJACENT PUBLIC SIDEWALK.
- ROOF DRAINS SHOWN ARE APPROXIMATE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
- FLOOR GRADES SHOWN ARE APPROXIMATE. SEE ARCHITECTURAL PLANS.



PLAN OF PROPOSED CONSTRUCTION
24 JAY STREET
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX-SOUTH REGISTRY OF DEEDS)

OWNER
TABA MOSES
24 SIGOURNEY STREET
BOSTON, MA 02130

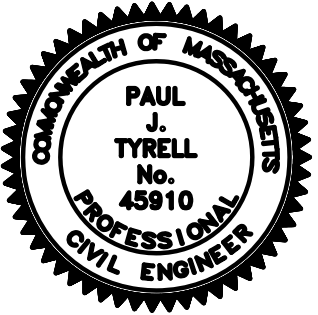


GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDOTH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

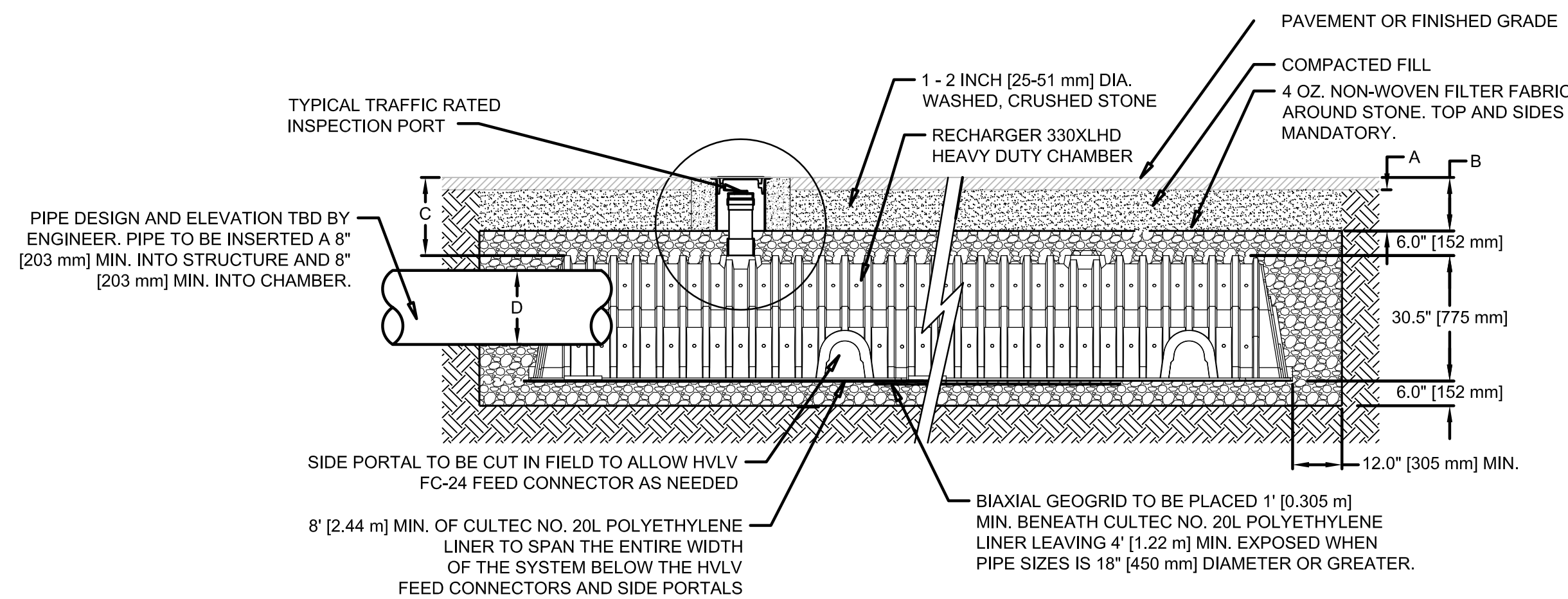
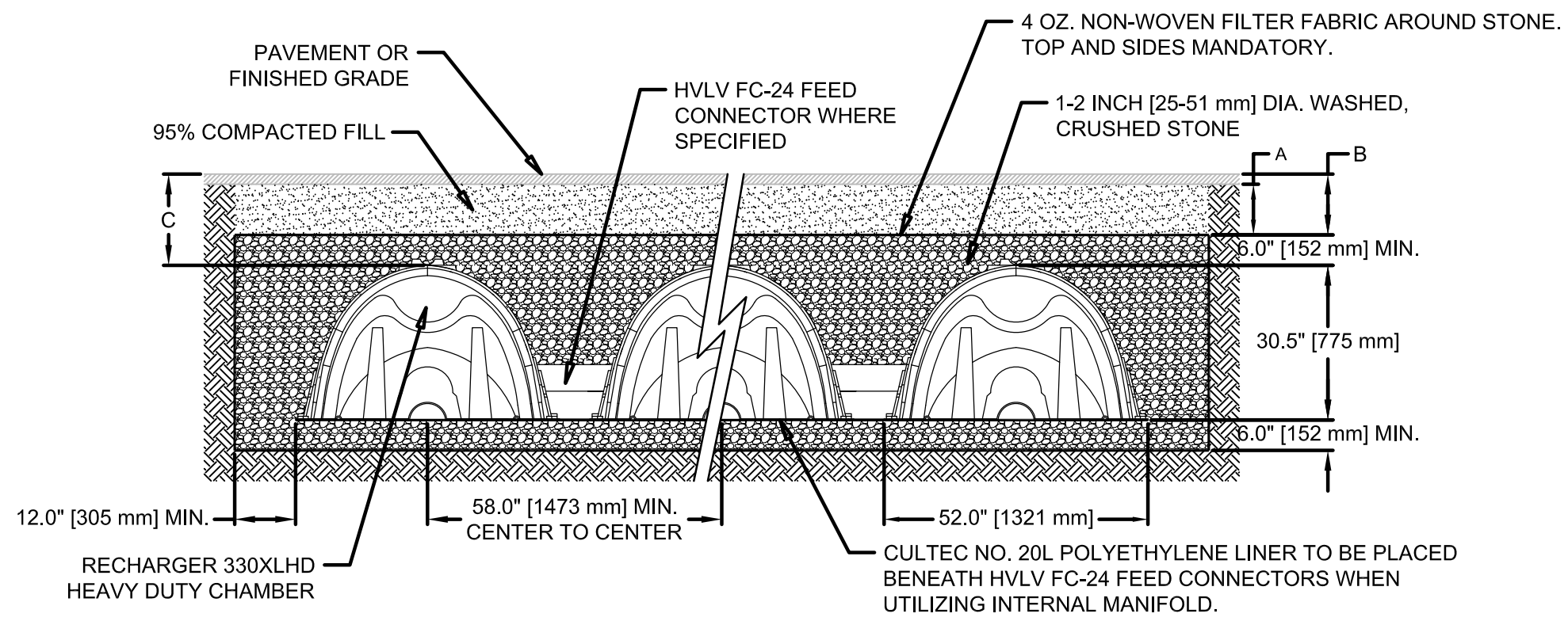
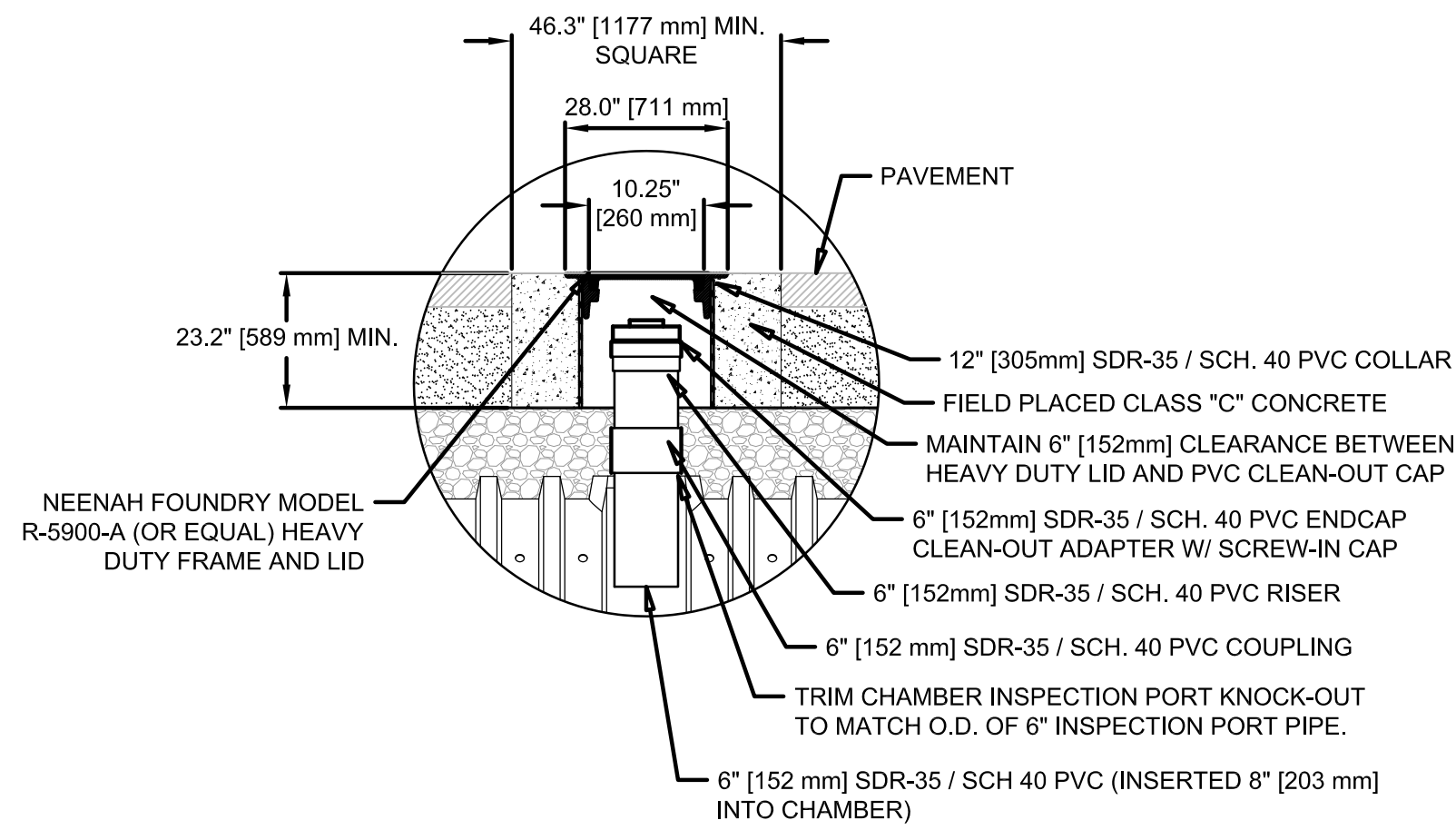
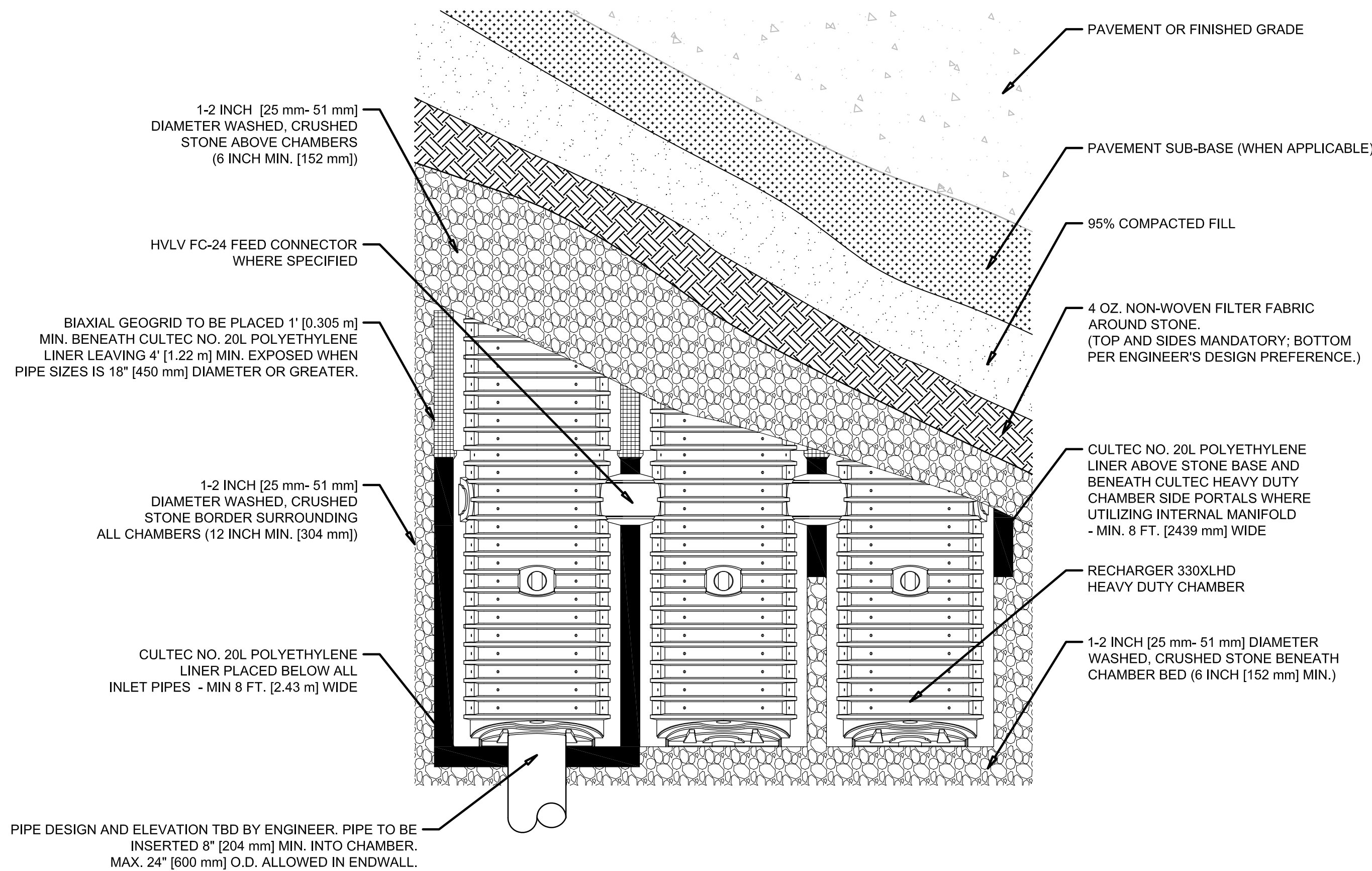
DESIGN BY: PJT

DATE: DECEMBER 17, 2025

SCALE: 1" = 10'



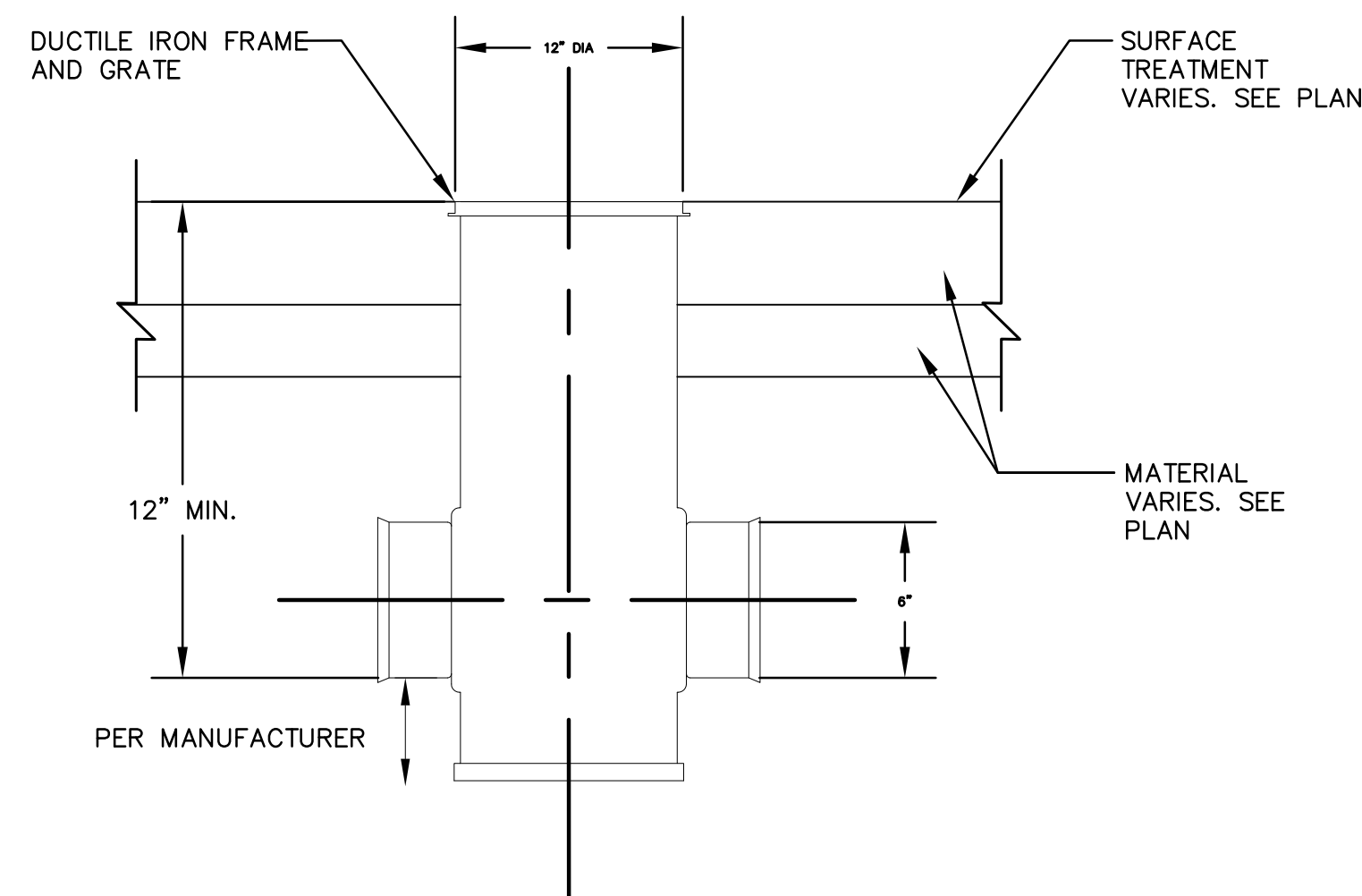
Paul J. Tyrell 12-17-25



CULTEC RECHARGER 330XLHD CHAMBER (STORAGE PROVIDED = 11.32 CF/FT [1.05 m ³ /m] PER DESIGN UNIT)			
A	MIN. DEPTH REQUIRED OF 95% COMPACTED FILL FOR PAVED APPLICATIONS	10"	254 mm
B	MIN. DEPTH REQUIRED OF 95% COMPACTED FILL FOR UNPAVED APPLICATIONS	12"	305 mm
C	MAX. DEPTH OF COVER ALLOWED ABOVE CROWN OF CHAMBER	12'	3.66 m
D	MAX. INLET/OUTLET PIPE SIZE INTO THE END WALL OF THE CHAMBER	24"	600 mm

INFILTRATION SYSTEM DETAIL

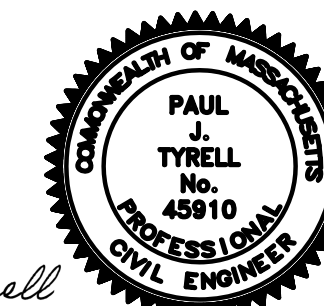
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AREA DRAIN DETAIL

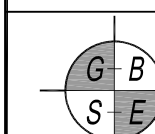
NOT TO SCALE

Paul J. Tyrell
12-17-25



PLAN OF PROPOSED CONSTRUCTION
24 JAY STREET
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX-SOUTH REGISTRY OF DEEDS)

OWNER
TABA MOSES
24 SIGOURNEY STREET
BOSTON, MA 02130

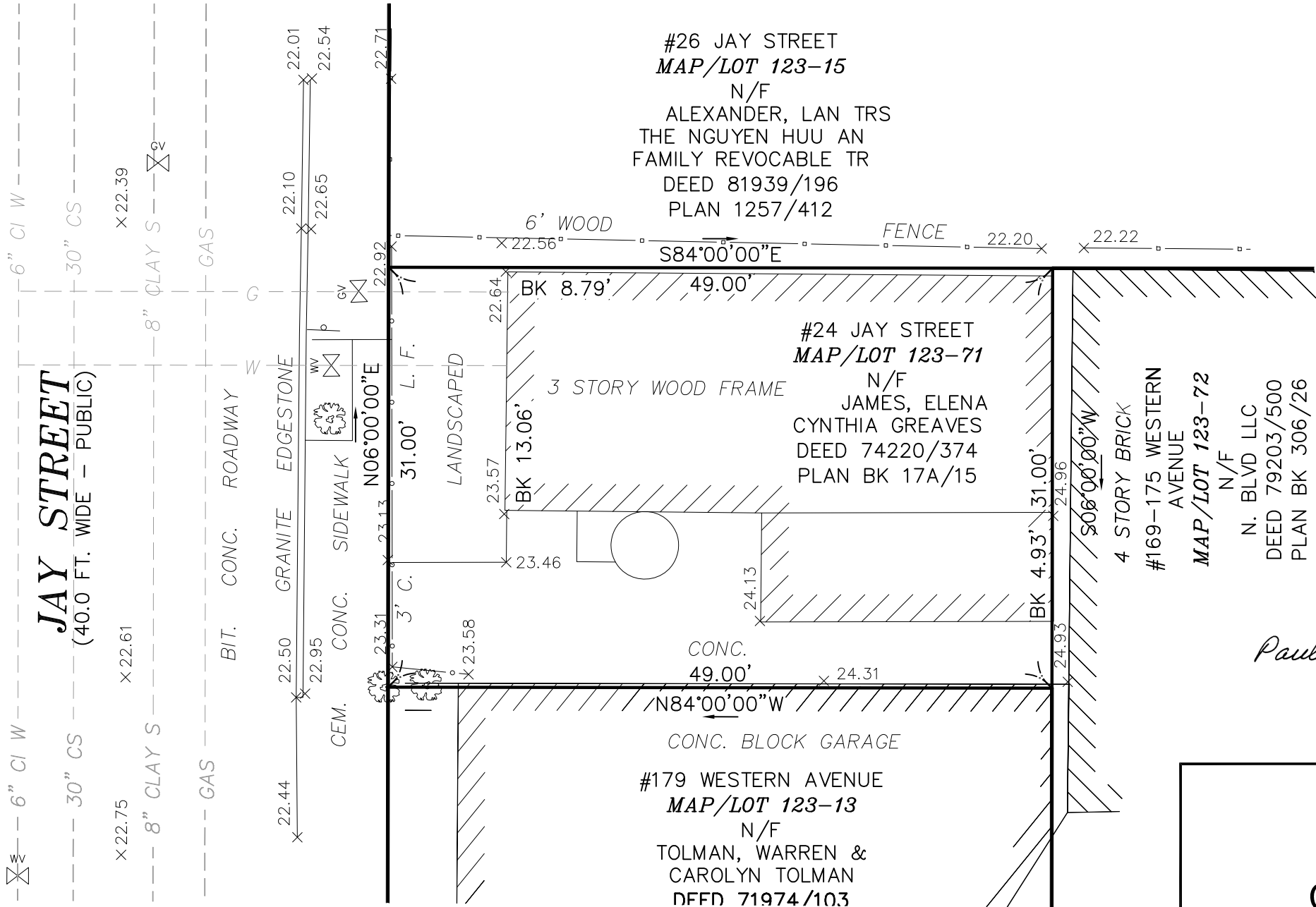


GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDTH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

DESIGN BY: PJT

DATE: DECEMBER 17, 2025

SCALE: 1" = 10'

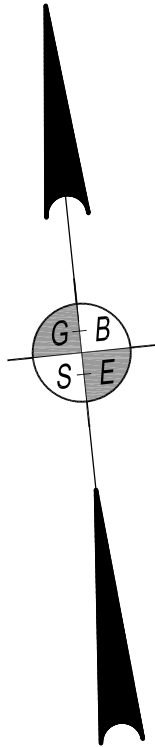


SCALE: 1"=10'



Paul Tyrell

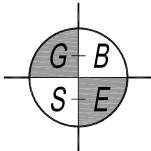
7-29-25



MERIDIAN TAKEN FROM CERTIFIED PLOT PLAN
FOR 59 JAY STREET ON RECORD AT CITY OF
CAMBRIDGE

PLAN OF LAND
24 JAY STREET
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX SOUTH REGISTRY OF DEEDS)

PREPARED FOR
TABA MOSES

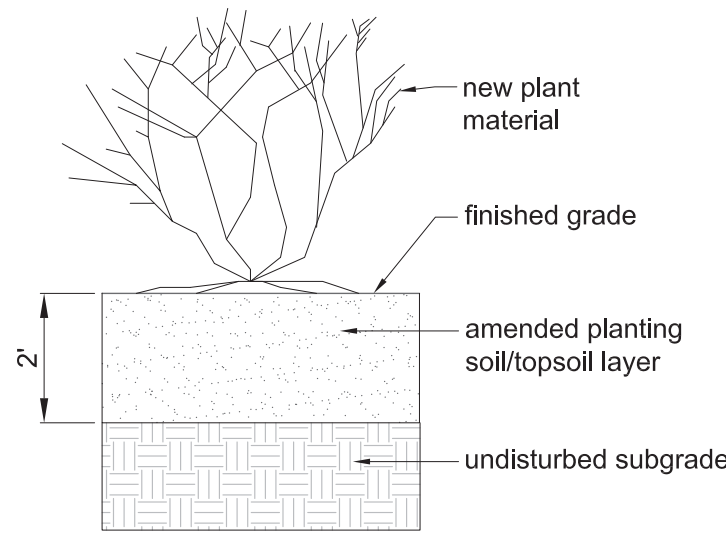
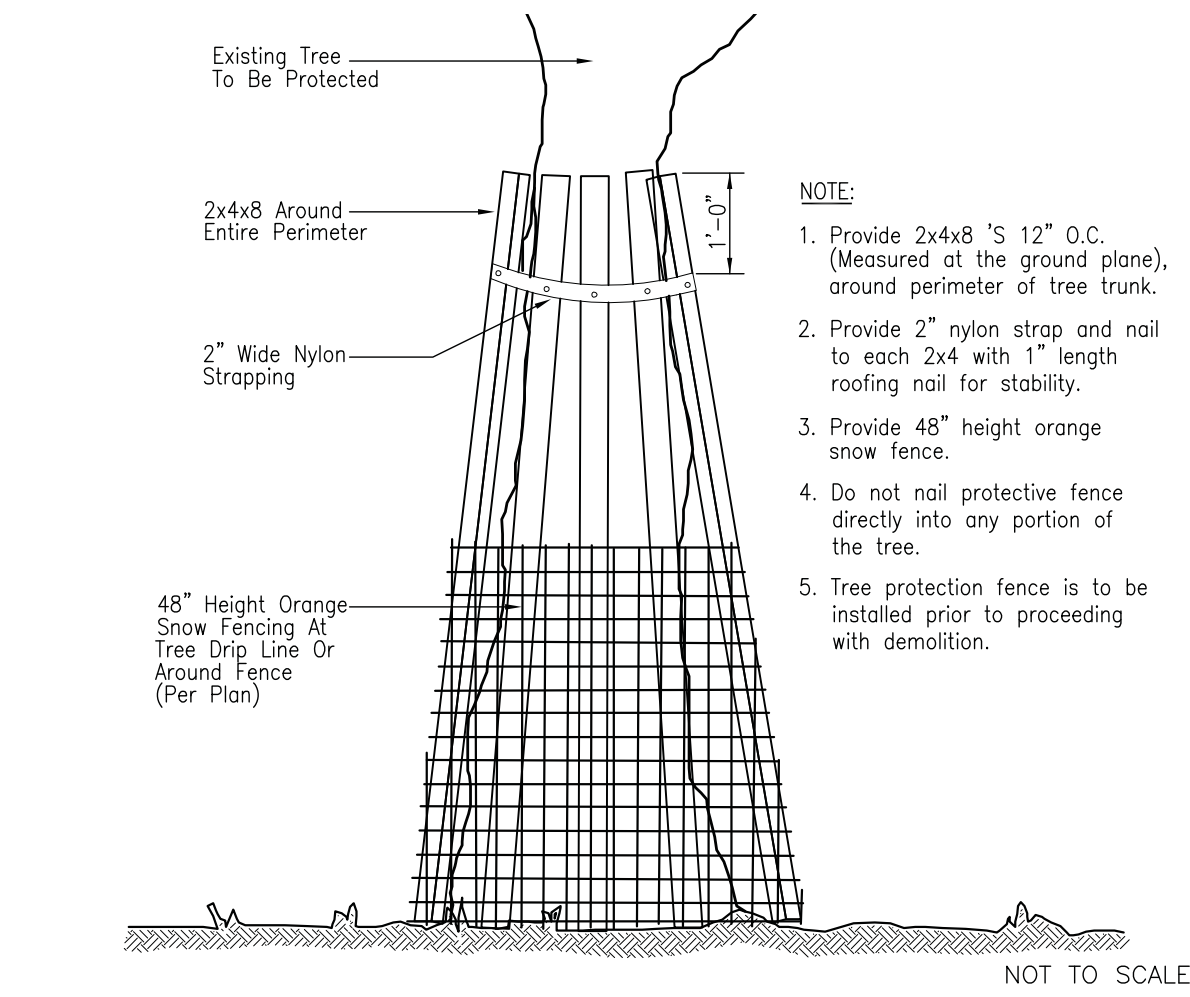


GREATER BOSTON SURVEYING AND ENGINEERING
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(781) 331-6128

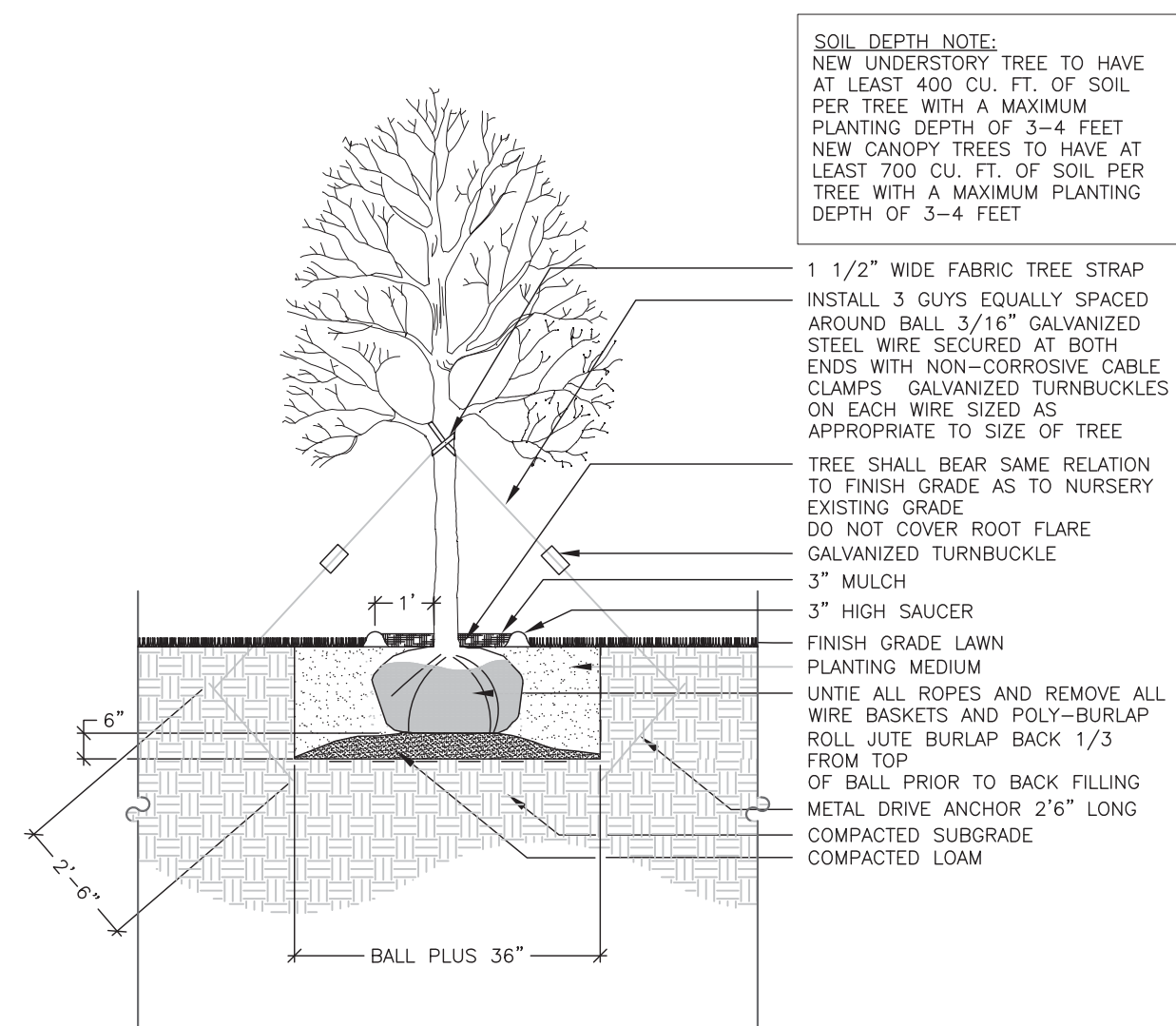
CALC BY: PJT

DATE: JULY 27, 2025

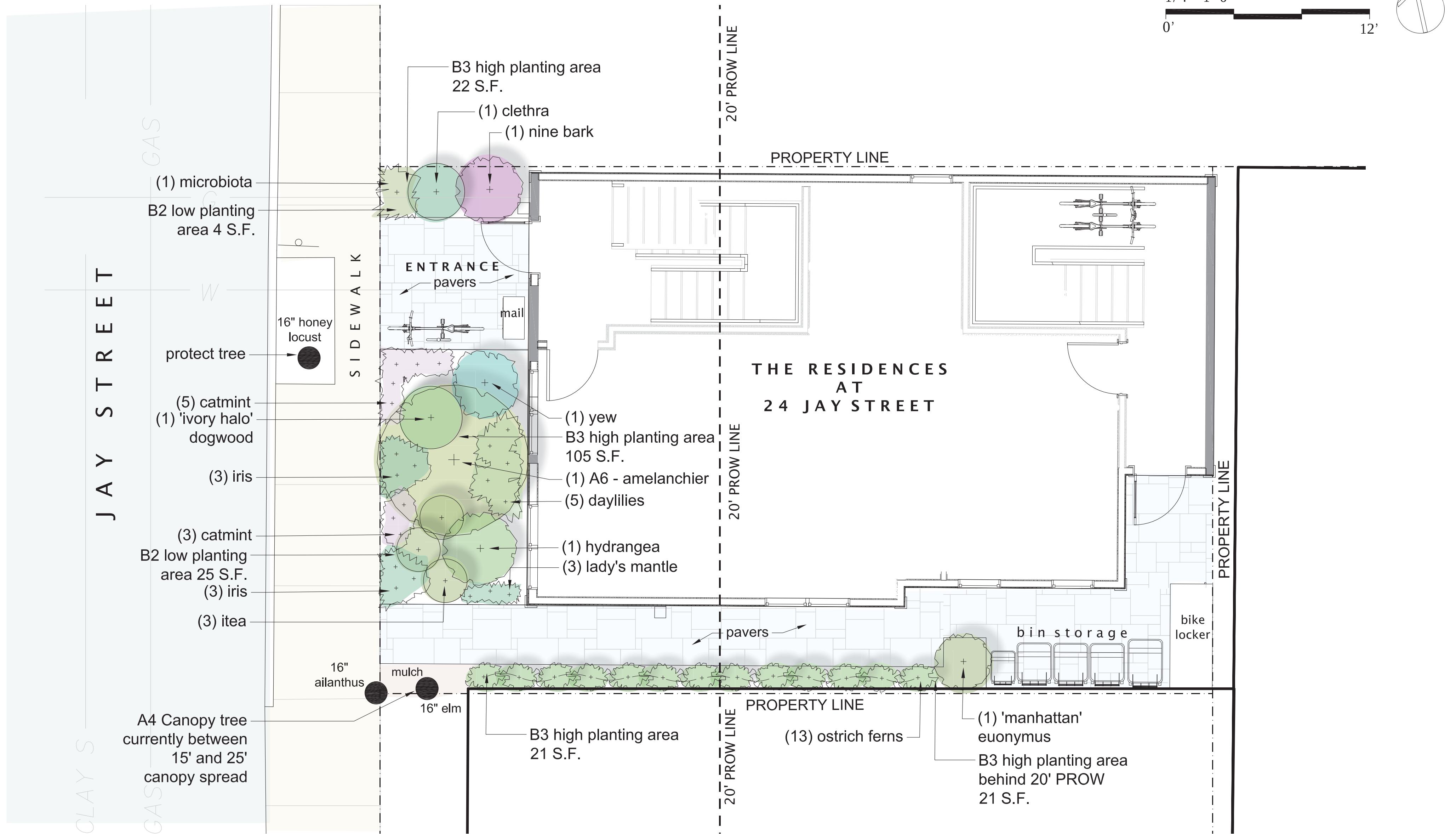
SCALE: 1"=10'



Plant Bed Section



Tree Planting Section



5 Year Replacement Tree Care and Maintenance Plan - Cambridge

Watering

Use a gator bag or other similar irrigation bag, install a drip irrigation system, or use a hose to thoroughly soak the roots. Water new trees once a week with at least 20 gallons in the spring, summer, and fall. Watering should begin in the spring after the final thaw and up until the first frost in the fall. During periods of heavy rain, you may not need to water your tree. Increase watering frequency to every other day during periods of drought.

Staking

Your new tree may need to be staked at planting if the planting location is windy, where mower or weed whacker damage is likely, or if the tree is planted in a high-traffic area. Use 2-3 stakes and tie the tree loosely with nylon or canvas ties. Remove stakes after 2 years.

Mulching

New trees should be planted with a 3" layer of mulch to provide protection and reduce water and nutrient competition with turf grass and other plants. Keep all mulch away from the trunk and root flare of the new tree. The mulch should extend to the outermost edge of the tree's canopy (drip line). It is recommended to use organic mulch that will decompose and provide your new tree with nutrients and improved soil structure. Organic mulches include wood chips, leaves, and compost mix. Organic mulches will need to be re-applied as they decompose.

Fertilizing

Fertilizer to be applied if a soil test indicates a deficiency.

Pruning

Prune dead and broken branches at planting. After the new tree is established, the new tree(s) may require structural pruning. Consult with a Certified Arborist before tree pruning.

Health Monitoring of the New Tree(s)

Monitor the new tree(s) for signs of stress and disease. If a tree is showing signs of stress or disease, please contact a Certified Arborist and request an assessment.

Plant List

NEW PLANTS

Quantity	Botanical Name	Common Name	Size	Category	Notes
1	Amelanchier canadensis (multistem)	Shad Tree	10' HT. MIN.	A6	Understory tree, B&B
3	Alchemilla mollis	Lady's Mantle	2 Quart	B2	Grows less than 2' + tall
1	Clethra alnifolia 'Ruby Spice'	Sweet Pepperbush	5 Gallon	B3	Grows more than 2' + tall
1	Cornus x 'Ivory Halo'	Ivory Halo Dogwood	5 Gallon	B3	Grows more than 2' + tall
1	Euonymus x 'Manhattan'	Manhattan Euonymus	3 Gallon	B3	Grows more than 2' + tall
5	Hemerocallis x 'Fulva'	Tall Daylilies	1 Gallon	B3	Grows more than 2' + tall
1	Hydrangea x 'Endless Summer'	Hydrangea	5 Gallon	B3	Grows more than 2' + tall
3	Itea virginica	Virginia Sweetspire	3 Gallon	B3	Grows more than 2' + tall
6	Iris x 'Caesar's Brother'	Caesar's Brother Iris	2 Quart	B2	Grows less than 2' + tall
13	Matteuccia struthiopteris	Ostrich Fern	1 Gallon	B3	Grows more than 2' + tall
1	Microbiota decussata	Siberian Cypress	3 Gallon	B2	Grows less than 2' + tall
8	Nepeta 'Blue Wonder'	Blue Wonder Catmint	2 Quart	B2	Grows less than 2' + tall
1	Physocarpus opulifolius 'Diabolo'	Nine Bark	5 Gallon	B3	Grows more than 2' + tall
1	Taxus x 'Hicksii'	Hicks Yew	4'-5' HT.	B3	Grows more than 2' + tall

City of Cambridge		Cool Score Sheet		Date				
Project Address		Special Permit Number		Total Lot Area (SQ'				
24 J.V. STREET		1519						
Applicant Name		Phone Number		Open Space Requirement (%)				
				10%				
Applicant Contact / Address		Email Address						
				Pass				
Project Description								
PELOP SED								
		Outside 20' of PROW	Value Factor	Within 20' of PROW	Value Factor	Contributing Area		
Trees								
Enter the number of trees in each category. Count each tree only once on this form.		A1 Understory tree currently <10' canopy spread	0	0.80	+	0	1.00	-
		A2 Understory tree currently >10' canopy spread	0	1.00	+	0	2.00	-
		3 Canopy tree currently <10' canopy spread	0	0.80	+	0	1.00	-
		4 Canopy tree currently between 10' and 20' canopy spread	0	1.00	+	1	2.00	1,400
		5 Canopy tree currently >20' canopy spread	0	1.20	+	0	2.40	-
		New or Transplanted Trees						
		6 Understory tree	0	0.80	+	1	1.20	180
		7 Canopy tree	0	0.70	+	0	1.40	-
Planting Areas		B1 Lawn Area	0	0.50	+	0	0.50	-
Enter area in square feet of each component in the box provided.		B2 Low Planting Area	0	0.40	+	29	0.80	23
		B3 High Planting Area	21	0.50	+	148	1.00	199
Green Roofs & Facades		C1 Green Facade	0	0.10	+	0	0.20	-
For definitions, see reference document.		C2 Living Wall	0	0.30	+	0	0.60	-
		C3 Green Roof Area	0	0.30	+	0	0.60	-
		C4 Short Intensive Green Roof Area	0	0.50	+	0	1.00	-
		C5 Intensive Green Roof Area	0	0.50	+	0	1.20	-
Paving & Structures		D1 High-SRI Roof	Required	N/A				-
		D2 High-SRI Paving	291	0.1	+	0	0.40	29
		D3 Shaded Area	0	0.5	+	0	0.40	-
Project Summary		Portion of lot area utilizing green strategies : 125%				Total Contributing Area		1,791
		Portion of score from green strategies : 98%				Total Area Goal		456
		Portion of score from trees : 88%				COOL FACTOR SCORE		3.93
		Portion of score contributing to public realm cooling : 88%						



TREO® SMOOTH
CLASSIC PERMEABLE



GRANITE BLEND

PRODUCT ATTRIBUTES

Visual Appearance	Treo® Smooth offers a smooth surface texture for a sleek, modern look with a contemporary colour palette.
Finish	Smooth, classic appearance.

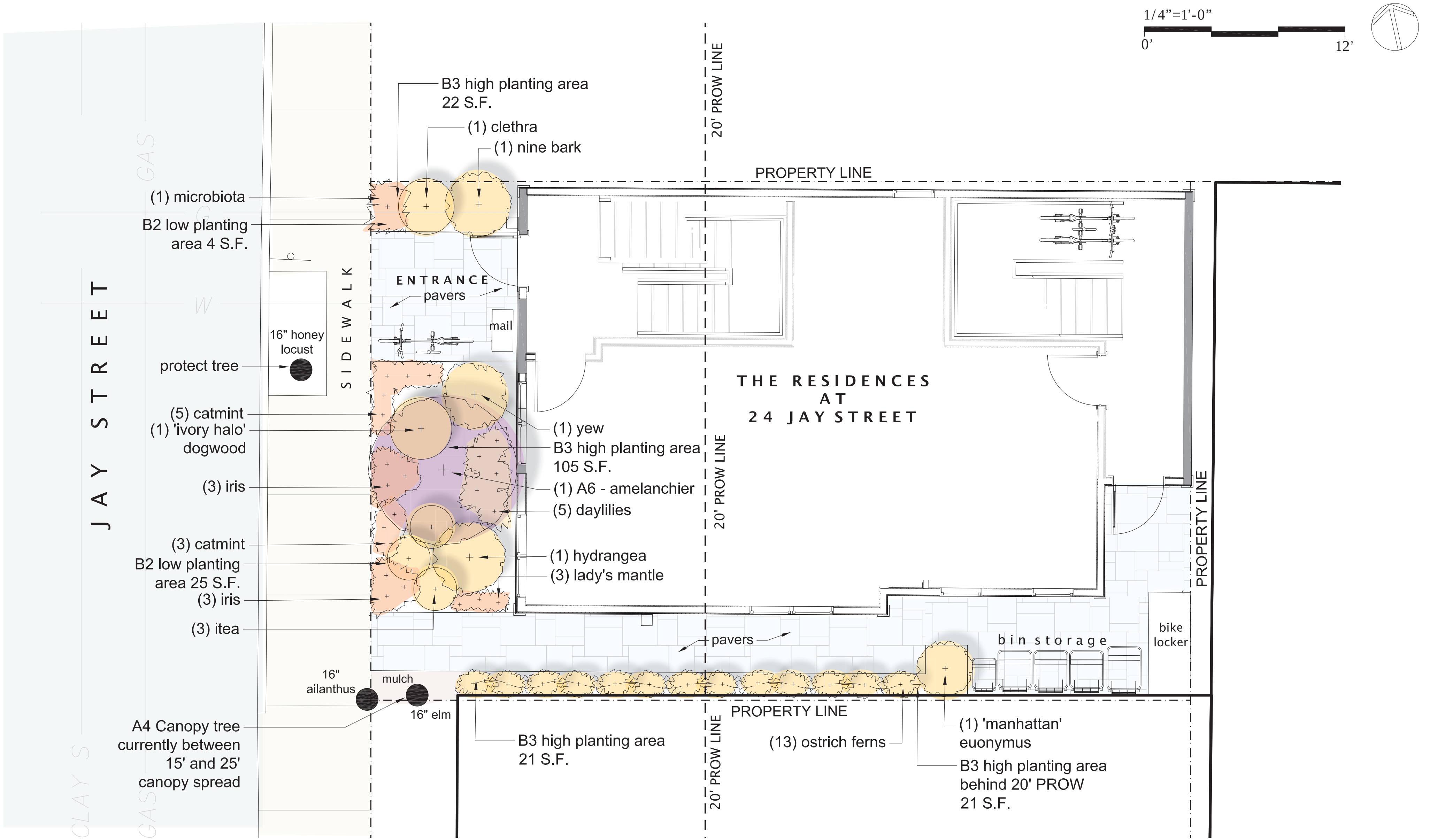
PRODUCT SPECIFICATIONS



Unilock Paver Specs

SAMPLE OF QUALIFIED UNILOCK COLORS (c33) *				
Surface Finish	Color	Swatch	Solar Reflectance	SRI*
Umbriana® (mottled)	Grenada White		0.45	52
	Summer Wheat		0.42	48
	Winter Marvel		0.35	38
Series™ (Exposed Granite)	SS0025		0.42	48
	SS0016		0.41	46
	Golden Tan		0.40	45
	Chardonnay Tan		0.39	44
	Peppered Granite		0.38	42
	Coral Gem		0.37	41
	SS0026		0.37	41
Arcana™	Ice Grey		0.35	38
	Mineral Ice Grey		0.31	33
	Lugano		0.46	53
Smooth Premier	Modena		0.46	53
	Cream		0.49	57
	TX Active White		0.46	53
	SS0080		0.44	50
	Chamois		0.41	46
Standard Finish	Tuscany Blend		0.39	44
	Steel Mountain		0.30	32
	Canvas		0.33	36
	River		0.32	34
	Nevada		0.31	33

High-SRI Pavers



MADLOCKER™ DIVIDED WITH 2 DOORS (2 BIKE CAPACITY)

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As low as
\$2,289.00

ML2

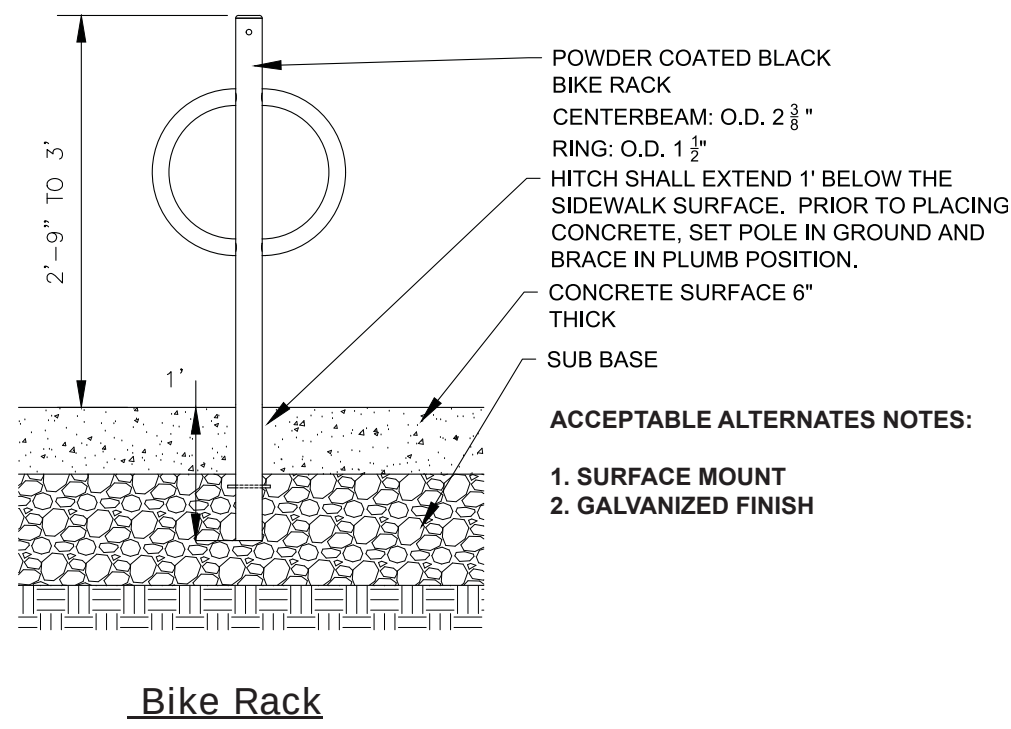
CAPACITY +
Choose an Option...

TOP STACKING +
Choose an Option...

FLOOR OPTIONS +
Choose an Option...

DOOR OPTIONS +
Choose an Option...

2 Bike Storage Unit



COOL SCORE LEGEND

A6 NEW UNDERSTORY TREE	1 TOTAL within 20' PROW
B2 LOW PLANTING AREA	29 S.F. within 20' PROW
B3 HIGH PLANTING AREA	148 S.F. within 20' PROW 21 S.F. outside 20' PROW

Plant List

NEW PLANTS		Common Name	Size	Category	Notes
Quantity	Botanical Name				
1	Amelanchier canadensis (multistem)	Shad Tree	10' HT. MIN.	A6	Understory tree, B&B
3	Alchemilla mollis	Lady's Mantle	2 Quart	B2	Grows less than 2' + tall
1	Clethra alnifolia 'Ruby Spice'	Sweet Pepperbush	5 Gallon	B3	Grows more than 2' + tall
1	Cornus x 'Ivory Halo'	Ivory Halo Dogwood	5 Gallon	B3	Grows more than 2' + tall
1	Euonymus x 'Manhattan'	Manhattan Euonymus	3 Gallon	B3	Grows more than 2' + tall
5	Hemerocallis x 'Fulva'	Tall Daylilies	1 Gallon	B3	Grows more than 2' + tall
1	Hydrangea x 'Endless Summer'	Hydrangea	5 Gallon	B3	Grows more than 2' + tall
3	Itea virginica	Virginia Sweetspire	3 Gallon	B3	Grows more than 2' + tall
6	Iris x 'Ceasar's Brother'	Ceasar's Brother Iris	2 Quart	B2	Grows less than 2' + tall
13	Matteuccia struthiopteris	Ostrich Fern	1 Gallon	B3	Grows more than 2' + tall
1	Microbiota decussata	Siberian Cypress	3 Gallon	B2	Grows less than 2' + tall
8	Nepeta 'Blue Wonder'	Blue Wonder Catmint	2 Quart	B2	Grows less than 2' + tall
1	Physocarpus opulifolius 'Diabolo'	Nine Bark	5 Gallon	B3	Grows more than 2' + tall
1	Taxus x 'Hicksii'	Hicks Yew	4'-5' HT.	B3	Grows more than 2' + tall



&		AND		C		E		F		J		N		R		S		W	
A				CD	COILING DOOR	EJT	EXPANSION JOINT	FRMG	FRAMING	JAN	JANITOR	NA	NOT APPLICABLE	R	RADIUS	STS	STEEL STRUCTURE	W	WIDE
		CG	COILING GRILLE	CL	CENTER LINE	EL	ELEVATION	FS	FULL SIZE	JUN	JUNCTION BOX	NC	NOT IN CONTRACT	R	RISER	SUSP	SUSPENDED	W	WIDTH
		CL	CLASS	CM	CONSTRUCTION MANAGER	ELEC	ELECTRICAL	FSTOP	FLOOR SINK	ST	STAIR	NO	NUMBER	RA	RETURN AIR	SW	SUPV	W	WITH
		CLG	CLEAR	CM	CONSTRUCTION MANAGER	ELEV	ELEVATOR	FT	FOOTING	JT	JOINT	NOM	NOMINAL	RAD	RADIATION	SW	SUSP	W	WITHOUT
		CMU	CONCRETE MASONRY UNIT	ENCL	ENCLOSURE	FTG	FOOTING	FTR	FIN TUBE RADIATION			NRC	NOISE REDUCTION COEFFICIENT	RD	ROOF DRAIN	SW	SWITCH	WC	WALL COVERING
		ADD	ADDENDUM	ENTR	ENTRANCE	FURR	FURRING	EQ	EQUAL			NT	NOTE	RE	RELOCATE EXISTING	SYM	SYMMETRICAL	WD	WOOD
		ADJ	ADJUSTABLE	EO	EXPLOSION PROOF	EXP	EXPOSURE	ES	EQUIPMENT	K	KNOCK OUT	NTS	NOT TO SCALE	REF	REFERENCE			WDW	WINDOW
		ADJACENT	ADJACENT	EQ	EQUAL	EQUIP	EQUIPMENT	END	END SECTION					REFR	REFRIGERATOR			WG	WALL GUARD
		ADMIN	ADMINISTRATION	ES	ELECTRIC WATER COOLER	EWC	ELECTRIC WATER COOLER	EXA	EXHAUST AIR	KO	KNOCK OUT			REG	REGISTER			WH	WHEELCHAIR
		AFF	ABOVE FINISH FLOOR	EXA	EXHAUST AIR	EXH	EXHAUST HOOD	EXH	EXHAUST HOOD					REIN	REINFORCE/ED-ING			WHTR	WATER HEATER
		AHU	AIR HANDLING UNIT	EXH	EXHAUST HOOD	EXIST	EXISTING	GA	GAUGE	L	ANGLE			REMO	REMOVE			WP	WASTE RECEPTACLE
		ALT	ALTERNATE	EXP	EXPANSION	GALV	GALVANIZED	GB	GRAB BAR	L	LABORATORY			REQD	REQUIRED			WS	WEATHERSTRIP
		ALUM	ALUMINUM	EXT	EXTERIOR	GB	GRADE BEAM	GB	GRADE BEAM	L	LABORATORY			RET	RETAINING			WSCT	WAINSCOT
		ANUN	ANNUNCIATOR	EXIST	EXISTING	GEN	GENERAL CONTRACTOR	GEN	GENERATOR	L	LABORATORY			REV	REVERSE			WT	WEIGHT
		APC	ARCHITECTURAL PRECAST CONCRETE	EXIST	EXISTING	GEN	GENERAL CONTRACTOR	GEN	GENERATOR	L	LABORATORY			RM	ROOM			WW	WOOD WINDOW
				CONTR	CONTRACTOR	GL	GLASS	GL	GLASS MASONRY UNIT	LCD	LINEAR CEILING DIFFUSER			OPG	OPENING				
				COORD	COORDINATE	GMU	GRADE	GR	GRADE	LP	LINE FIGURED			ORD	OVERFLOW ROOF DRAIN				
				CORR	CORRIDOR	GL	GLASS	GL	GLASS MASONRY UNIT	L	LABORATORY								
				CPT	CARPET	GR	GRADE	GR	GRADE	L	LABORATORY								
				CT	CERAMIC TILE	GR	GRADE	GR	GRADE	L	LABORATORY								
				CTR	CENTER	GR	GRADE	GR	GRADE	L	LABORATORY								
				CTSK	COUNTERSUNK	GR	GRADE	GR	GRADE	L	LABORATORY								
				CUH	CABINET UNIT HEATER	GR	GRADE	GR	GRADE	L	LABORATORY								
				CW	CURTAIN WALL	GR	GRADE	GR	GRADE	L	LABORATORY								
				CYL	COLD WATER	GR	GRADE	GR	GRADE	L	LABORATORY								
					CYLINDER	GR	GRADE	GR	GRADE	L	LABORATORY								
B				D	DEPTH OR DEEP	EL	ELEVATION	EJT	EXPANSION JOINT	H	HIGH	M	MIDDLE	S	SCHEDULE	TRANSF	TRANSFORMER	U	URINAL
		BA	BUILDING ACCESSORY	DEPR	DEPRESSION	ELEC	ELECTRICAL	EXA	EXHAUST AIR	HB	HOSE BIB	MAN	MANUAL	SD	SHOWER DRAIN	UC	UNDERCUT	UG	UNDERGROUND
		BBD	BULLETIN BOARD	DEPT	DEPARTMENT	EXC	EXCAVATE/ED-ION	EXH	EXHAUST HOOD	HDCP	HANDICAP	MATL	MATERIAL	SD	SINK	UF	UNDER FLOOR DUCT	UG	UNDERGROUND
		BR	BRICK COURSES	DETAILS	DETAILS	EXC	EXCAVATE/ED-ION	EXIST	EXISTING	HDR	HEADER	MAX	MAXIMUM	SD	SINK	UN	UNIT HEATER	UN	UNIT HEATER
		BO	BOARD	DIAG	DIAGONAL	EXP	EXPANSION	EXT	EXTERIOR	HDR	HARDWARE	MBD	MARKER BOARD	SD	SINK	UN	UNIT HEATER	UN	UNIT HEATER
		BFE	BOTTOM FOOTING ELEVATION	DIFF	DIFFUSER	EXP	EXPANSION	EXT	EXTERIOR	HDR	HARDWARE	MBD	MARKER BOARD	SD	SINK	UN	UNIT HEATER	UN	UNIT HEATER
		BG	BUMPER GUARD	DISP	DISTRIBUTION	EXP	EXPANSION	EXT	EXTERIOR	HDR	HARDWARE								

	LEVEL LINE, CONTROL OR DATUM ELEVATION		DETAIL REFERENCE DRAWING NUMBER
	REVISION NUMBER		EXTERIOR ELEVATION NUMBER
	PARTITION TYPE		INTERIOR ELEVATION KEY
	CASEWORK TYPE		ROOM/SPACE NUMBER
	INTERIOR WINDOW TYPE		DOOR NUMBER
	WINDOW TYPE		SEALANT AND BACKER ROD JOINT
	COLUMN REFERENCE GRID		DASH AND DOT CENTER LINE
	BUILDING SECTION REFERENCE DRAWING NUMBER		DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES
	WALL SECTION REFERENCE DRAWING NUMBER		
	SECTION DETAIL REFERENCE DRAWING NUMBER		
	DIMENSION LINE		
	BREAK LINE TO BREAK OFF PARTS OF A DRAWING		
	DOTTED LINE HIDDEN OR CONSTRUCTION ABOVE, BEYOND		

EARTH		EARTH/ COMPACT FILL		POROUS FILL/ GRAVEL
CONCRETE		CONCRETE		SAND MORTAR
MASONRY		BRICK		CONCRETE MASONRY UNIT
STONE		RUBBLE		MARBLE
METAL		STEEL/IRON		ALUMINUM
WOOD		WOOD SHIM		CONTINUOUS BLOCKING
		PLYWOOD		FINISH
GLASS		GLASS		GLASS BLOCK
INSULATION		BATT/ LOOSE FILL		RIGID
		FIRE SAFING		
FINISHES		GYPSUM WALL BOARD		ACOUSTICAL TILE

1. GENERAL CONDITIONS: THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
3. CODES : ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. QUALITY : WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.
6. COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. MECHANICAL TRADES : THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF THE SITE AND DOCUMENTS : THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
9. SEPARATE CONTRACTS : THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
10. GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
11. TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES /DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER. MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
18. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E.: TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
19. PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE AND ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THIS PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
26. CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
27. HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
28. SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1in WITH A FLAME SPREAD RATING OF 0 TO 25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

CONSULTANTS:

JAY STREET RESIDENCES

BUILDING CODE REVIEW INTERNATIONAL BUILDING CODE-2015 EDITION

2021 MA STRETCH ENERGY CODE TABLE R402.1.3

CLIMATE ZONE	FENESTRATION U FACTOR	SKYLIGHT U FACTOR	GLAZED FENESTRATION SHGC	CEILING R VALUE	WOOD FRAMED WALL R VALUE
5 AND MARINE 4	0.30	0.55	0.40	60	30 OR 20&5CI OR 13&10CI OR 0&20CI
CLIMATE ZONE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWLSPACE WALL R-VALUE
5 AND MARINE 4	13/17	30	15CI OR 19 OR 13&5CI	10CI, 4FT	15CI OR 19 OR 13&5CI

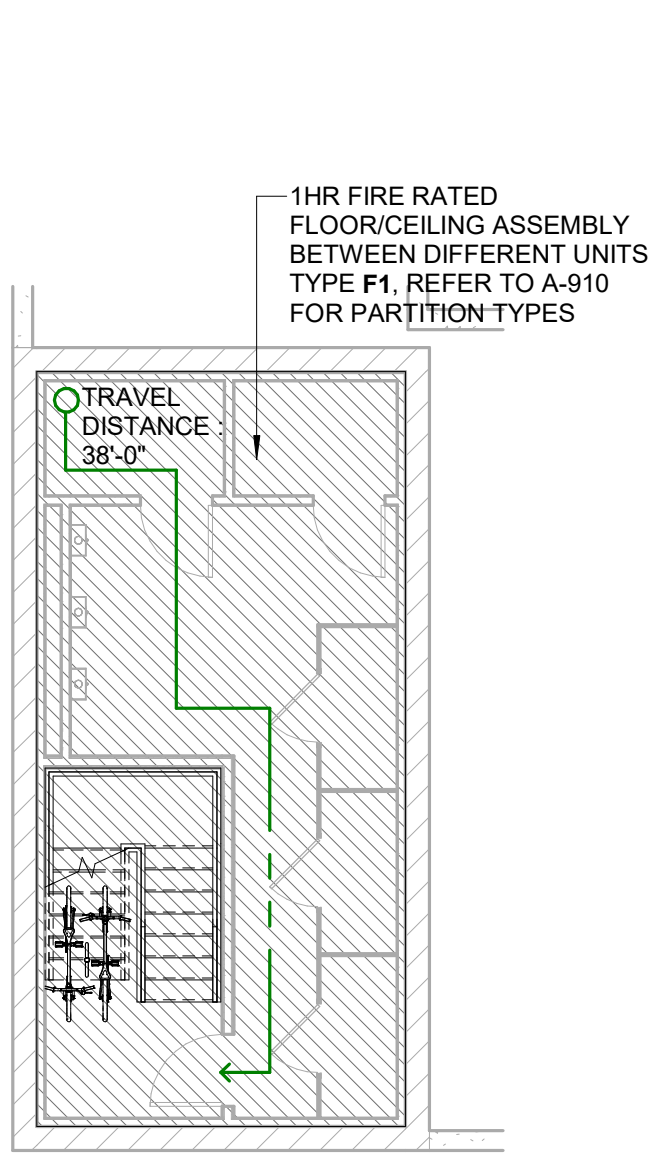
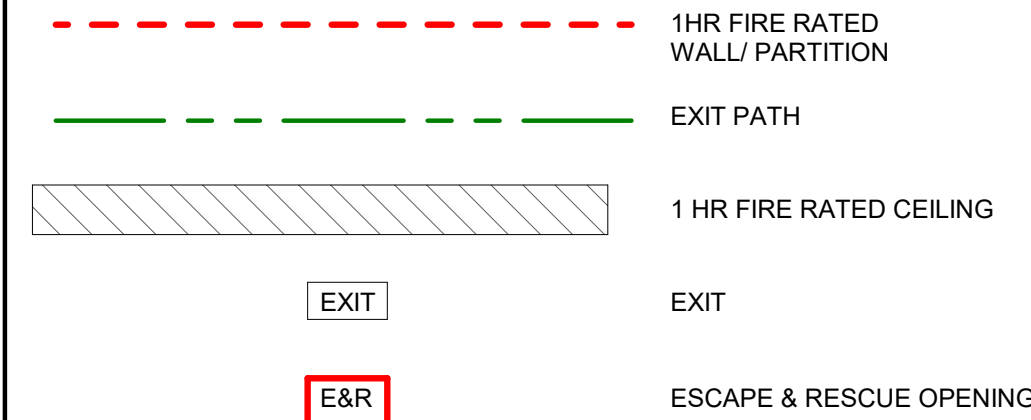
SECTION 1006.3.1

All spaces within each story shall have access to the minimum number of approved independent exits as specified in Table 1006.3.1 based on the occupant load of the story. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories.

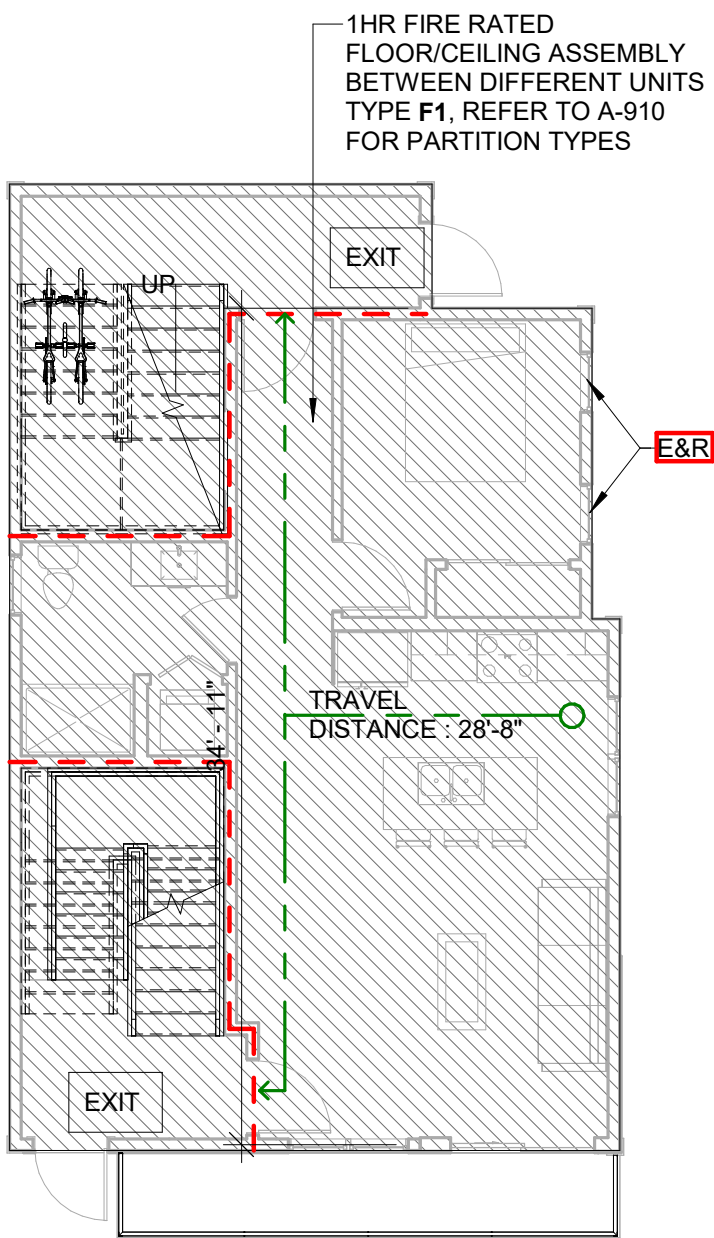
SECTION 1006.3.2

A single exit or access to a single exit shall be permitted from any story or occupied roof where on of the following conditions exists:
5. Individual single-story or multistory dwelling units shall be permitted to have a single exit or access to a single exit from the dwelling unit provided that both of the following criteria are met:
5.1. The dwelling unit complies with section 1006.2.1 as a space with one means of egress
5.2. Either the exit from the dwelling unit discharges directly to the exterior at the level of exit discharge, or the exit access outside the dwelling unit's entrance door provides access to not less than two approved independent exits.

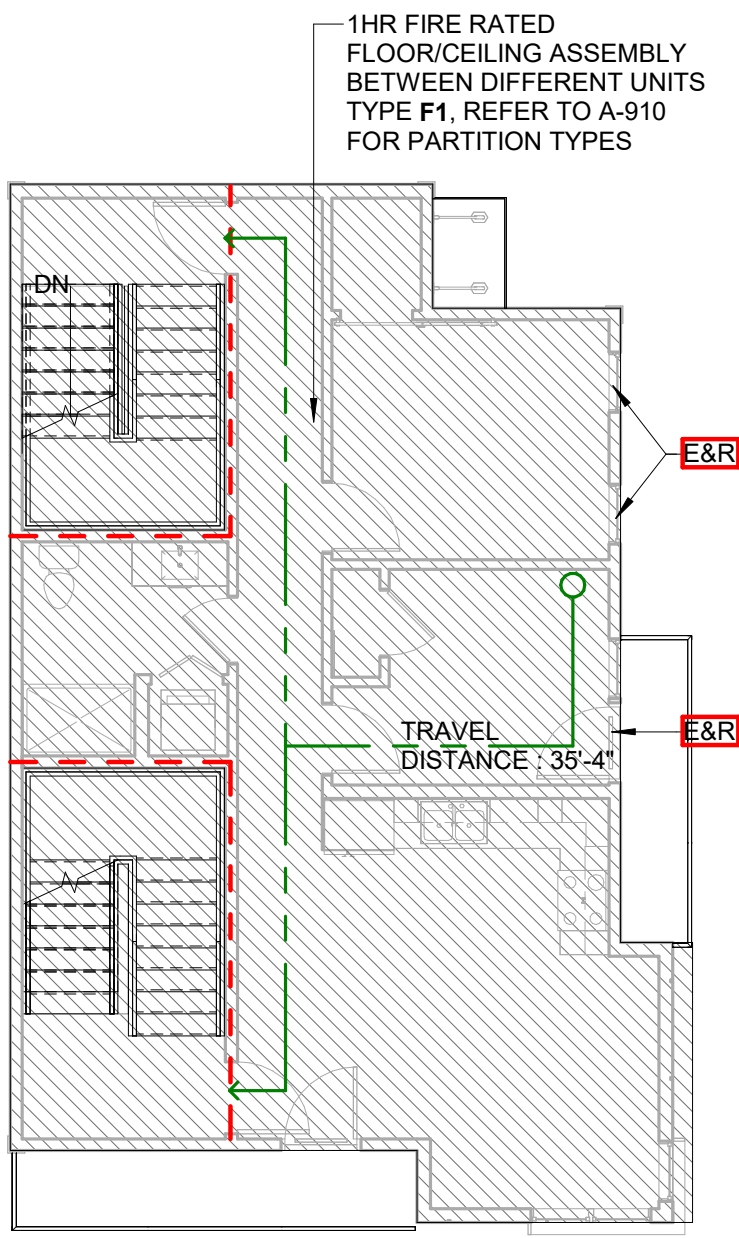
FIRE PROTECTION LEGEND



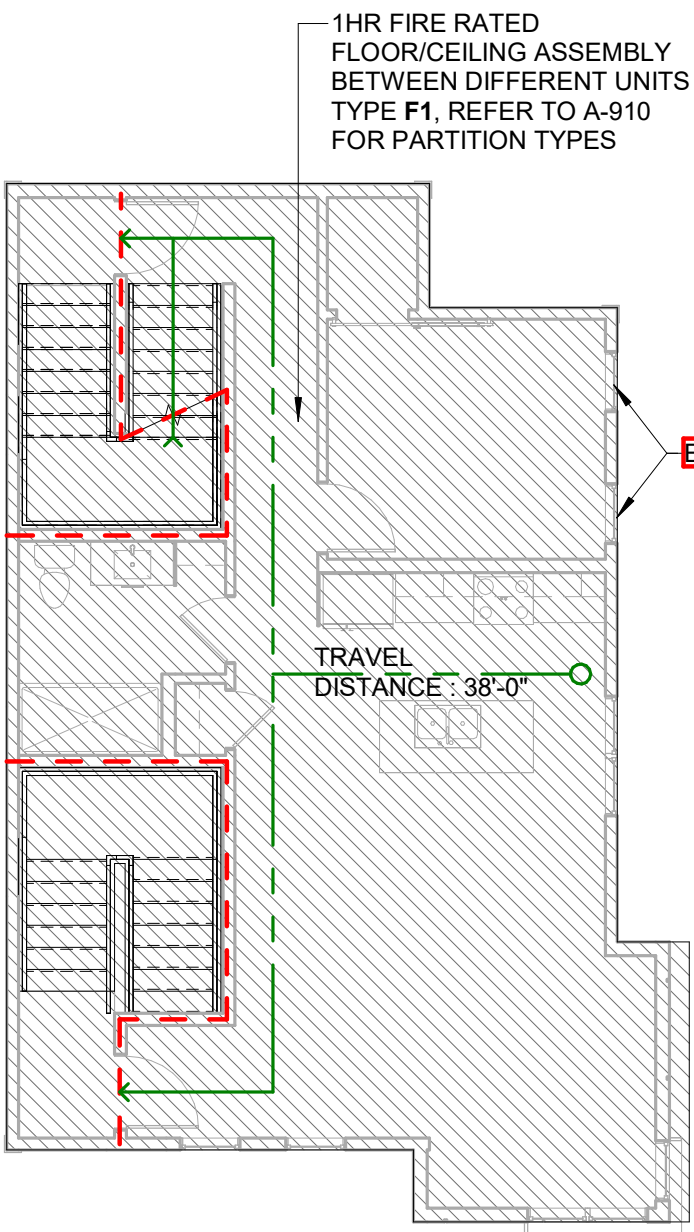
1 EGRESS - BASEMENT
1/8" = 1'-0"



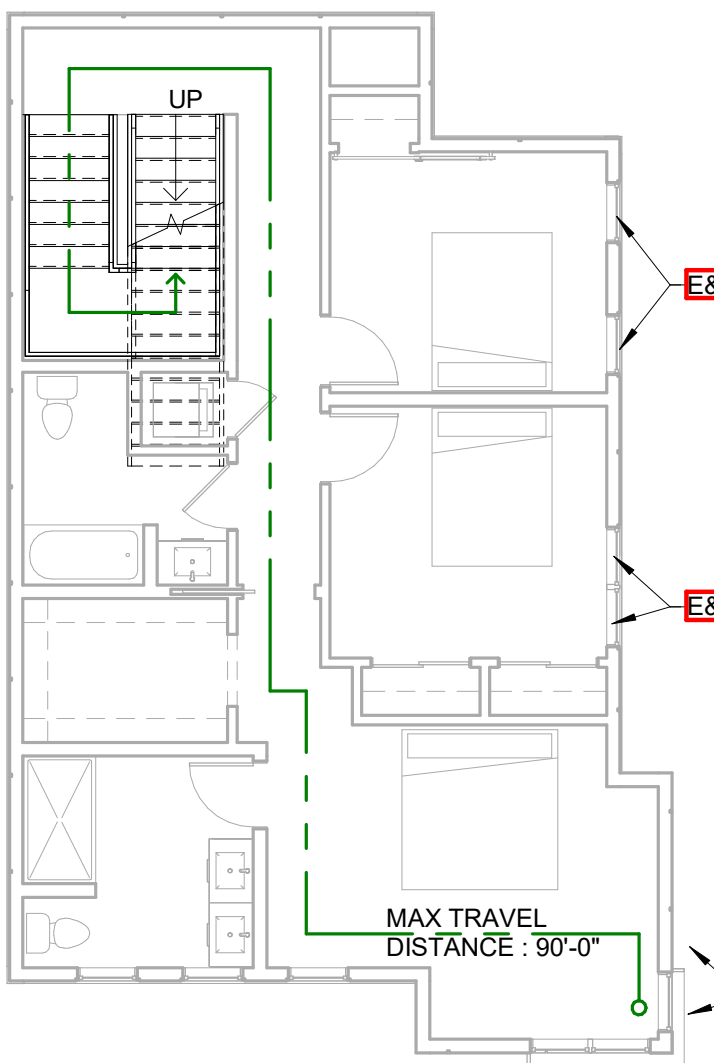
2 EGRESS - FIRST FLOOR
1/8" = 1'-0"



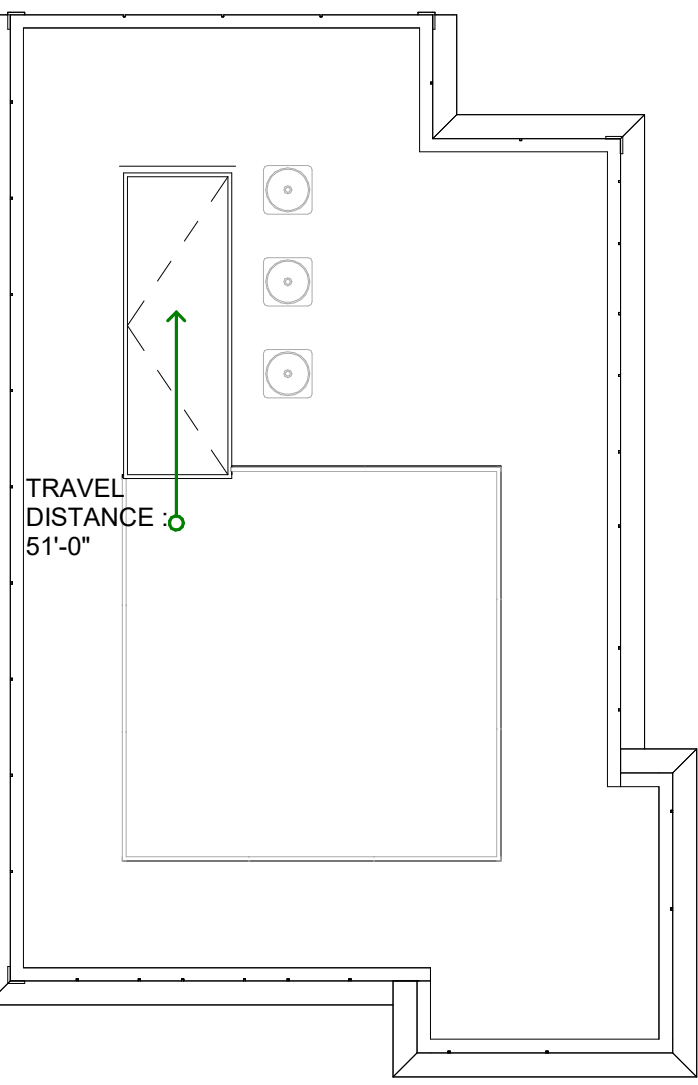
3 EGRESS - SECOND FLOOR
1/8" = 1'-0"



4 EGRESS - THIRD FLOOR
1/8" = 1'-0"



5 EGRESS - FOURTH FLOOR
1/8" = 1'-0"



6 EGRESS - ROOF
1/8" = 1'-0"

INTRODUCTION:

This report documents the code compliance review for the proposed renovation and addition of 24 Jay Street (the Building) project, located in Cambridge, MA. The compliance review is limited to the fire protection, life safety and accessibility of the applicable codes.

PROJECT DESCRIPTION

The proposed construction project resides in Cambridge, MA. The existing building is a two family residence, 3-Stories. The proposed building will be a 3 family residence, 4- Stories. The project will include renovation of the existing building and an addition.

INDIVIDUAL FLOOR AREA REVIEW

Basement has a building area of 582 square feet.
First Floor has a building area of 971 square feet.
Second Floor has a building area of 1,045 square feet.
Third Floor has a building area of 1,045 square feet.
Fourth Floor has a building area of 1,045 square feet.
Total Building Gross Area = 4,688 square feet.

BUILDING A		USE GROUP				ALLOWED		PROVIDED		REMARKS	
NO	FLOOR					504.3 ALLOWED HEIGHT	504.4 ALLOWED STORIES		AREA		STORIES
0	BASEMENT	"R2"	RESIDENTIAL	"VB"	COMBUSTIBLE UNPROTECTED	60'		36,000 S.F.	582 S.F.	4	
1	FIRST	"R2"	RESIDENTIAL	"VB"	COMBUSTIBLE UNPROTECTED	60'		36,000 S.F.	971 S.F.	4	
2	SECOND	"R2"	RESIDENTIAL	"VB"	COMBUSTIBLE UNPROTECTED	60'		36,000 S.F.	1,045 S.F.	4	
3	THIRD	"R2"	RESIDENTIAL	"VB"	COMBUSTIBLE UNPROTECTED	60'		36,000 S.F.	1,045 S.F.	4	
4	THIRD	"R2"	RESIDENTIAL	"VB"	COMBUSTIBLE UNPROTECTED	60'		36,000 S.F.	1,045 S.F.	4	
TOTAL						60'		36,000 S.F.	4,688 S.F.	4	

FIRE RESISTANCE OF STRUCTURAL ELEMENTS:

TABLE 601:

STRUCTURAL ELEMENTS	TYPE OF CONSTRUCTION	FIRE RATING FILE #
	VB	
1. EXTERIOR FRAME: INCLUDING COLUMNS, GIRDERS, TRUSSES	0HR	N/A
2. BEARING WALLS EXTERIOR INTERIOR	0HR 0HR	N/A
3. NONBEARING WALLS AND PARTITIONS: EXTERIOR (table 602)	SEE BELOW	SEE BELOW
4. NONBEARING WALLS AND PARTITIONS: INTERIOR	0HR	N/A
5. FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0HR	N/A
6. ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS	0HR	N/A

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS

TABLE 602:

Fire Separation Distance = X (feet)	TYPE OF CONSTRUCTION	Occupancy R / Type VB	FIRE RATING FILE #
x < 5 (c)	VB	1	UL #U305 (7/A-910)
5 ≤ x <10)	VB	1	UL #U305 (7/A-910)
10 ≤ x <30	VB	0	N/A
x ≥ 30	VB	0	N/A

Dwelling Unit Separations

Dwelling units must be separated from each other (horizontally and vertically) and the rest of the building by construction that provides at least a one half (1/2) hour FRR (780 CMR Sections 709.3 & 712.3). Corridors in Use Group R-2 are required to provide a 30 minute FRR per Table 1018.1.

Concealed Spaces

Fire-blocking and draft-stopping shall be installed in combustible concealed locations in accordance with 780 CMR 717.0

EGRESS CALCULATIONS:

TABLE 1004.1.1:
RESIDENTIAL 1/200 SF GROSS

#	FLOOR	USE GROUP	AREA/200	OCCUPANT/ FLOOR
0	BASEMENT/ R2		582/ 200	3
1	FIRST/ R2		971/ 200	5
2	SECOND/ R2		1,045/ 200	5
3	THIRD/ R2		1,045/ 200	5
4	FOURTH/ R2		1,045/ 200	5
TOTAL PRIMARY BUILDING				23

SECTION 1005.1

STAIR WIDTH WIDTH IN INCHES STAIRS 0.3/PERSON				
#	STAIR	EGRESS CAPACITY 0.3 * OCCUPANTS	WIDTH IN INCH ALLOWED	WIDTH PROVIDED
1	STAIR #1	6.9"	44"	44"
1	STAIR #2	6.9"	44"	44"
EGRESS WIDTH (OTHER THAN STAIRS) WIDTH IN INCHES 0.2/OCCUPANT				
		EGRESS CAPACITY 0.2 * OCCUPANTS	WIDTH IN INCH ALLOWED	WIDTH PROVIDED
	CORRIDOR	4.6"	32"	42"
	DOOR	4.6"	32"	36"
EXTERIOR EGRESS DOOR		4.6"	32"	36"

PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

TABA MOSES

ARCHITECT



ARCHITECTURE

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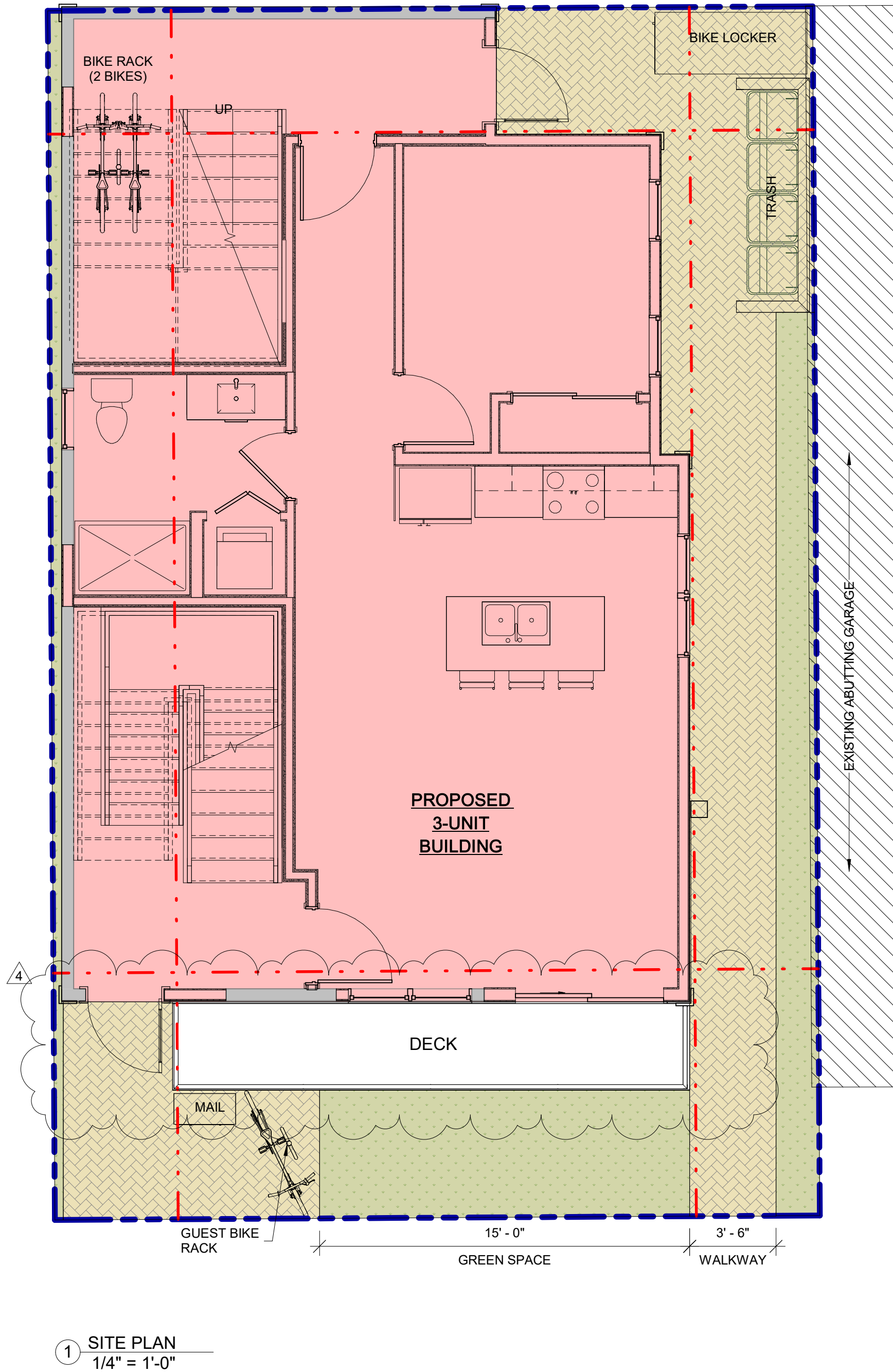
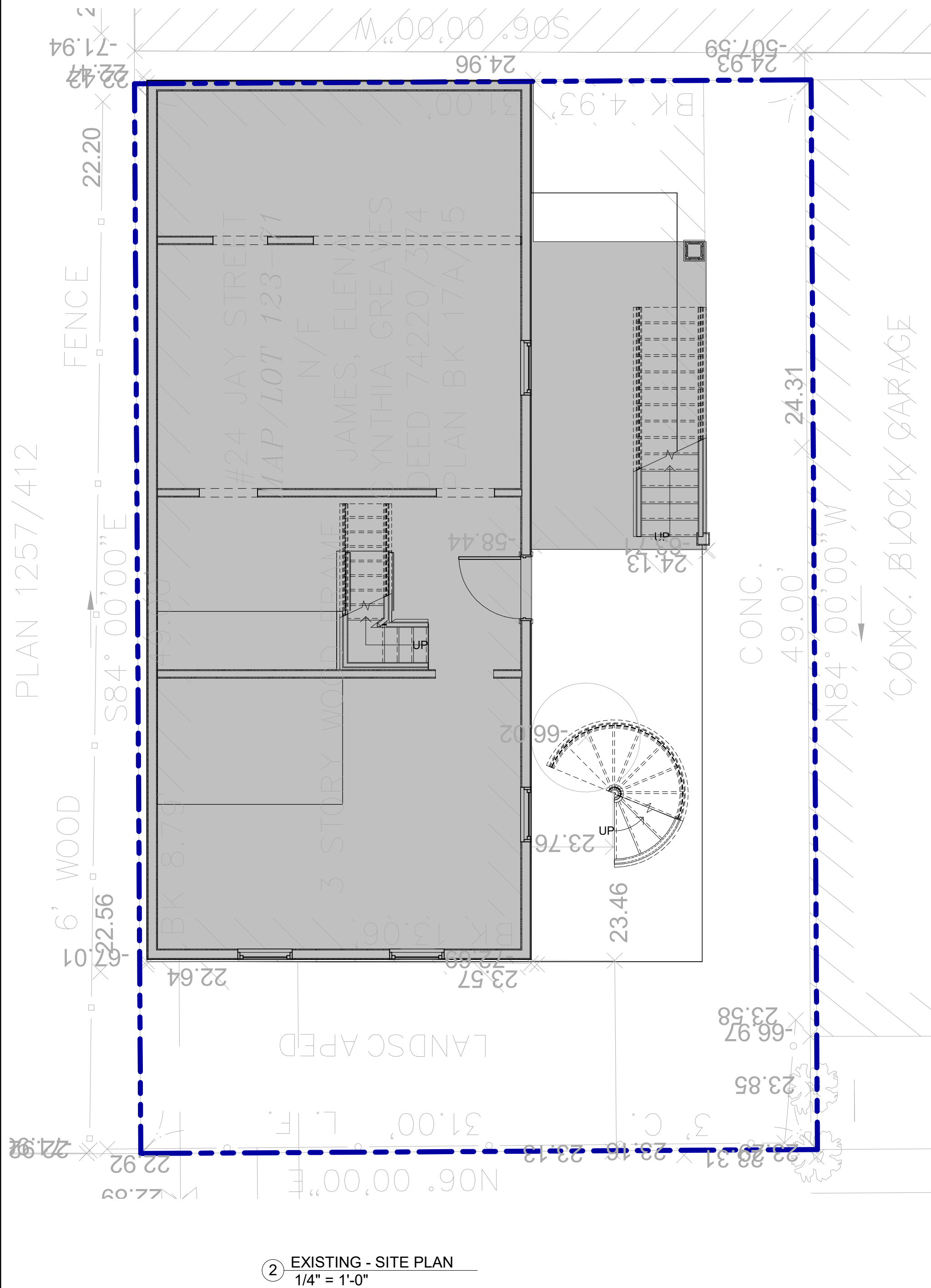
REVISIONS

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CODE REVIEW &
EGRESS
CALCULATIONS

A-010

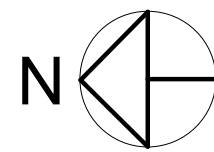
JAY STREET RESIDENCES



SITE PLAN LEGEND

- EXISTING FOOTPRINT
- PROPOSED FOOTPRINT
- LANDSCAPE
- PAVERS
- REQUIRED SETBACKS

NOTE:
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ZONING CHART			
ZONE : C-1	REQUIRED	PROPOSED	REMARKS
LOT AREA, MIN S.F.	5,000 S.F.	1,519 S.F.	COMPLIES
MAX. FAR	NONE	4,107 S.F. (2.74)	COMPLIES
MIN. LOT WIDTH	NONE	31'-0"	COMPLIES
SETBACKS	MIN. FRONT YARD	10' OR AVERAGE OF ADJACENT LOTS	8'-9" (REFER TO CIVIL PLAN) #26 JAY STREET: 8.5' #179 WESTERN AVE. : 5.2' AVERAGE SETBACK: 6.85'
	MIN SIDE YARD (LEFT)	5'	7" (EXIST. NON-CONFORMING)
	MIN SIDE YARD (RIGHT)	5'	VARIES 5'-3" - 6'-2"
	MIN REAR YARD	5'	VARIES 0'-0" (EXIST) - 5'-2"
MAX HEIGHT	3 ST/ 35'-0" BY RIGHT or 4 ST / 45'-0" W/ NEIGHBORHOOD MEETING	4 STORIES / 40'-4"	COMPLIES
MIN. OPEN SPACE	30%: 455 S.F.	+/- 472 SF PERMEABLE @ GRADE + 258 SF ROOF DECK ± 730 SF OPEN SPACE (48%)	
MIN. PRIVATE OPEN SPACE	1/2 OF REQUIRED (15%): 227.5 SF	(76 SF) @ 1ST FLOOR (99 SF) @ 2ND FLOOR (258 SF) @ ROOF DECK	COMPLIES
MIN. PERMEABLE OPEN SPACE	1/2 OF REQUIRED (15%): 227.5 SF	± 537 SF PRIVATE OPEN SPACE	COMPLIES
PARKING	NO MIN / NO MAX	NONE SHOWN	COMPLIES
BICYCLE PARKING	1 SPACE/DU	4 SPACES (INSIDE) (1) EXTERNAL	COMPLIES
BUILDING FOOTPRINT	EXISTING 792 SF	PROPOSED 972 SF	COMPLIES

PROJECT NAME

JAY STREET RESIDENCES

PROJECT ADDRESS

24 JAY STREET CAMBRIDGE

CLIENT

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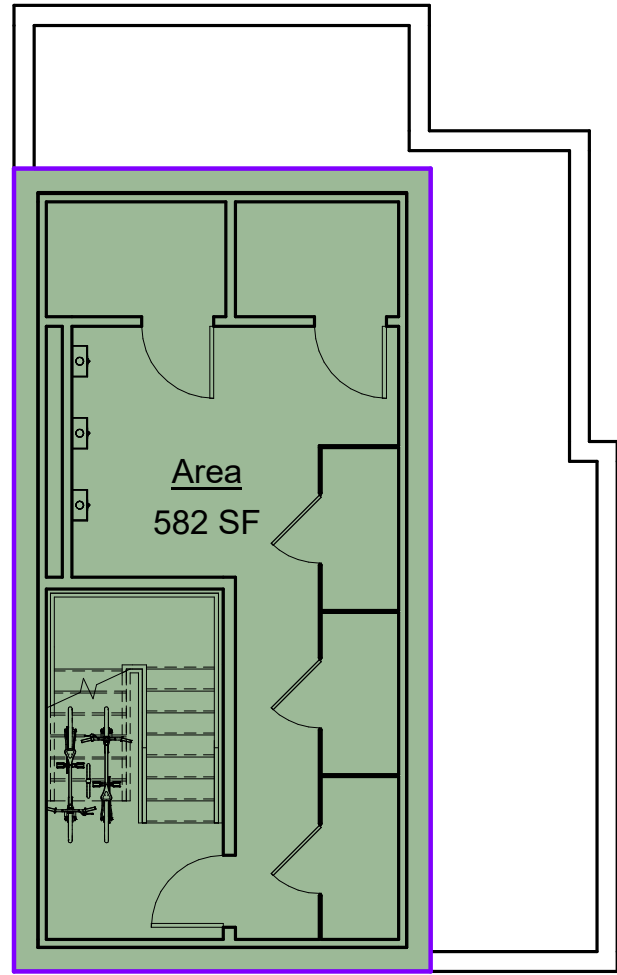
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ARCHITECTURAL SITE PLAN

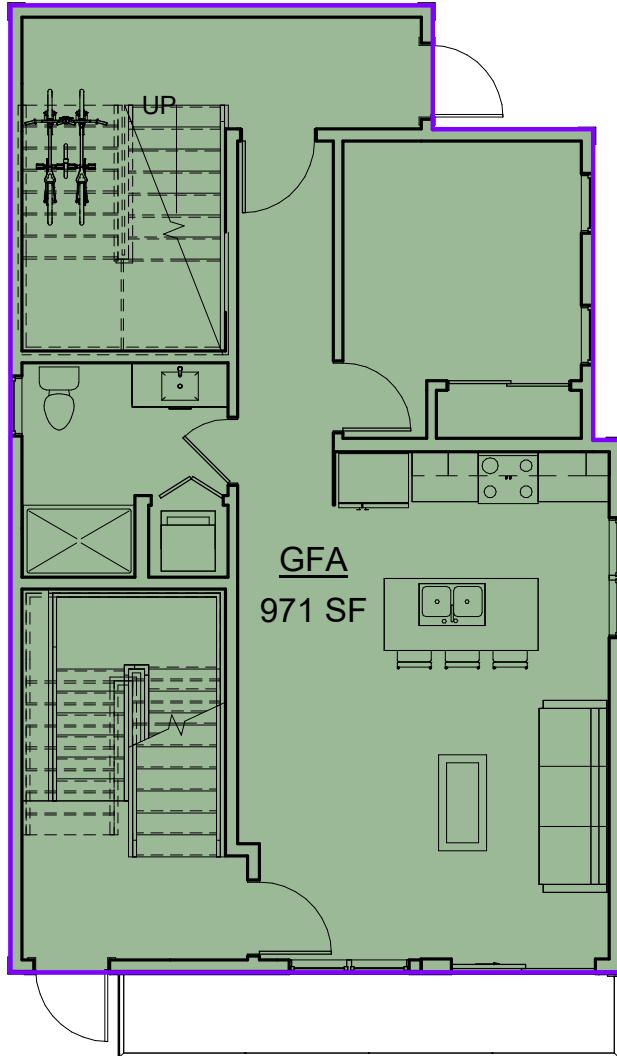
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JAY STREET RESIDENCES

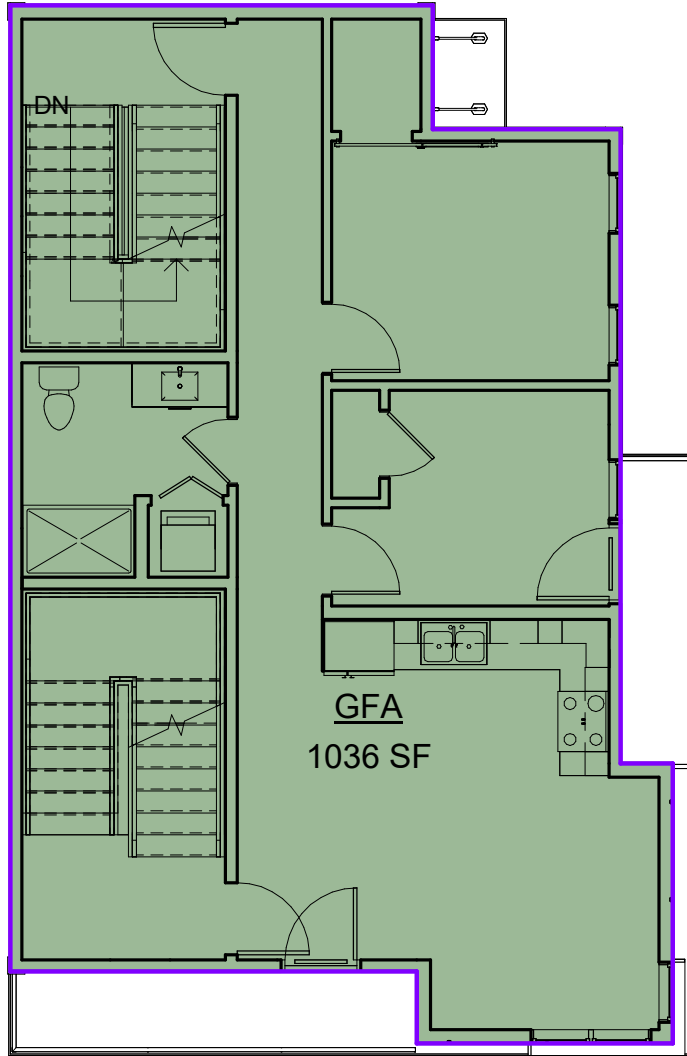
GFA- PROPOSED



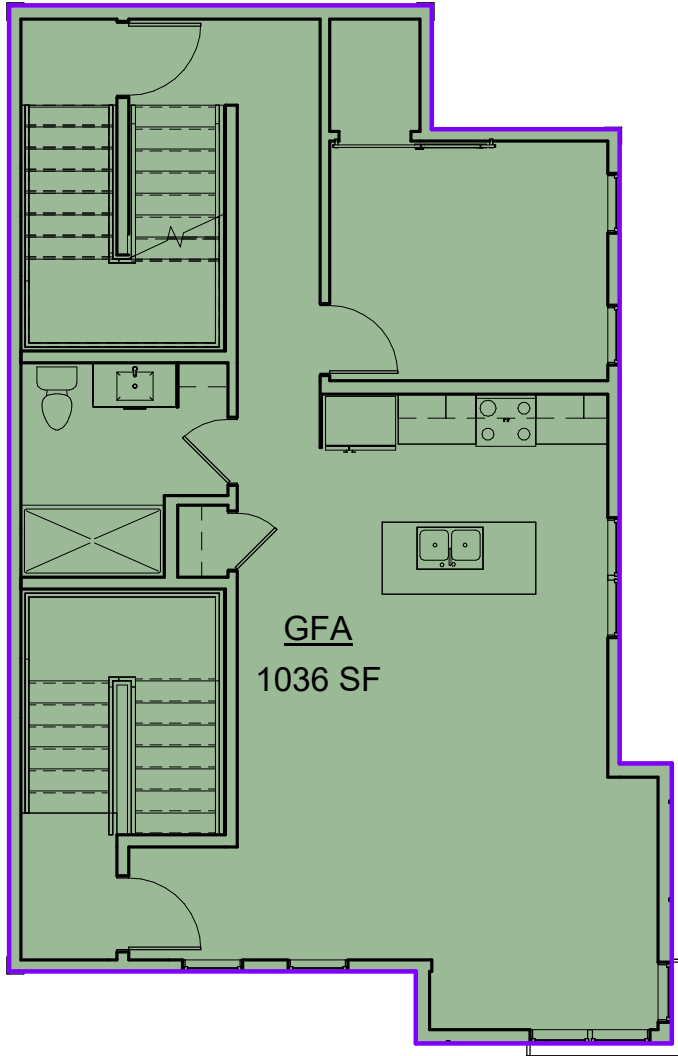
1 BASEMENT
1/8" = 1'-0"



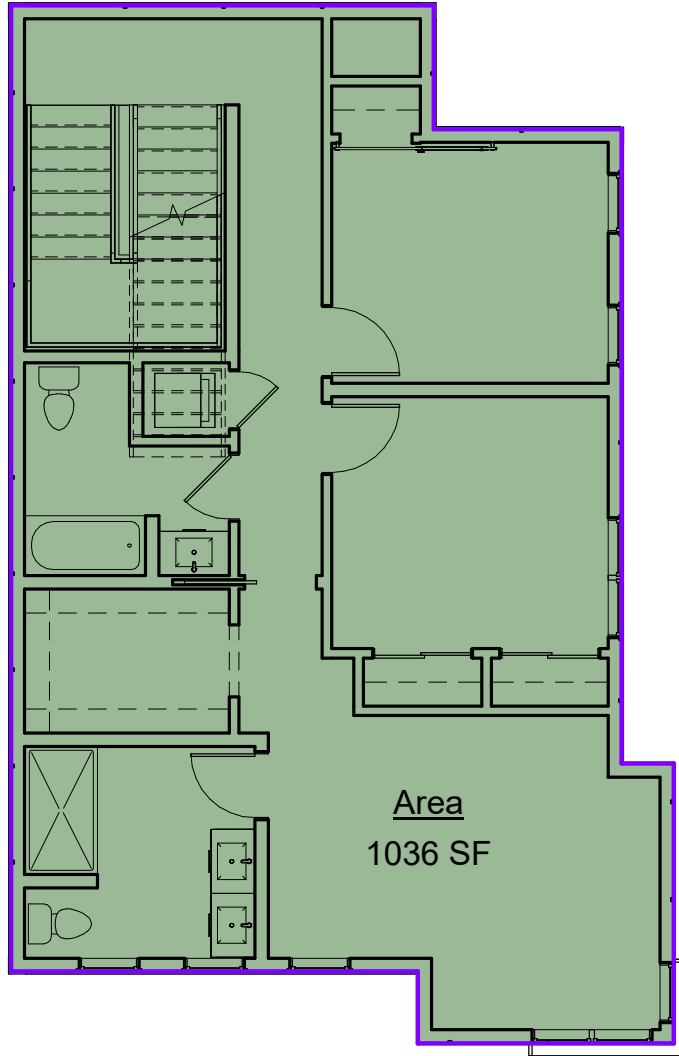
2 1ST FLOOR
1/8" = 1'-0"



3 2ND FLOOR
1/8" = 1'-0"



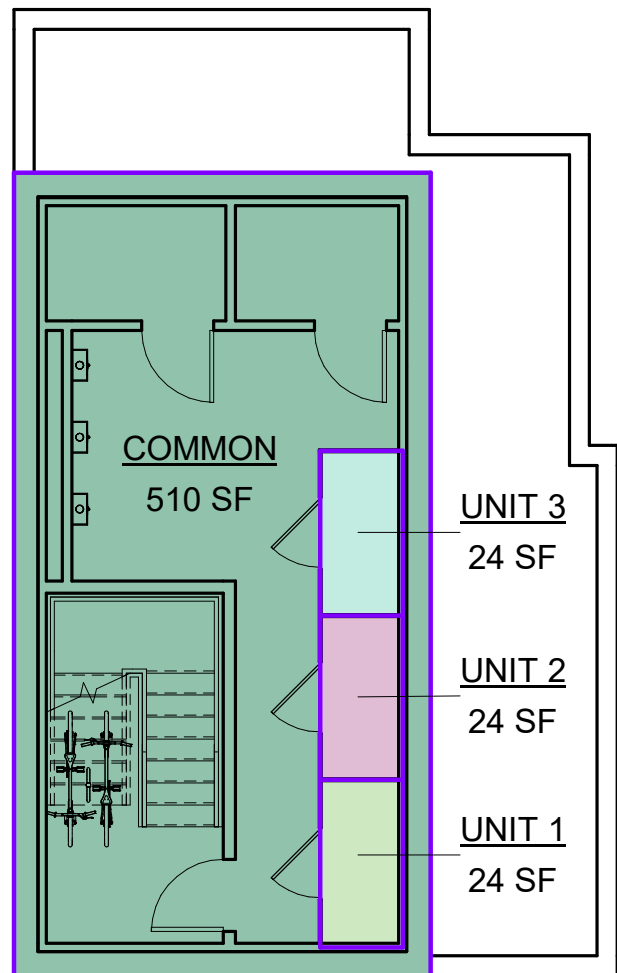
4 3RD FLOOR
1/8" = 1'-0"



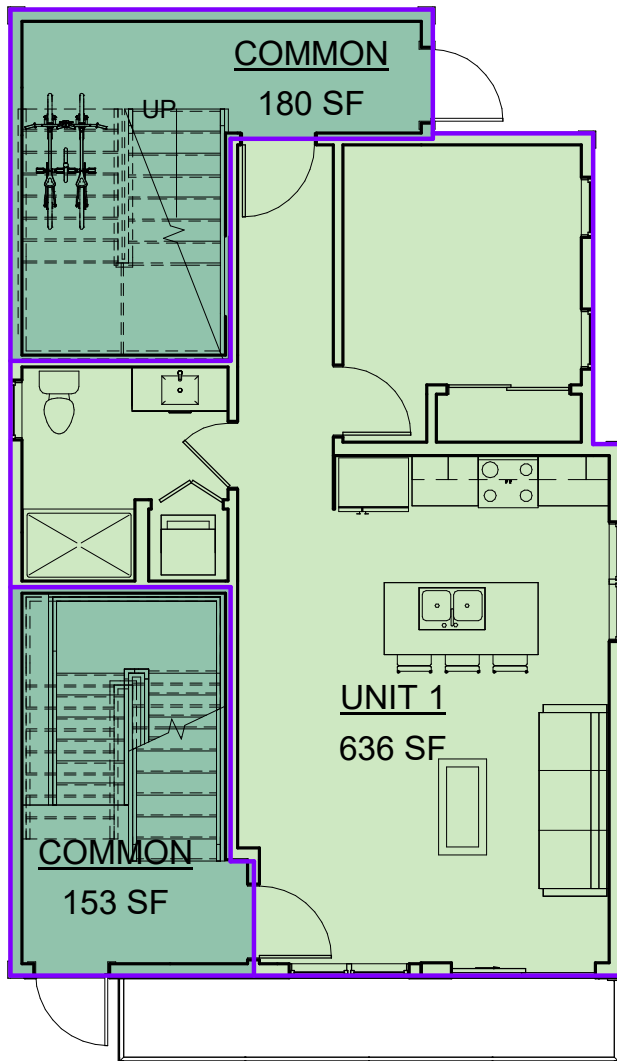
5 4TH FLOOR
1/8" = 1'-0"

GFA	
Area	Level
582 SF	BASEMENT
971 SF	1ST FLOOR
1036 SF	2ND FLOOR
1036 SF	3RD FLOOR
1036 SF	4TH FLOOR
4659 SF	

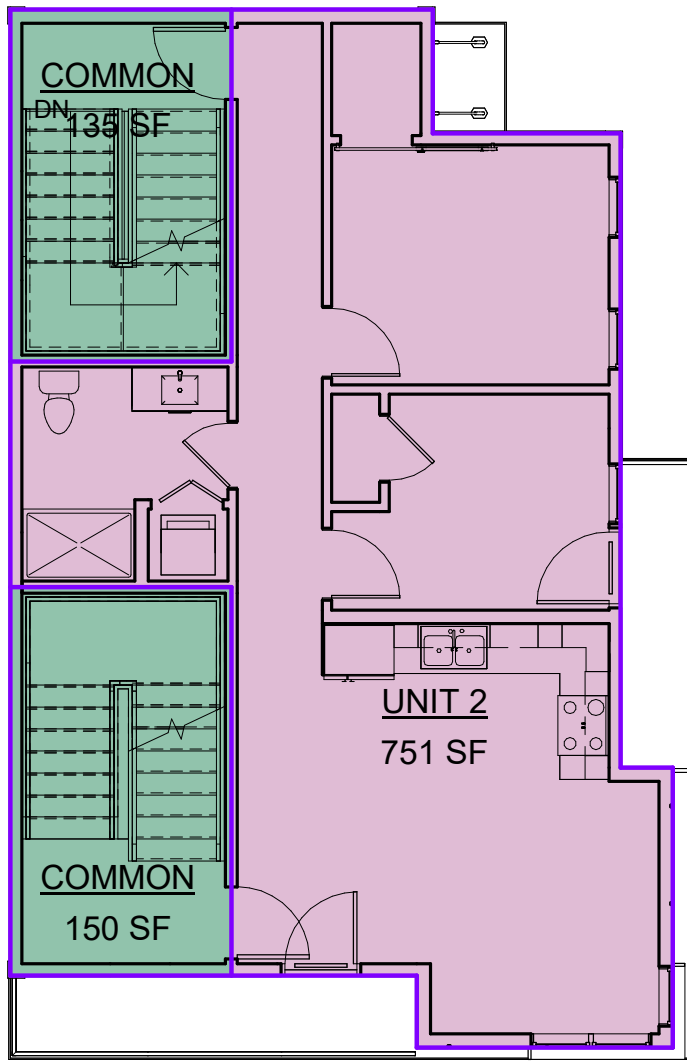
UNIT PLANS- PROPOSED



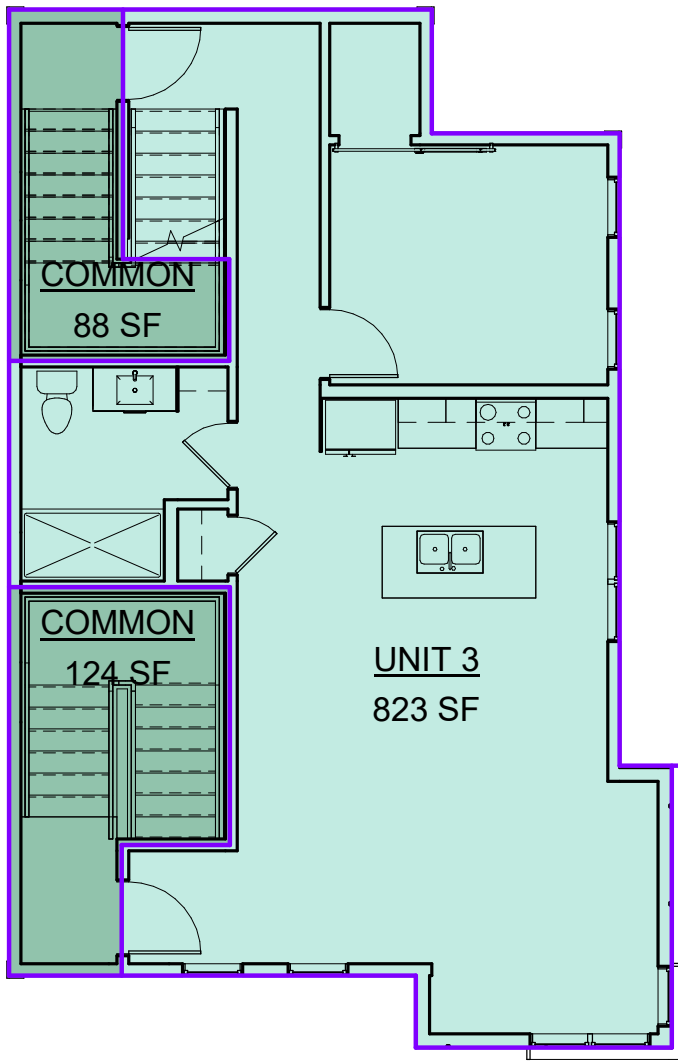
6 BASEMENT
1/8" = 1'-0"



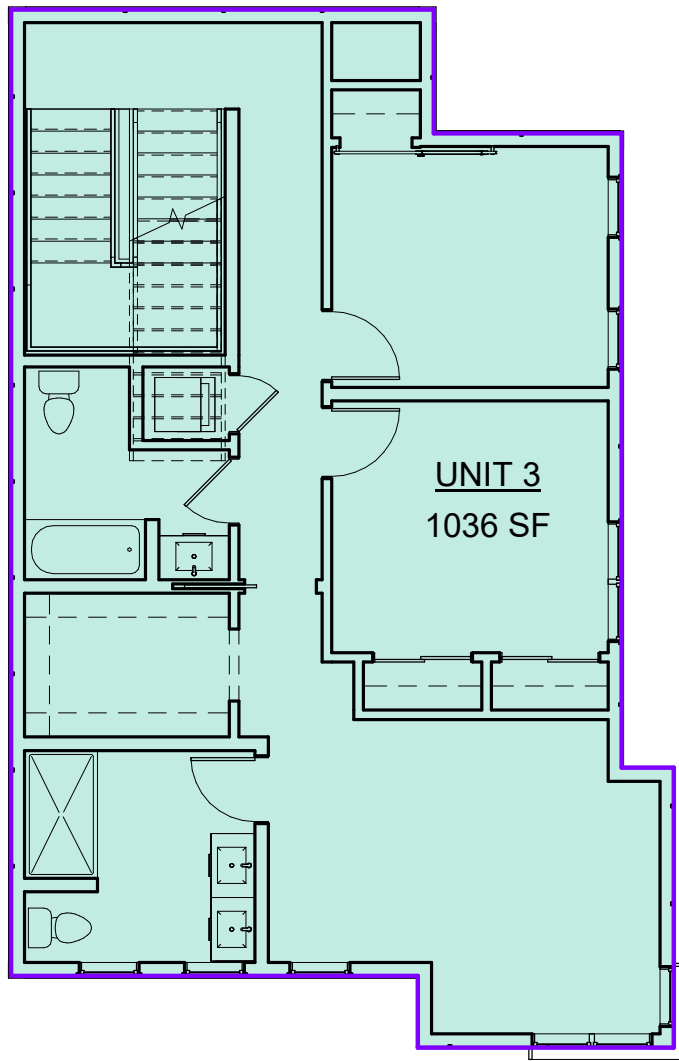
7 1ST FLOOR
1/8" = 1'-0"



8 2ND FLOOR
1/8" = 1'-0"



9 3RD FLOOR
1/8" = 1'-0"



10 4TH FLOOR
1/8" = 1'-0"

UNIT AREAS		
Name	Area	Level
COMMON		
COMMON	153 SF	1ST FLOOR
COMMON	180 SF	1ST FLOOR
COMMON	150 SF	2ND FLOOR
COMMON	135 SF	2ND FLOOR
COMMON	88 SF	3RD FLOOR
COMMON	124 SF	3RD FLOOR
COMMON	510 SF	BASEMENT
COMMON	1342 SF	

UNIT 1		
UNIT 1	636 SF	1ST FLOOR
UNIT 1	24 SF	BASEMENT
UNIT 1	660 SF	

UNIT 2		
UNIT 2	751 SF	2ND FLOOR
UNIT 2	24 SF	BASEMENT
UNIT 2	774 SF	

UNIT 3		
UNIT 3	1036 SF	4TH FLOOR
UNIT 3	823 SF	3RD FLOOR
UNIT 3	24 SF	BASEMENT
UNIT 3	1882 SF	
	4659 SF	

PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

TABA MOSES

ARCHITECT



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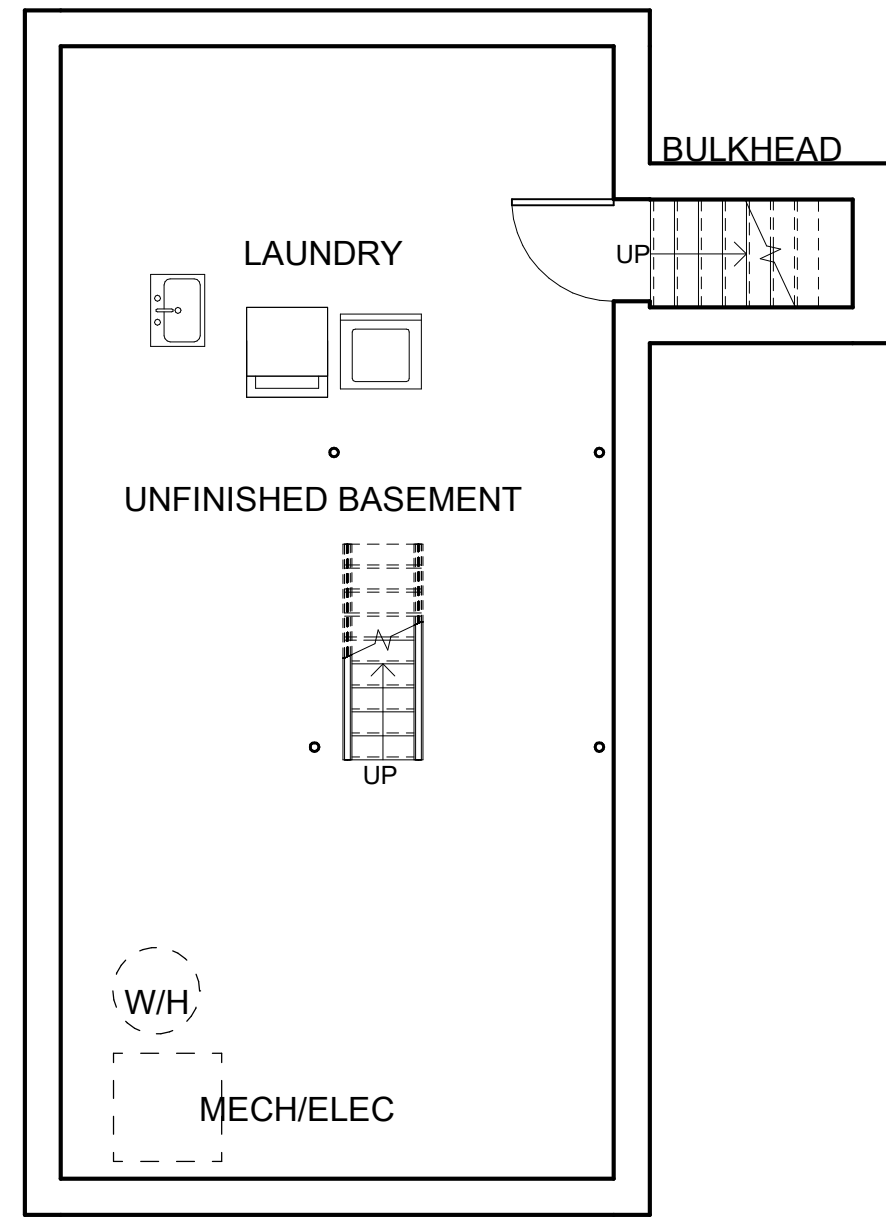
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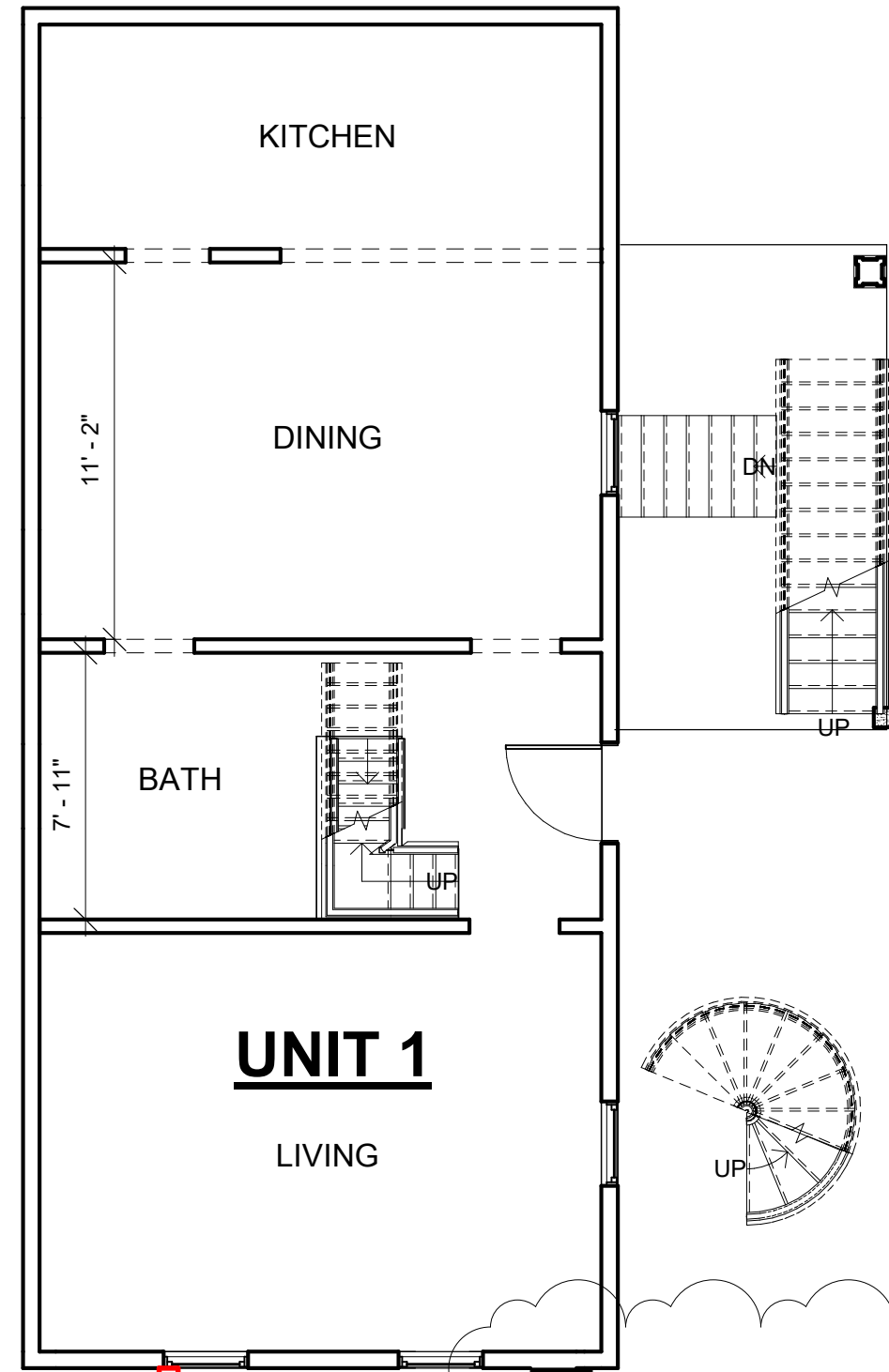
GFA & AREA
PLANS

A-021

JAY STREET RESIDENCES

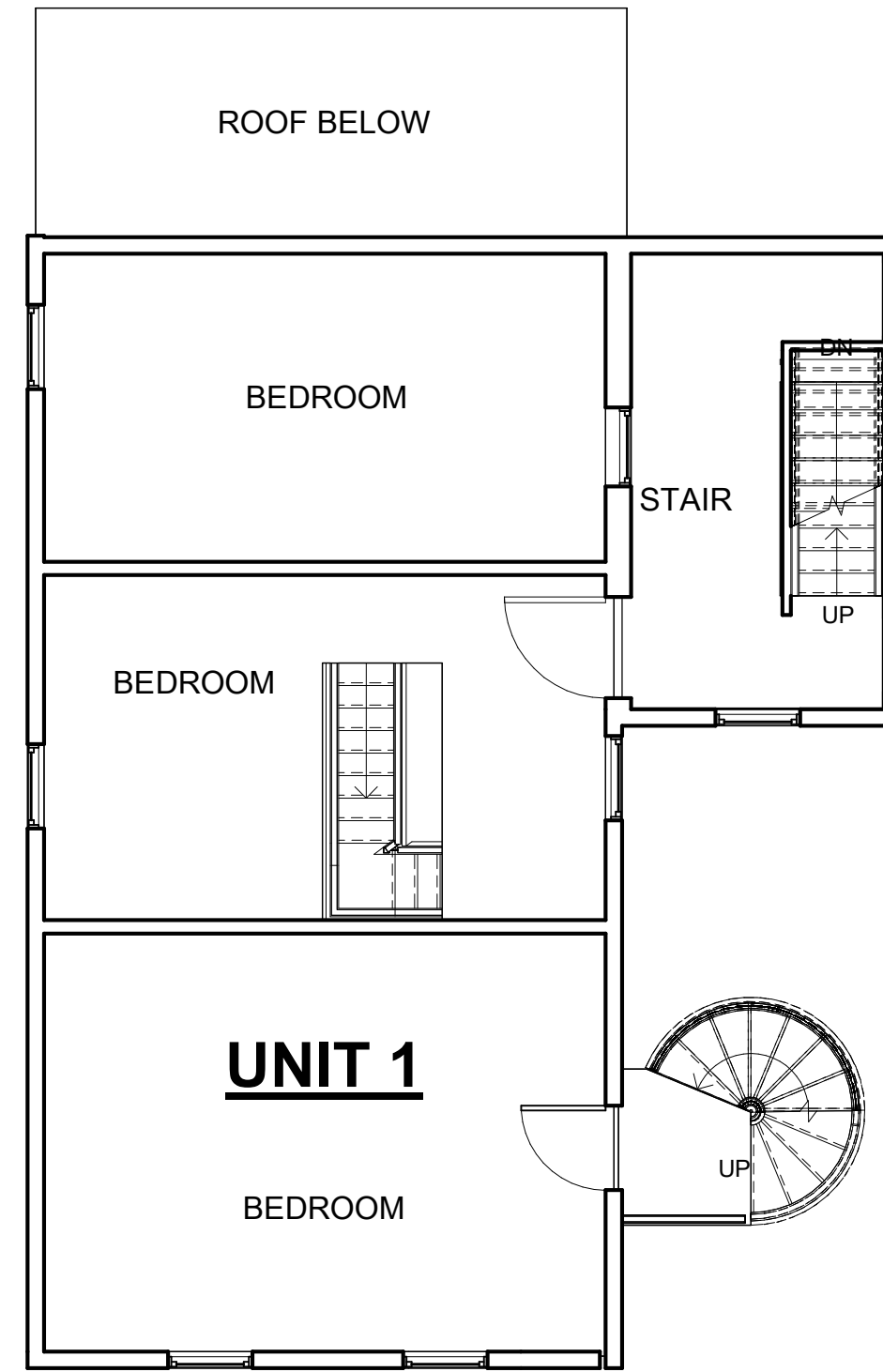


① EXISTING - BASEMENT
3/16" = 1'-0"

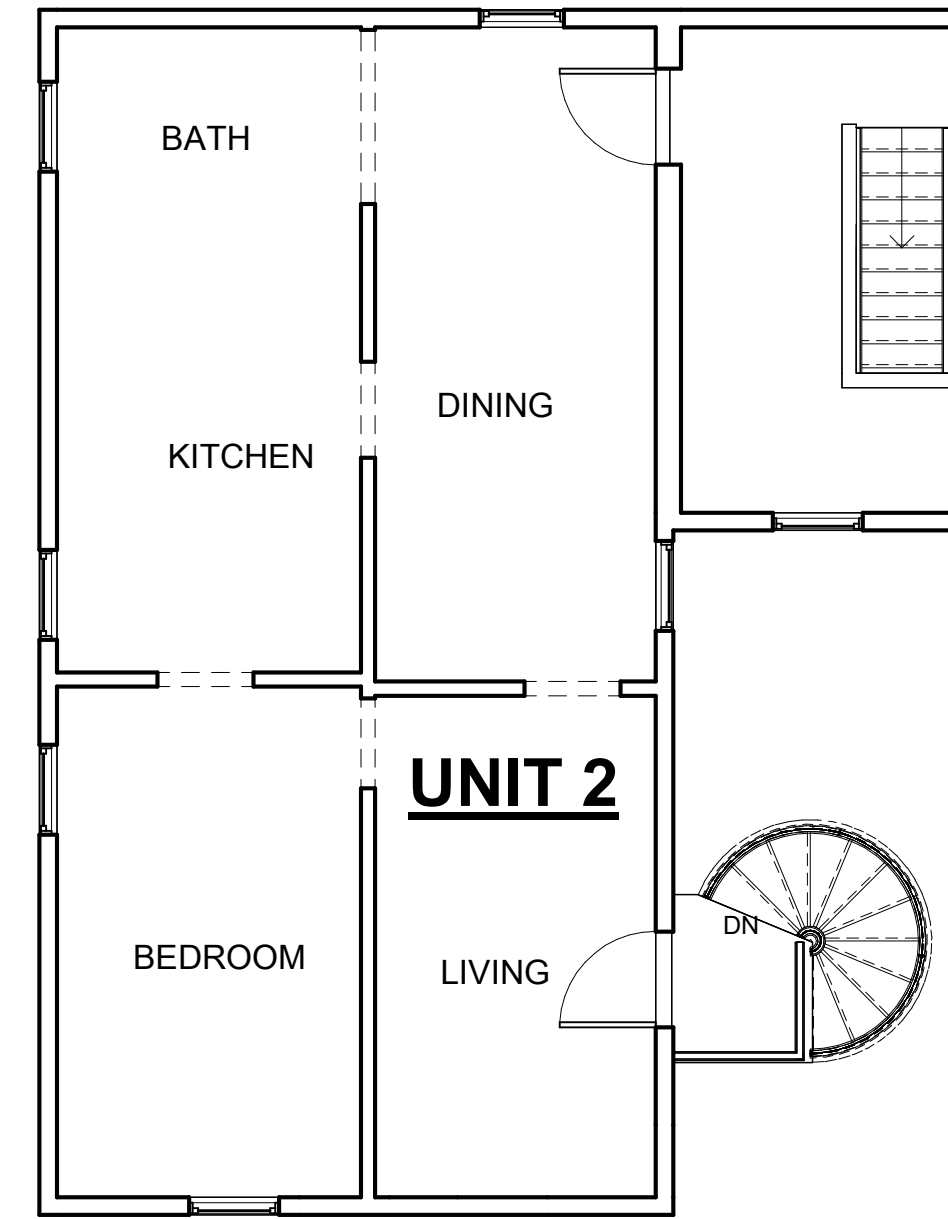


② EXISTING - 1ST FLOOR
3/16" = 1'-0"

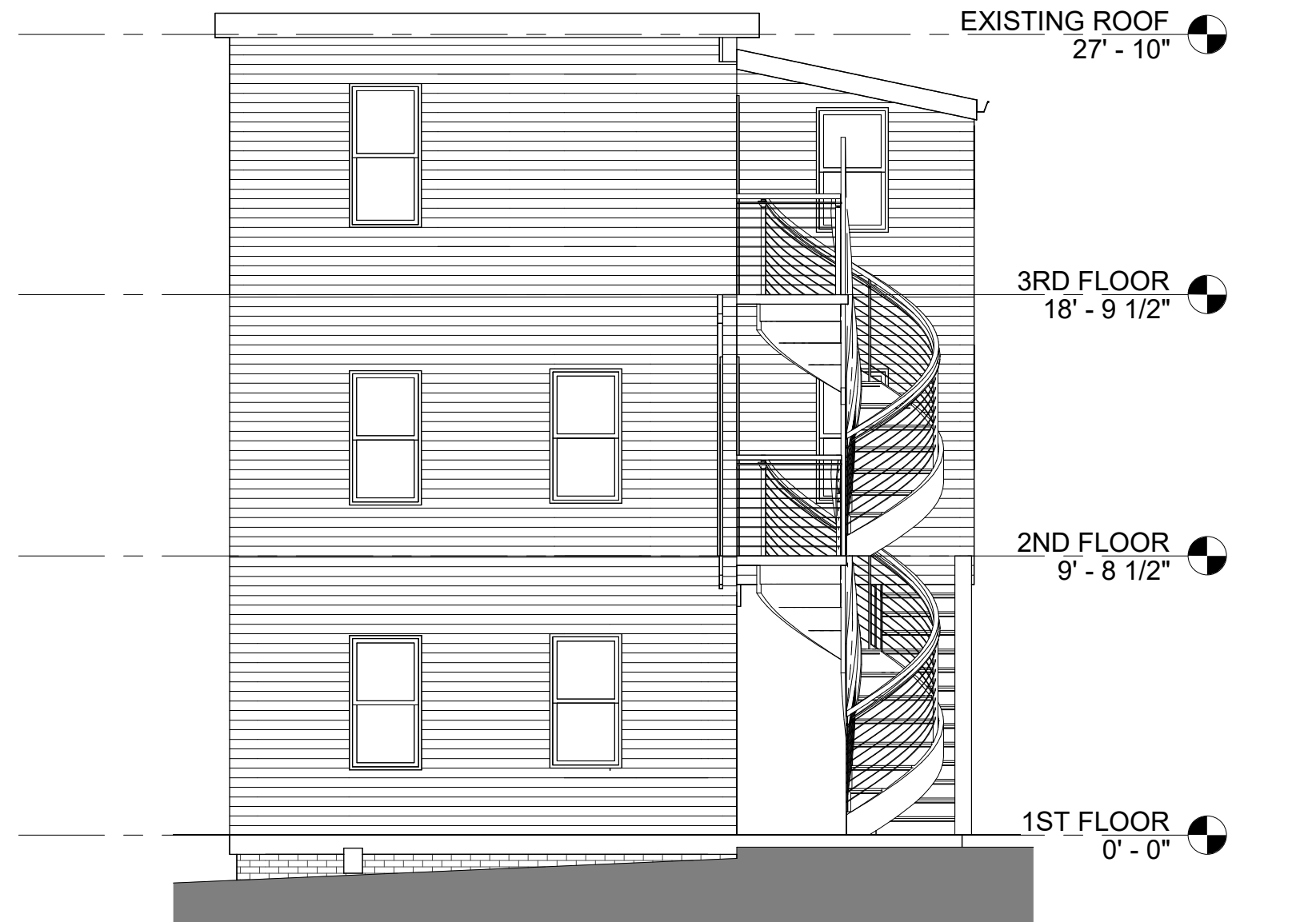
POSTED LOCATION
OF NEIGHBORHOOD
MEETING BULLETIN



③ EXISTING - 2ND FLOOR
3/16" = 1'-0"



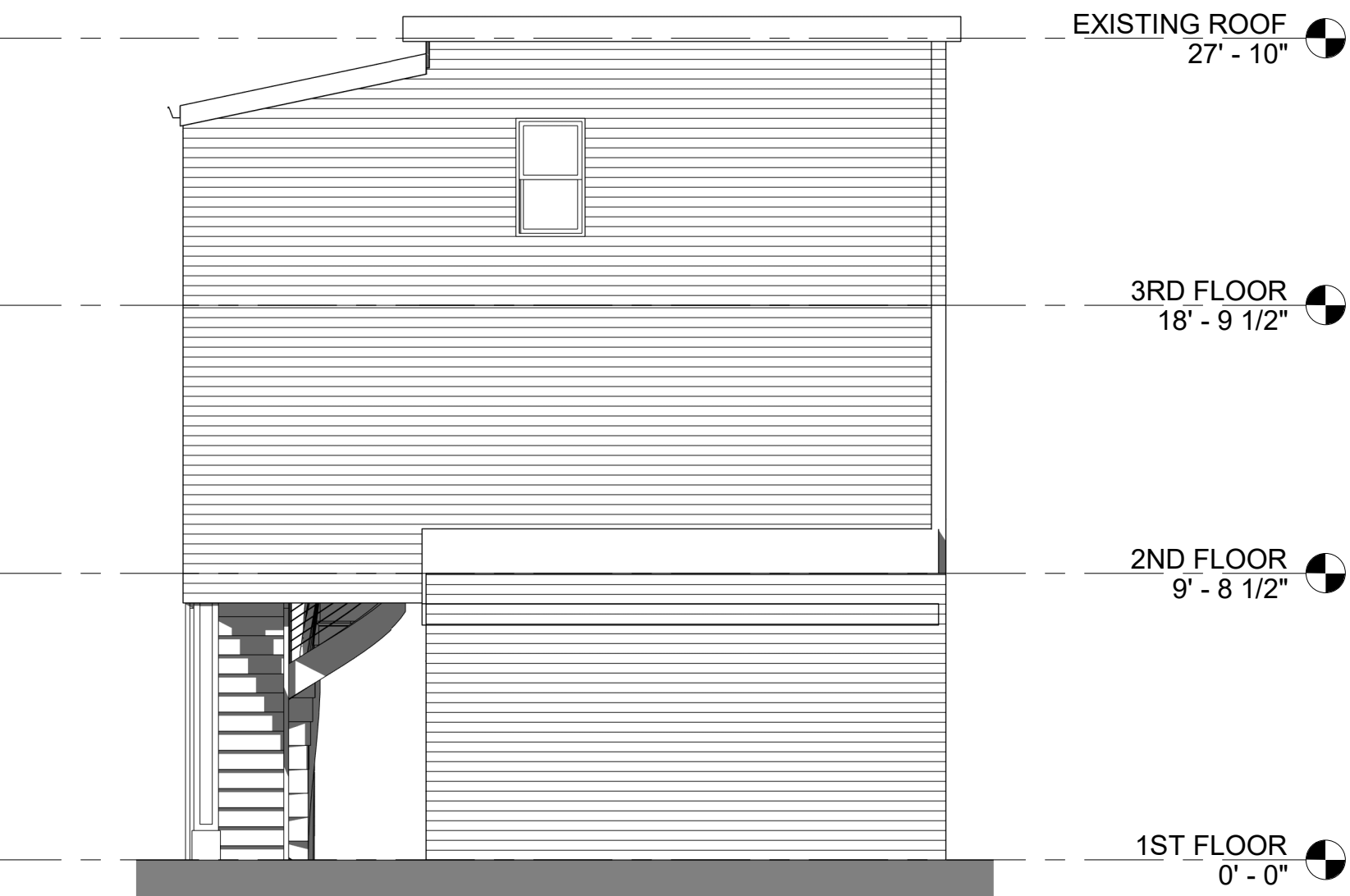
④ EXISTING - 3RD FLOOR
3/16" = 1'-0"



⑤ EXISTING - FRONT ELEVATION
3/16" = 1'-0"



⑥ EXISTING - LEFT ELEVATION
3/16" = 1'-0"



⑦ EXISTING - REAR ELEVATION
3/16" = 1'-0"



⑧ EXISTING - RIGHT ELEVATION
3/16" = 1'-0"

PROJECT NAME

**JAY STREET
RESIDENCES**

PROJECT ADDRESS

**24 JAY STREET
CAMBRIDGE**

CLIENT

TABA MOSES

ARCHITECT



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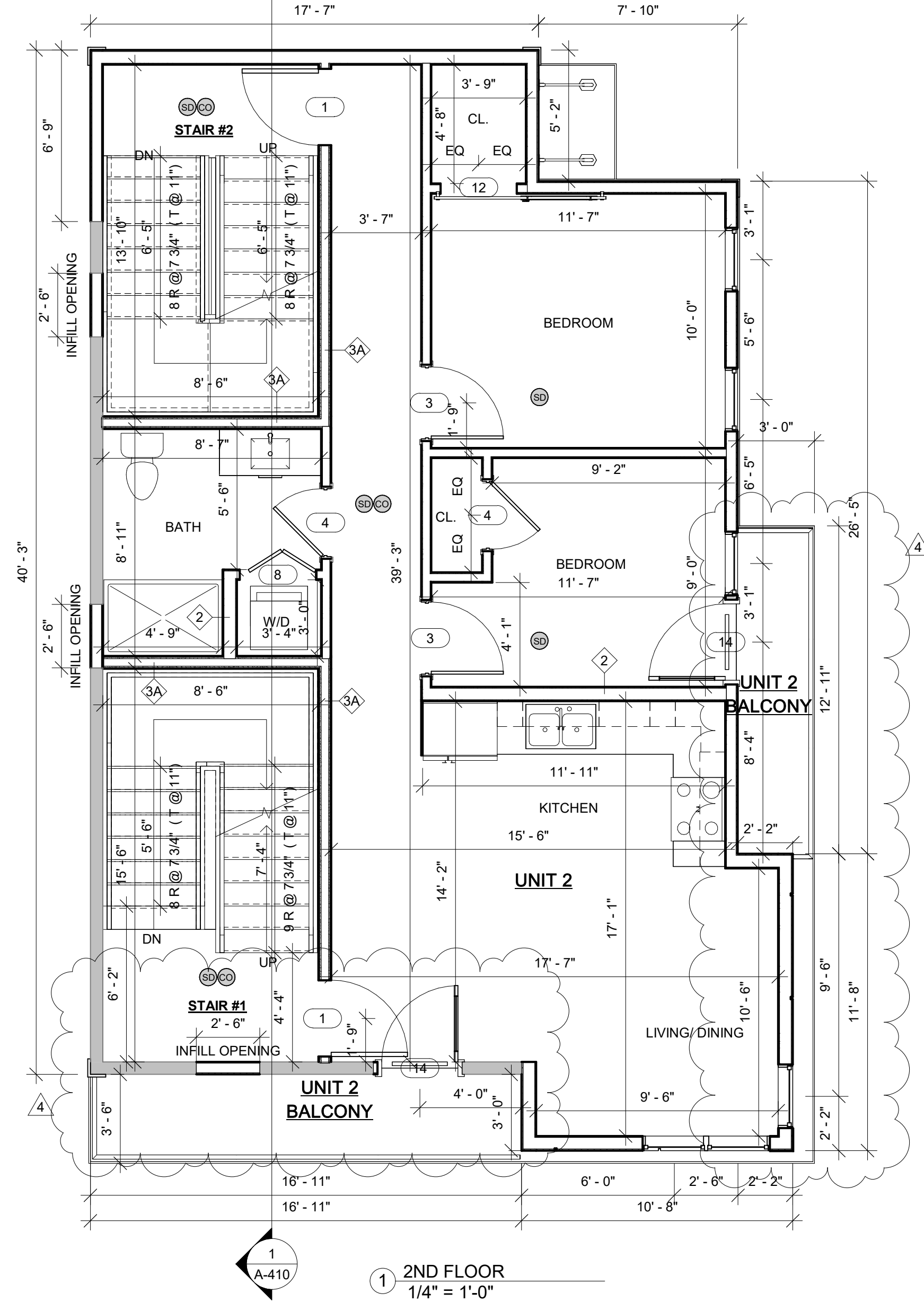
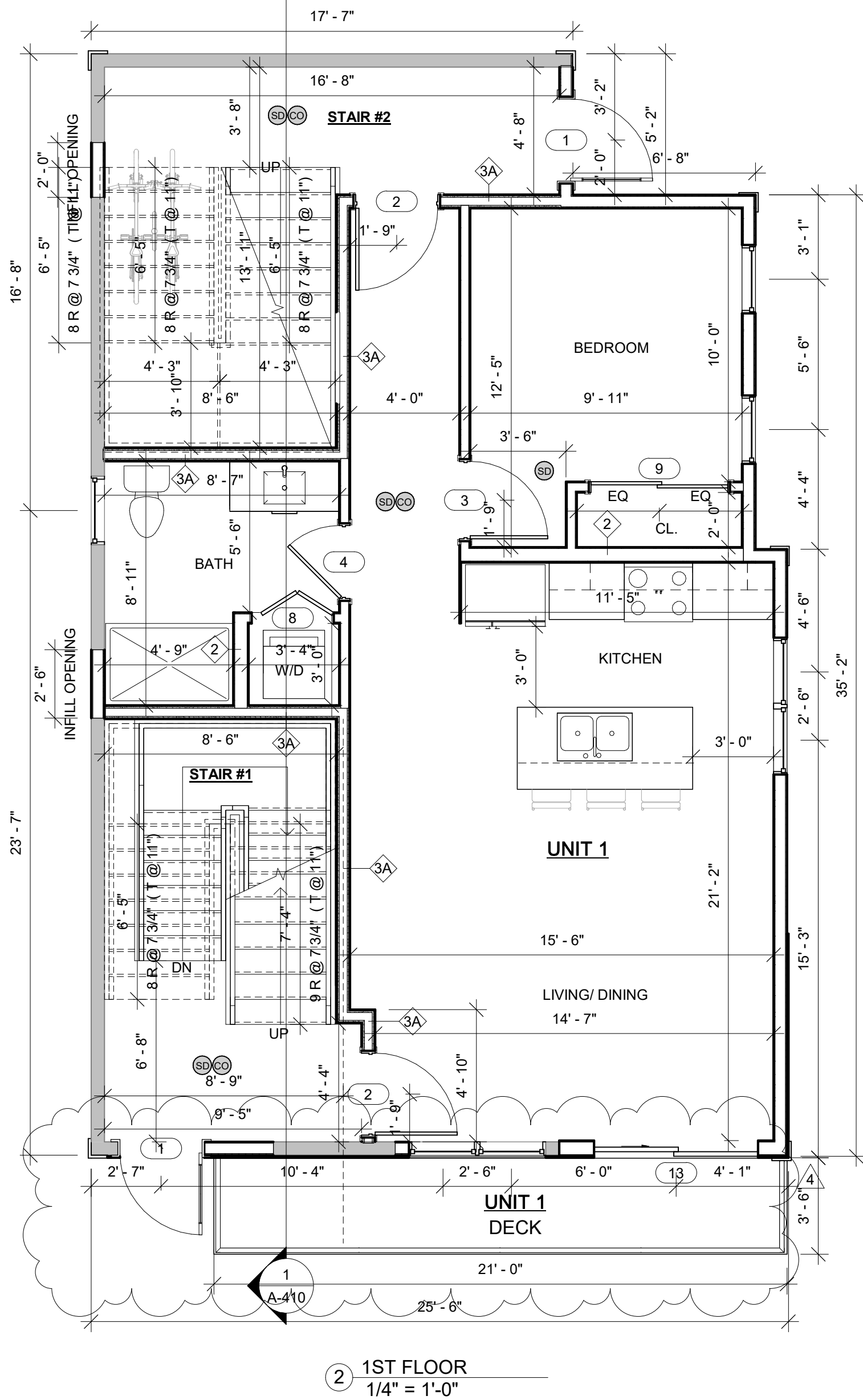
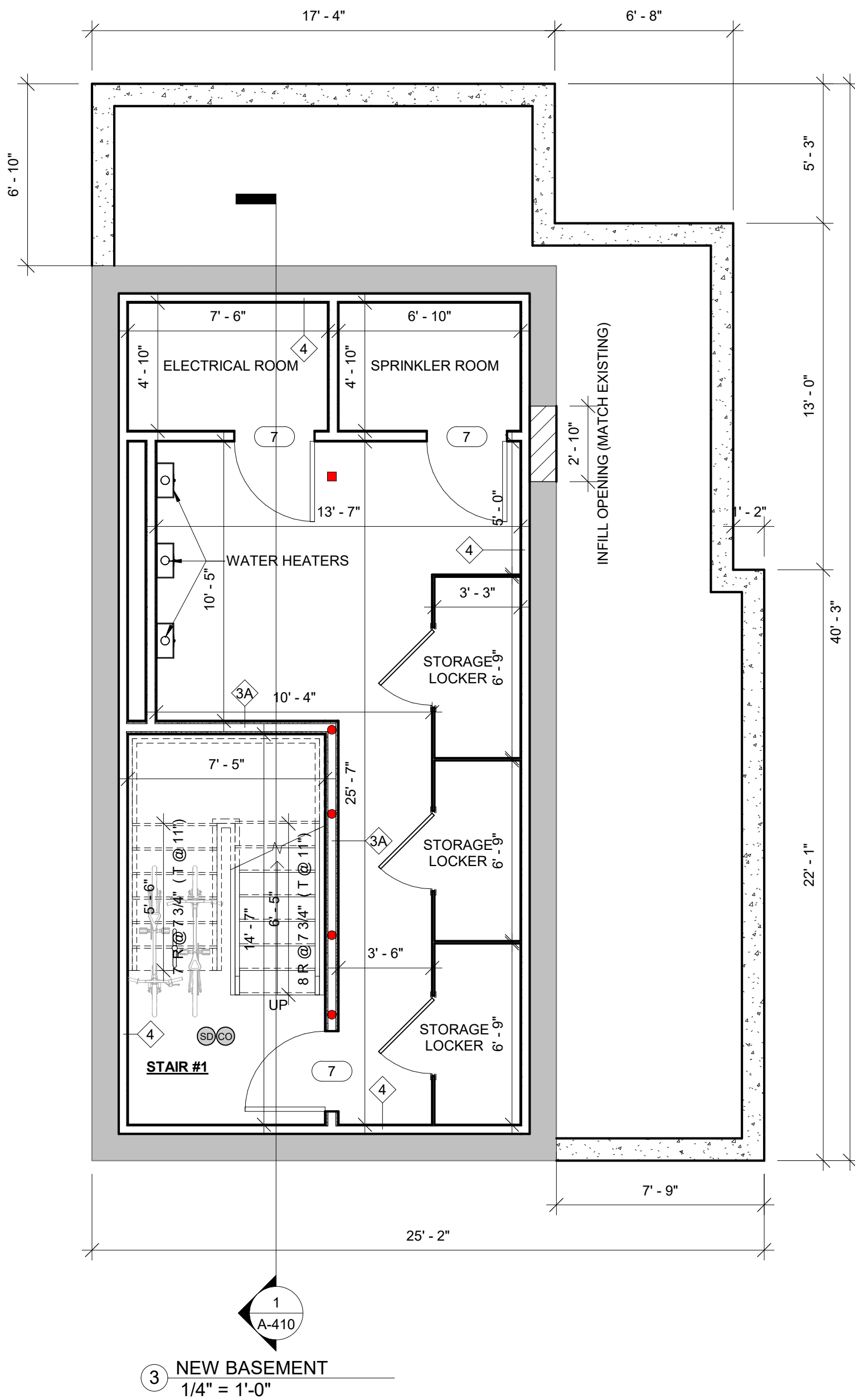
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**EXISTING
CONDITIONS**

EX-1

JAY STREET RESIDENCES



LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- SMOKE DETECTOR
- CO DETECTOR

GENERAL FLOOR PLAN NOTES

- FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
- ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "5"
- UNLESS OTHERWISE NOTED ALL EXISTING EXTERIOR WALLS ARE TYPE "6"
- UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
- SEE A-910 FOR PARTITION TYPES.
- MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
- SEE A-900 & A-901 FOR DOOR & WINDOW SCHEDULE & DETAILS
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
- ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
- ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
- CONTRACTOR TO COORDINATE DESIGN BUILD DRAWINGS OF MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION PRIOR TO CONSTRUCTION.
- REFER TO SHEETS A-630 FOR ROOF DETAILS.
- CENTER CLOSET DOORS UNLESS OTHERWISE NOTED. DOOR TO BE 6" FROM WALL ON HINGE SIDE UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS ARE EXISTING UNLESS NOTED

PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

TABA MOSES

ARCHITECT



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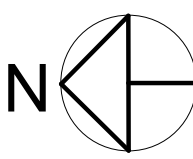
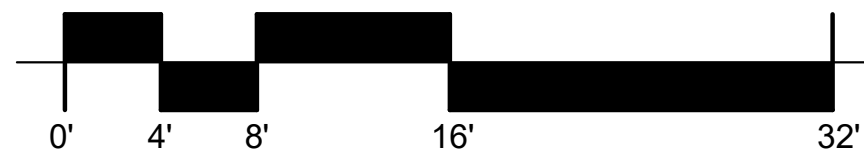
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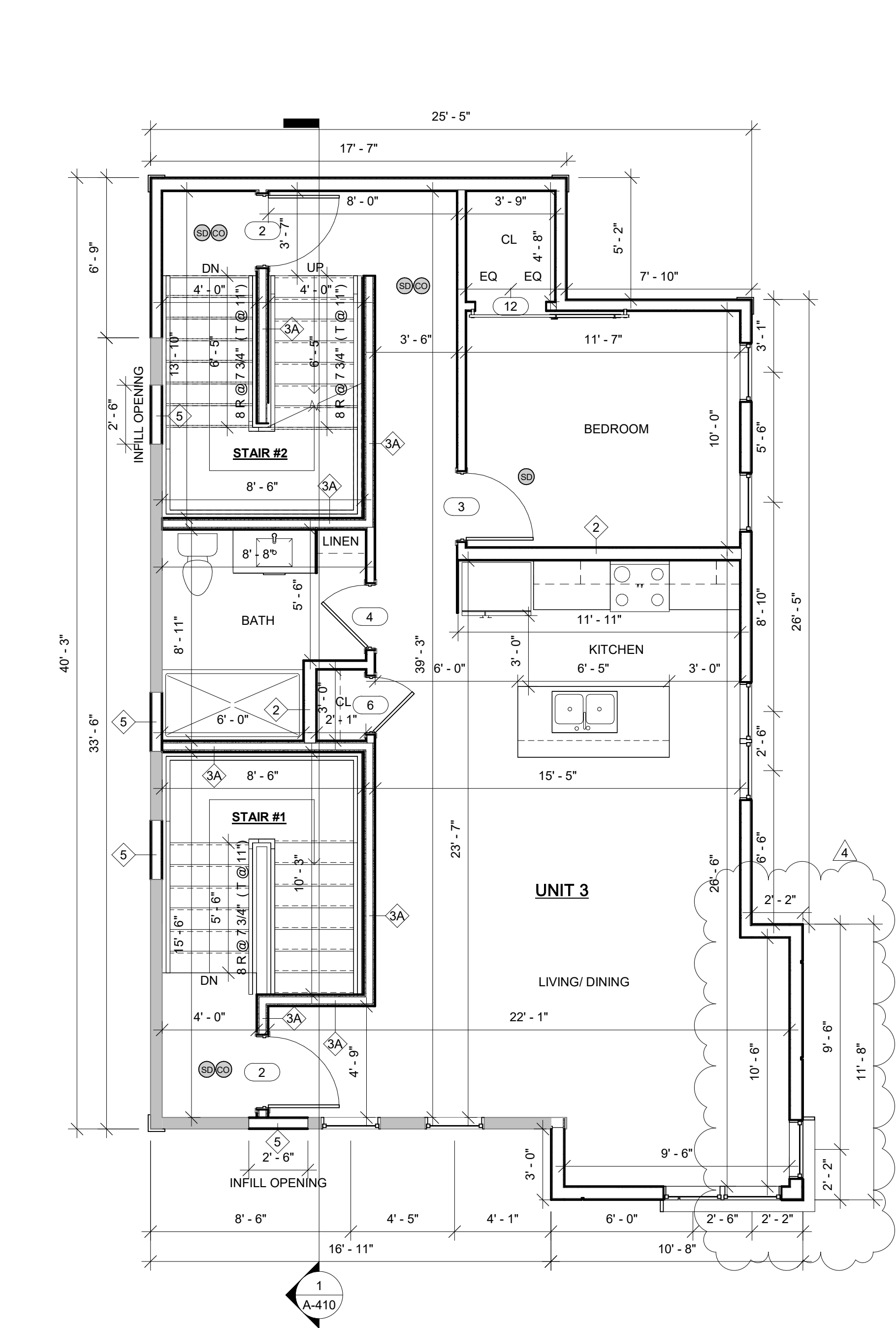
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BASEMENT,
FIRST & SECOND
FLOOR PLANS

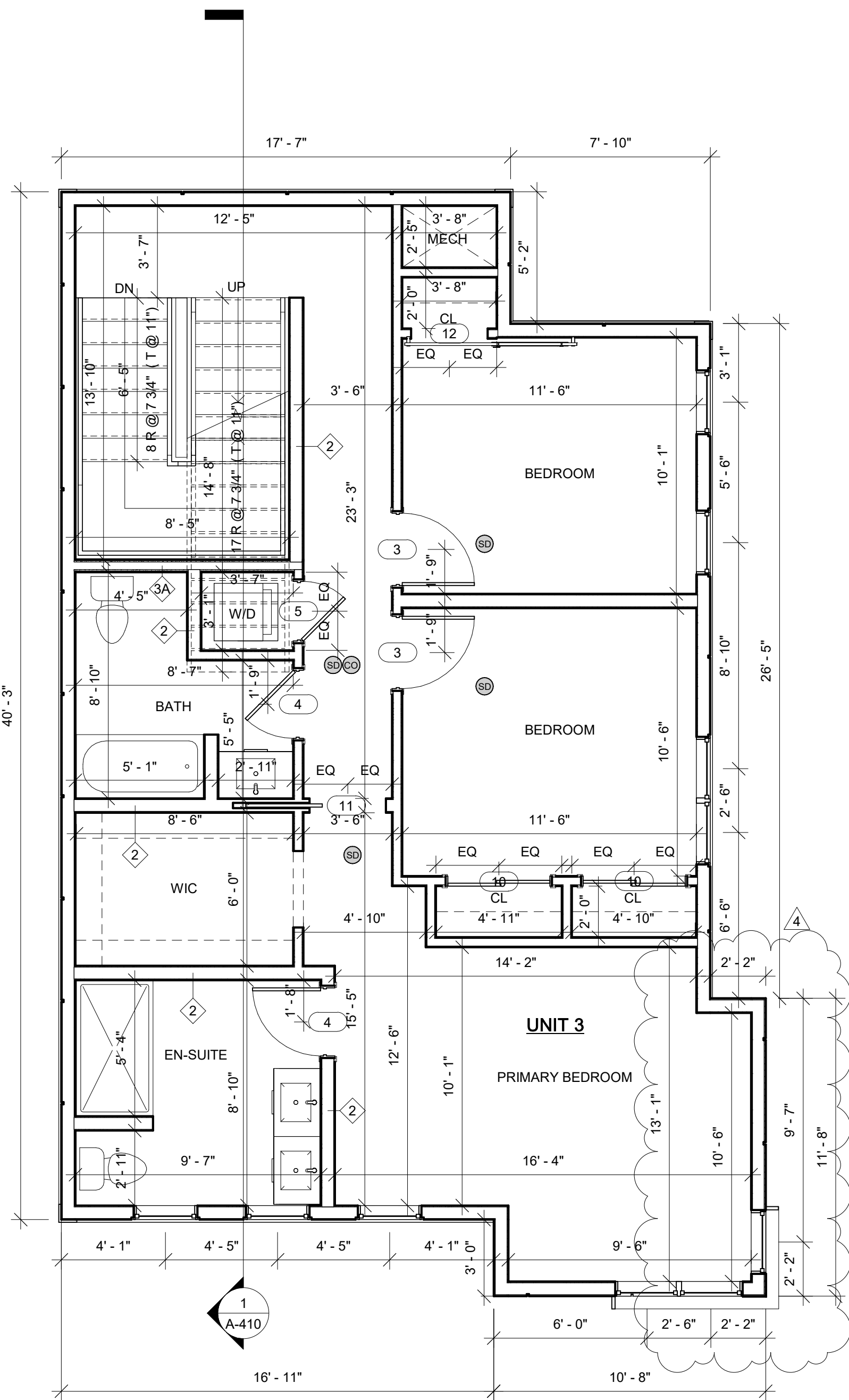
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JAY STREET RESIDENCES

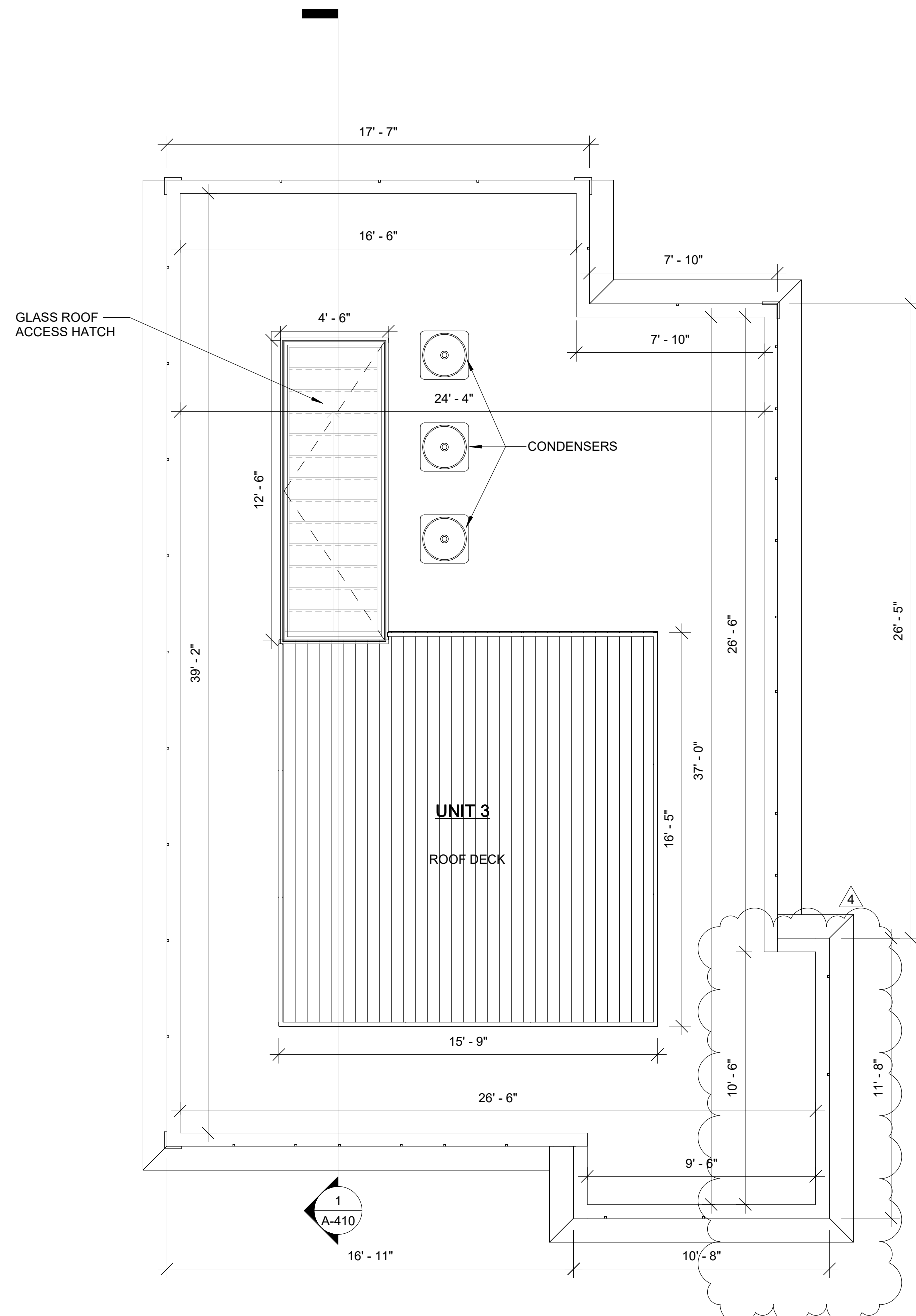




1 3RD FLOOR
1/4" = 1'-0"



2 4TH FLOOR
1/4" = 1'-0"



3 ROOF
1/4" = 1'-0"

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- WALL TYPE
- SMOKE DETECTOR
- CO DETECTOR

GENERAL FLOOR PLAN NOTES

- FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
- ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
- UNLESS OTHERWISE NOTED ALL NEW EXTERIOR WALLS ARE TYPE "5"
- UNLESS OTHERWISE NOTED ALL EXISTING EXTERIOR WALLS ARE TYPE "6"
- UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
- SEE A-910 FOR PARTITION TYPES.
- MOISTURE RESISTANT GWB. BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS
- SEE A-900 & A-901 FOR DOOR & WINDOW SCHEDULE & DETAILS
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
- ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
- ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
- CONTRACTOR TO COORDINATE DESIGN BUILD DRAWINGS OF MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION PRIOR TO CONSTRUCTION.
- REFER TO SHEETS A-630 FOR ROOF DETAILS.
- CENTER CLOSET DOORS UNLESS OTHERWISE NOTED. DOOR TO BE 6" FROM WALL ON HINGE SIDE UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS ARE EXISTING UNLESS NOTED

PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

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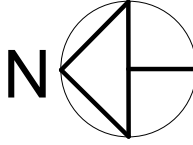
REVISIONS

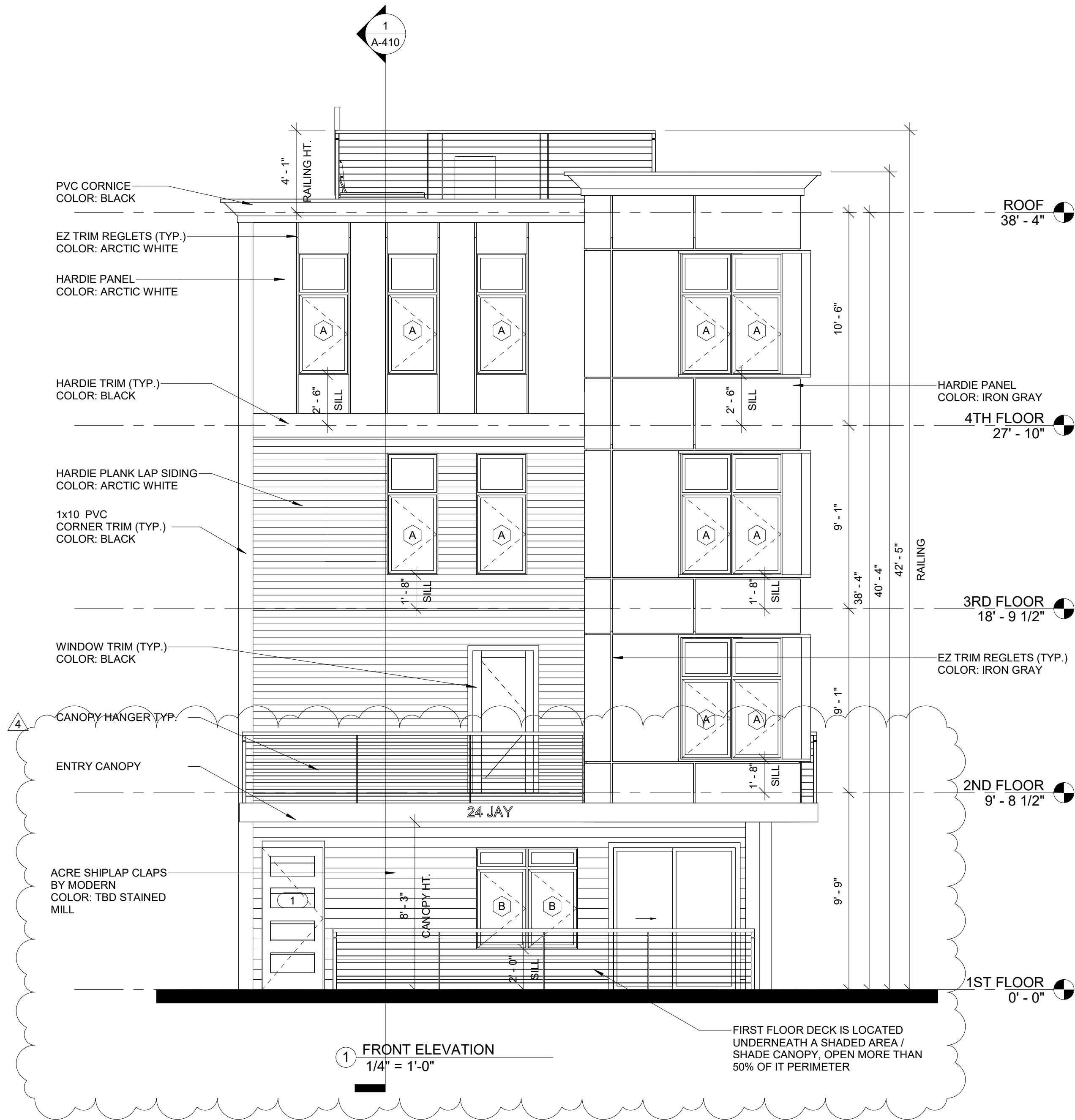
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THIRD, FOURTH
& ROOF PLANS

A-101

JAY STREET RESIDENCES





PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

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ARCHITECT



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Scale 1/4" = 1'-0"

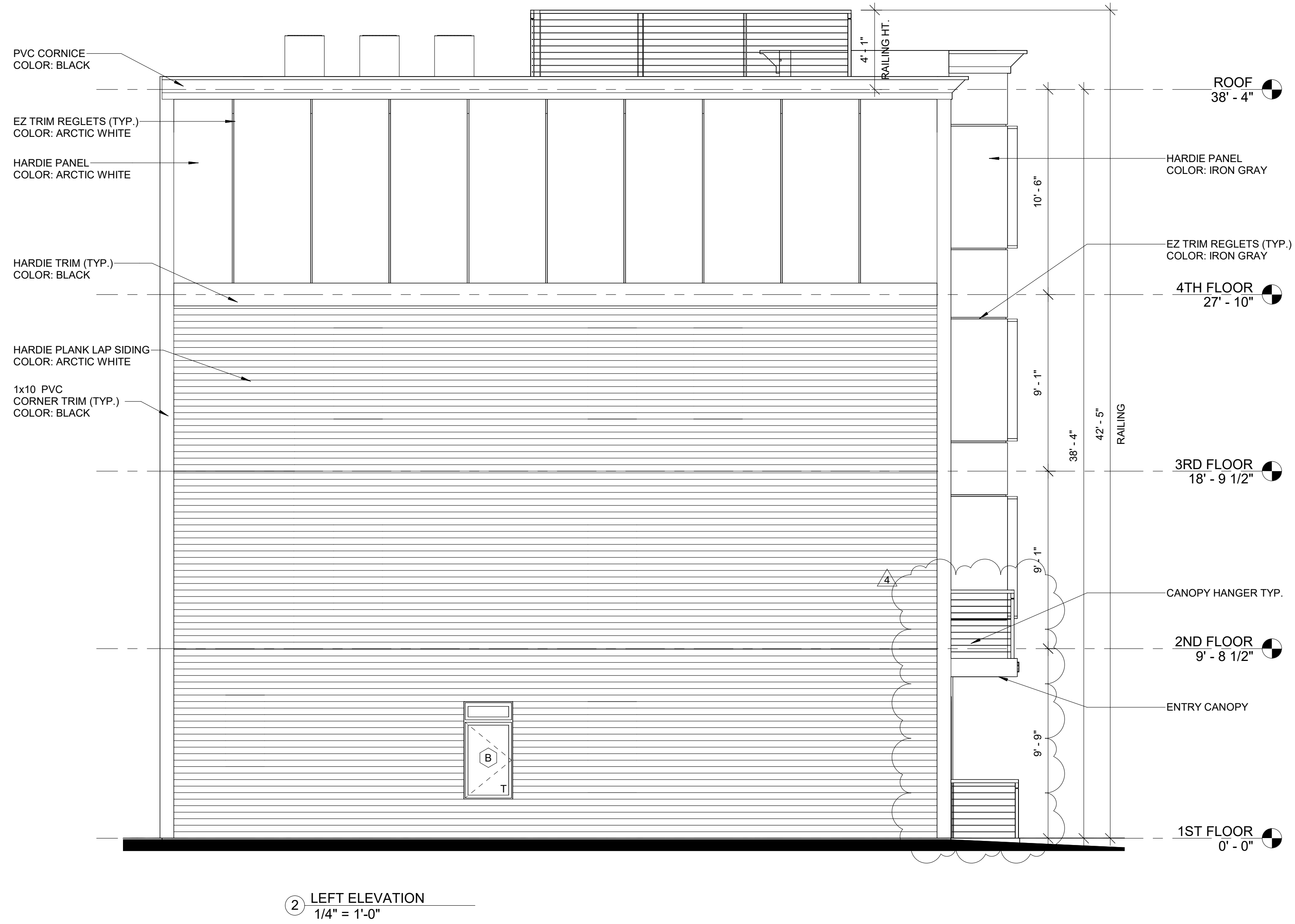
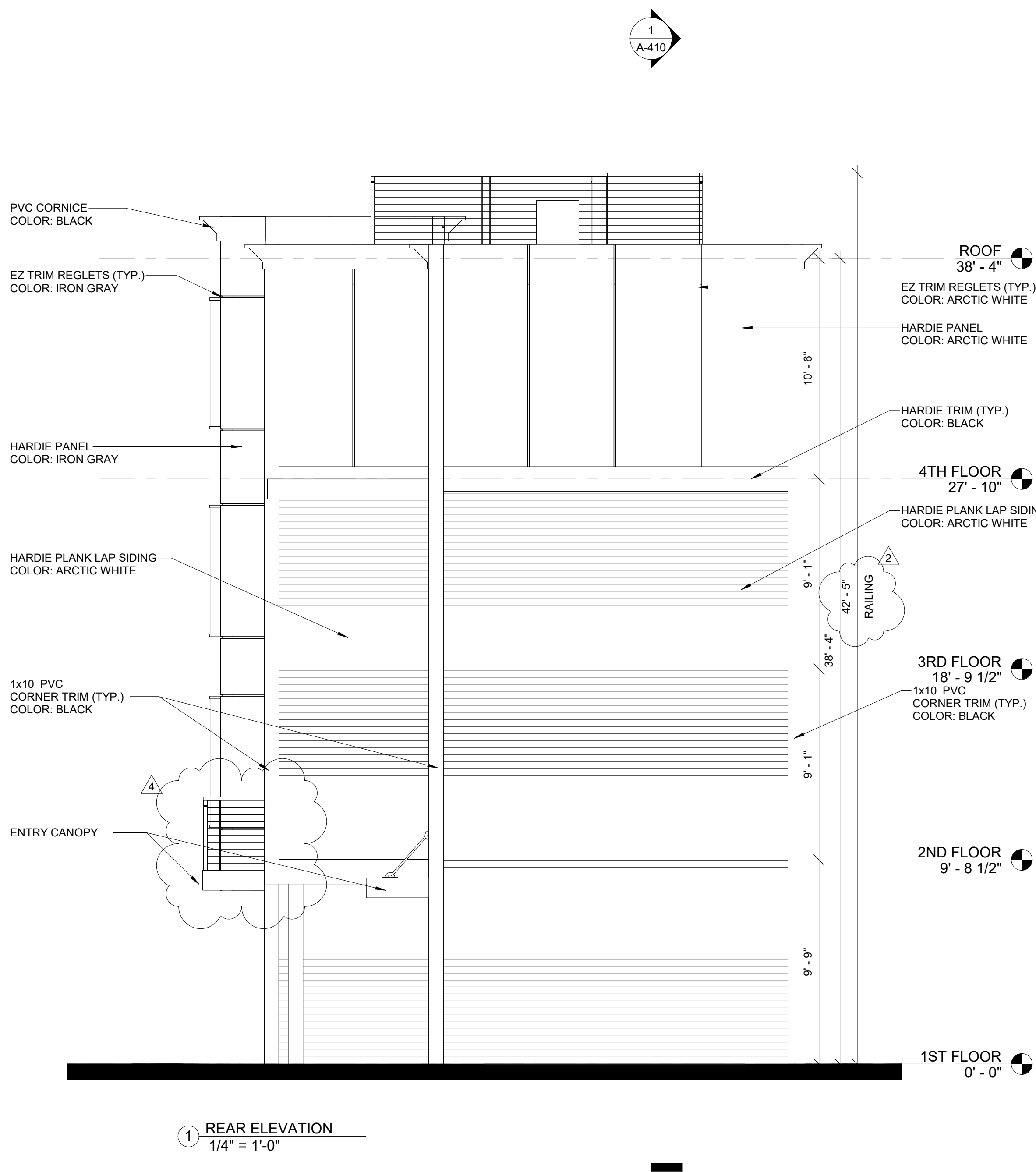
REVISIONS

No.	Description	Date
4	REV. #4	3/17/2026

FRONT & RIGHT
ELEVATIONS

A-300

JAY STREET RESIDENCES



PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

TABA MOSES

ARCHITECT



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Project number 25055
Date 12/03/2025
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Checked by WC
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date
2	REV. #2	3/10/2026
4	REV. #4	3/17/2026

REAR & LEFT
ELEVATIONS

A-301

JAY STREET RESIDENCES

\\ITKG-NAS152\\Data\\25055_Taba Moses_24_Jay St_Cambridge\\03_DRAWINGS\\00_ARCH\\03_CD\\25055-24_Jay Street_CD.rvt

3/23/2026 11:02:24 AM



1 Jay Street View



2 Jay Street View 2



4 Perspective



3 Aerial

PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

TABA MOSES

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ARCHITECTURE

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REVISIONS

No.	Description	Date

PERSPECTIVES

A-302

JAY STREET RESIDENCES

JAY STREET RESIDENCES

CLIENT

ARCHITECT



TELEPHONE: 617-591-8682

ACCOUSTIC SEALER AND BACKING AT GWB, BETWEEN RUNNER, FIRESTOPPING AND MINERAL WOOL BACKER AT RATED PARTITIONS

FLOOR/CEILING CONSTRUCTION REFER TO SHEET A-910

5 1/2" MINERAL WOOL INSULATION

2X JOIST FRAMING, MATCH DEPTH OF FLOOR / CEILING JOIST

BRING GWB AND 1/2" RESILIENT (RC-1) CHANNEL UP TO UNDERSIDE OF PLYWOOD SUBFLOOR OR ROOF DECK AT ALL FIRE RATED PARTITIONS, TYP.

BASEMENT FLOOR ASSEMBLY:
 -SLAB ON GRADE
 -4" CONC. SLAB ON GRADE (SEE STRUCTURAL DWGS)
 -DOW SUPER TUFF-R 2" (R-10)
 -6 MIL. POLY. VAPOR BARRIER
 -CRUSHED GRAVEL
 -COMPACTED EARTH

REVISIONS

LONGITUDINAL
SECTION

A-410

JAY STREET RESIDENCES

PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
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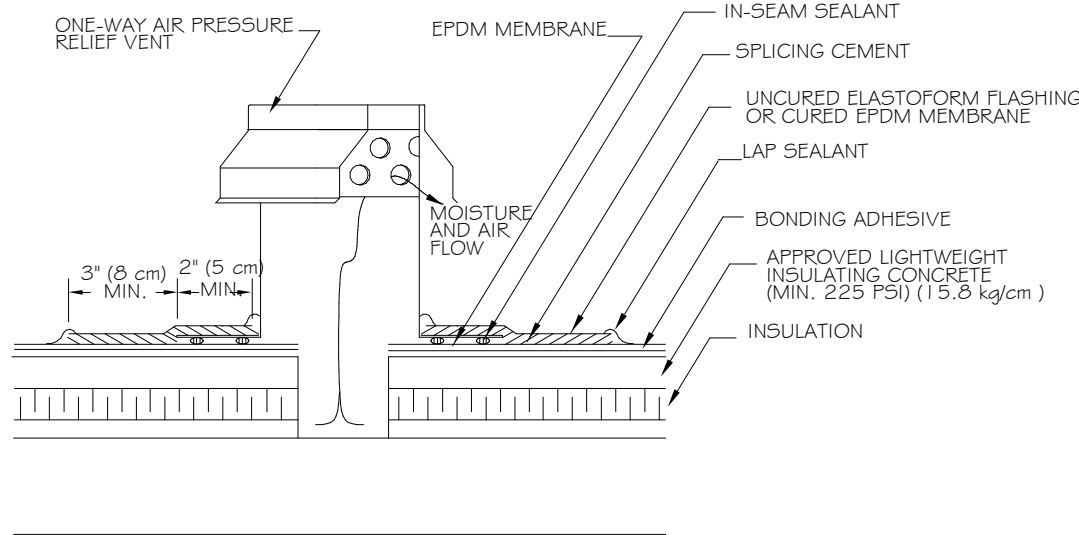
REVISIONS

No.	Description	Date

TYPICAL ROOF
DETAILS

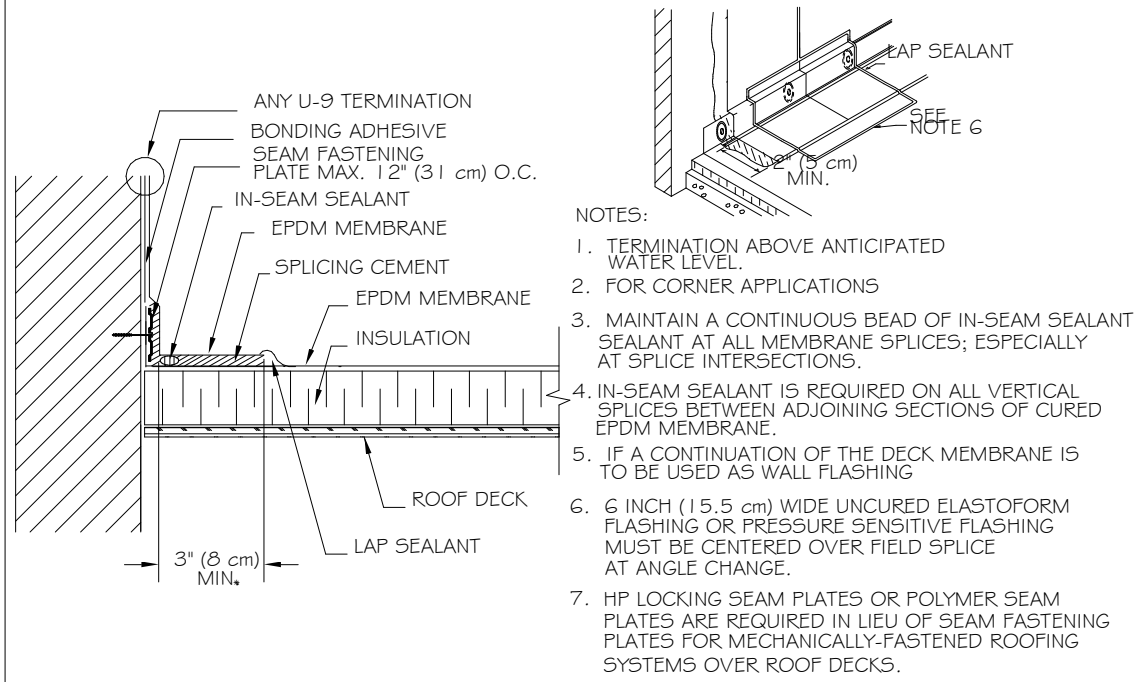
A-630

JAY STREET RESIDENCES



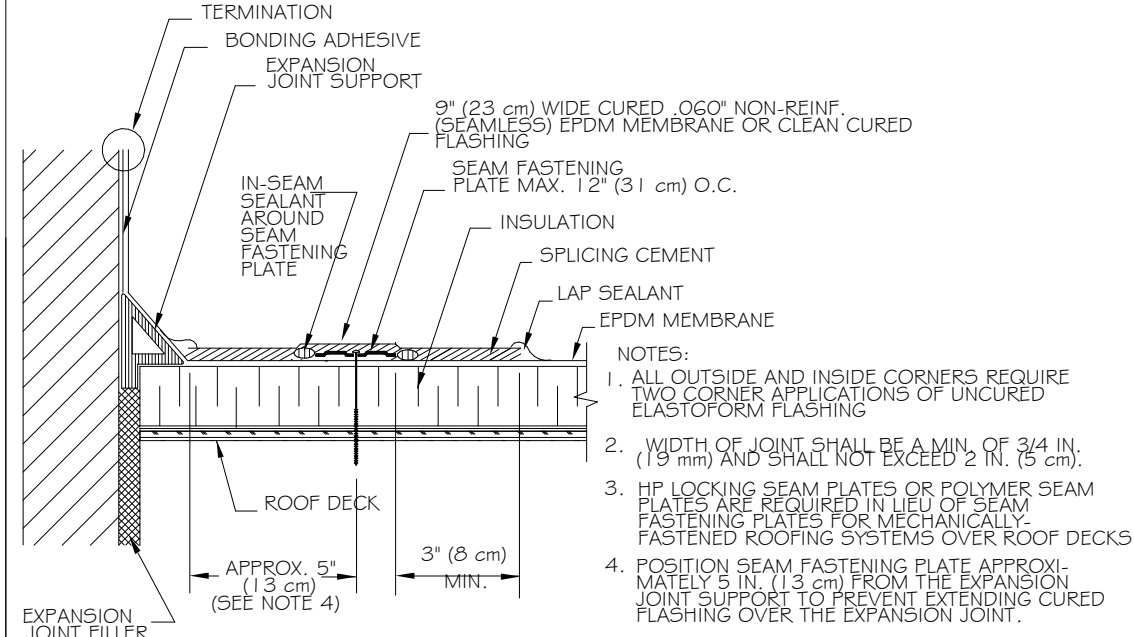
NOTES:
1. POSITION VENT AT THE RATE OF ONE VENT PER 2000 SQ. FT (186 m²).

1 ONE-WAY AIR PRESSURE RELIEF VENT
A-630 Scale: N.T.S.

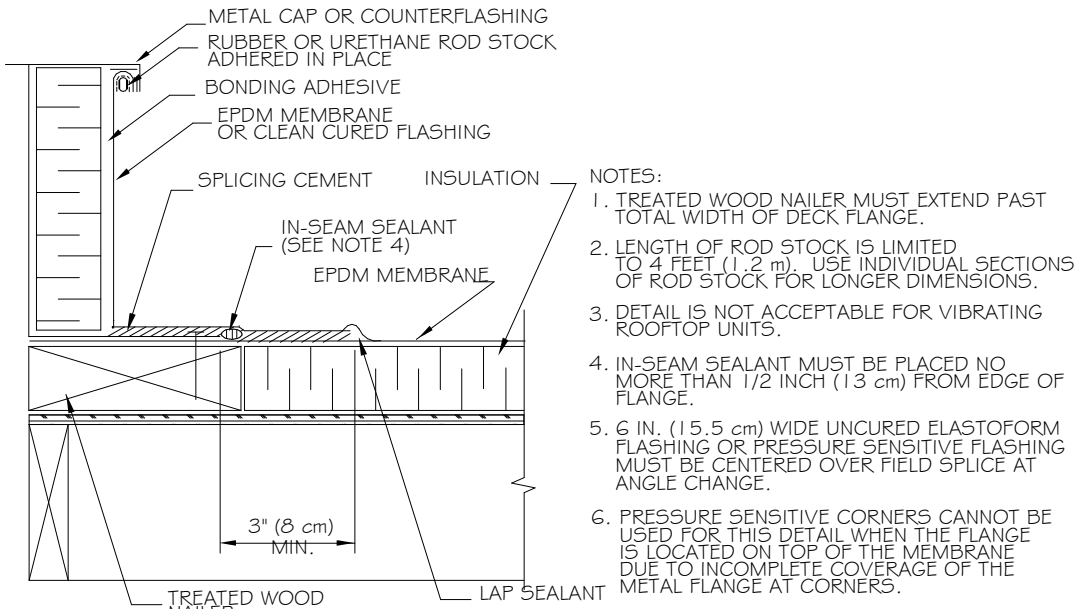


NOTES:
1. TERMINATION ABOVE ANTICIPATED WATER LEVEL.
2. FOR CORNER APPLICATIONS.
3. MAINTAIN A CONTINUOUS BEAD OF IN-SEAM SEALANT SEALANT AT ALL MEMBRANE SPLICES; ESPECIALLY AT SPICE INTERSECTIONS.
4. IN-SEAM SEALANT IS REQUIRED ON ALL VERTICAL SPLICES BETWEEN ADJOINING SECTIONS OF CURED EPDM MEMBRANE.
5. IF A CONTINUATION OF THE DECK MEMBRANE IS TO BE USED AS WALL FLASHING.
6. 6 INCH (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPICE AT ANGLE CHANGE.
7. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER ROOF DECKS.

2 PARAPET/CURB CURED EPDM
A-630 Scale: N.T.S.

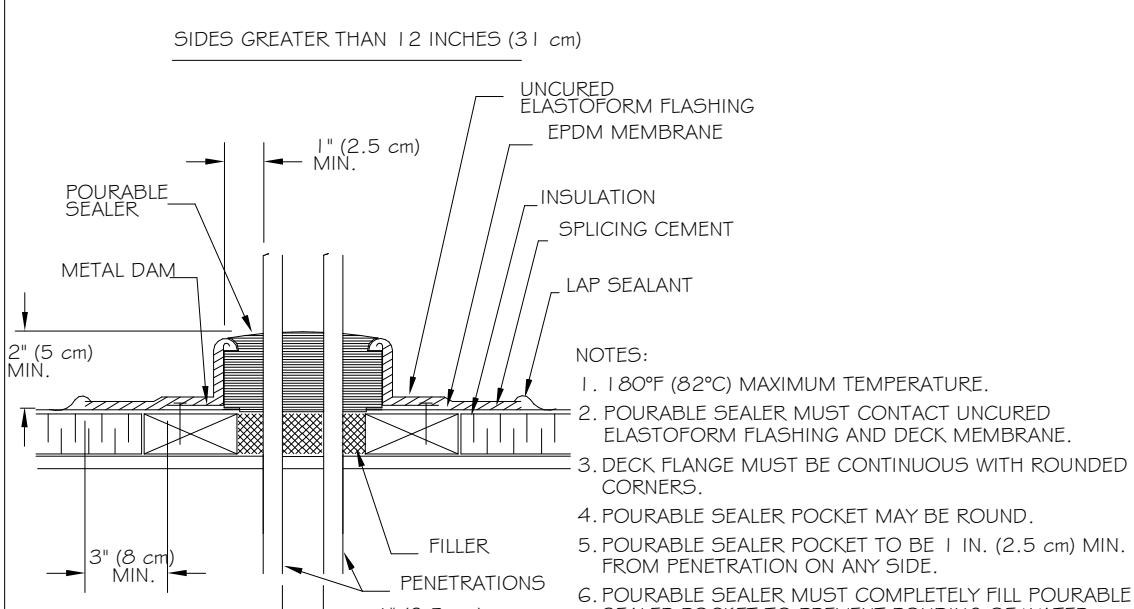


3 DECK TO WALL
A-630 Scale: N.T.S.



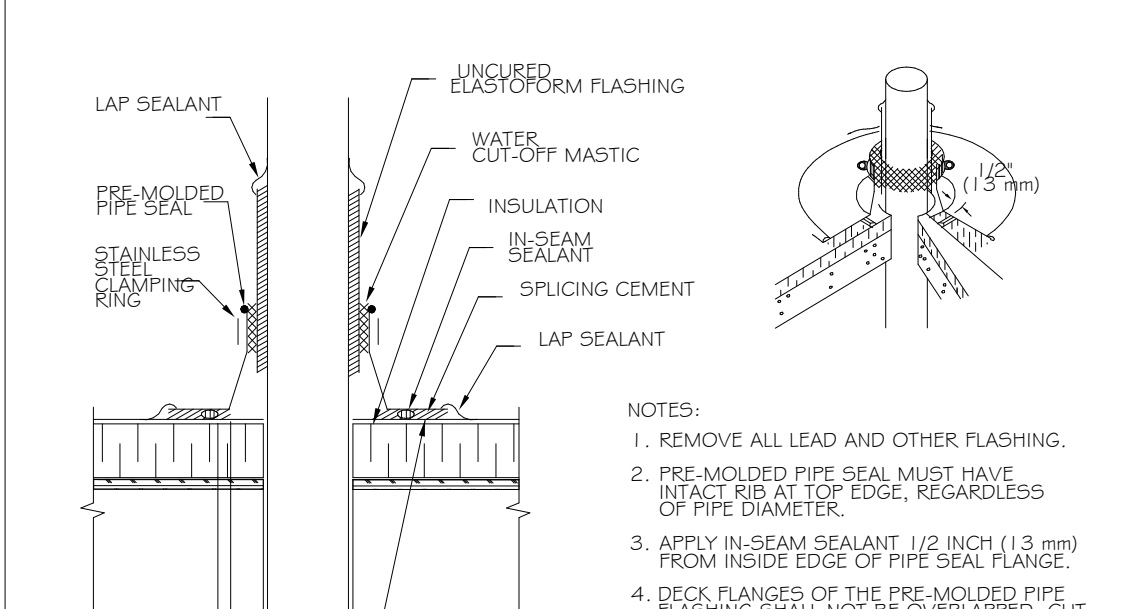
NOTES:
1. TREATED WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF DECK FLANGE.
2. LENGTH OF ROD STOCK IS LIMITED TO 4 FEET (1.2 m). USE INDIVIDUAL SECTIONS OF ROD STOCK FOR LONGER DIMENSIONS.
3. DETAIL IS NOT ACCEPTABLE FOR VIBRATING ROOFTOP UNITS.
4. IN-SEAM SEALANT MUST BE PLACED NO MORE THAN 1/2 INCH (1.3 cm) FROM EDGE OF FLANGE.
5. 6 IN. (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPICE AT ANGLE CHANGE.
6. PRESSURE SENSITIVE CORNERS CANNOT BE USED FOR THIS DETAIL WITH THE FLANGE IS LOCATED ON TOP OF THE MEMBRANE DUE TO INCOMPLETE COVERAGE OF THE METAL FLANGE AT CORNERS.

4 SELF-FLASHING CURB
A-630 Scale: N.T.S.



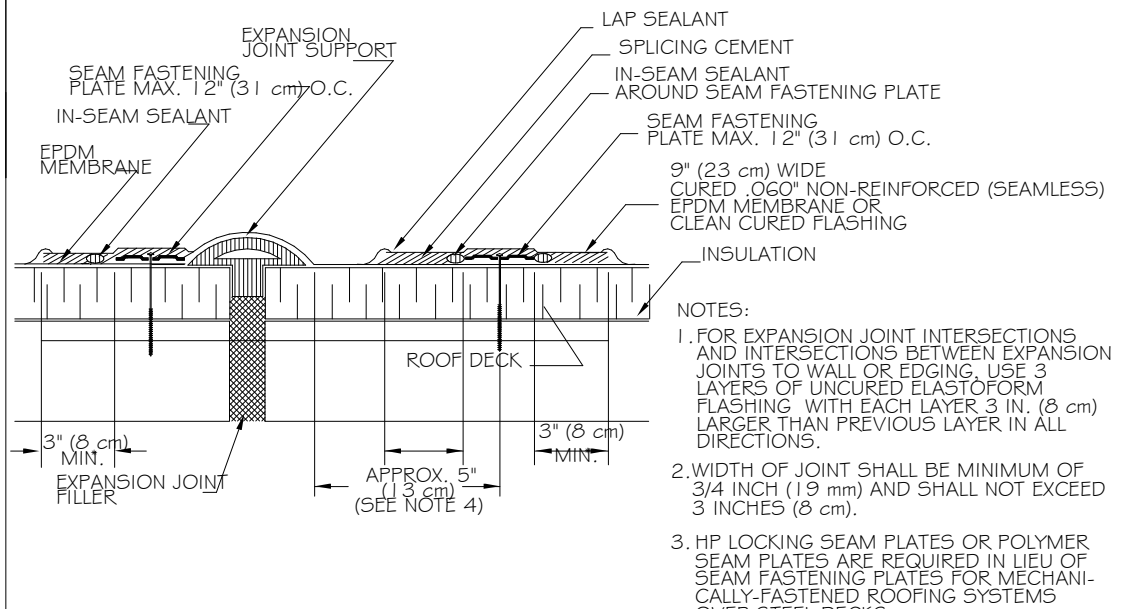
NOTES:
1. 180°F (82°C) MAXIMUM TEMPERATURE.
2. POURABLE SEALER MUST CONTACT UNCURED ELASTOFORM FLASHING AND DECK MEMBRANE.
3. DECK FLANGE MUST BE CONTINUOUS WITH ROUNDED CORNERS.
4. POURABLE SEALER POCKET MAY BE ROUND.
5. POURABLE SEALER POCKET TO BE 1 IN. (2.5 cm) MIN. FROM PENETRATION ON ANY SIDE.
6. POURABLE SEALER MUST COMPLETELY FILL POURABLE SEALER POCKET TO PREVENT PONDING OF WATER.
7. POURABLE SEALER TO BE MIN. 2 IN. (5 cm) DEEP.
8. POURABLE SEALER MUST CONTACT THE BARE SURFACE OF THE PENETRATION. ALL DEBRIS (PAINT, RUST, LEAD, OTHER FLASHINGS ETC.) MUST BE REMOVED FROM THE PENETRATION.

5 FIELD FAB. POURABLE SEALER POCKET
A-630 Scale: N.T.S.

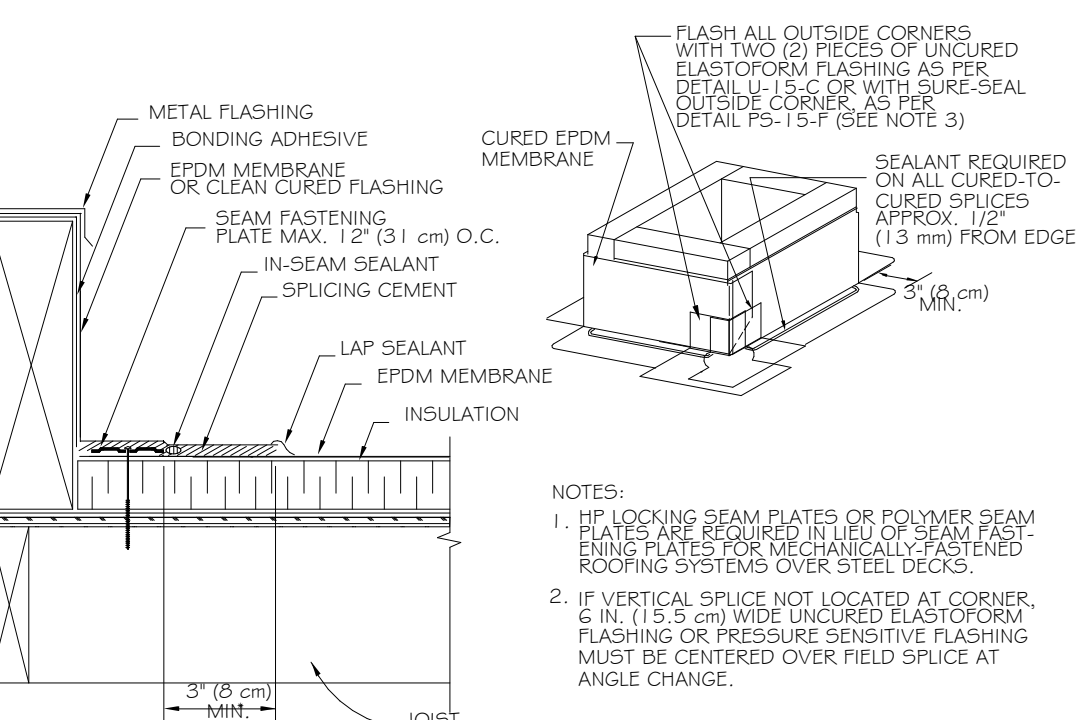


NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING.
2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT BOTTOM EDGE, REGARDLESS OF PIPE DIAMETER.
3. APPLY IN-SEAM SEALANT 1/2 INCH (13 mm) FROM INSIDE EDGE OF PIPE SEAL FLANGE.
4. DECK FLANGES OF THE PRE-MOLDED PIPE FLASHING SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

6 PRE-MOLDED VENT PIPE & EXTENSION
A-630 Scale: N.T.S.

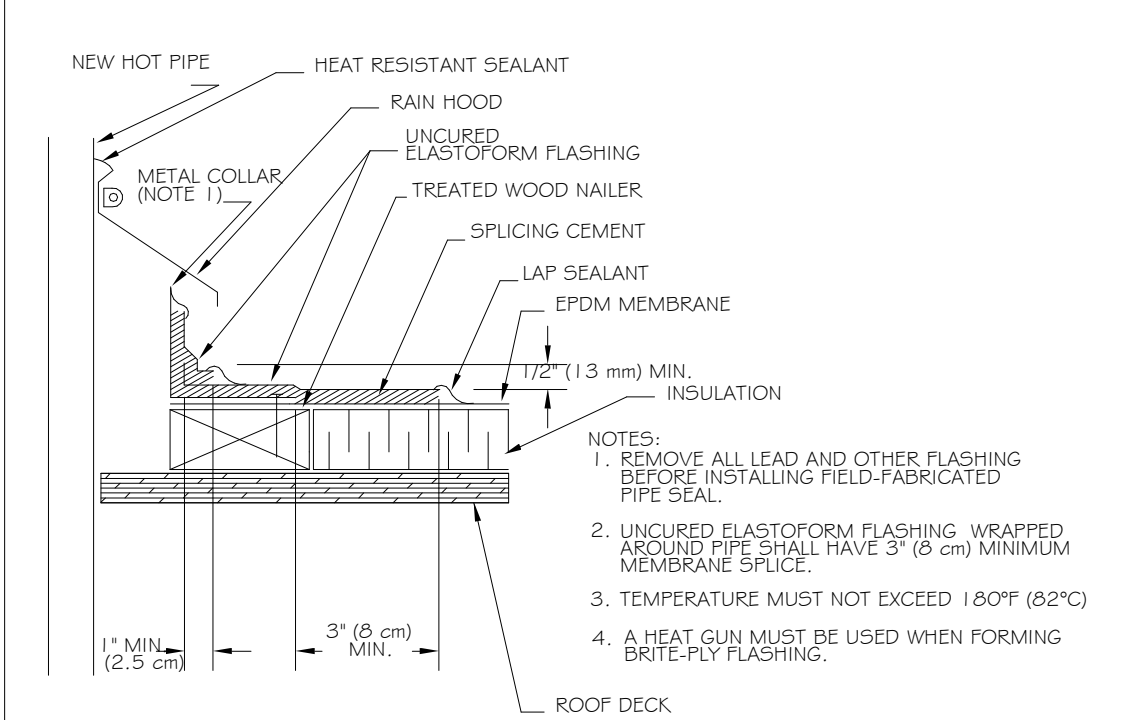


7 DECK TO DECK EXPANSION JOINT
A-630 Scale: N.T.S.



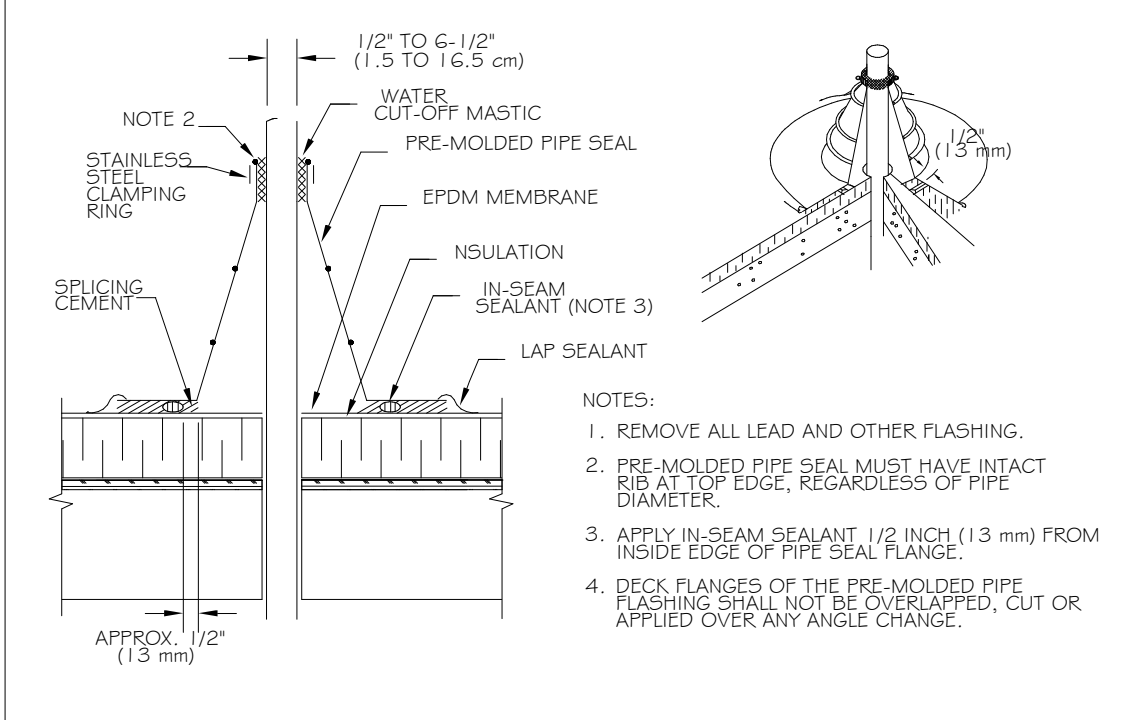
FLASH ALL OUTSIDE CORNERS WITH TWO (2) PIECES OF UNCURED ELASTOFORM FLASHING AS PER DETAIL PS-15-F (SEE NOTE 3).
SEALANT REQUIRED ON ALL CURED, CURED SPLICES APPROX. 1/2" (13 mm) FROM EDGE.
NOTES:
1. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER STEEL DECKS.
2. IF VERTICAL SPICE NOT LOCATED AT CORNER, 6 IN. (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPICE AT ANGLE CHANGE.

8 CURB FLASHING (OPTION #2)
A-630 Scale: N.T.S.



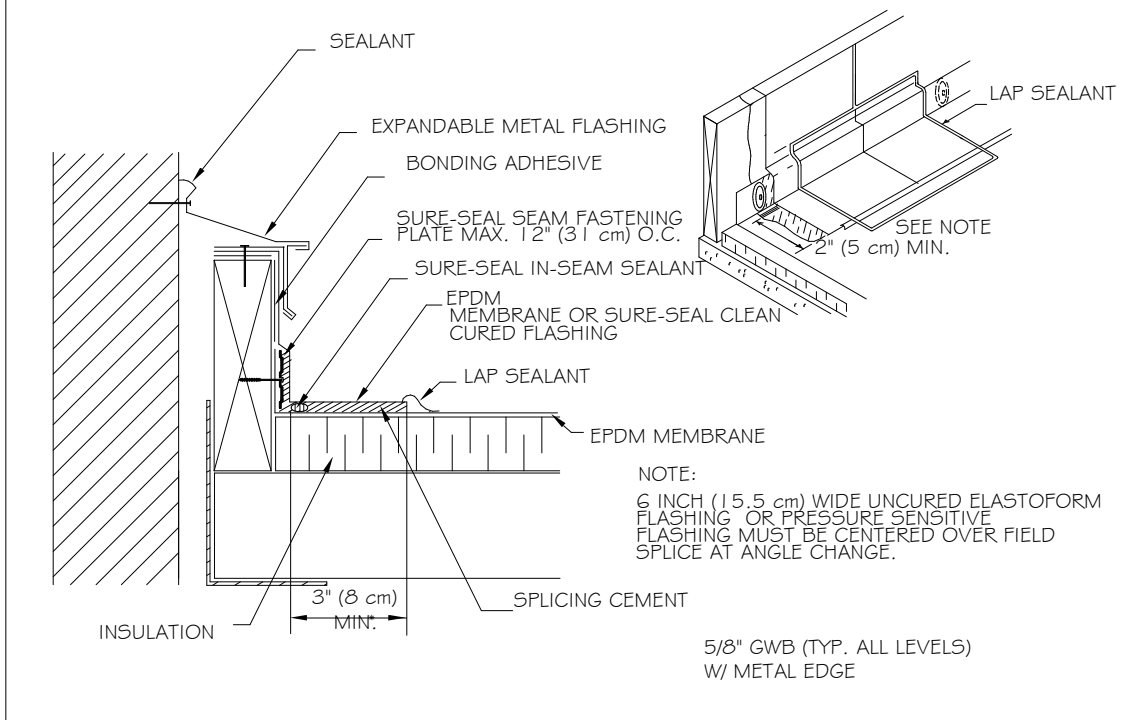
NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD-FABRICATED PIPE SEAL.
2. UNCURED ELASTOFORM FLASHING, WRAPPED AROUND PIPE SHALL HAVE 3" (8 cm) MINIMUM MEMBRANE SPICE.
3. TEMPERATURE MUST NOT EXCEED 180°F (82°C).
4. A HEAT GUN MUST BE USED WHEN FORMING BRITE-PLY FLASHING.

9 FIELD FABRICATED NEW HOT STACK
A-630 Scale: N.T.S.

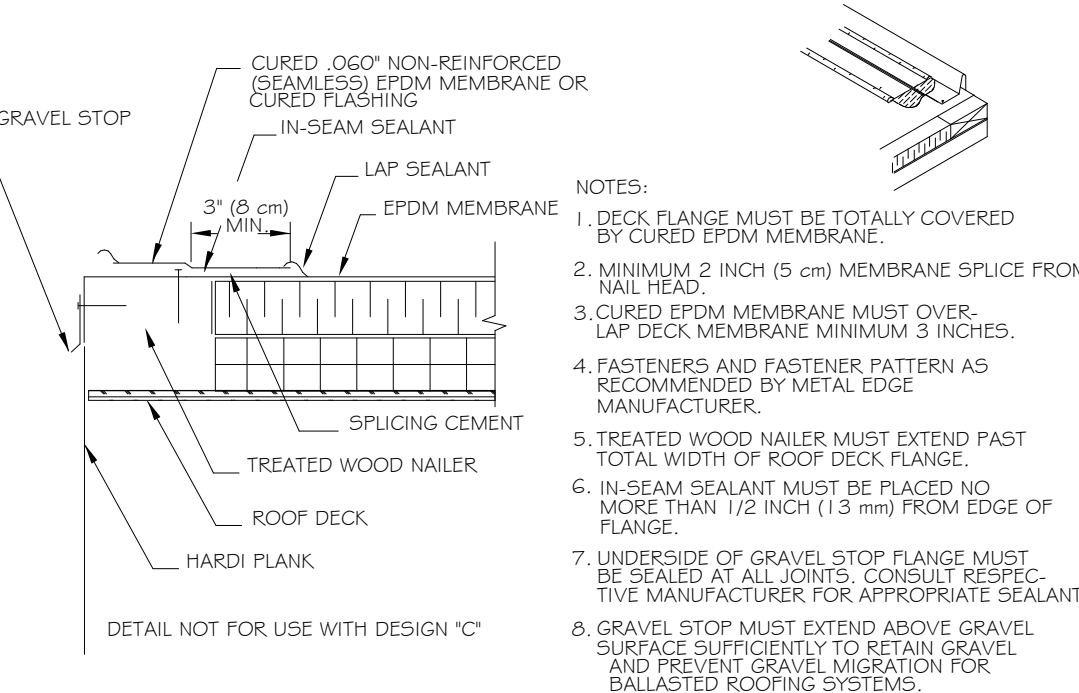


NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING.
2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT BOTTOM EDGE, REGARDLESS OF PIPE DIAMETER.
3. APPLY IN-SEAM SEALANT 1/2 INCH (13 mm) FROM INSIDE EDGE OF PIPE SEAL FLANGE.
4. DECK FLANGES OF THE PRE-MOLDED PIPE FLASHING SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

10 PRE-MOLDED VENT PIPE FLASHING
A-630 Scale: N.T.S.



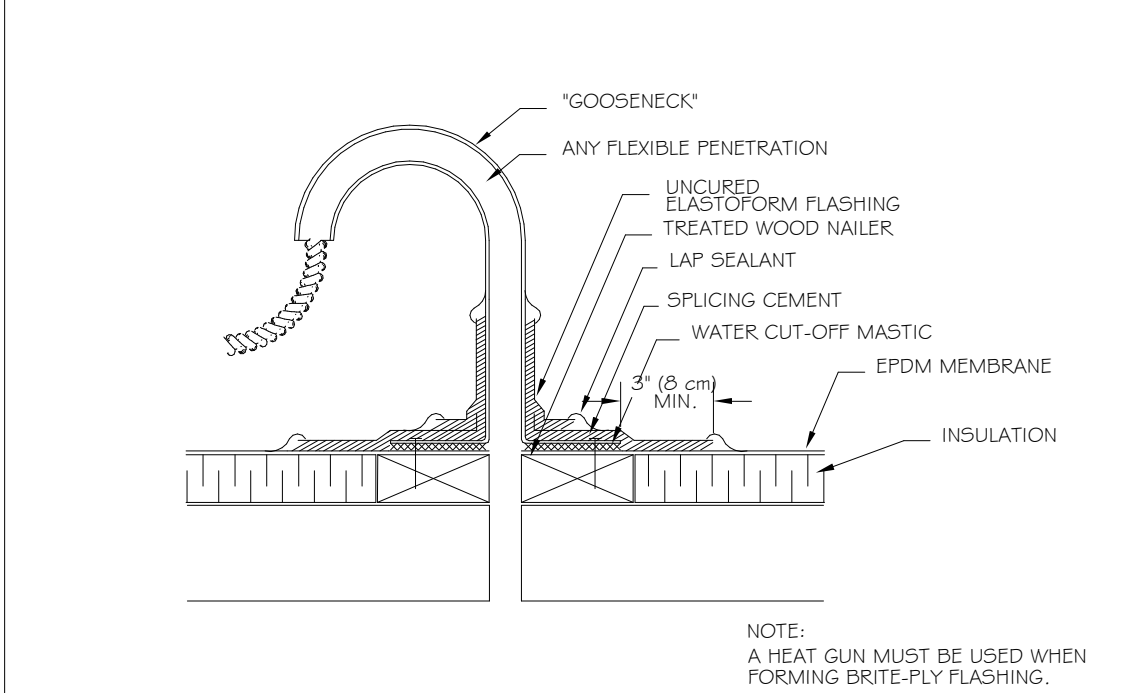
11 SHEAR AND EXPANSION COVER
A-630 Scale: N.T.S.



NOTES:
1. DECK FLANGE MUST BE TOTALLY COVERED BY CURED EPDM MEMBRANE.
2. MINIMUM 2 INCH (5 cm) MEMBRANE SPICE FROM CURB.
3. CURED EPDM MEMBRANE MUST OVERLAP DECK MEMBRANE MINIMUM 3 INCHES.
4. FASTENERS AND FASTENER PATTERN AS RECOMMENDED BY METAL EDGE MANUFACTURER.
5. TREATED WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF ROOF DECK FLANGE.
6. IN-SEAM SEALANT MUST BE PLACED NO MORE THAN 1/2 INCH (1.3 cm) FROM EDGE OF FLANGE.
7. UNDERSIDE OF GRAVEL STOP FLANGE MUST BE SEALED AT ALL JOINTS. CONSULT RESPECTIVE MANUFACTURER FOR APPROPRIATE SEALANT.
8. GRAVEL STOP MUST EXTEND ABOVE GRAVEL SURFACE SUFFICIENTLY TO RETAIN GRAVEL AND PREVENT GRAVEL MIGRATION FOR BALLASTED ROOFING SYSTEMS.

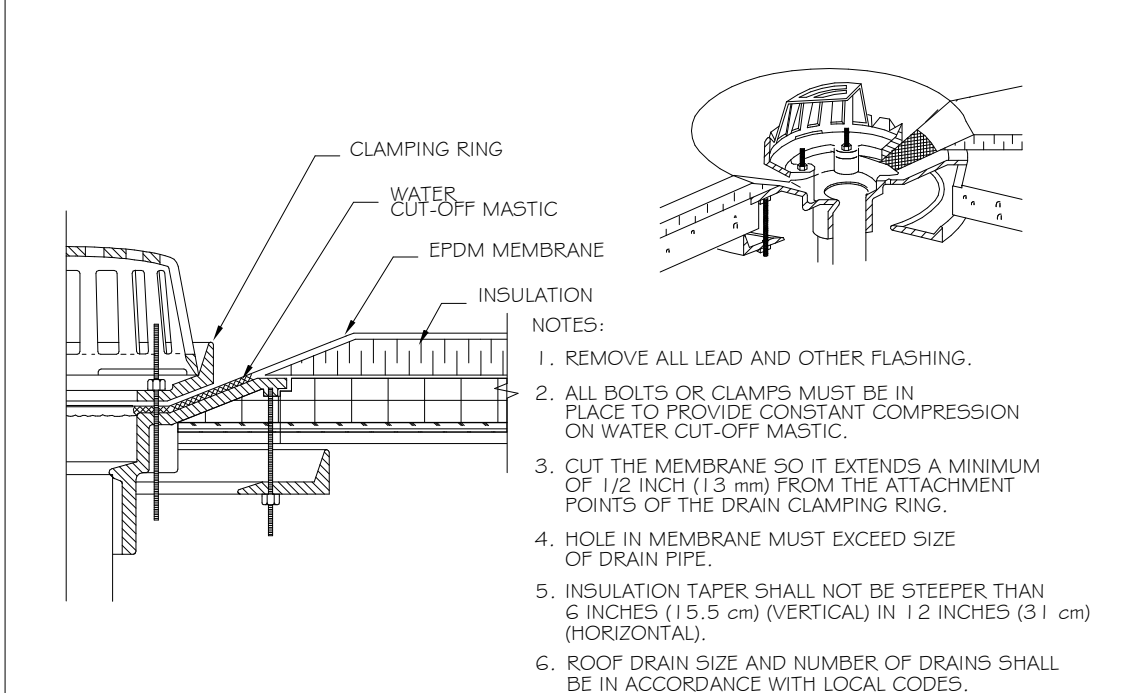
NOTE: MEMBRANE ROOFING DETAILS BASED ON "CARLISLE" ROOFING SYSTEM

12 METAL EDGE TERMINATION
A-630 Scale: N.T.S.



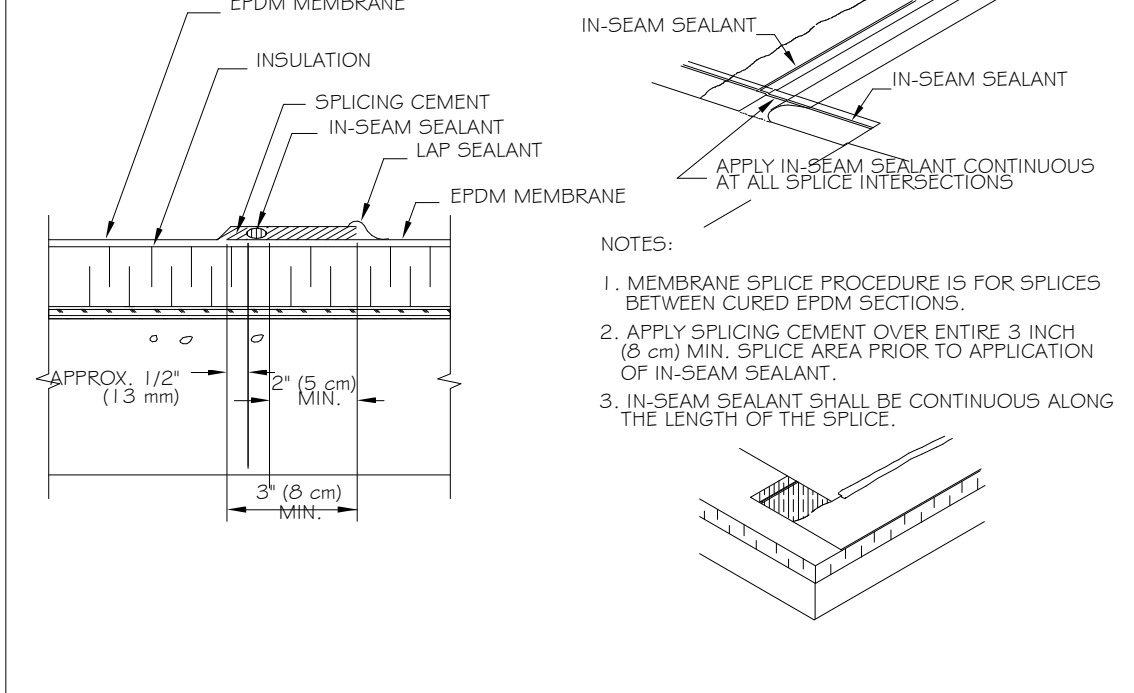
NOTE: A HEAT GUN MUST BE USED WHEN FORMING BRITE-PLY FLASHING.

13 FLEXIBLE PENETRATION
A-630 Scale: N.T.S.



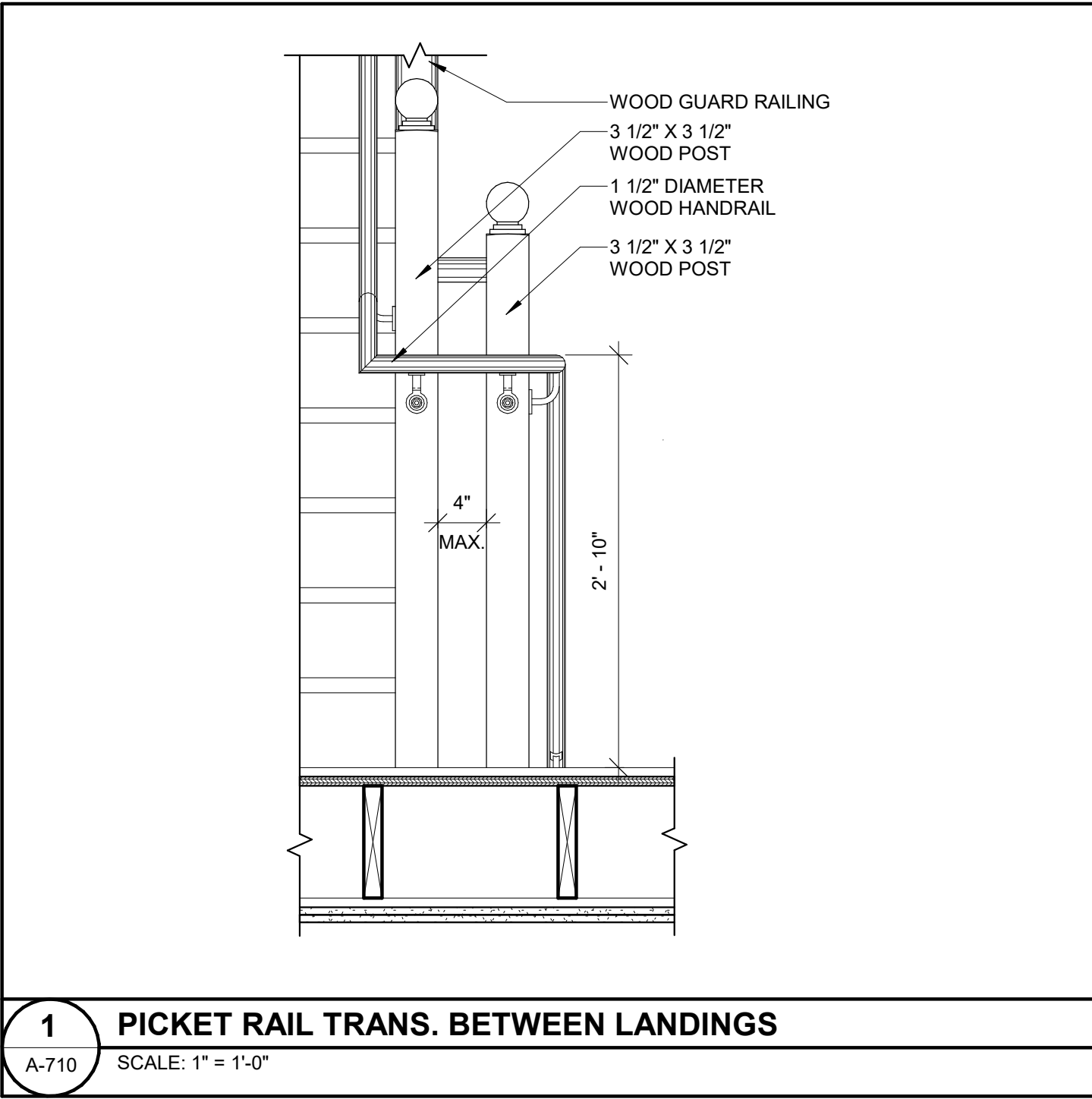
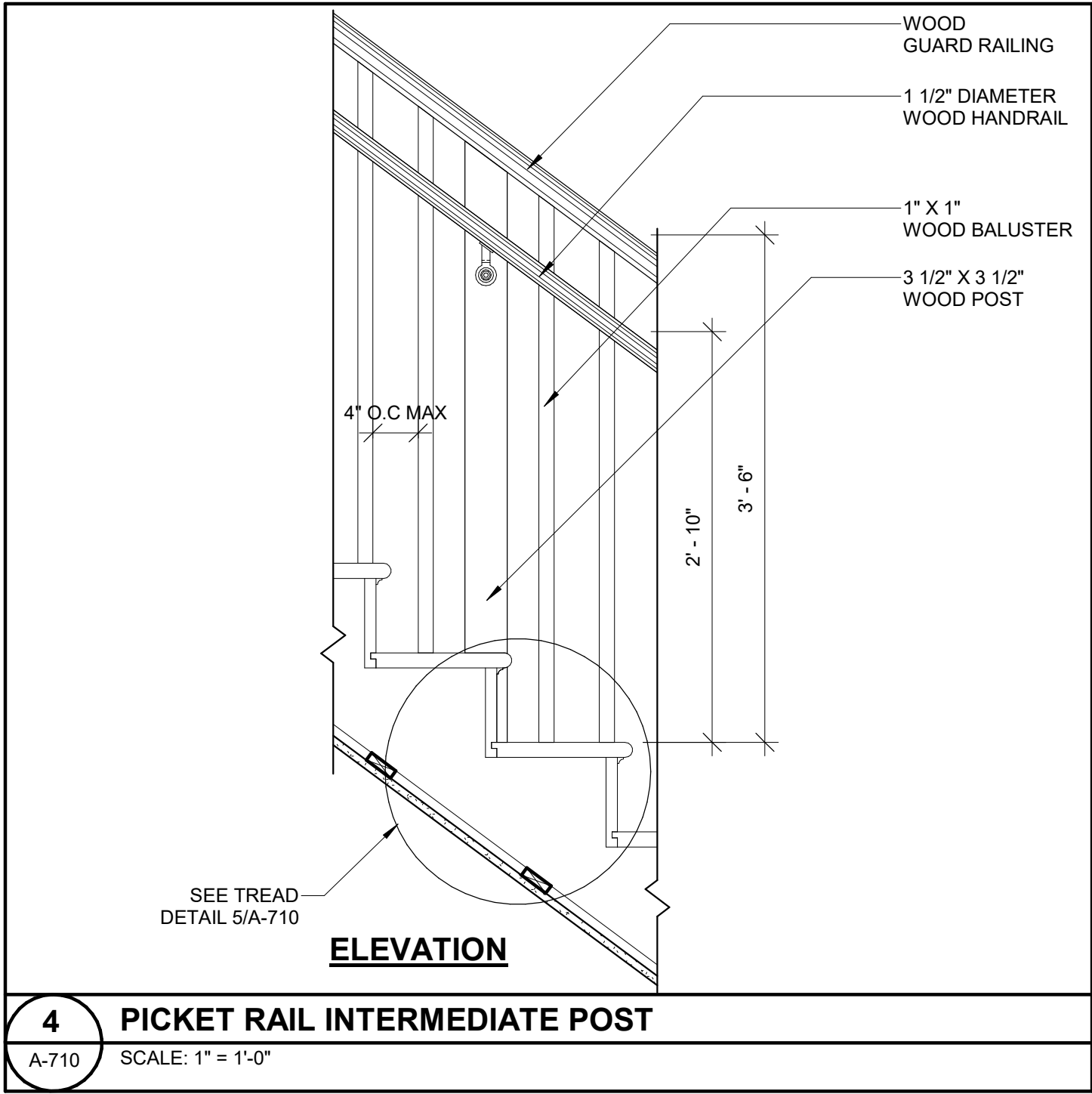
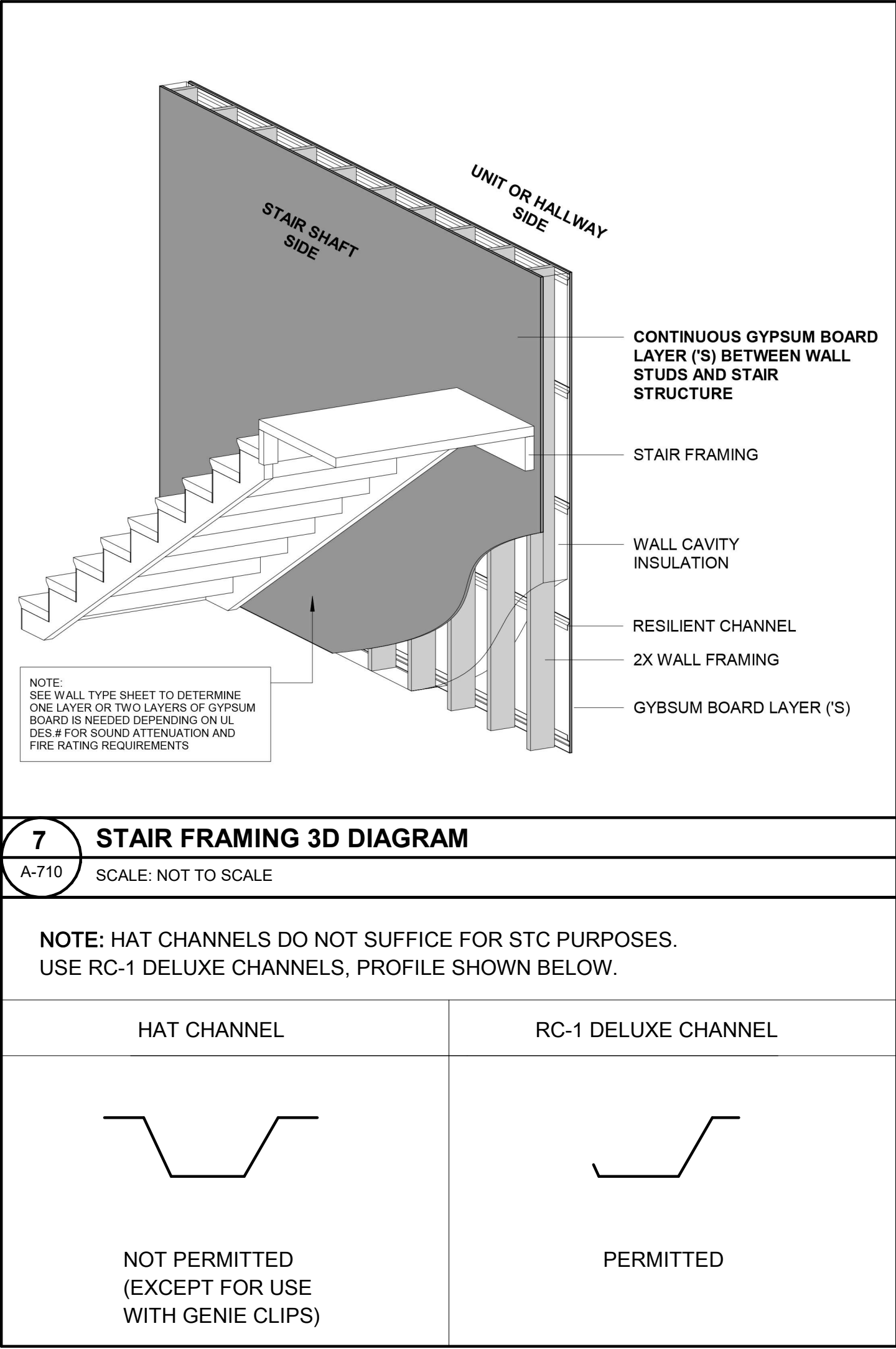
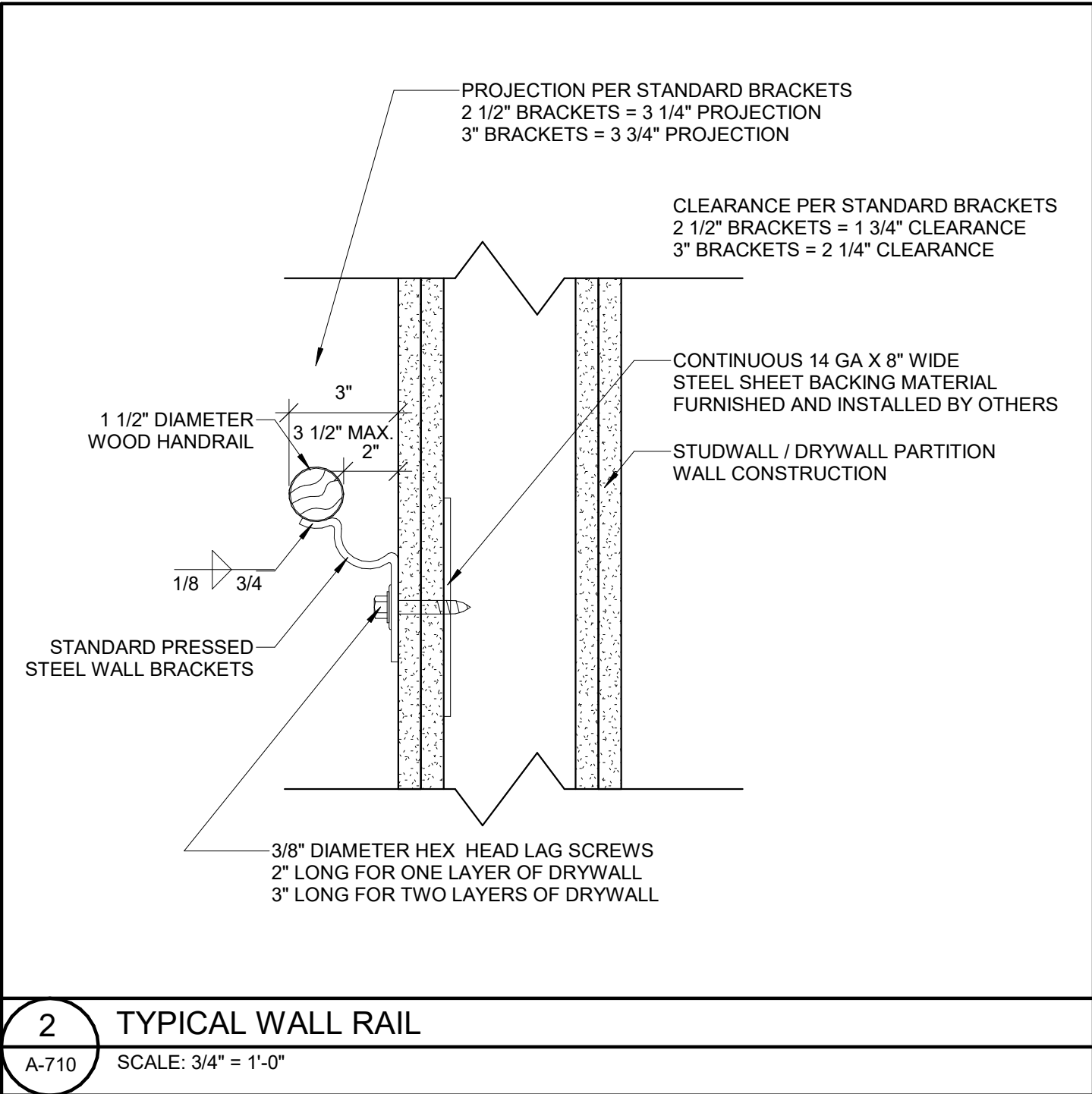
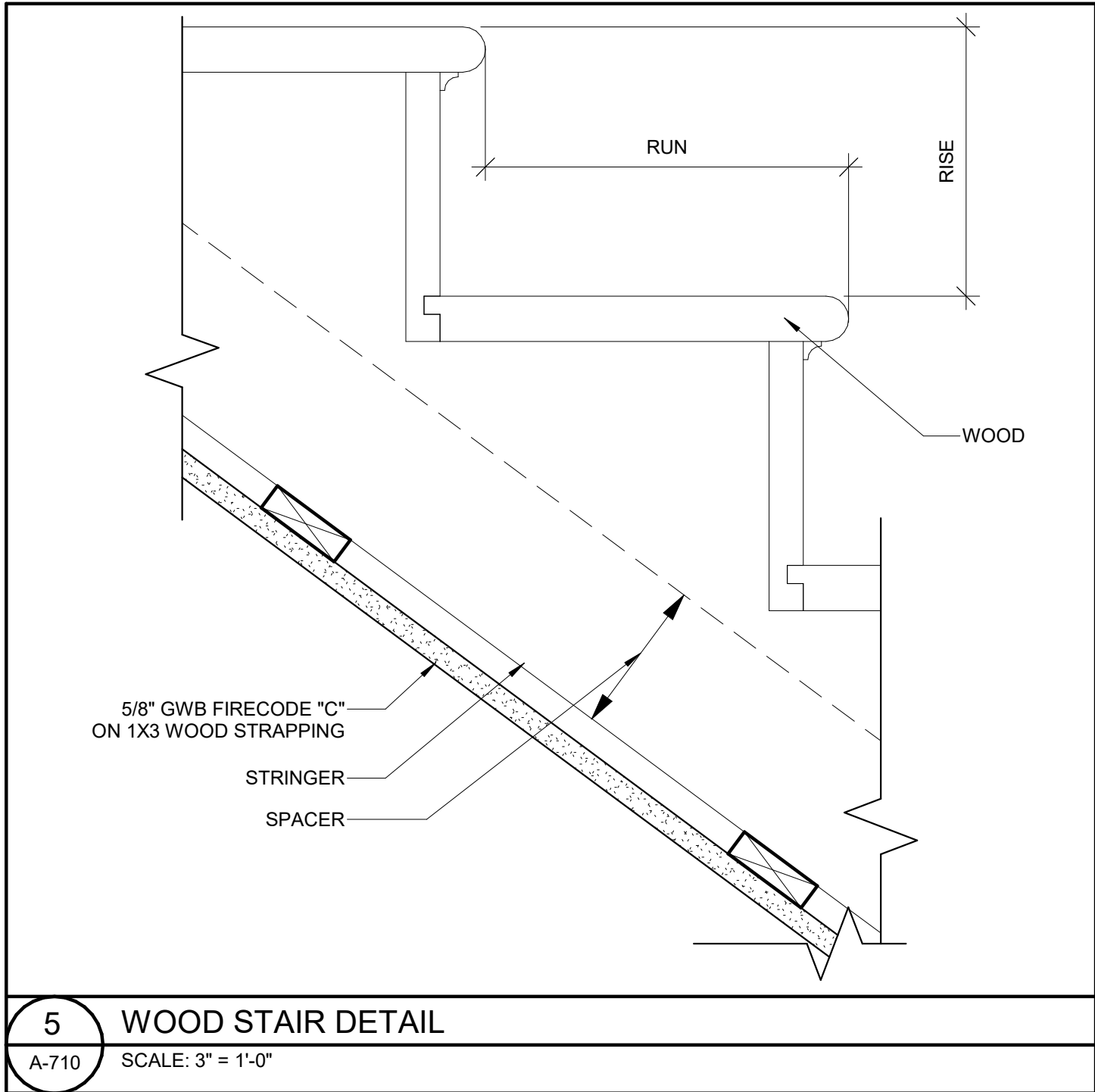
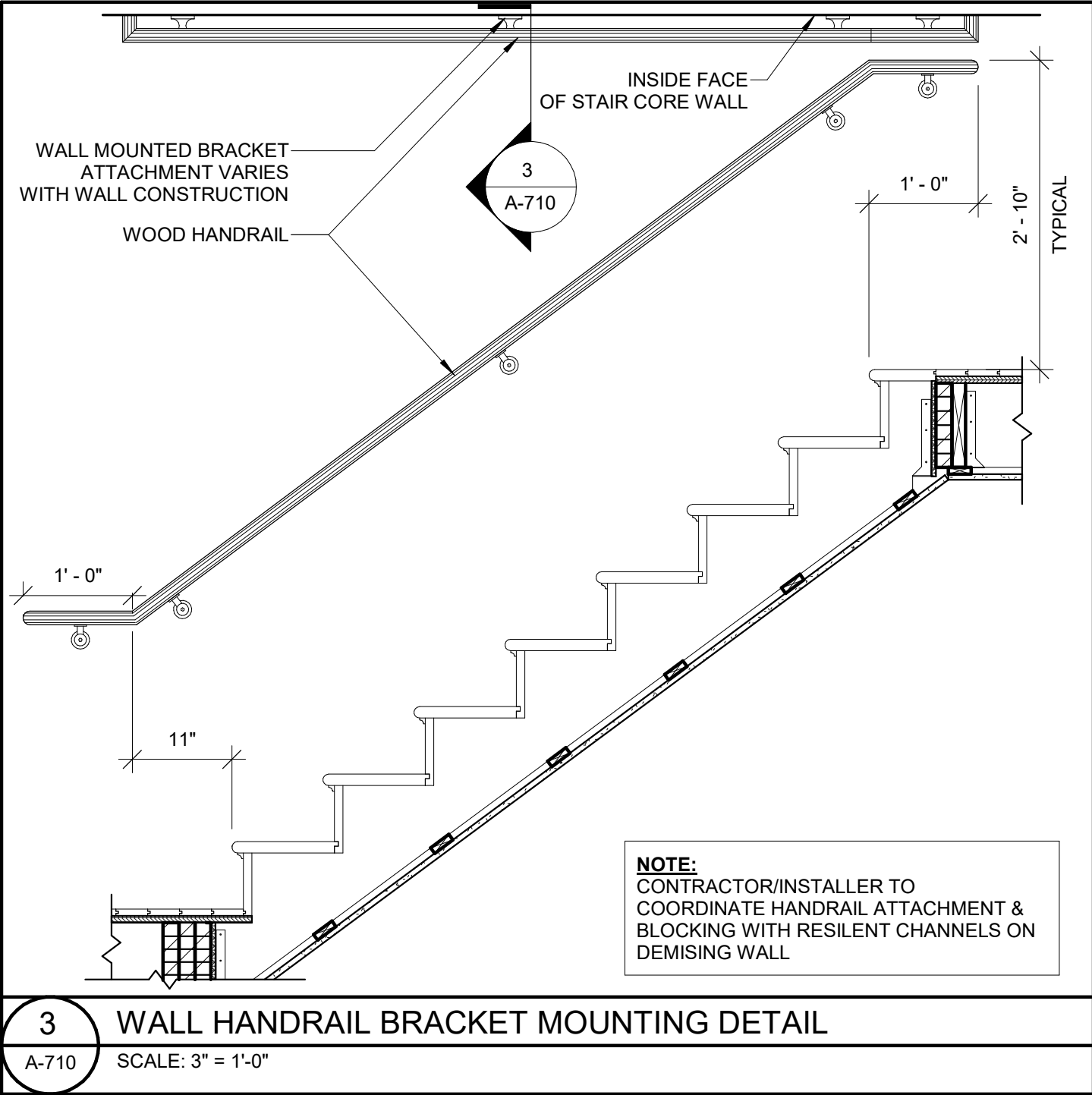
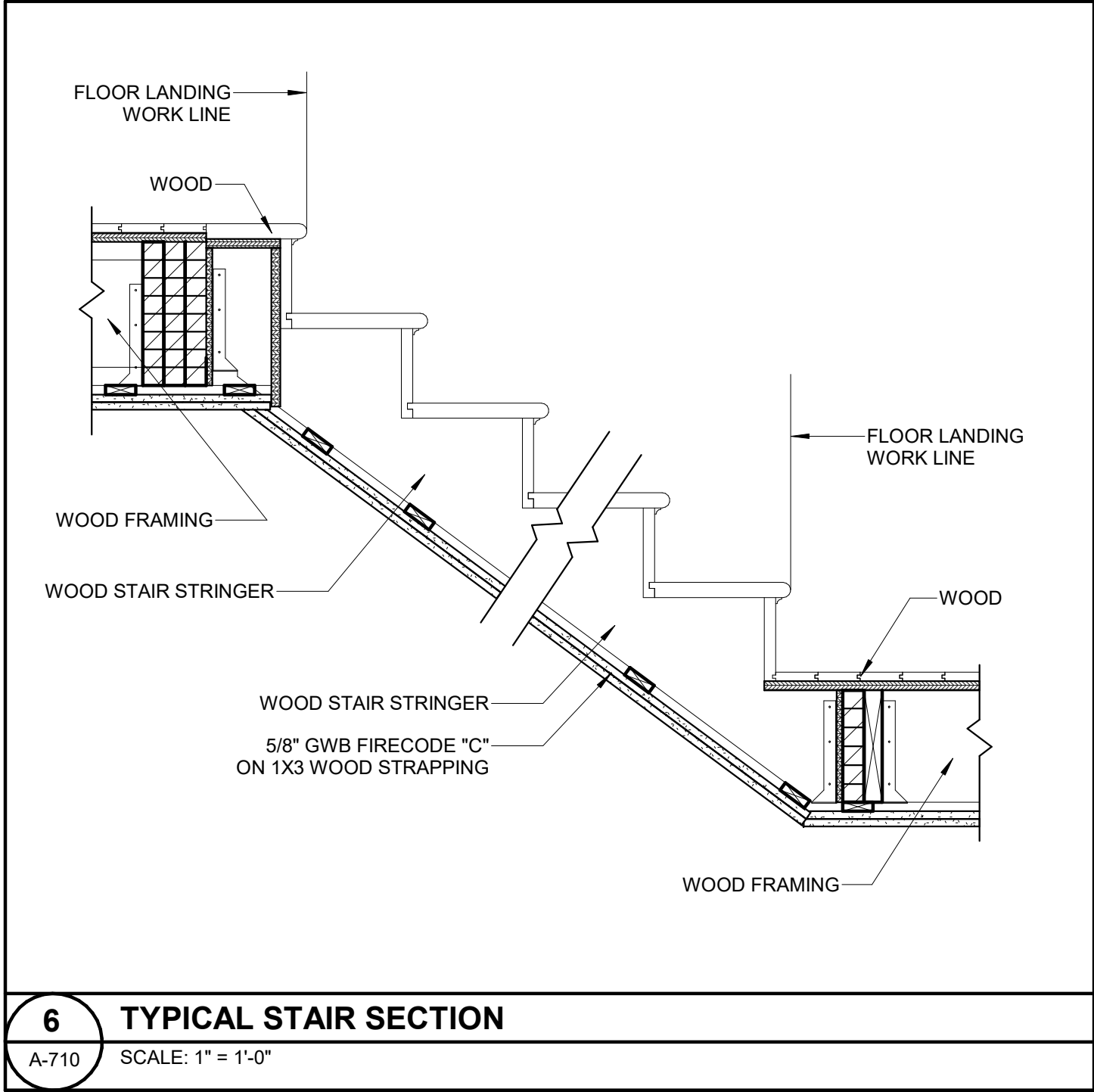
NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING.
2. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT-OFF MASTIC.
3. CUT THE MEMBRANE SO IT EXTENDS A MINIMUM OF 1/2 INCH (13 mm) FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING.
4. HOLE IN MEMBRANE MUST EXCEED SIZE OF DRAIN PIPE.
5. INSULATION TAPER SHALL NOT BE STEEPER THAN 6 INCHES (15.5 cm) (VERTICAL) IN 12 INCHES (31 cm) (HORIZONTAL).
6. ROOF DRAIN SIZE AND NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH LOCAL CODES.

14 ROOF DRAIN
A-630 Scale: N.T.S.



FIELD SPLICES MUST BE LOCATED AT LEAST 6 INCHES OUTSIDE THE DRAIN SUMP

15 MEMBRANE SPICE
A-630 Scale: N.T.S.



PROJECT NAME
JAY STREET RESIDENCES

PROJECT ADDRESS
24 JAY STREET CAMBRIDGE

CLIENT
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Checked by JSK
Scale As indicated

REVISIONS		
No.	Description	Date

STAIR DETAILS

A-710

JAY STREET RESIDENCES

DOOR SCHEDULE									
MARK	LOCATION	DOOR STYLE	FRAME MATERIAL	DOOR MATERIAL	WIDTH	HEIGHT	DETAILS		
							HEAD	JAMB	SILL
1	MAIN ENTRY	SINGLE HINGED	CLAD	CLAD/GLASS	3' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901
2	UNIT ENTRY	SINGLE HINGED	WD	S.C. WD	3' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901
3	BEDROOM	SINGLE HINGED	WD	S.C. WD	2' - 10"	7' - 0"	9/A-901	8/A-901	7/A-901
4	BATH/CLOSET	SINGLE HINGED	WD	S.C. WD	2' - 8"	7' - 0"	9/A-901	8/A-901	7/A-901
5	W/D	SINGLE HINGED	WD	S.C. WD	2' - 4"	7' - 0"	9/A-901	8/A-901	7/A-901
6	CLOSET	SINGLE HINGED	WD	S.C. WD	2' - 4"	7' - 0"	9/A-901	8/A-901	7/A-901
7	STAIR/ELECTRICAL RM/ SPRINKLER RM	SINGLE HINGED	WD	S.C. WD	3' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901
8	W/D	BI-FOLD	WD	S.C. WD	3' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901
9	CLOSET	SLIDING	WD	S.C. WD	5' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901
10	CLOSET	SLIDING	WD	S.C. WD	4' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901
11	PRIMARY BEDROOM	POCKET	WD	S.C. WD	3' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901
12	CLOSET	BARN	WD	S.C. WD	3' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901
13	DECK	SLIDING	CLAD	CLAD/GLASS	6' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901
14	BALCONY	SLIDING	CLAD	CLAD/GLASS	3' - 0"	7' - 0"	9/A-901	8/A-901	7/A-901

DOOR LEGEND

ELEVATION- FRONT VIEW							
STYLE	SINGLE-HINGED	SINGLE-HINGED	SINGLE-HINGED	SINGLE-HINGED	SINGLE-HINGED	SINGLE-HINGED	SINGLE-HINGED
TAG	1	2	3	4	5	6	7
ELEVATION- FRONT VIEW							
STYLE	BI-FOLD	SLIDING	SLIDING	POCKET	BARN	SLIDING	SINGLE-HINGED
TAG	8	9	10	11	12	13	14

DOOR NOTES:
1. DOOR FINISH & STYLE TO BE DETERMINED BY OWNER.
2. DOOR HARDWARE TO BE DETERMINED BY OWNER.
3. SEE FLOOR PLANS FOR DIRECTION OF SWING.
4. ALL GLASS IN DOORS AND SIDELITES TO BE TEMPERED.

WINDOW SCHEDULE

Mark	STYLE	ROUGH OPENING		MATERIAL	HEAD HEIGHT	SILL HEIGHT	DETAIL		
		WIDTH	HEIGHT				HEAD	JAMB	SILL
A	CASEMENT	2' - 6"	6' - 0"	FIBREX	<varies>	<varies>	3/A-901	2/A-901	9/A-901
B	CASEMENT	2' - 6"	5' - 0"	FIBREX	<varies>	<varies>	3/A-901	2/A-901	9/A-901

ELEVATION- FRONT VIEW		
STYLE	CASEMENT	CASEMENT
TAG	A	B

WINDOW NOTES:

- 1.) CONTRACTOR TO VERIFY SIZES OF EXISTING WINDOW OPENINGS TO REMAIN, PRIOR TO ORDERING OF WINDOWS
- 2.) BEDROOM WINDOWS TO COMPLY WITH EMERGENCY ESCAPE AND RESCUE MINIMUM OPENING AREA, HEIGHT & WIDTH AS REQUIRED BY THE IBC 2015 (MA AMENDMENTS). WINDOW TO COMPLY w/ MIN. NET CLEAR OPENING DIMENSIONS OF 20" X 24" & 5.7 NET S.F. SILL HEIGHT OF OPENING TO BE A MAXIMUM OF 3'-8" ABOVE THE FINISHED FLOOR.
- 3.) ALL WINDOWS THAT HAVE OPENINGS LESS THAN 36" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE A WINDOW OPENING CONTROL DEVICE. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE. THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF TH WINDOW UNIT TO LESS THAN THE AREA REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENING.
- 4) WINDOWS SHALL HAVE EXTERIOR MUNTINS AS SHOWN ON THE ELVATIONS & HALF SCREENS ON ALL WINDOWS.
- 5) WINDOW SUBMITALL TO BE SUBMITTED TO ARCHITECT PRIOR TO ORDERING OF WINDOWS.
- 6) ALL FINISHES AND HARDWARE TO BE SELECTED BY OWNER.
- 7) LOCATIONS REQUIRING TEMPERED GLASS TO BE VERIFIED PRIOR TO ORDERING WINDOWS. ALL WINDOWS IN BATHROOMS & STAIRWELLS TO BE TEMPERED

PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

TABA MOSES

ARCHITECT



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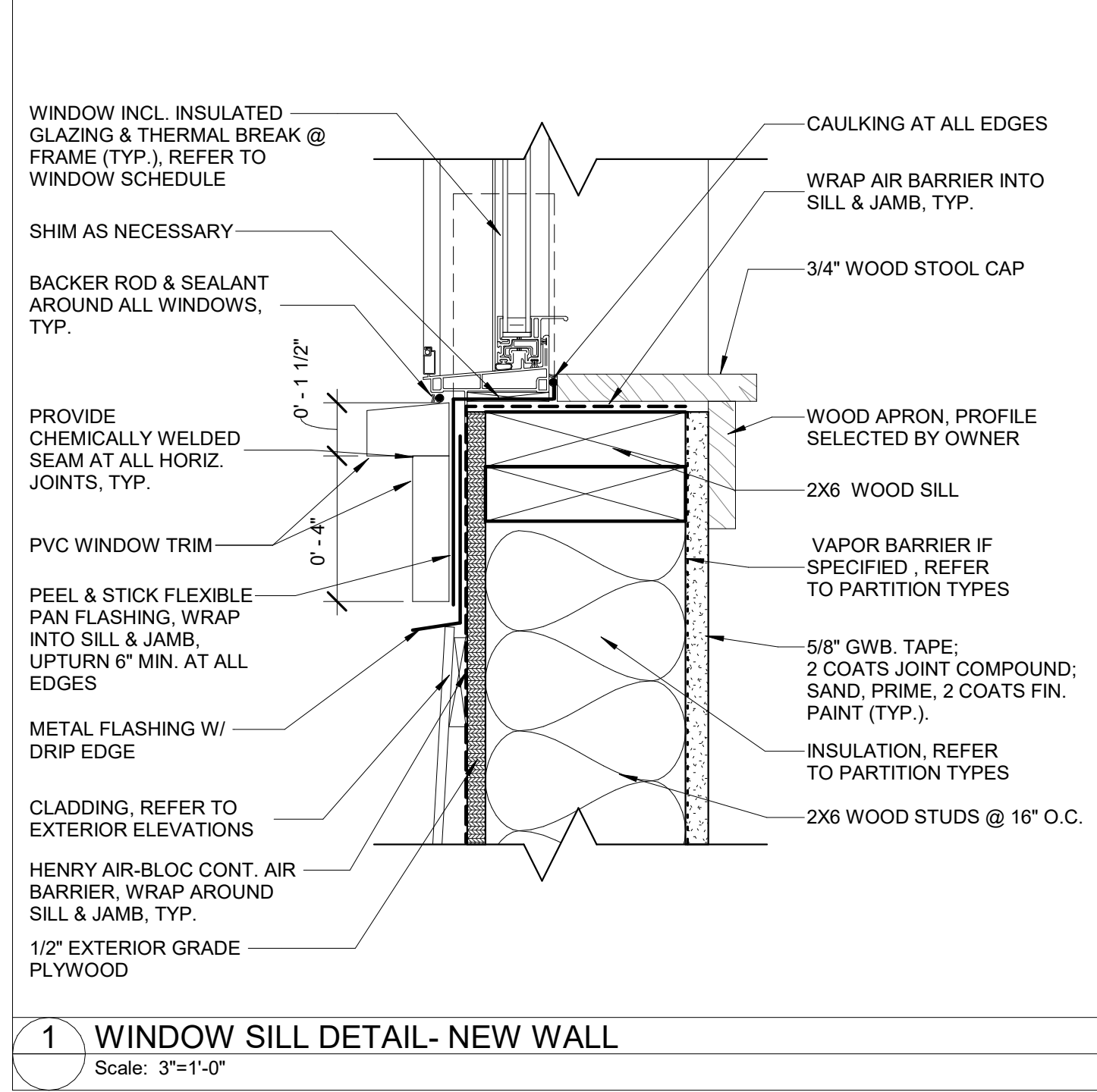
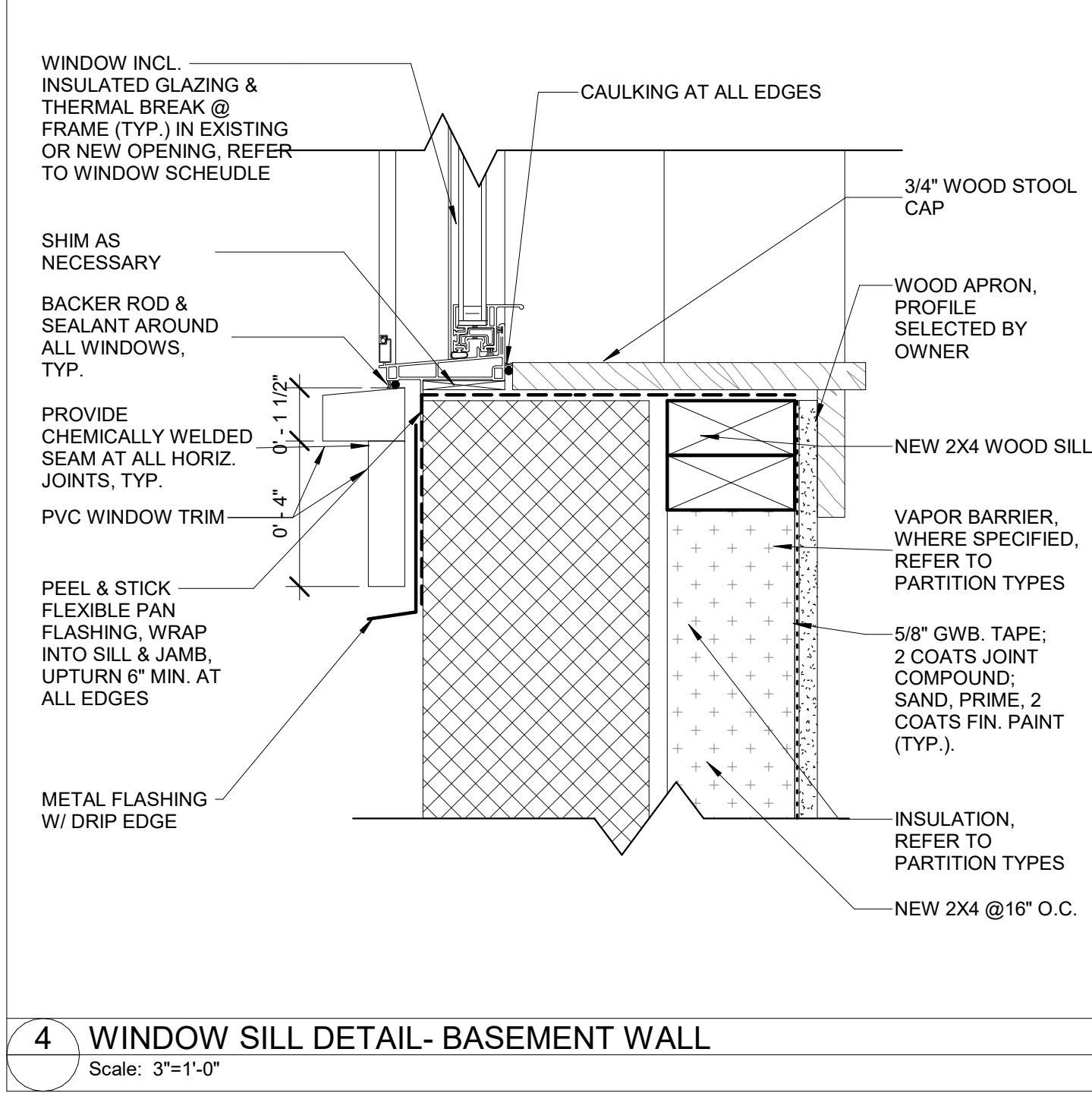
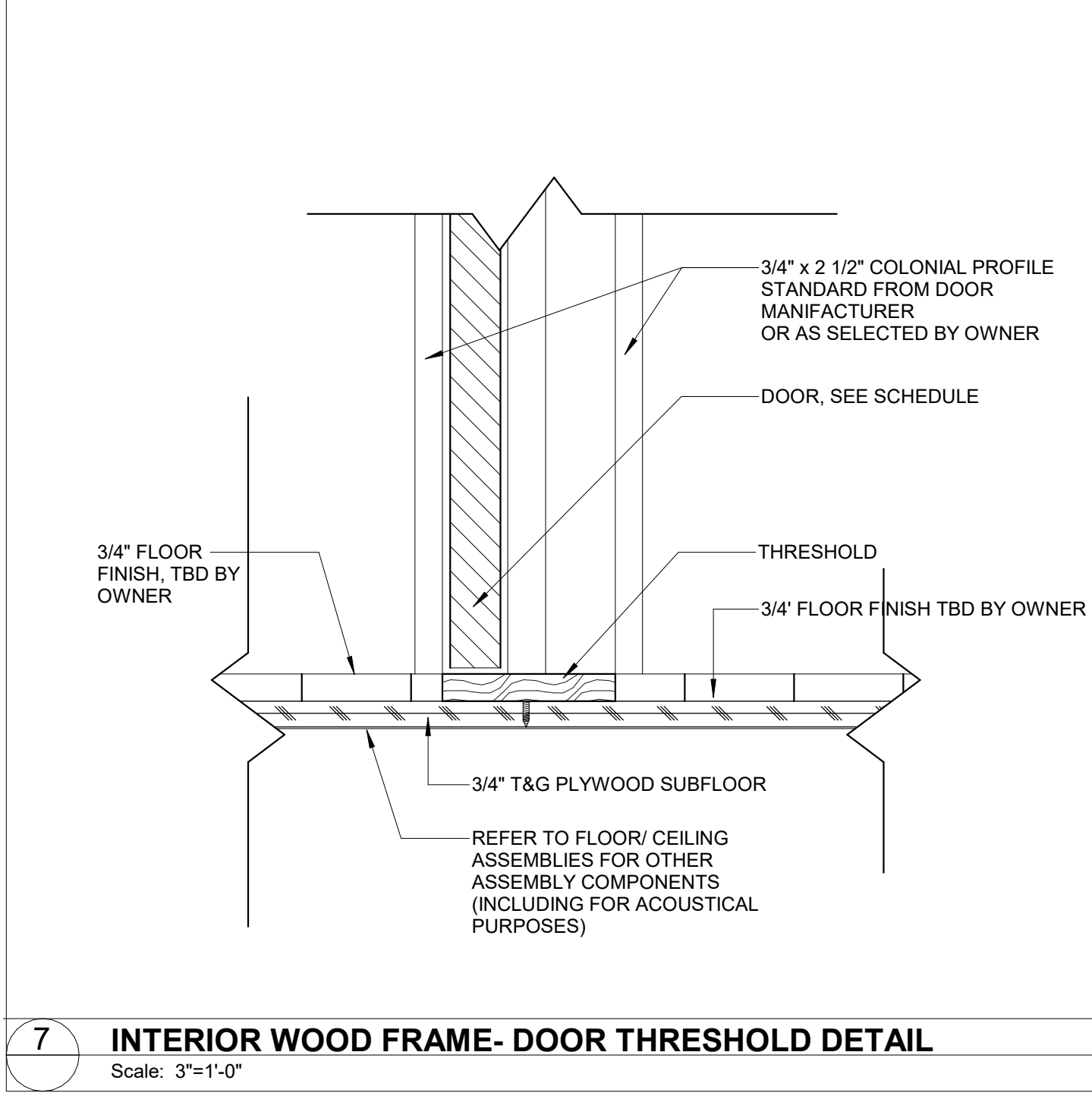
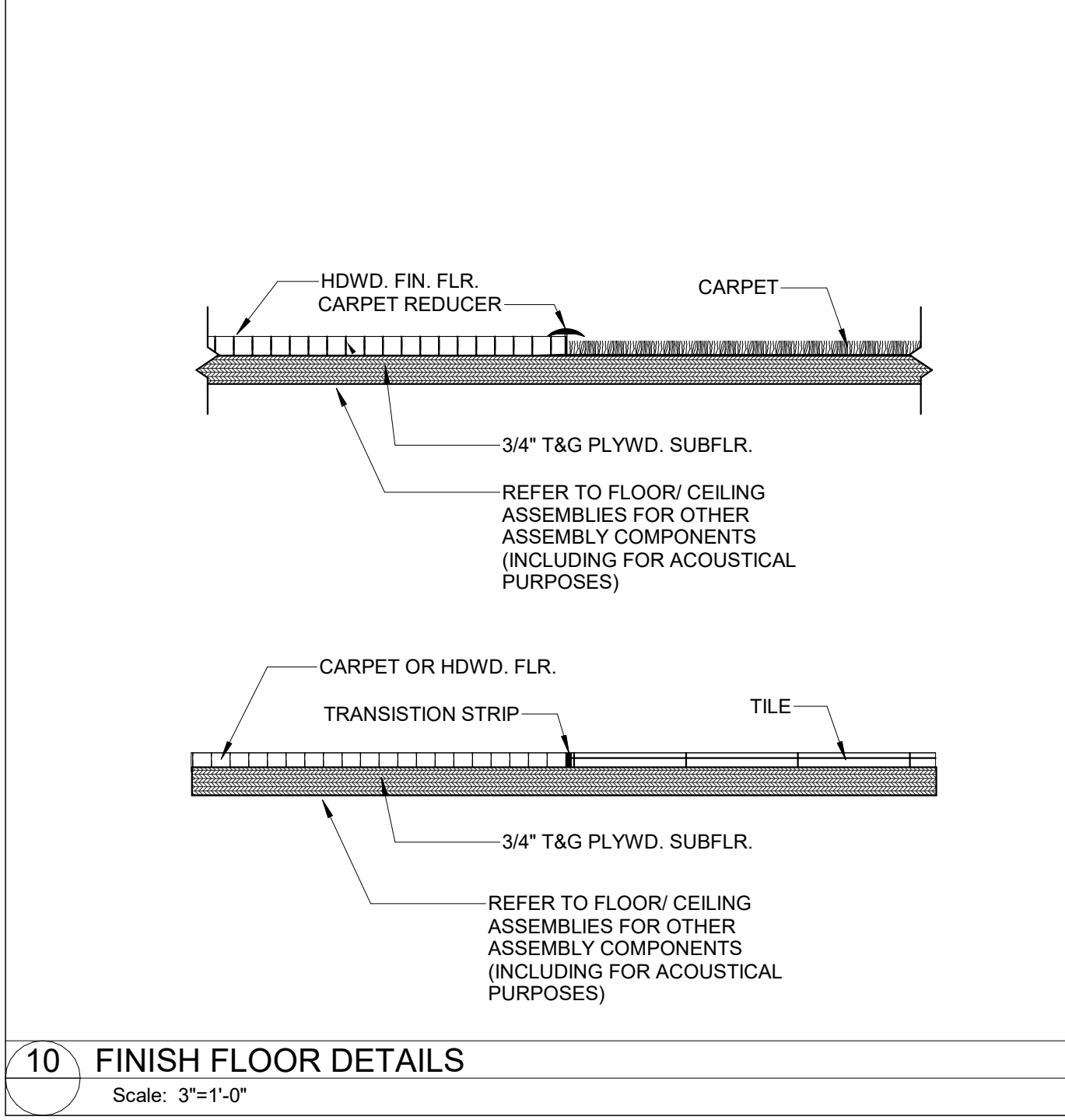
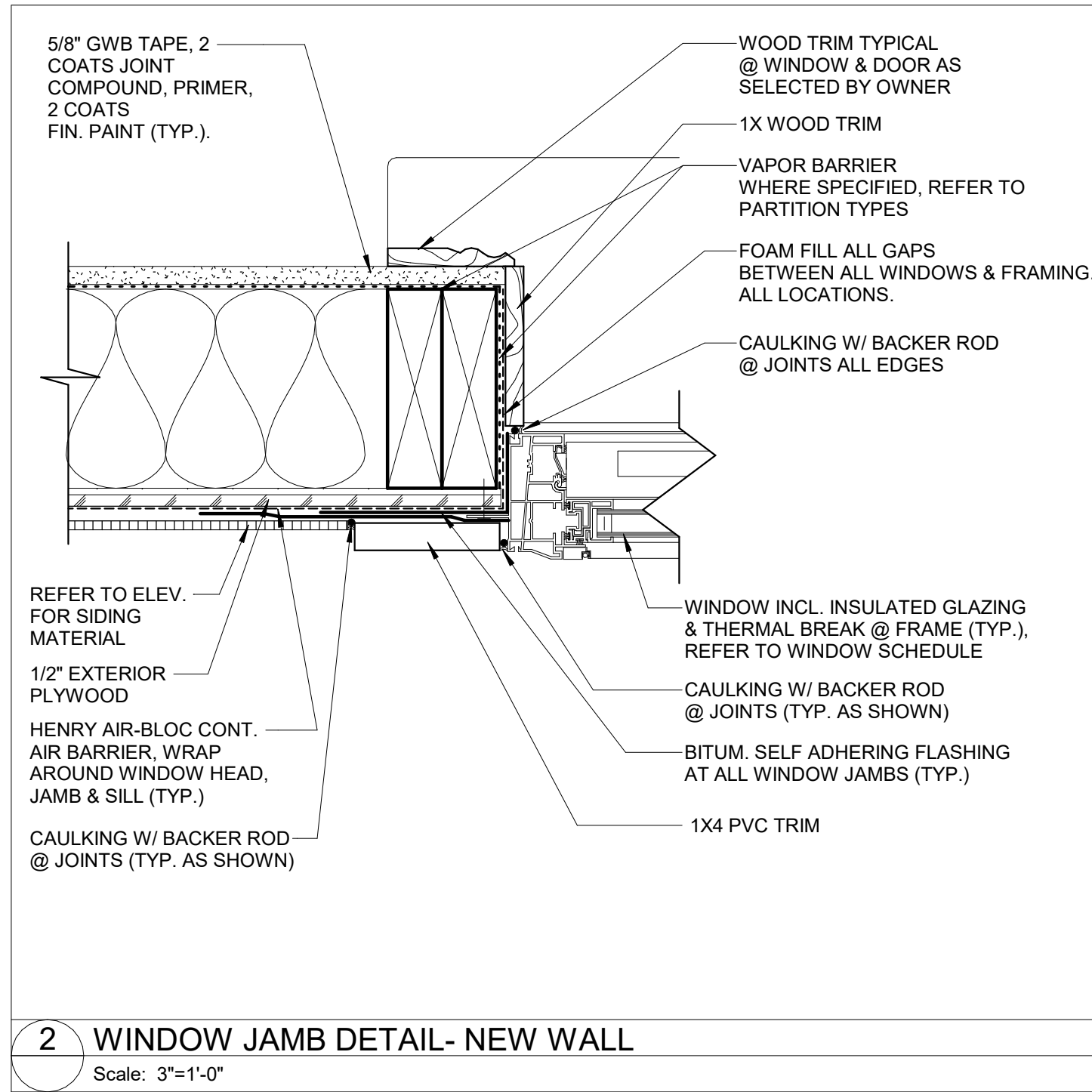
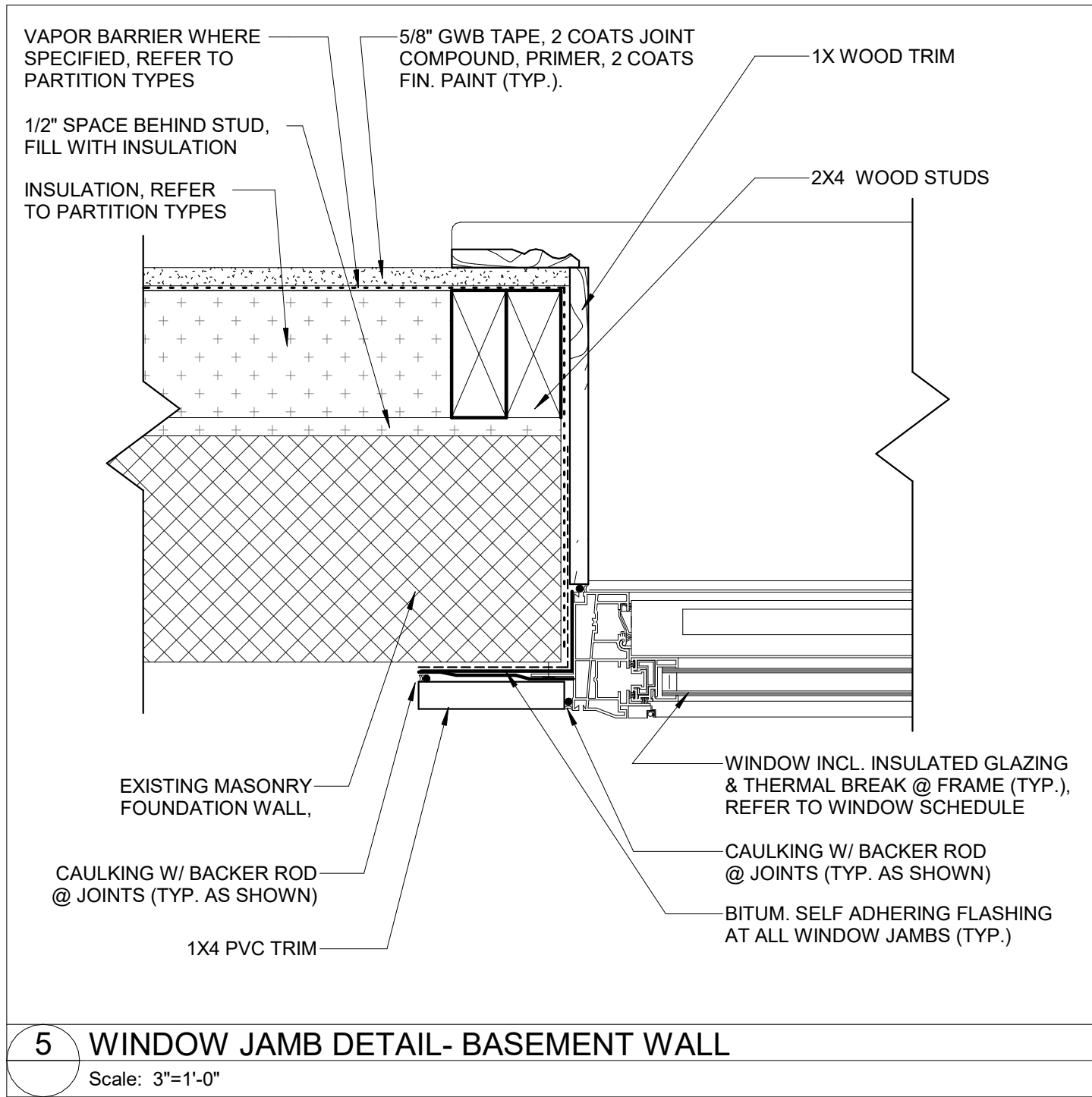
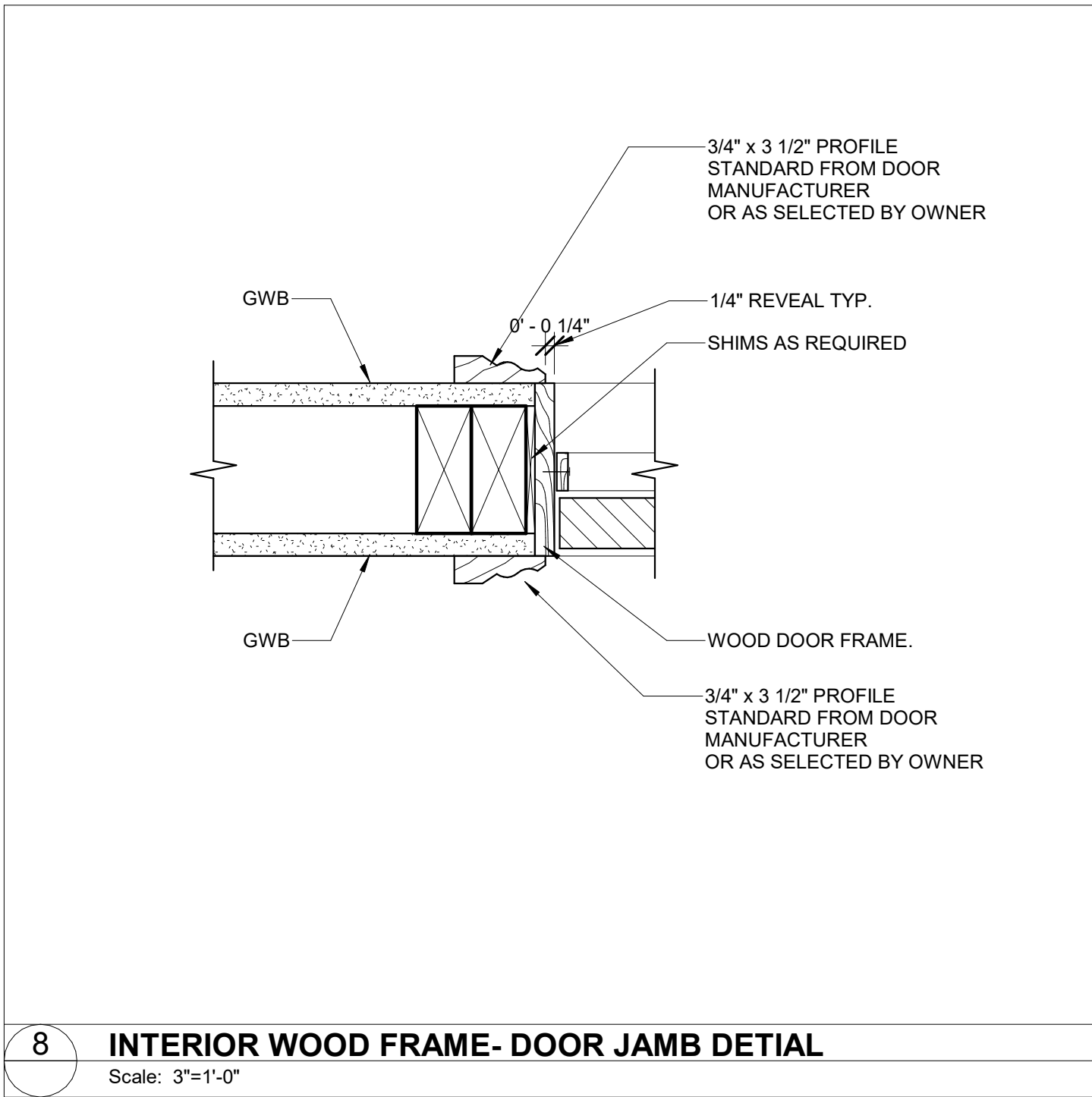
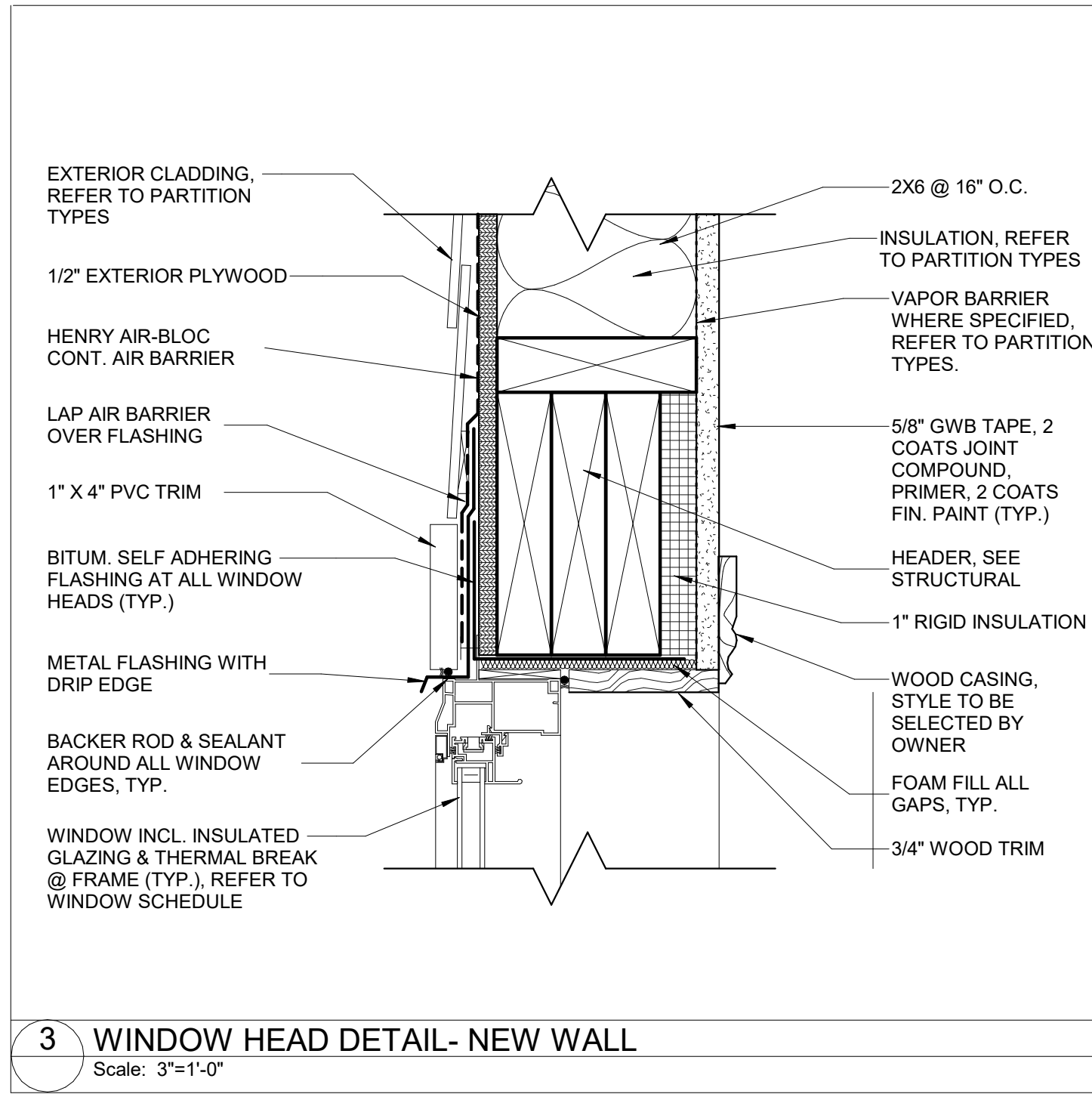
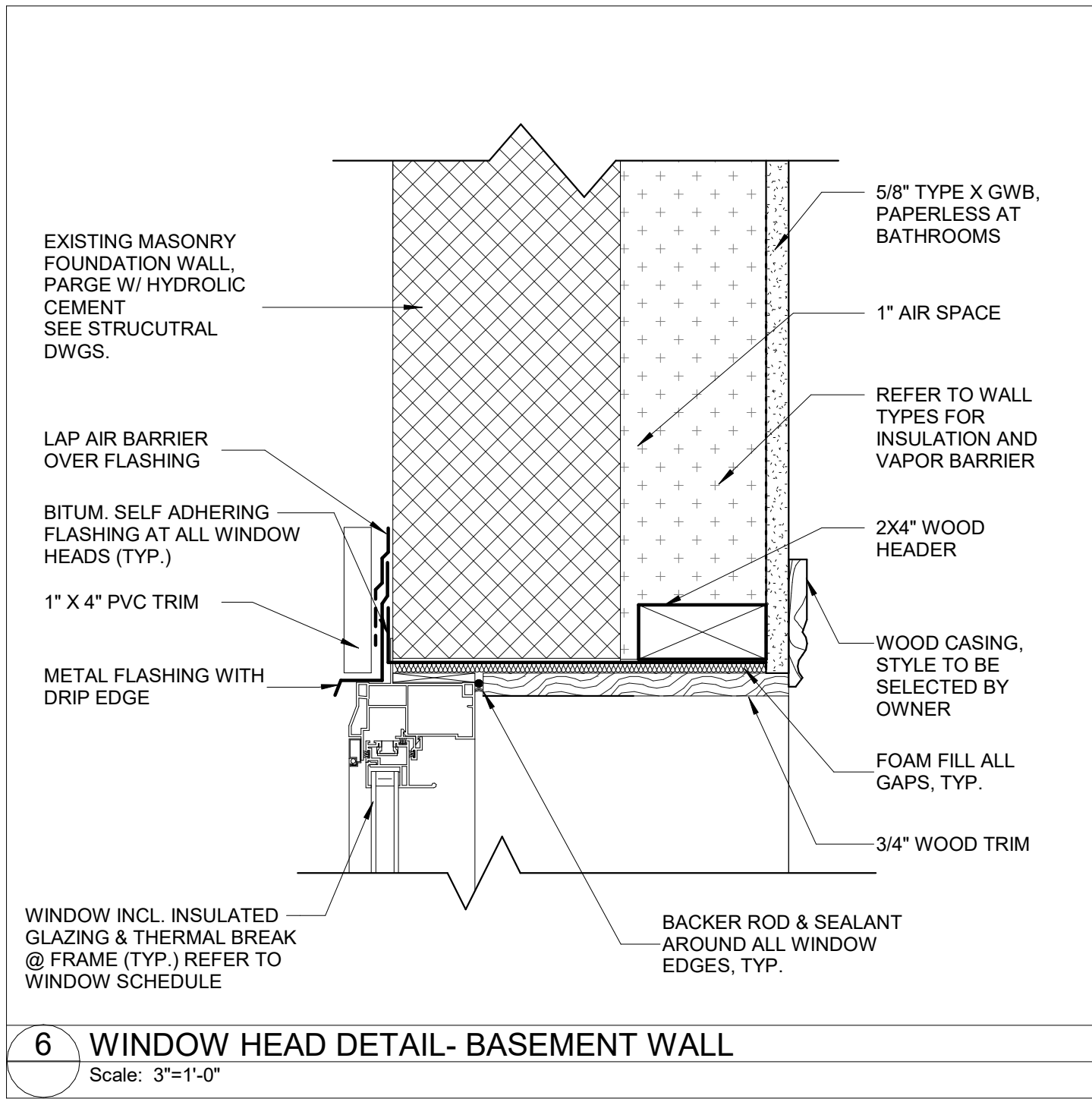
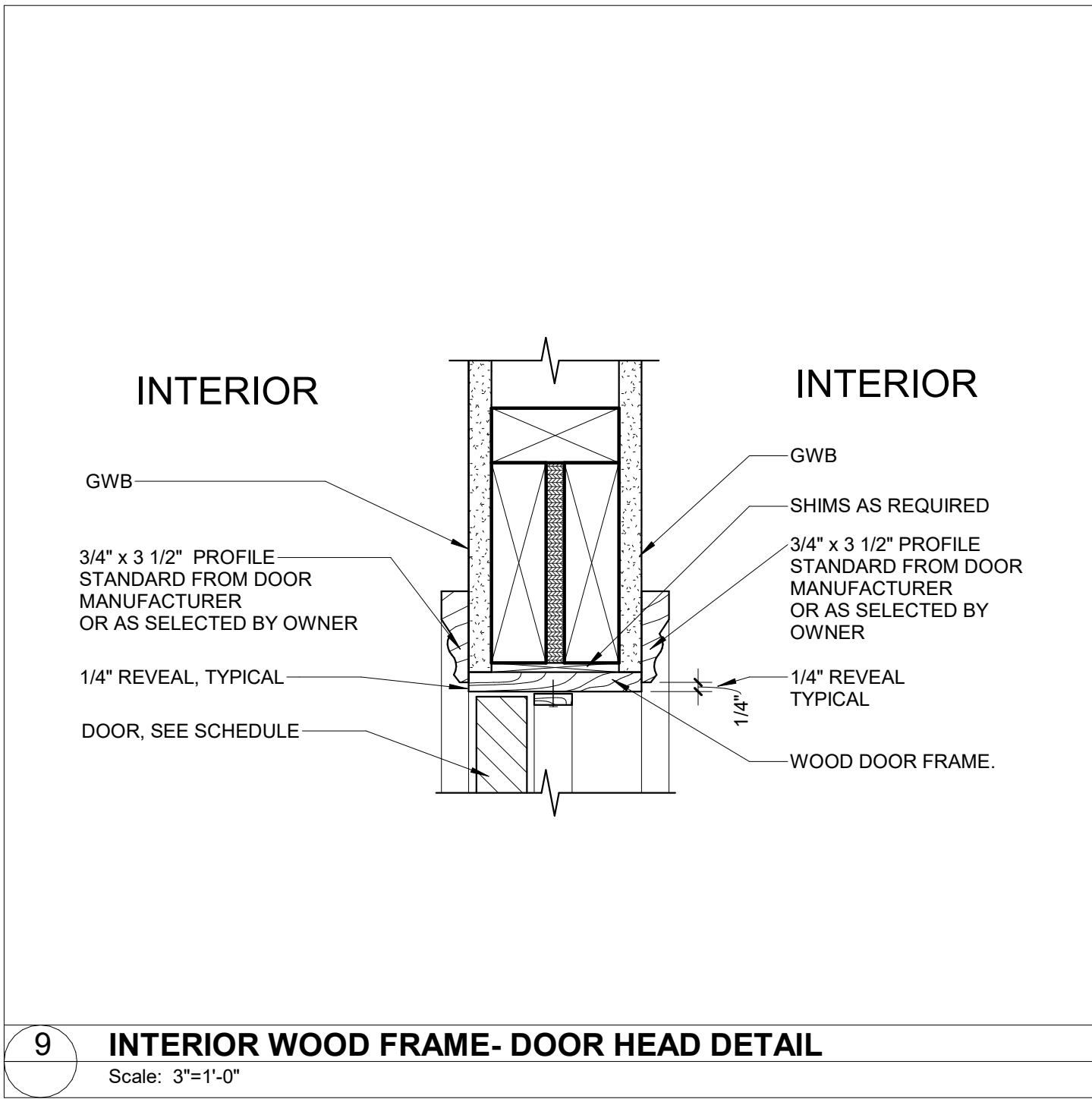
REVISIONS

No.	Description	Date
4	REV. #4	3/17/2026

DOOR &
WINDOW
SCHEDULE

A-900

JAY STREET RESIDENCES



PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

TABA MOSES

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION



Project number 25055
Date 12/03/2025
Drawn by KDI
Checked by W/C
Scale 3" = 1'-0"

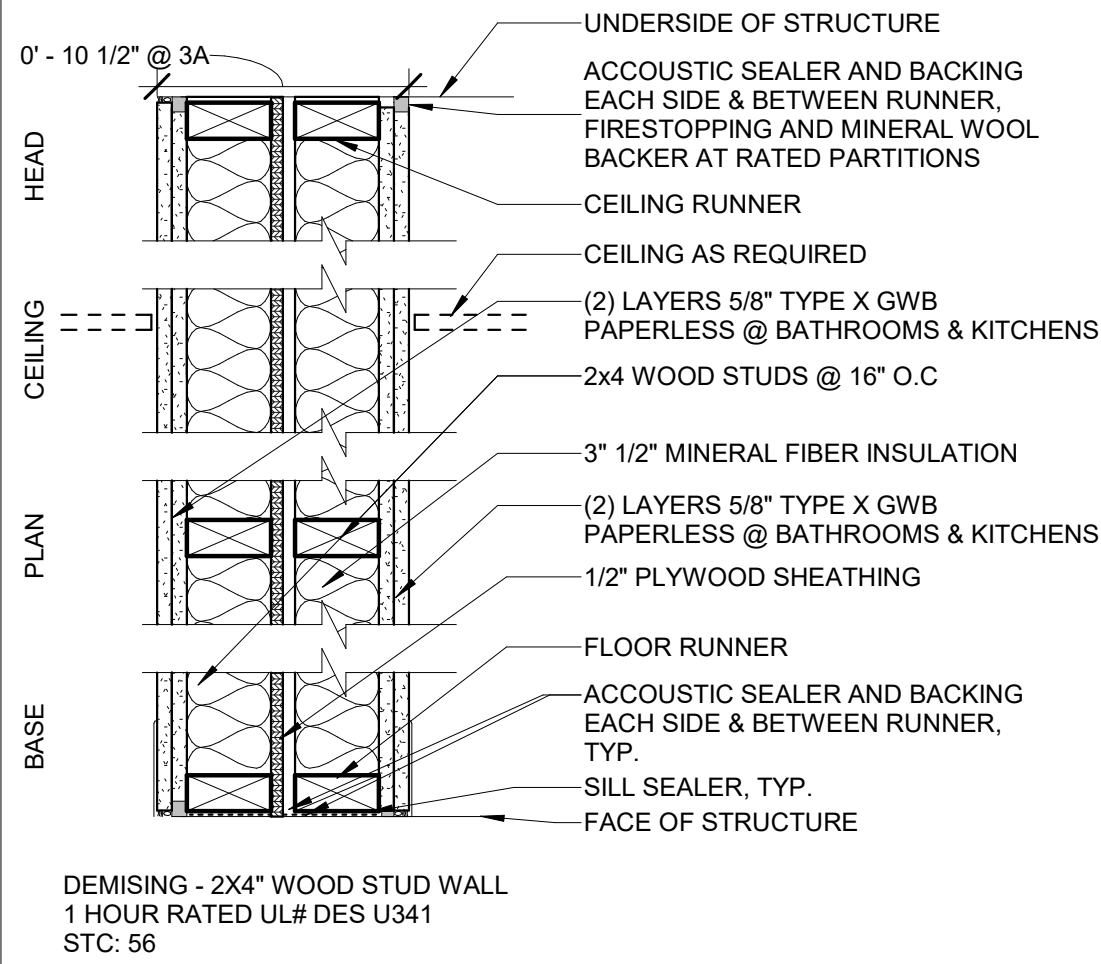
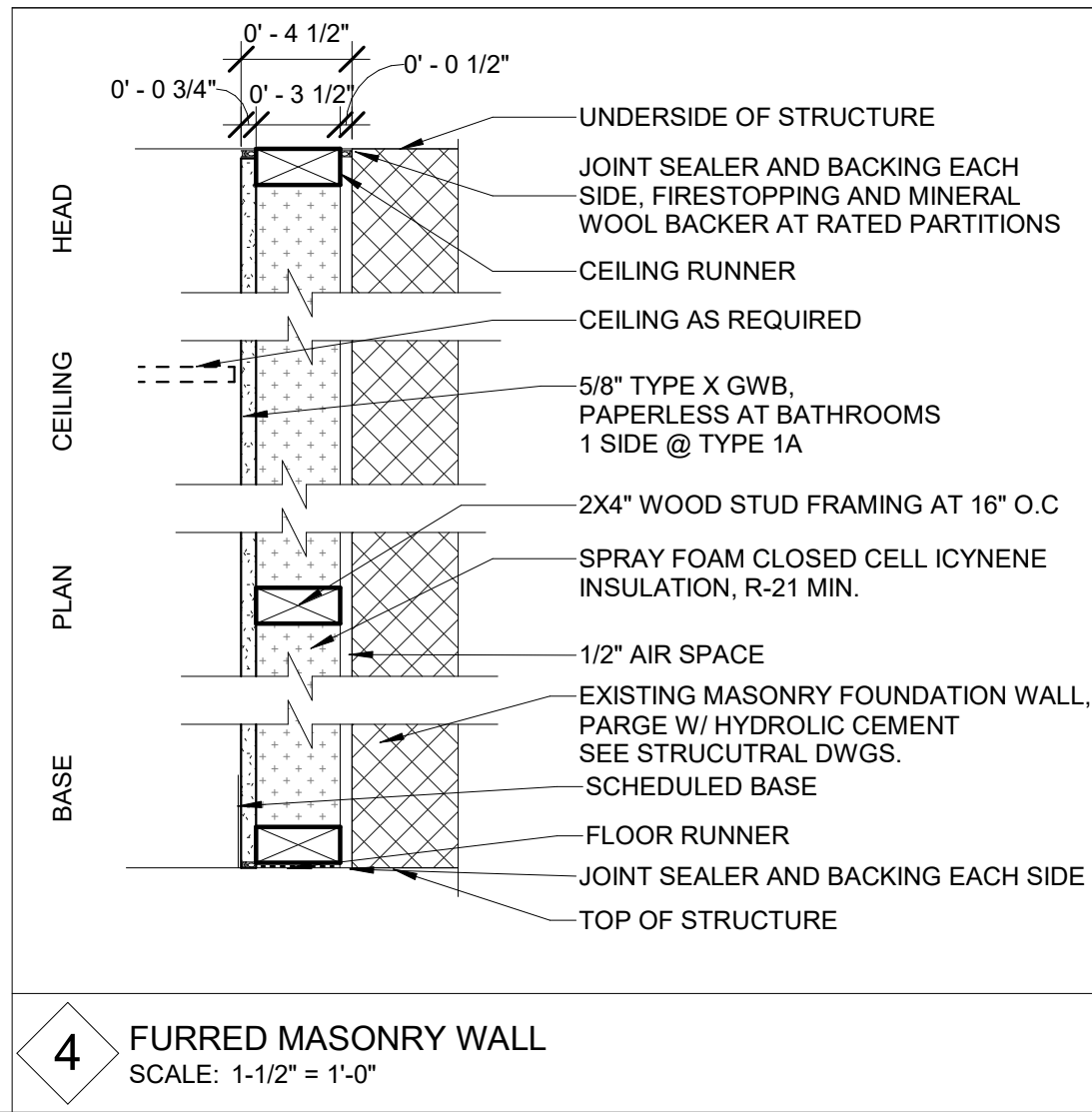
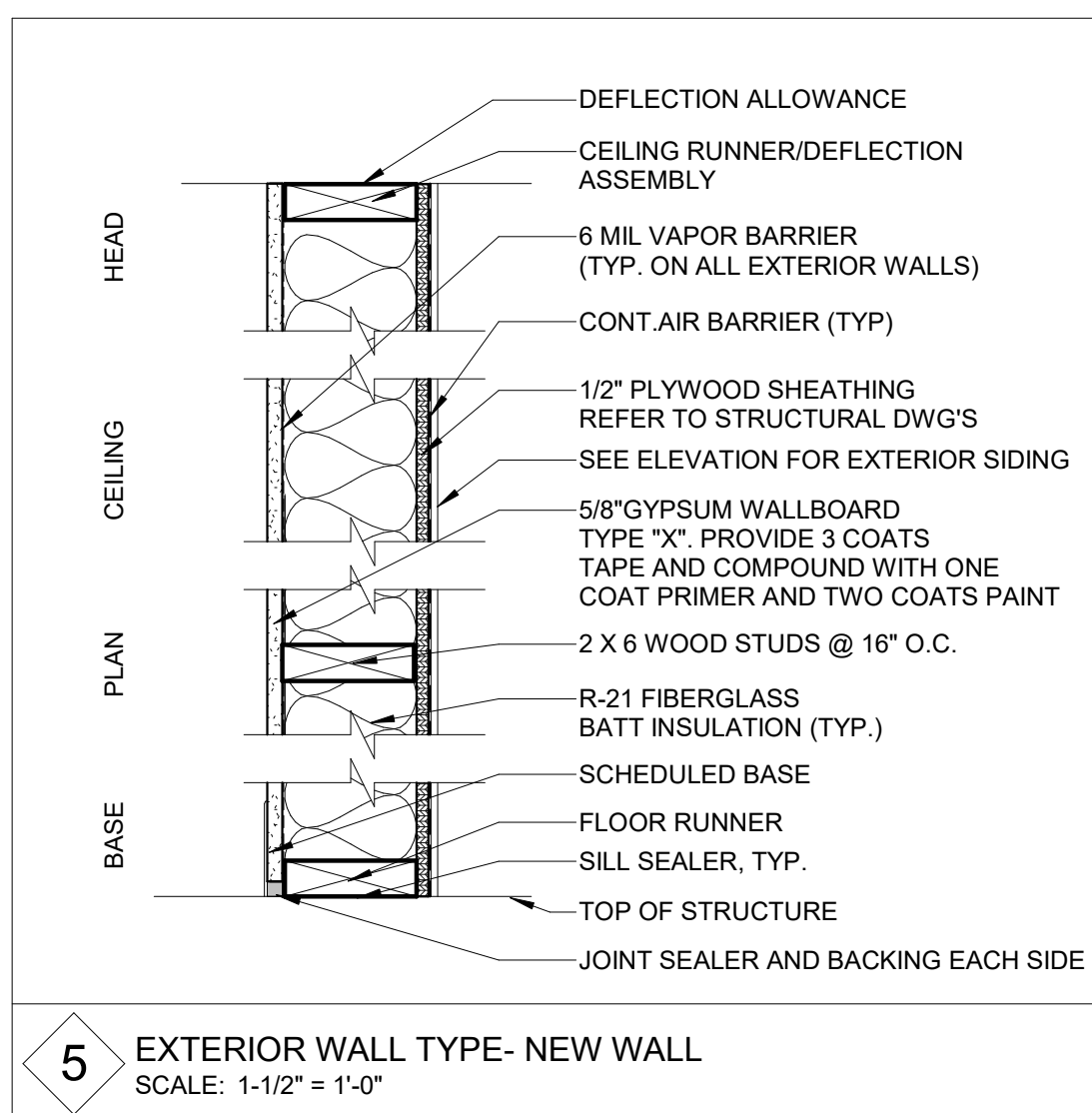
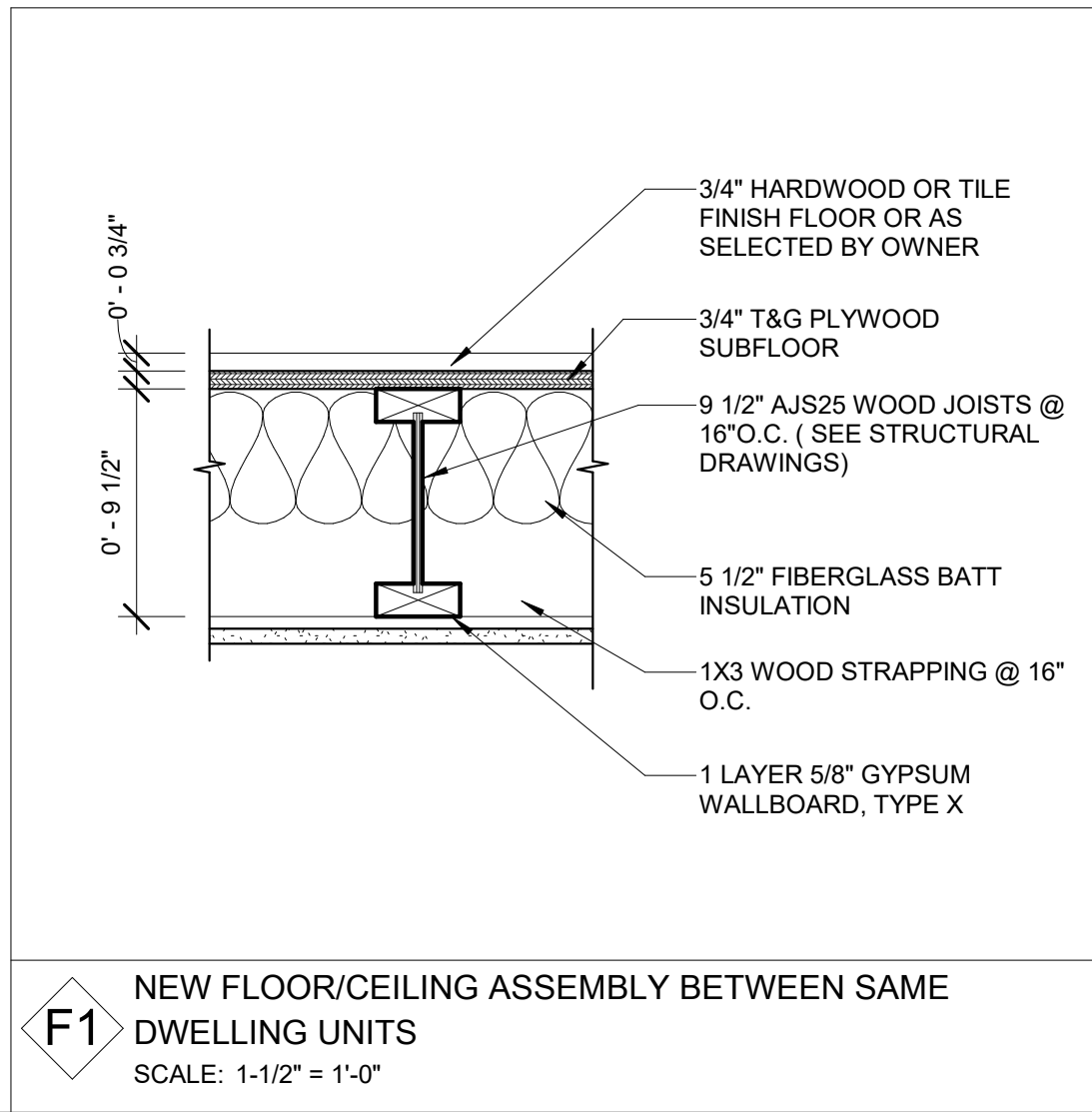
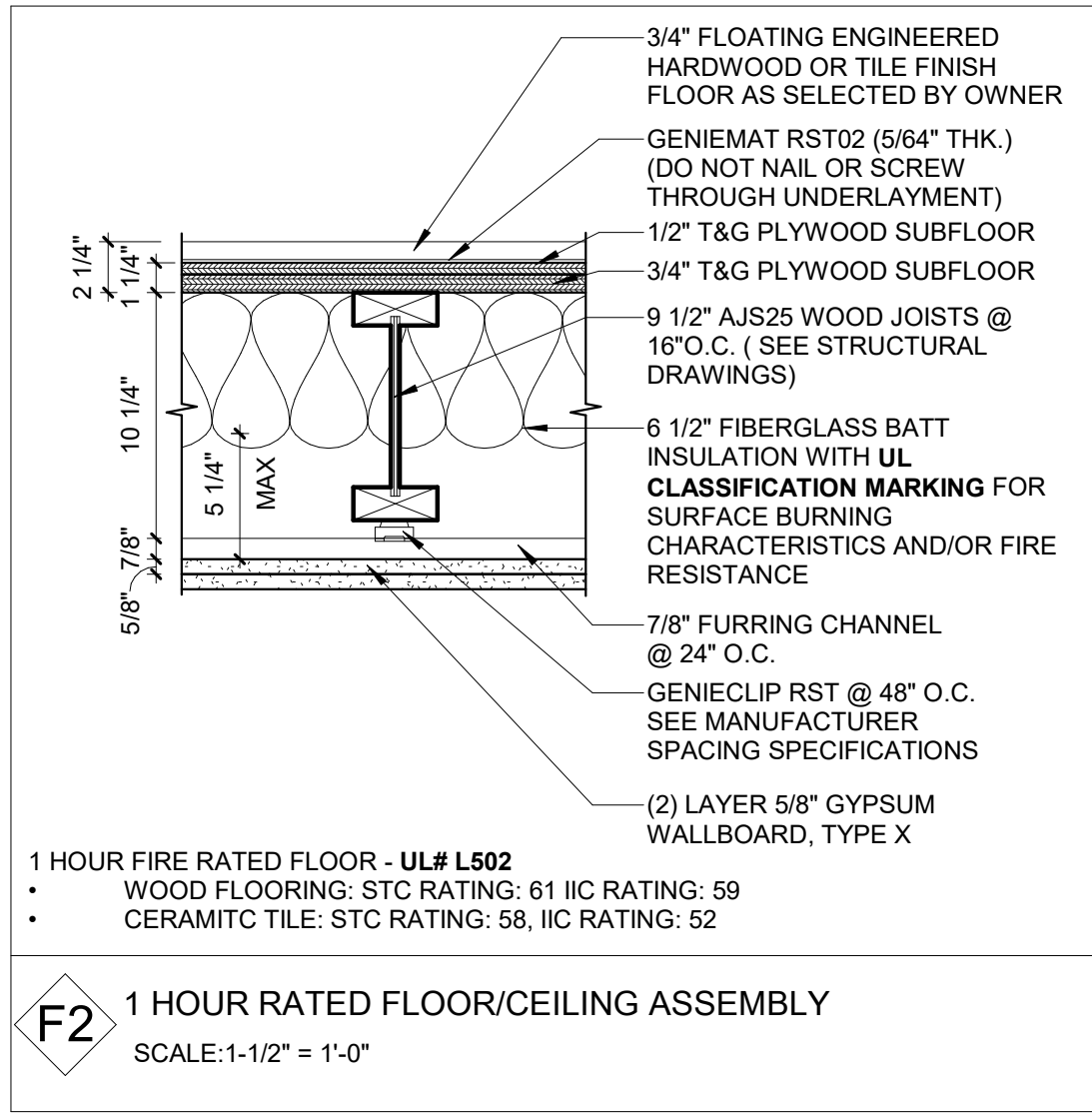
REVISIONS

No.	Description	Date

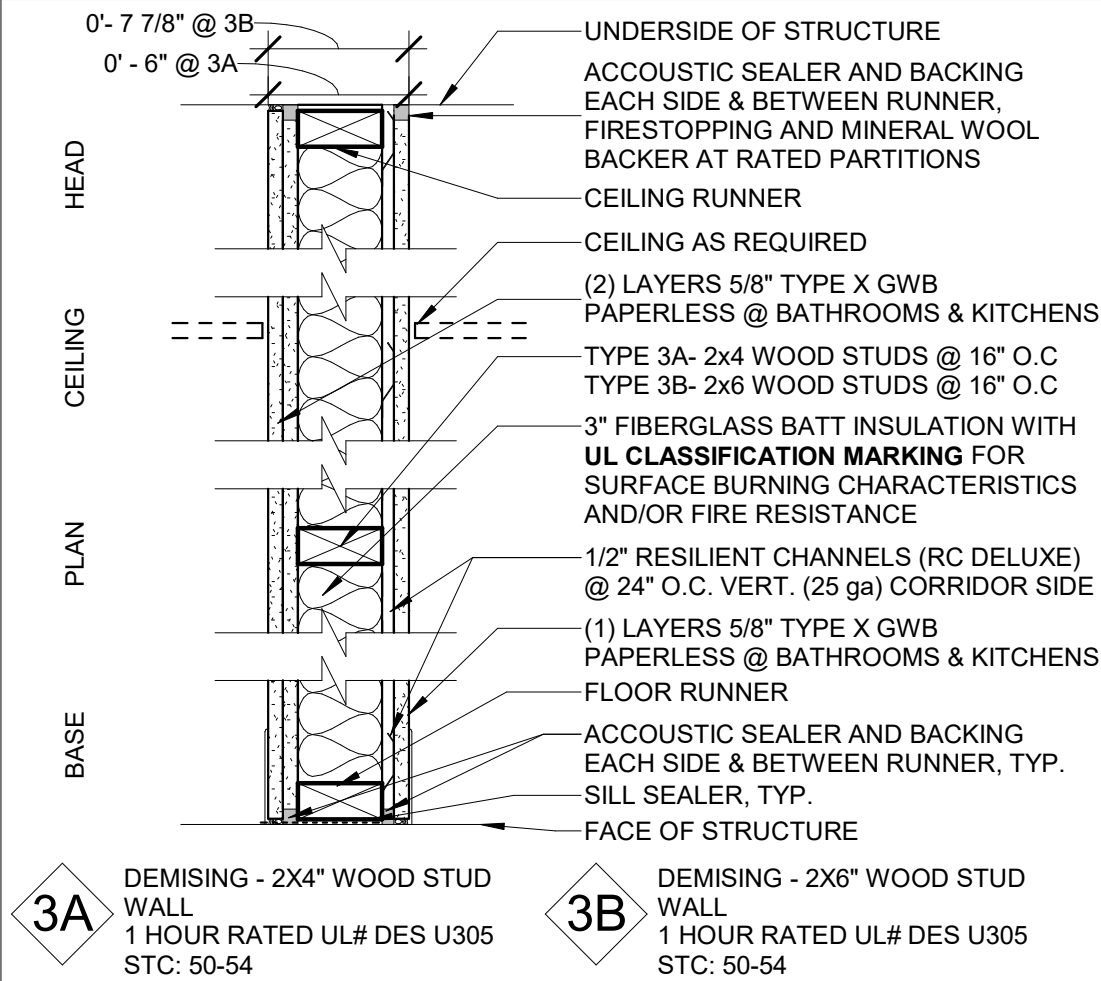
DOOR, WINDOW
& FINISH FLOOR
DETAILS

A-901

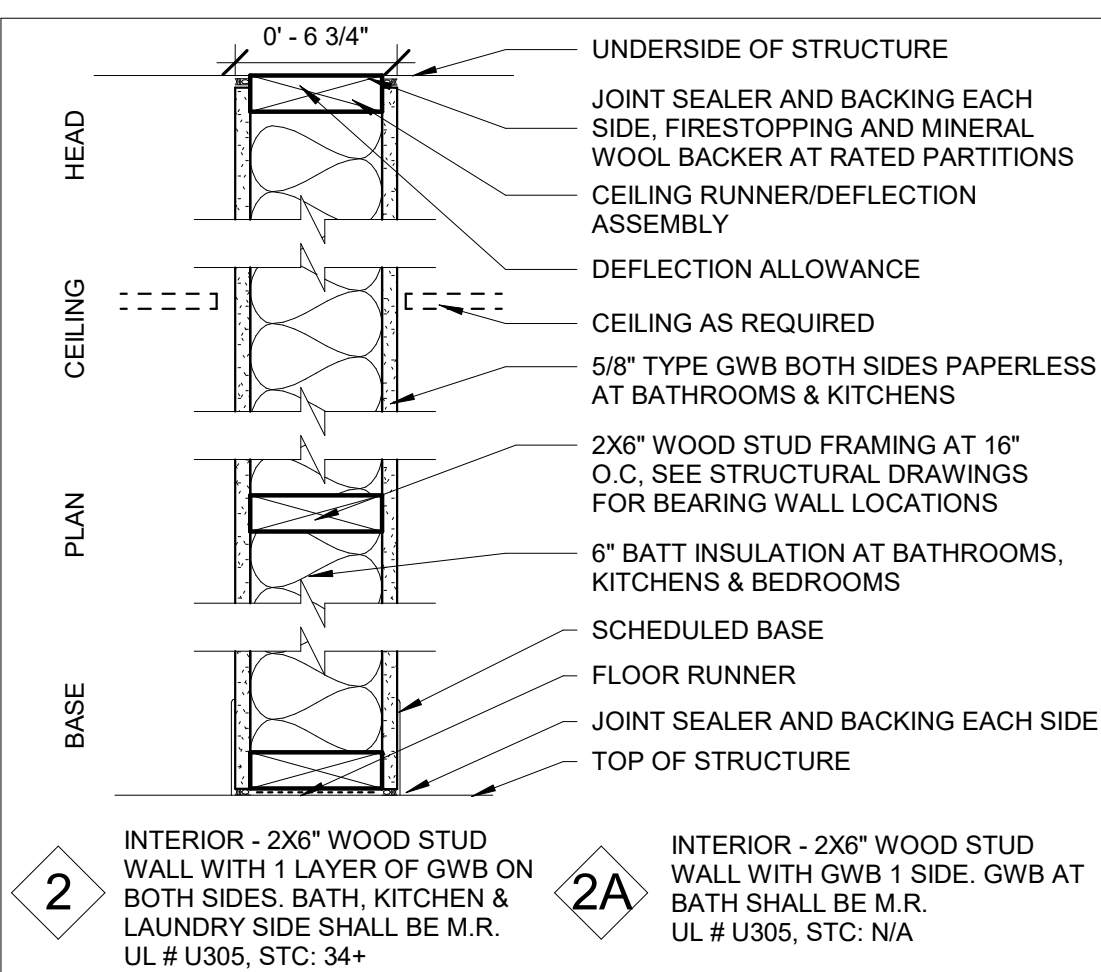
JAY STREET RESIDENCES



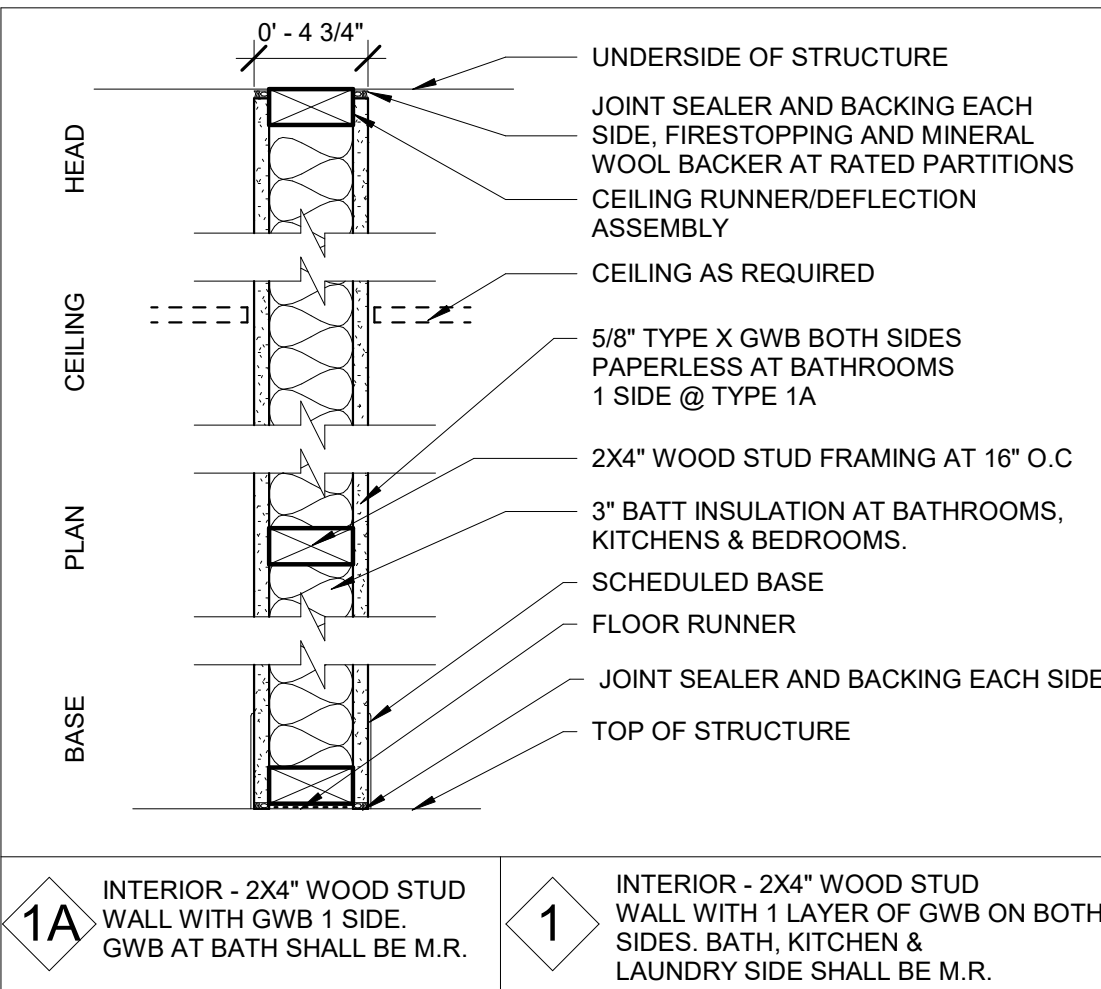
3C DEMISING PARTITION TYPE



3 DEMISING PARTITION TYPE



2 6" STUD PARTITION TYPE
SCALE: 1-1/2" = 1'-0"



1 TYPICAL 2X4" STUD PARTITION TYPE
SCALE: 1-1/2" = 1'-0"

PROJECT NAME

JAY STREET
RESIDENCES

PROJECT ADDRESS

24 JAY STREET
CAMBRIDGE

CLIENT

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ARCHITECT



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REGISTRATION



Project number	25055
Date	12/03/2025
Drawn by	KDI
Checked by	WC
Scale	1 1/2" = 1'-0"

REVISIONS

No.	Description	Date

PARTITION
TYPES

A-910

JAY STREET RESIDENCES

GENERAL CONDITIONS

- G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- FOR RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

- WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS AND UNDERLYING SOILS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION AND/OR ADDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING, OR HIRING A THIRD PARTY TO VERIFY, THAT THE EXISTING FOUNDATION AND UNDERLYING SOILS CONFORMS TO BUILDING CODE REQUIREMENTS AND PERFORMANCE SPECS IN THESE PLANS. IF FOUNDATIONS ARE FOUND BY CONTRACTOR TO NOT BE SUITABLE, CONTRACTOR TO CONTACT DAVIDSON ENGINEERING ASSOCIATES IMMEDIATELY AS REDESIGN OF THESE PLANS WILL LIKELY BE REQUIRED.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
- EXISTING FOUNDATION WALLS MUST BE BEARING ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
- EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
- BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
- BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

CONCRETE

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS:FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
- SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.

ROUGH CARPENTRY

- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS BUILDING CODE (MBC) AND THE INTERNATIONAL BUILDING CODE (IBC).
- REFER THE MBC AND IBC FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC AND IBC OR IN THESE DRAWINGS.
- REFER TO IBC FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 2304.9.1 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
- ENGINEER MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
- WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,4000,000 PSI OR BETTER.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3100 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
- WOOD "I" BEAMS SHALL BE BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
- ENGINEERED WOOD POSTS (VERSA COLUMNS), AS NOTED ON PLANS, SHALL BE VERSA-LAM 1.7 2650.
- PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 1/2" THICK AND WALL SHEATHING SHALL BE 1/2" THICK.
- WALL AND ROOF SHEATHING TO BE FASTENED DIRECTLY TO STUDS WITH NO INSULATION BETWEEN. THESE PLANS ASSUME THAT ZIP R IS NOT BEING USED. IF ZIP R IS REQUIRED PLEASE CONTACT ENGINEER TO MODIFY THESE PLANS.
- ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
- ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
- UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ONE JACK STUD AND ONE KING STUD.
- FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
- GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
- PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
- CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
- AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
- SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
- BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2"Ø BOLTS AT 16" ON CENTER OR 3-1/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
- IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.
- MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.
- BEARING WALL SCHEDULE
-ALL EXTERIOR WALLS:
2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/3 POINTS
-1ST FLOOR INTERIOR BEARING WALLS:
2x4@16 OR 2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/3 POINTS
-2ND & 3RD FLOOR INTERIOR BEARING WALLS:
2x4@16 OR 2x6@16"OC WITH 1 ROW OF HORIZ. BLOCKING AT MID-HEIGHT OF WALL

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE

LIVE LOADS

GROUND SNOW LOAD:	40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE:	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE:	20 PSF
HABITABLE ATTICS AND SLEEPING AREAS:	30 PSF
ALL OTHER AREAS	40 PSF

WIND LOADS

MASSACHUSETTS STATE BUILDING CODE 128 MPH, EXPOSURE B

DEAD LOAD

WEIGHTS OF MATERIALS AND CONSTRUCTION

LATERAL FRAMING NOTES:

- THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY PER SECTIONS 301.1.3 ALTERNATIVE PROVISIONS AND 301.1.3 ENGINEERED DESIGN.
- FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- ALL EXTERIOR WALLS TO FOLLOW SHEARWALL SHEATHING CRITERIA.
- SHEARWALLS CONSTRUCTION:
 - SHEATHING TO BE 1/2" APA RATED
 - SHEATHING TO BE ATTACHED TO THE WALL STUDS WITH 8dNAILS @ 4" OC AROUND EDGES & 8" OC IN FIELDS.
 - HOLDDOWNS TO BE HDU5 BY SIMPSON, SEE SPEC FOR CONNECTION
 - THREADED ROD TO BE 3/8"Ø.
- ALL PLYWOOD SEAMS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
- REFER TO PLANS AND SECTIONS FOR STUD SIZES, STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
- CARE SHOULD BE TAKEN TO ADJUST NAIL GUN PRESSURE SO AS TO NOT OVER DRIVE NAILS INTO PLYWOOD. NAIL HEADS SHOULD BE FLUSH WITH PLYWOOD FACE. OVER DRIVING NAILS GREATLY REDUCES THE EFFECTIVENESS OF THE SHEARWALL.
- FOR FRAMING SIZES REFER TO FRAMING PLANS.

STRUCTURAL STEEL

- STRUCTURAL STEEL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.
- STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, WITH A MINIMUM YIELD STRENGTH OF 50 KSI. PLATES, ANGLES, CHANNELS, AND MISC. FABRICATED HARDWARE SHALL CONFORM TO ASTM A36, WITH A MINIMUM YIELD STRENGTH OF 36 KSI. RECTANGULAR STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 46 KSI.
- ALL STEEL TO STEEL FIELD CONNECTIONS SHALL BE MADE BY HIGH STRENGTH BOLTING WITH ASTM A325 BOLTS OR WELDING WITH E70 XX ELECTRODES. STEEL TO CONCRETE AND STEEL TO WOOD FIELD CONNECTIONS MAY BE MADE WITH ASTM A 307 BOLTS.
- STEEL SHALL BE SHOP-PAINTED WITH A MODIFIED ALKYD PRIMER UNLESS OTHERWISE NOTED.
- NO CUTTING OF OR OPENINGS THROUGH STEEL WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT AND ENGINEER FOR APPROVAL.

HANGER SELECTION TABLE			
MEMBER	1	2	3
2X8	LUS28	LUS28-2	LUS28-3
2X10	LUS210	LUS210-2	LUS210-3
2X12	LUS210	LUS210-2	LUS210-3
9½"LVL	HU9	HHUS410	HHUS610
11⅞"LVL	HU11	HHUS410	HHUS610
14"LVL	HU14	HHUS410	HHUS610
2⅝"FLG I-JOIST	IUS 2.37		
2½"FLG I-JOIST	IUS 2.56		
3½"FLG I-JOIST	IUS 3.56		

NOTE:

- USE HANGERS ABOVE FOR PROPOSED STRUCTURE UNLESS OTHERWISE NOTED ON FRAMING PLANS.
- INSTALL ALL HANGERS WITH MAXIMUM NUMBER OF FASTENERS.



617-775-7250
Mike@DavidsonEngineer.com



24 JAY STREET
CAMBRIDGE, MA

Rev: Date:

FOR PERMIT

Date : 30 OCTOBER, 2025

DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

NOTES AND SPECS

S0.0



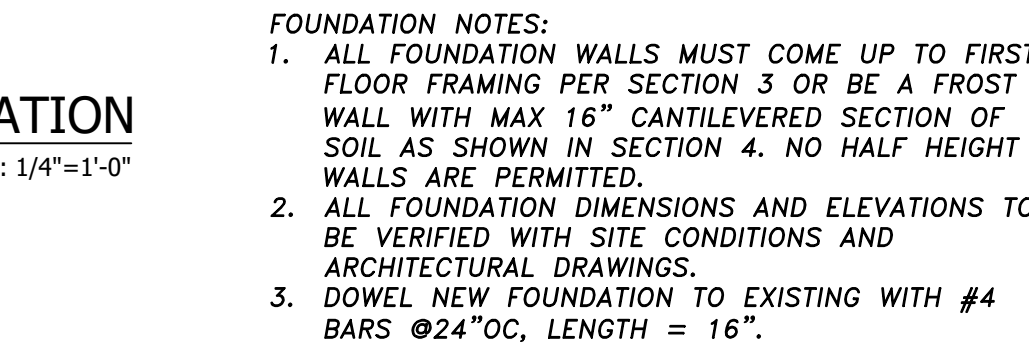
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SHOWN ARE BASED ON
AN 24x36 SIZE DRAWING

S1.0

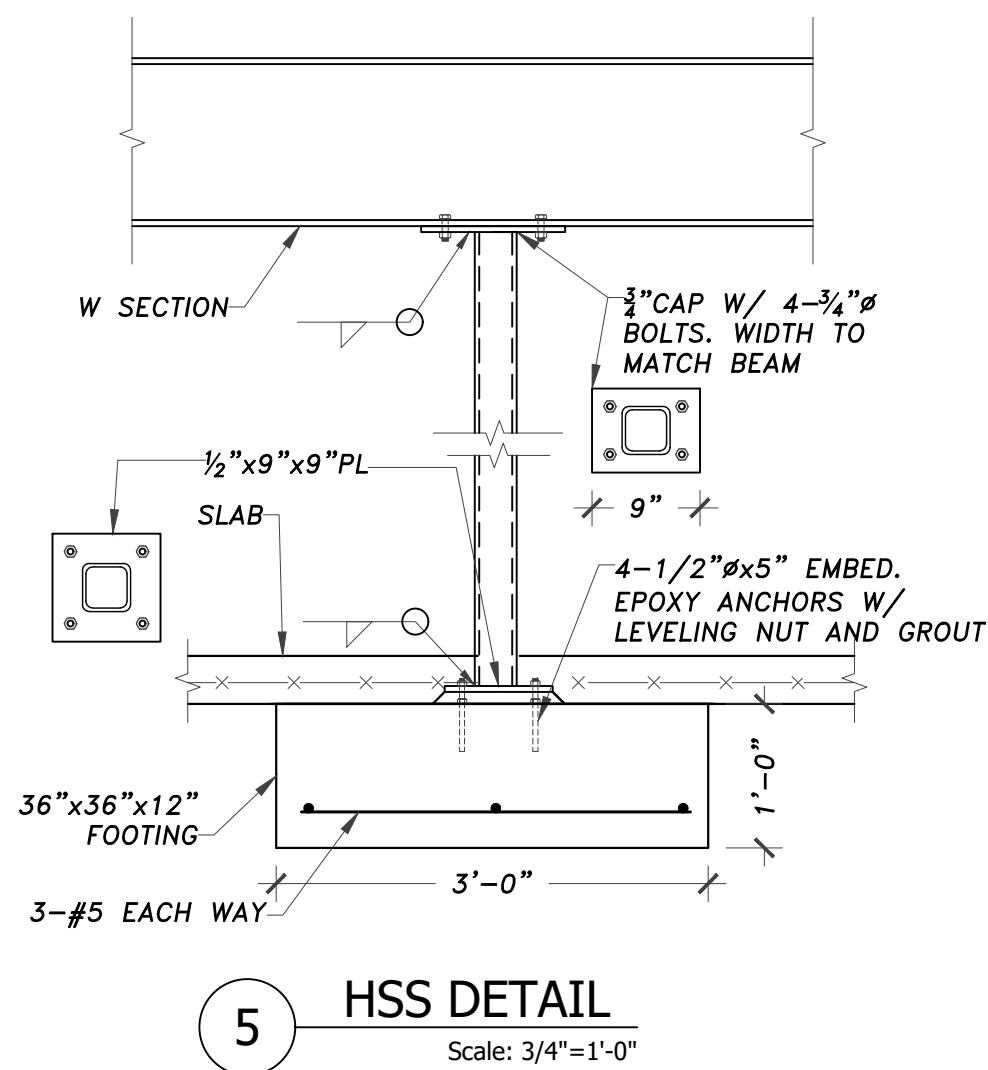
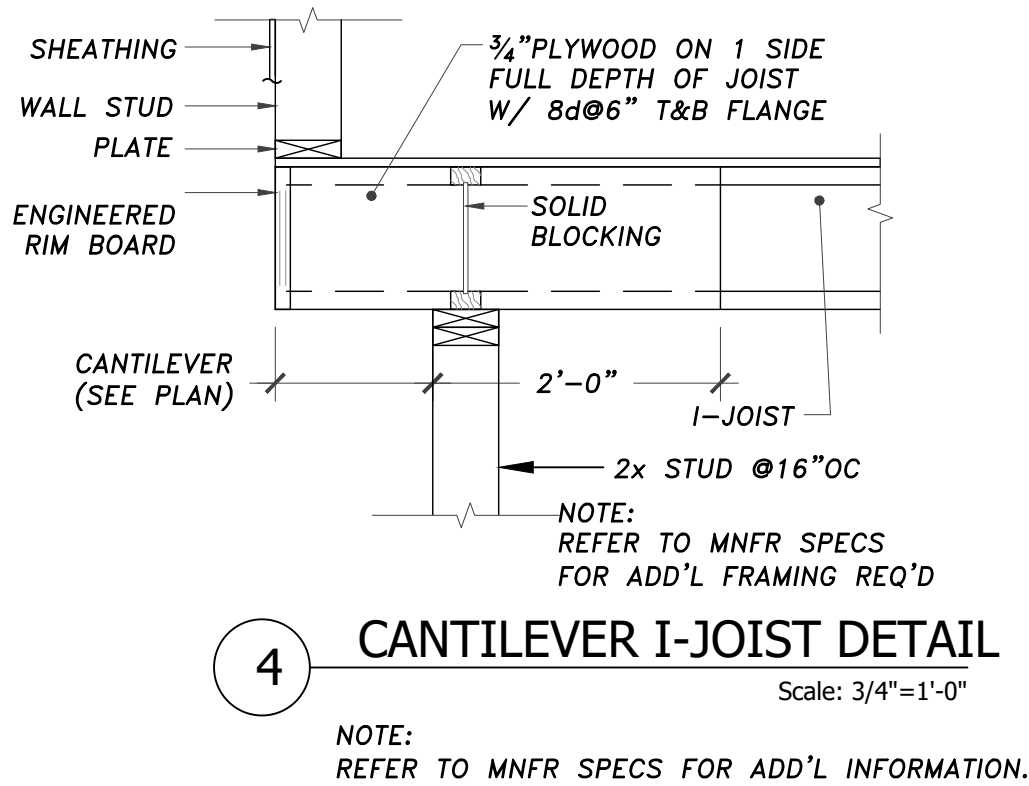
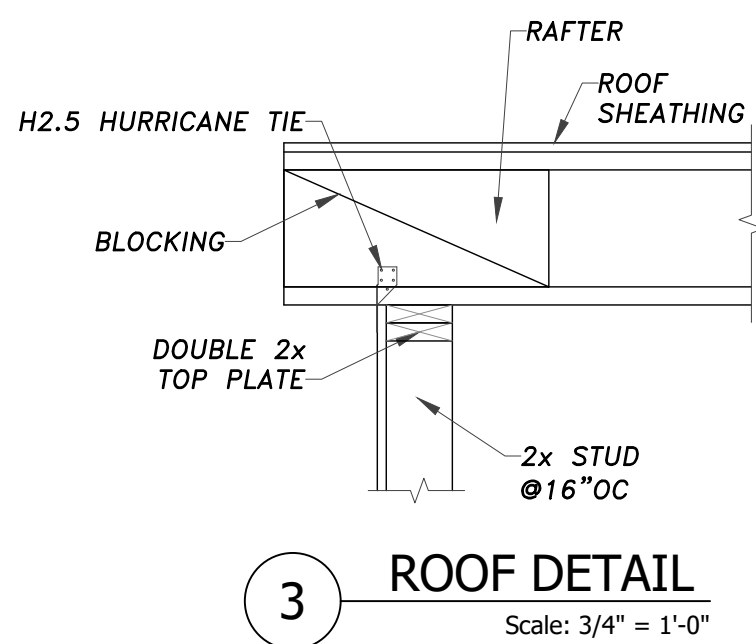
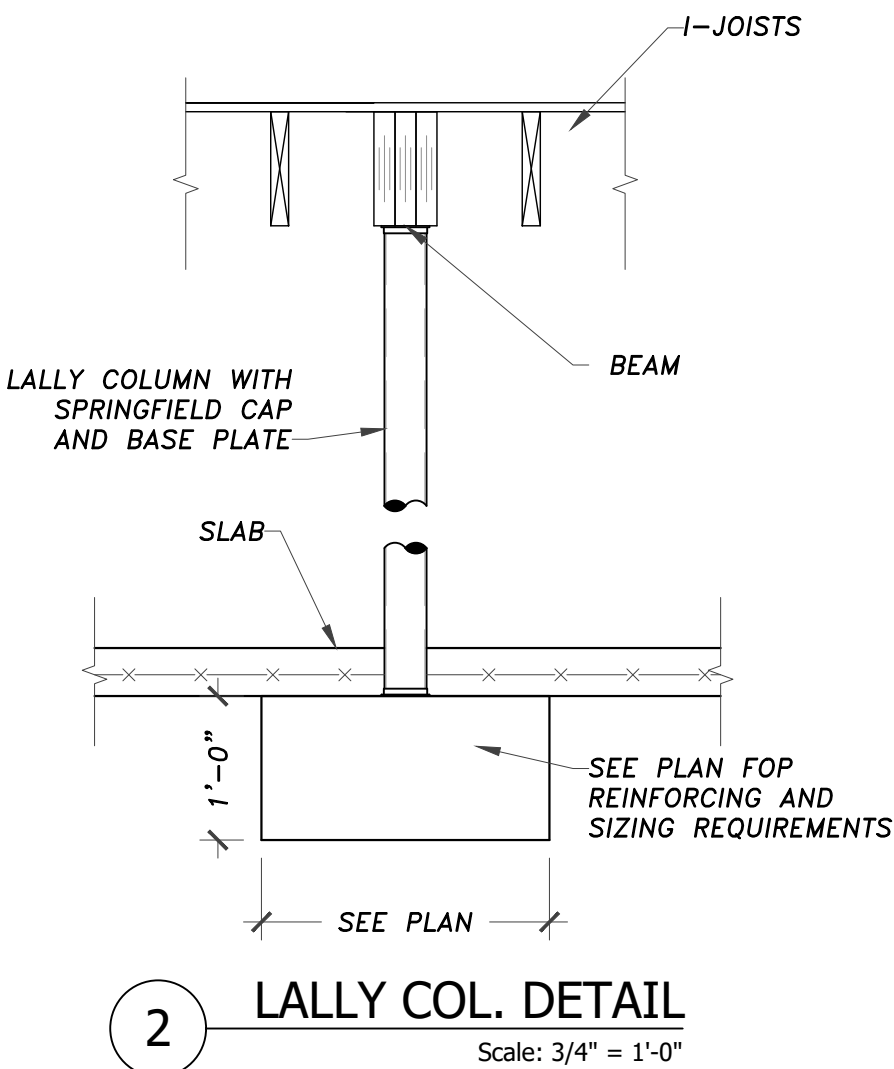
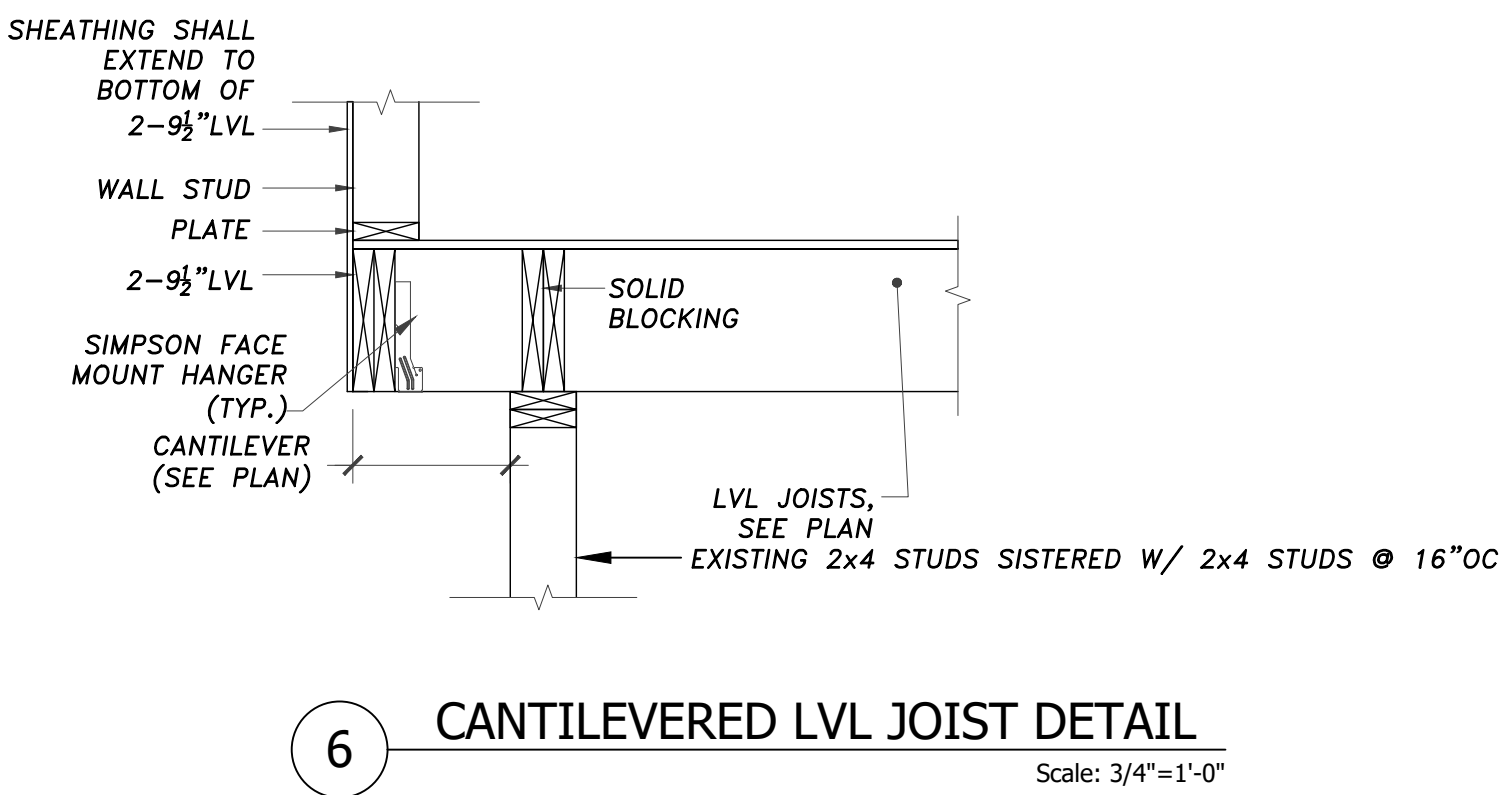
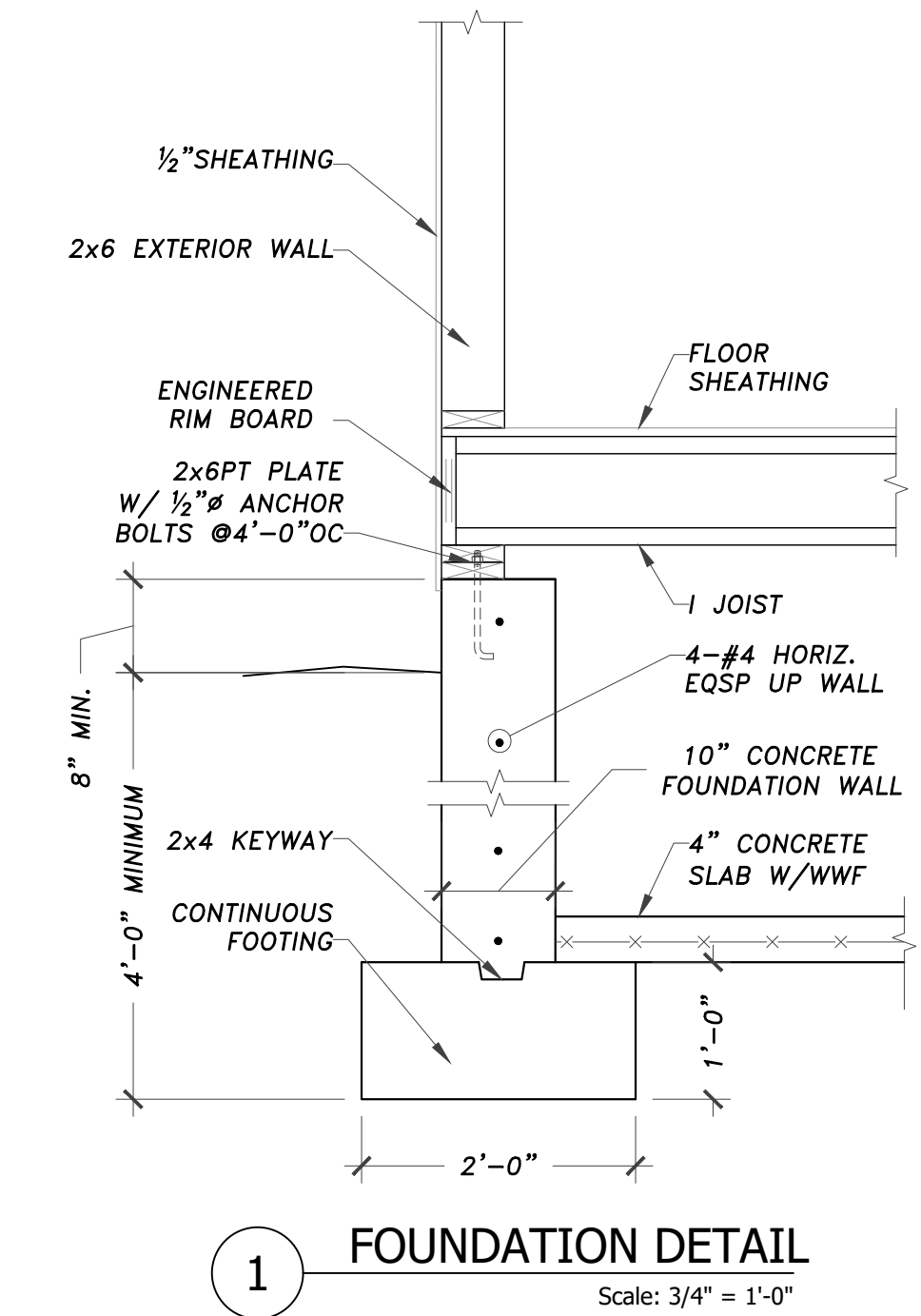
1. TYPICAL BEAMS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x4 WALLS. IN 2x4 WALLS, TYPICAL BEAMS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS
2. ANY POSTS NOT SHOWN ARE 2x6 POSTS WITH NUMBER OF 2X PLIES ON POST TO MATCH PLIES ON THE BEAM.
 - a. ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE.
3. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3".
 - a. TIMBERLOKS TO BE EQUALLY SPACED
 - b. MINIMALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH 16" DIA. BOLTS AT 16" ON CENTER, OR 3-1/2" DIA. STEEL TAPPING LAG SCREWS AT 16" ON CENTER, INSERTING SIDES. FOLLOW MANUF. SPECS.
6. BAY DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING
7. ALL SISTER JOISTS SHOWN TO BE MAILED TO EXISTING JOISTS W/ 5-12@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT PROVIDED, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL.
 - a. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING.
 - b. PLYWOOD FLOOR TO BE NAIL TO BLOCKING.
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER FLOOR TO LOWER POST. BLOCKING TO MATCH UPPER POST SIZE
11. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL CONTRACTOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE 3/4" PLATE W/ 4 - 1/2" DIA. SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. A FEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTRACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS.
 - a. OPTION, ALTERNATE BEARING METHOD WILL BE REQUIRED.

BW = BEARING WALL
 FVP = FLAT VALLEY PLATE
 (E) = EXISTING
 (N) = NEW
 TBR = TO BE REMOVED

POST LOCATION	POST UP (ABOVE LINC)	POST DOWN (BELOW LINC)
DIM. LUMBER POST NUMBER OF STUDS P-3-26 SIZE OF STUD TYPE OF POST: P-POST, J-JACK,		
ENGINEERED POST		
LC 3/8" SIZE TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL		



FOOTING ID TAG	FOOTING SIZE	REINFORCING
F1.5	1'-6"x1'-6"x12" THICK	NO REINFORCEMENT
F2	2'-0"x2'-0"x12" THICK	(3) #4 E.W. BOT.
F2.5	2'-6"x2'-6"x12" THICK	(3) #4 E.W. BOT.
F3	3'-0"x3'-0"x12" THICK	(4) #4 E.W. BOT.
F3.5	3'-6"x3'-6"x12" THICK	(5) #4 E.W. BOT.
F4	4'-0"x4'-0"x12" THICK	(5) #5 E.W. BOT.
F4.5	4'-6"x4'-6"x12" THICK	(5) #5 E.W. BOT.
F5	5'-0"x5'-0"x14" THICK	(6) #5 E.W. BOT.
F6	6'-0"x6'-0"x14" THICK	(7) #6 E.W. BOT.



- FLOOR FRAMING NOTES**
- TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. IN 2x4 WALLS, TYPICAL HEADERS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS.
 - ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
 - ALL INDIVIDUAL LVLS ARE 1 1/4" THICK UNLESS NOTED OTHERWISE.
 - TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5".
 - BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2" BOLTS AT 16" ON CENTER, OR 3-1/2" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
 - BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING.
 - ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
 - NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
 - ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
 - AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE.
 - ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
 - ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2" Øx4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
 - ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.

LEGEND	
BW = BEARING WALL	FVP = FLAT VALLEY PLATE
(E) = EXISTING	(N) = NEW
TBR = TO BE REMOVED	
POST LOCATION	POST UP (ABOVE LINE)
	POST DOWN (BELOW LINE)
DIM. LUMBER POST	
NUMBER OF STUDS	
P3-26 SIZE OF STUD	
TYPE OF POST: P-POST, J-JACK,	
ENGINEERED POST	
LC 3 1/2" SIZE	
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL	



24 JAY STREET
CAMBRIDGE, MA

Rev:	Date:

FOR PERMIT

Date : 30 OCTOBER, 2025

DRAWING SCALES
SHOWN ARE BASED ON
AN 24x36 SIZE DRAWING

DETAILS

S1.1



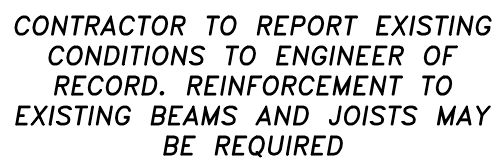
DRAWING SCALES
SHOWN ARE BASED ON
AN 24x36 SIZE DRAWING

S2.0

1. TYPICAL BEAMS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. INTERIOR WALLS. TYPICAL BEAMS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS
2. ANY POSTS NOT SHOWN AT OR ABOVE POSTS WITH NUMBER OF 1/2" PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
4. TYPICALLY IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED
5. TYPICALLY W/ HAVE MINIMUM EDGE DISTANCE OF 1.5"
6. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2" BOLTS AT 16" CENTER, OR 1 1/2" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
7. BW DENOTES 2x4x16 OR 2x6x16 UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING
8. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS AT 3'-6" OR 16" OC. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT FEASIBLE, CONTRACTOR TO CONSULT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING POST BLOCKING TO MATCH UPPER POST SIZE
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST TO LOWER POST BLOCKING TO MATCH UPPER POST SIZE
11. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2" DIA. BOLTS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTRACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS
14. CONTRACTOR TO ALTERNATE BEARING METHOD WILL BE REQUIRED.

BW = BEARING WALL
 FVP = FLAT VALLEY PLATE
 (E) = EXISTING
 (N) = NEW
 TBR = TO BE REMOVED

POST LOCATION	POST UP (ABOVE LINC) POST DOWN (BELOW LINC)
<u>DIM. LUMBER POST</u> NUMBER OF STUDS P3-26 SIZE OF STUD TYPE OF POST: P-POST, J-JACK,	
<u>ENGINEERED POST</u> LC 3/8" SIZE TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL	



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

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD.
2. ANY POSTS NOT SHOWN ARE TO BE 6x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 1/4" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOCKS IN LEDGERS TO CENTRE THE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOCKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5".
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH 2-1/2"x8" BOLTS AT 16" ON CENTER, OR 3-1/4"x8" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT AVAILABLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE.
11. ALL STEEL TO STEEL CONNECTIONS SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2"x6x4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.

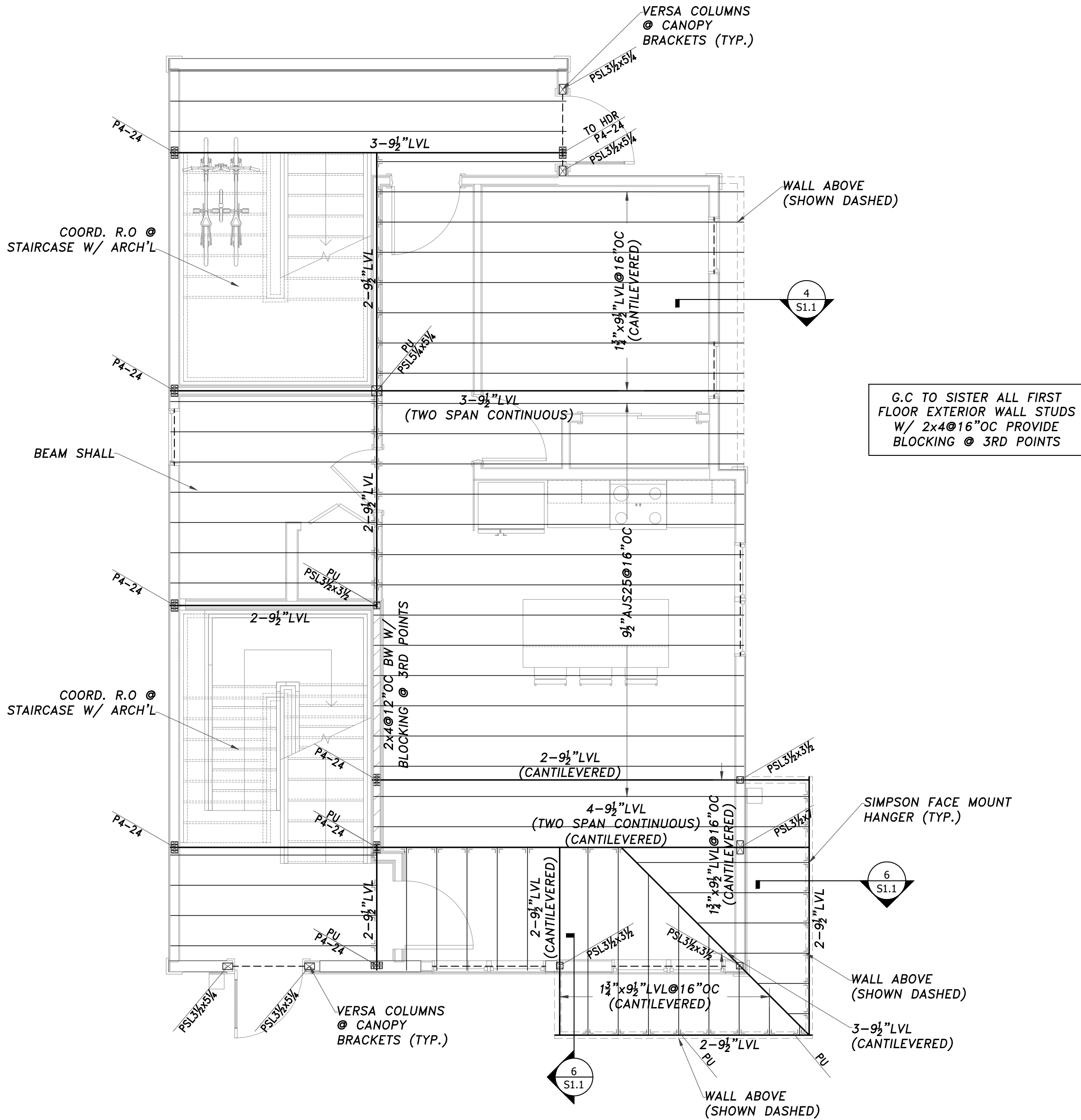
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SECOND FLOOR FRAMING

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

FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD.
2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2"Ø BOLTS AT 16" ON CENTER, OR 3-3/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE
11. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2"Øx4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.



FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. IN 2x4 WALLS, TYPICAL HEADERS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS
2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2"Ø BOLTS AT 16" ON CENTER, OR 3-3/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
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10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE
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12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2"Øx4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.

LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(N) = NEW
TBR = TO BE REMOVED
POST LOCATION
POST UP (ARROW LINE)
POST DOWN (BELOW LINE)
DIM. LUMBER POST
NUMBER OF STUDS
P3-26 = SIZE OF STUD
TYPE OF POST: P-POST, J-JACK,
ENGINEERED POST
LC 3 1/2" = SIZE
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL



24 JAY STREET
CAMBRIDGE, MA

Rev: Date:

FOR PERMIT

Date : 30 OCTOBER, 2025

DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

SECOND
FLOOR
FRAMING

S3.0

DAVIDSON
ENGINEERING
ASSOCIATES, INC.

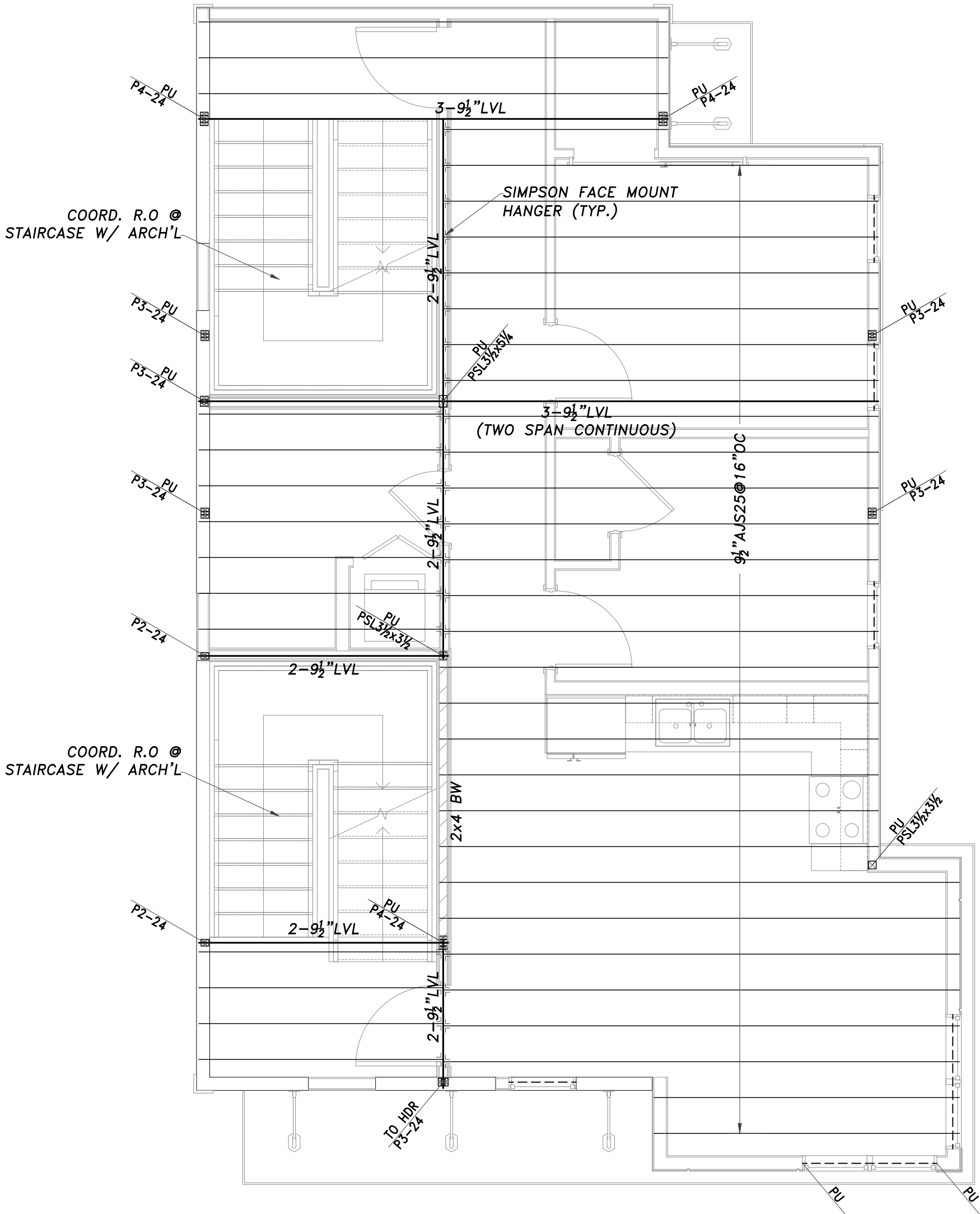
617-775-7250
Mike@DavidsonEngineer.com

THIRD FLOOR FRAMING

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

FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD.
2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2"Ø BOLTS AT 16" ON CENTER, OR 3-3/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE
11. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2"Øx4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.



FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. IN 2x4 WALLS, TYPICAL HEADERS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS
2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2"Ø BOLTS AT 16" ON CENTER, OR 3-3/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE
11. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2"Øx4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.

LEGEND

BW = BEARING WALL	FVP = FLAT VALLEY PLATE
(E) = EXISTING	(N) = NEW
TBR = TO BE REMOVED	
POST LOCATION	POST (UP OR DOWN LINE)
DIM. LUMBER POST	NUMBER OF STUDS
P3-26	SIZE OF STUD
TYPE OF POST: P-POST, J-JACK,	
ENGINEERED POST	
LC 3 1/2"	SIZE
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL	



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DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

THIRD
FLOOR
FRAMING

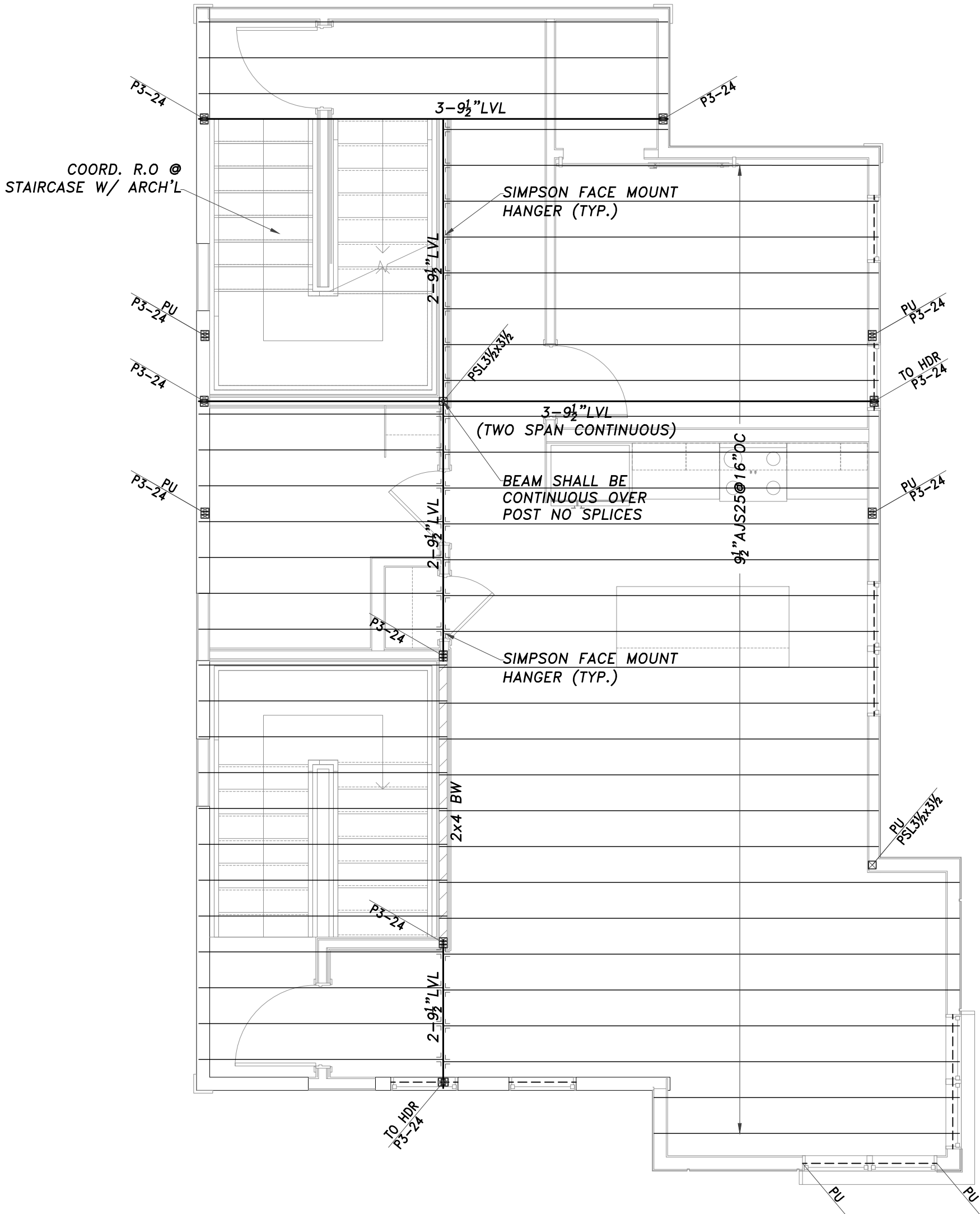
S4.0

FOURTH FLOOR FRAMING

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

FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD.
2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2"Ø BOLTS AT 16" ON CENTER, OR 3-3/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4@16 OR 2x6@16 WALL, UNLESS NOTED OTHERWISE
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12d@16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE
11. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2"Øx4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.

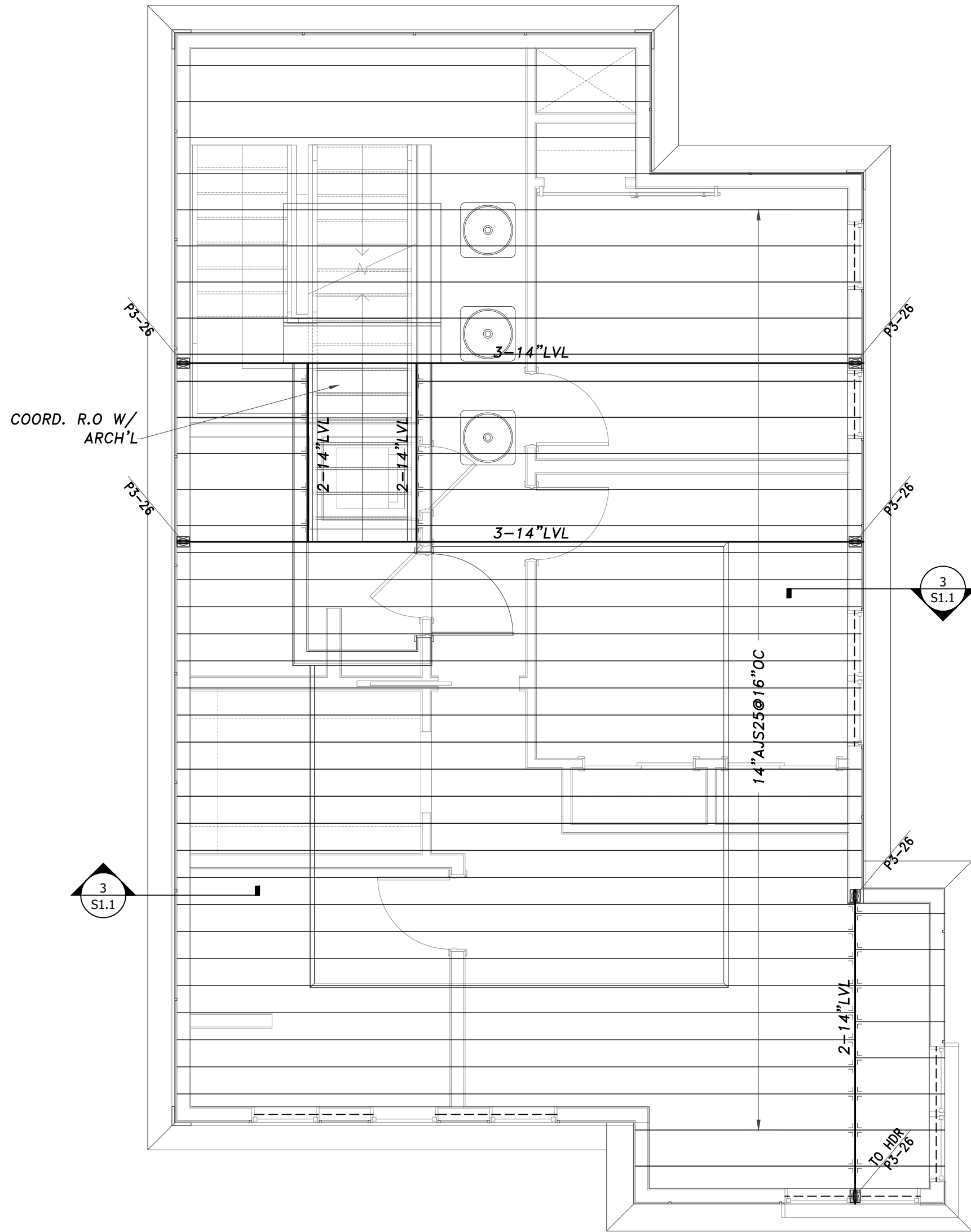


ROOF FRAMING

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

FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD.
2. ANY POSTS NOT SHOWN ARE TO BE 2x6 POSTS WITH NUMBER OF 2x PLIES ON POST TO MATCH PLIES ON THE BEAM.
3. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2"Ø BOLTS AT 16" ON CENTER, OR 3-3/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4Ø16 OR 2x6Ø16 WALL, UNLESS NOTED OTHERWISE
7. ALL SISTER JOISTS SHOWN TO BE NAILED TO EXISTING JOISTS W/ 3-12dØ16" OC.
8. NEW JOISTS, AND/OR NEW SISTER JOISTS TO HAVE AT LEAST 3" OF BEARING ON EACH END. IF THIS BEARING IS NOT POSSIBLE, CONTRACTOR TO CONTACT ENGINEER FOR REVISIONS TO PLANS.
9. ALL THRU POSTS (WOOD AND STEEL) TO BE LATERALLY RESTRAINED AT THE FLOOR LEVEL. CONTRACTOR TO INSTALL SOLID BLOCKING ON ALL FOUR SIDES OF POSTS AND ATTACH BLOCKING TO ADJACENT FLOOR FRAMING. PLYWOOD FLOOR TO BE NAILED TO BLOCKING.
10. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER POST. BLOCKING TO MATCH UPPER POST SIZE
11. ALL STEEL TO STEEL CONNECTIONS NOT SHOWN TO BE DESIGNED BY THE STEEL FABRICATOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. ALL STEEL POSTS LANDING ON EXISTING SILLS TO HAVE A 3/4" PLATE W/ 4 - 1/2"Øx4" LAG SCREWS TO SILL. PLATE DIMENSIONS TO DEPEND ON SHAPE OF SILL. CONTRACTOR TO SUBMIT PROPOSED PLATE TO ENGINEER.
13. ALL NEW JOISTS SHOWN TO HAVE A MINIMUM OF 3" BEARING ON EACH SIDE. CONTACT ENGINEER IF THE EXISTING CONDITIONS DO NOT ALLOW THIS CONDITION. ALTERNATE BEARING METHOD WILL BE REQUIRED.



FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. IN 2x4 WALLS, TYPICAL HEADERS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS
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5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2"Ø BOLTS AT 16" ON CENTER, OR 3-3/4"Ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
6. BW DENOTES 2x4Ø16 OR 2x6Ø16 WALL, UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR BLOCKING
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LEGEND

BW = BEARING WALL
FVP = FLAT VALLEY PLATE
(E) = EXISTING
(N) = NEW
TBR = TO BE REMOVED
POST LOCATION
POST UP (ABOVE LINE)
POST DOWN (BELOW LINE)
DIM. LUMBER POST
NUMBER OF STUDS
P3-26 SIZE OF STUD
TYPE OF POST: P-POST, J-JACK,
ENGINEERED POST
LC 3 1/2" SIZE
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL



617-775-7250

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24 JAY STREET
CAMBRIDGE, MA

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Date : 30 OCTOBER, 2025

DRAWING SCALES SHOWN ARE BASED ON AN 24x36 SIZE DRAWING

ROOF FRAMING

S6.0



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DRAWING SCALES
SHOWN ARE BASED ON
AN 24x36 SIZE DRAWING

FIRST
FLOOR
SHEAR
WALLS

S7.0

FLOOR FRAMING NOTES

1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. IN 2x4 WALLS, TYPICAL HEADERS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS.
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LEGEND

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FVP = FLAT VALLEY PLATE
(E) = EXISTING
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TBR = TO BE REMOVED
POST LOCATION
POST UP (ABOVE LINE)
POST DOWN (BELOW LINE)
DIM. LUMBER POST
NUMBER OF STUDS
P3-26 SIZE OF STUD
TYPE OF POST: P-POST, J-JACK,
ENGINEERED POST
LC 3 1/2" SIZE
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL



FIRST FLOOR SHEAR WALLS

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

HOLDOWN SCHEDULE

HOLDOWN ID TAG ON PLAN	SIMPSON MODEL #	HOLDOWN FASTENED TO:	FASTENERS TO FRAMING	THREADED ROD DIAMETER	THREADED ROD EMBED. INTO CONC
H2	HDU2-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC40	2-SPF WALL STUD	28-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H4	HDU4-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC52	2-SPF WALL STUD	44-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H5	HDU5-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC52	2-SPF WALL STUD	48-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H8	HDU8-SDS2.5	3-SPF WALL STUD	SDS SCREWS	7/8" DIA.	12"
STRAP OPT	MSTC66	3-SPF WALL STUD	68-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H8-DF	HDU8-SDS2.5	3-DF/SP WALL STUD	SDS SCREWS	7/8" DIA.	12"
STRAP OPT	MST72	3-DF/SP WALL STUD	62-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H11	HDU11-SDS2.5	6x6 DF POST	SDS SCREWS	1" DIA.	12"
H14	HDU14-SDS2.5	6x6 DF POST	SDS SCREWS	1" DIA.	16" **
ST1	CS-20x42" LONG	2-SPF WALL STUD	18-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		

HOLDOWN NOTES:

1. STRAP OPTION MAY BE USED IN LIEU OF HOLDOWN AT UPPER FLOOR LEVELS
2. ALL THREADED ROD HOLDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH SIMPSON AT-XP HIGH STRENGTH EPOXY SYSTEM INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. ALL MULTI-PLY WALL STUDS FASTENED TO HOLDOWNS SHALL BE GANGED TOGETHER IN ACCORDANCE WITH BUILDING CODE AND GENERAL NOTES.
4. ** - HDU14 REQUIRES HEAVY-HEX NUT
5. "PAIR" - INDICATES ONE HOLDOWN ABOVE FLOOR SYSTEM CONNECTED TO A SECOND HOLDOWN BELOW THE FLOOR SYSTEM

SHEARWALL SCHEDULE

SHEARWALL ID TAG	PLYWOOD	WALL STUDS PANEL EDGES	BLOCKING EDGES?	NAILING PANEL EDGES
SW1	SINGLE SIDE	SINGLE 2x	UNBLOCKED	8d 6" O.C.
SW2	SINGLE SIDE	SINGLE 2x	BLOCKED	8d 6" O.C.
SW3	SINGLE SIDE	SINGLE 2x	BLOCKED	8d 4" O.C.
SW4	SINGLE SIDE	SINGLE 2x	BLOCKED	8d 3" O.C.
SW5	SINGLE SIDE	DOUBLE 2x	BLOCKED	8d 2" O.C.
SW6	BOTH SIDES	DOUBLE 2x	BLOCKED	8d 3" O.C.
SW7	BOTH SIDES	DOUBLE 2x	BLOCKED	8d 2" O.C.

SHEARWALL NOTES:

1. ALL SHEARWALLS ASSUMED TO HAVE 1" GYPSUM BOARD (DRYWALL) FASTENED TO STUDS W/ #6 SCREWS AT 8"OC EDGE & 12"OC FIELD



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DRAWING SCALES
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SECOND
FLOOR
SHEAR
WALLS

S8.0

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1. TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD IN 2x6 WALLS. IN 2x4 WALLS, TYPICAL HEADERS ARE TO BE 2-2x10 W/ 2-2x4 JACK STUDS AND 1-2x4 KING STUDS.
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4. TIMBERLOKS IN LEDGERS TO PENETRATE WOOD ATTACHMENT MEMBER A MINIMUM OF 3". TIMBERLOKS TO BE EQUALLY SPACED VERTICALLY AND HAVE MINIMUM EDGE DISTANCE OF 1.5"
5. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH OF 2-1/2" BOLTS AT 16" ON CENTER, OR 3-1/2" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES. FOLLOW MANUF. SPECS.
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(E) = EXISTING
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POST UP (ABOVE LINE)
POST DOWN (BELOW LINE)
DIM. LUMBER POST
NUMBER OF STUDS
P3-26 SIZE OF STUD
TYPE OF POST: P-POST, J-JACK,
ENGINEERED POST
LC 3 1/2" SIZE
TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL

SECOND FLOOR SHEAR WALLS

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

HOLDOWN SCHEDULE

HOLDOWN ID TAG ON PLAN	SIMPSON MODEL #	HOLDOWN FASTENED TO:	FASTENERS TO FRAMING	THREADED ROD DIAMETER	THREADED ROD EMBED. INTO CONC
H2	HDU2-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC40	2-SPF WALL STUD	28-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H4	HDU4-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC52	2-SPF WALL STUD	44-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H5	HDU5-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC52	2-SPF WALL STUD	48-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H8	HDU8-SDS2.5	3-SPF WALL STUD	SDS SCREWS	7/8" DIA.	12"
STRAP OPT	MSTC66	3-SPF WALL STUD	68-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H8-DF	HDU8-SDS2.5	3-DF/SP WALL STUD	SDS SCREWS	7/8" DIA.	12"
STRAP OPT	MST72	3-DF/SP WALL STUD	62-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		
H11	HDU11-SDS2.5	6x6 DF POST	SDS SCREWS	1" DIA.	12"
H14	HDU14-SDS2.5	6x6 DF POST	SDS SCREWS	1" DIA.	16" **
ST1	CS-20x42" LONG	2-SPF WALL STUD	18-2 1/2" 10d 1/2 ABOVE & 1/2 BELOW RIM		

HOLDOWN NOTES:

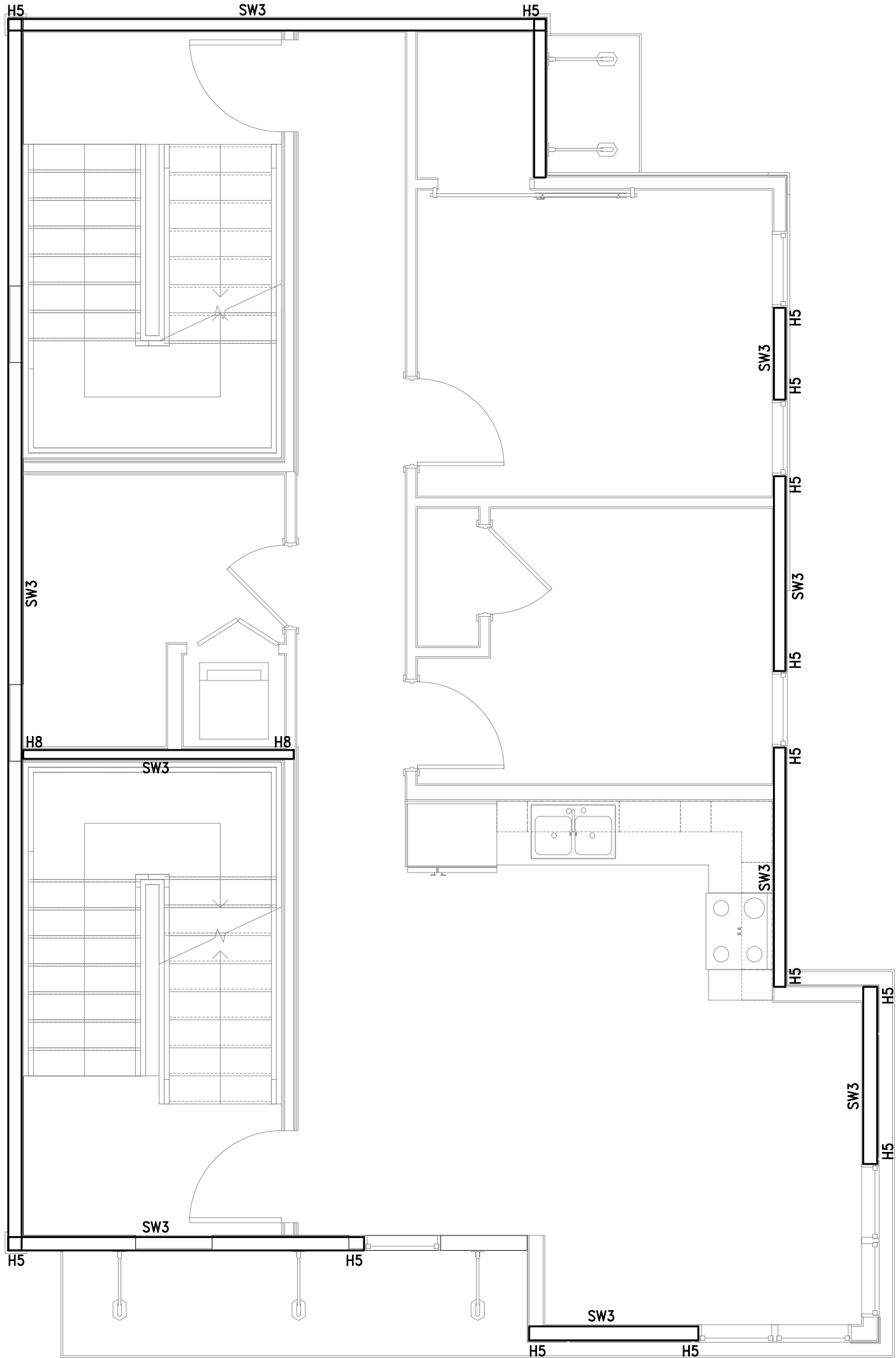
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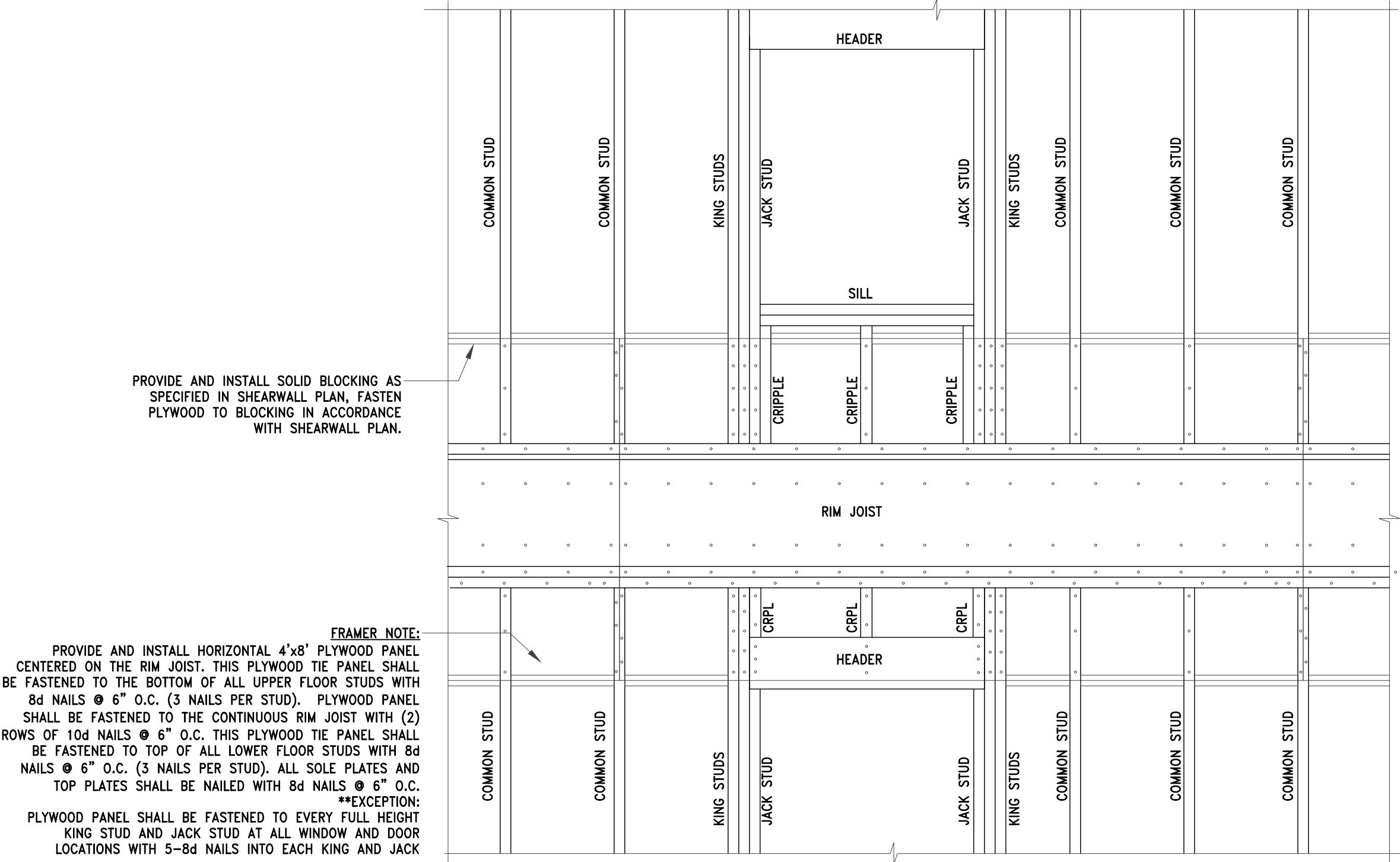
SHEARWALL SCHEDULE

SHEARWALL ID TAG	PLYWOOD	WALL STUDS PANEL EDGES	BLOCKING EDGES?	NAILING PANEL EDGES
SW1	SINGLE SIDE	SINGLE 2x	UNBLOCKED	8d @ 6" O.C.
SW2	SINGLE SIDE	SINGLE 2x	BLOCKED	8d @ 6" O.C.
SW3	SINGLE SIDE	SINGLE 2x	BLOCKED	8d @ 4" O.C.
SW4	SINGLE SIDE	SINGLE 2x	BLOCKED	8d @ 3" O.C.
SW5	SINGLE SIDE	DOUBLE 2x	BLOCKED	8d @ 2" O.C.
SW6	BOTH SIDES	DOUBLE 2x	BLOCKED	8d @ 3" O.C.
SW7	BOTH SIDES	DOUBLE 2x	BLOCKED	8d @ 2" O.C.

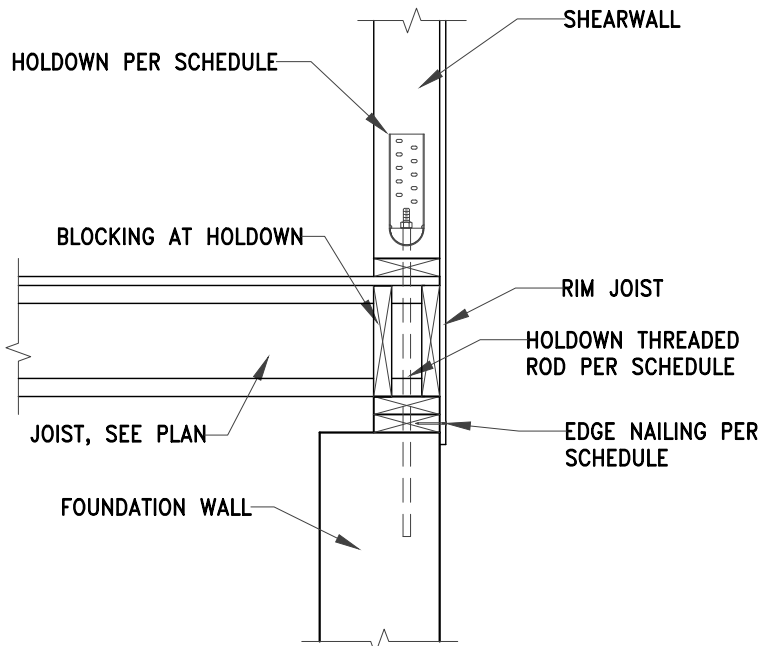
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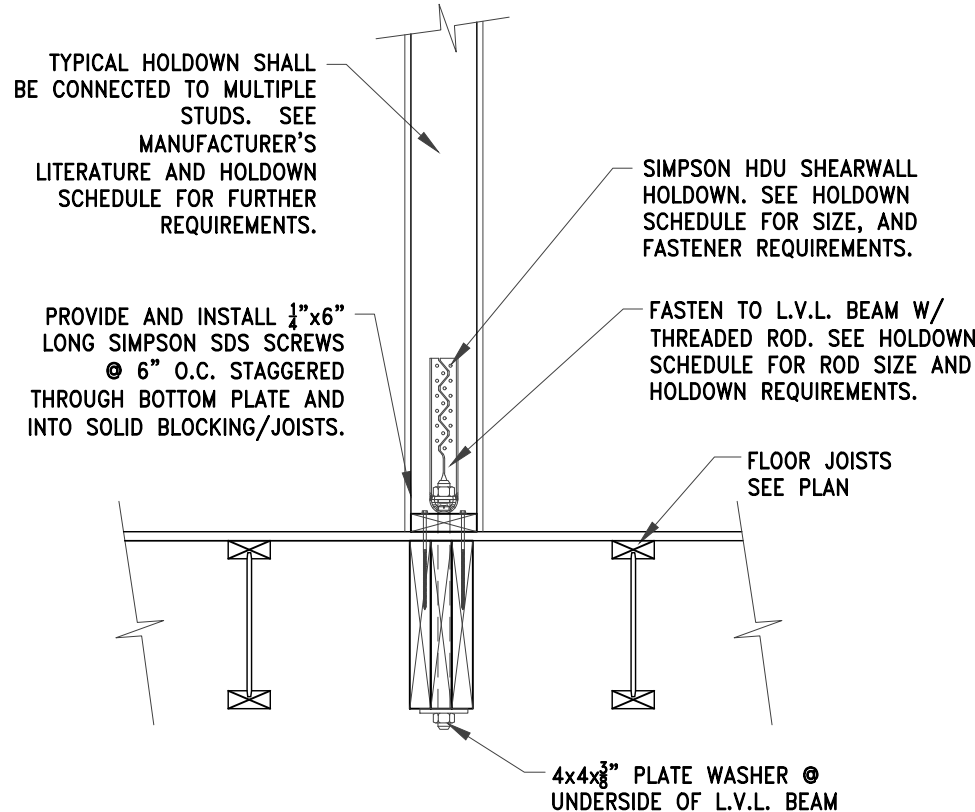




1 FRAMING DETAIL
Scale: 3/4" = 1'-0"



2 FRAMING DETAIL
Scale: 3/4" = 1'-0"



3 FRAMING DETAIL
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DIM. LUMBER POST NUMBER OF STUDS P3-26 SIZE OF STUD TYPE OF POST: P-POST, J-JACK,	
ENGINEERED POST LC 3 1/2" SIZE TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL	



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DRAWING SCALES
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DETAILS

S8.1