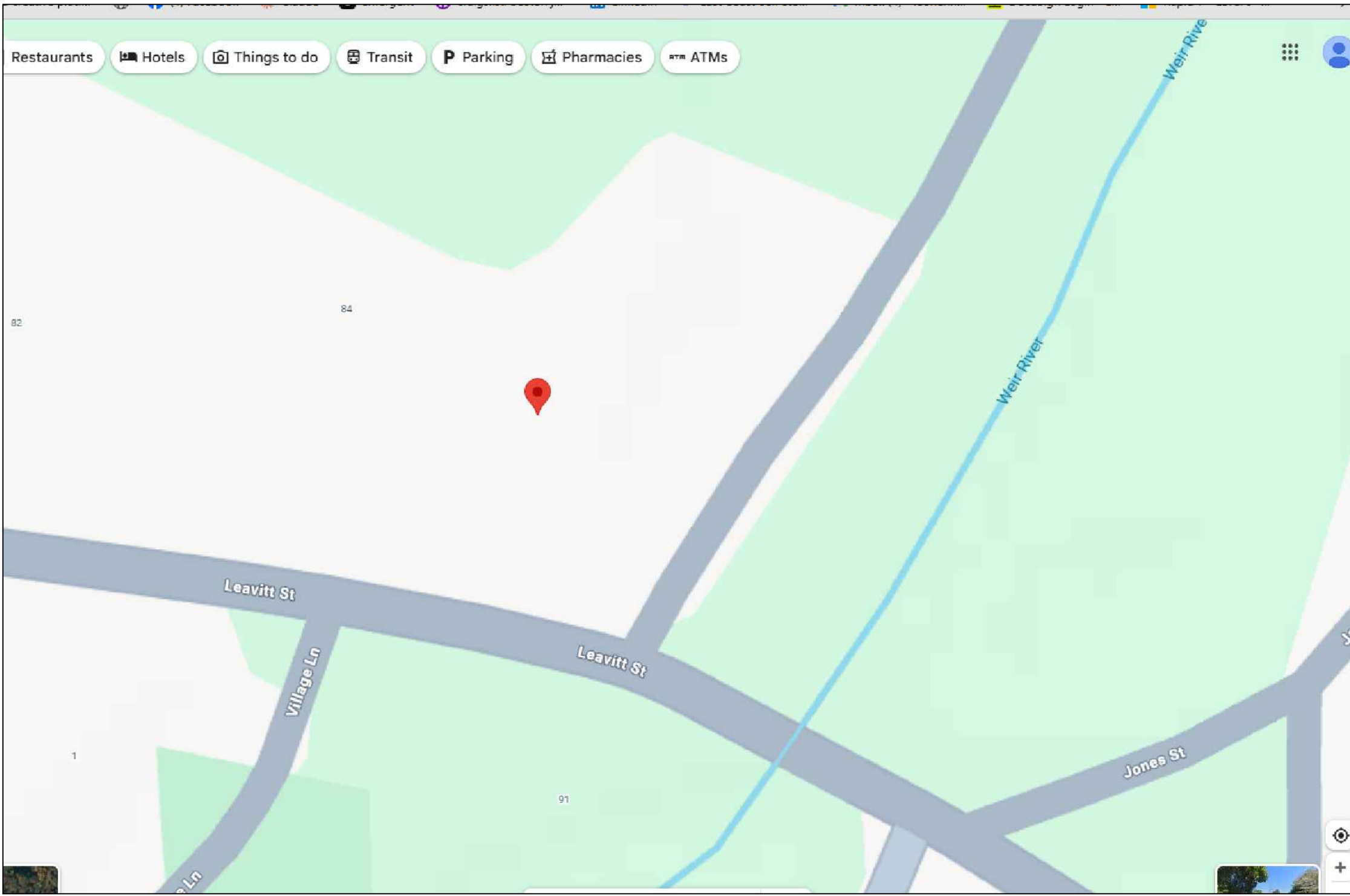


CEASE RESIDENCE
86 LEAVITT STREET
HINGHAM MA, 02043



Construction Notes - Massachusetts 10th
Edition Building Code

Design Loads

The building shall conform to the Massachusetts State Building Code, 10th Edition (780 CMR based on IBC 2021/IRC 2021 with Massachusetts Amendments) and to resist the following loads:

Wind: 131 MPH
Ground Snow: 35 PSF (subject to elevation adjustments per MSBC 10th 1604.11 for sites with significant elevation differences within the municipality)

Wood Construction

Lumber Specifications: All lumber shall conform to the following specification:

- 1. All SAWN lumber shall be spruce-pine-fir as follows:
 - o Studs and Joists: No. 1 / No. 2 or better
 - o Beams and Girders: No. 1 or better

Hardware and Connections: All hangers, caps and straps shall be provided by the contractor based on the design loads shown on the design drawings. Use Simpson tie down clips at each rafter and ceiling joist in accordance with manufacturer specifications and 10th Edition requirements.

Exterior Walls: All exterior walls shall be 2 x 6s at 16" o.c. and shall be sheathed with ½" APA exterior grade Exposure 1 plywood. Nailing pattern: 6d nails at 6" at edges and 8" in the field, unless otherwise noted, with housewrap (Tyvek or equivalent) and specified siding. The wall cavity shall have batt insulation covered by ½" drywall with plaster finish. Coated plywood is an acceptable alternative. Refer to cross section for additional details.

Floor and Roof Sheathing:

- All floor sheathing shall be minimum ¾" T&G, glued and screwed to floor members
- All roof sheathing shall be minimum ¾" APA Exposure 1 plywood with edge clips
- Coated plywood is an acceptable alternative for both applications

Pressure Treated Materials: All wood in contact with concrete shall be pressure treated in accordance with current standards.

Interior Walls: At all interior load bearing walls, and non-load bearing walls over 8' in height, provide one row of blocking at mid-height of studs.

Headers: All headers shall be minimum 3-2x8s. Submit alternate lumber arrangements to architect for approval.

Floor Joists: Place an additional floor joist under each partition wall.

Posts and Jack Studs: Refer to the roof framing and floor framing plans for location of posts and jack studs. Posts and jacks shall extend down continuously from the roof or floors to the foundation walls unless interrupted by a beam. At all jack stud and post locations provide matching block studs below the first floor sheathing down to the foundation or beam.

Engineered Lumber: Refer to structural engineer's stamped drawings and calculation sheets for all LVL and laminated post sizes, if included.

Concrete Construction

Foundation Bearing: Foundations shall bear on compacted granular fill or natural undisturbed soils having a minimum bearing capacity of 2 tons per square foot – to be verified by the contractor.

Frost Protection: All exterior foundations shall be a minimum of 4'-0" below finished grade to provide adequate frost protection to footings in accordance with Massachusetts climate requirements.

Anchor Bolts: Provide ¾" diameter anchor bolts at 4'-0" o.c. maximum, embedded through sill into the top of the foundation wall in accordance with current code requirements.

Concrete Specifications: All structural concrete shall be normal weight, stone aggregate concrete, and shall be proportioned, mixed and placed under appropriate supervision in accordance with current standards. Concrete shall develop the following 28-day compressive strengths:

- Concrete flatwork exposed to weather: 4,000 psi
- All other concrete: 3,500 psi

Reinforcing Steel: Reinforcing bars including stirrups shall conform to ASTM A615 with 60,000 psi yield strength with minimum anchorage and splice requirements for reinforcing in accordance with ACI 318. Welded wire fabric shall conform to ASTM A185.

Slabs on Grade: Slabs on grade shall be placed in accordance with current ACI recommendations. Slabs shall be placed on graded granular material compacted to 95% of maximum dry density. Slabs shall be minimum 4" thick and reinforced with WWF 6x6-W2.9. Slabs shall be placed on minimum 6 mil polyethylene vapor barrier with minimum 6" overlap at seams. Refer to plans for additional details.

Demolition Notes:

- Contractor is responsible to obtain all necessary permits for demolition work.
- Remove all structure shown dashed.
- Debris shall be removed from the building on a daily basis.
- Coordinate openings for sub-contractors.
- Firestop all openings made during demolition in fire rated walls/floors and ceilings.
- By careful study of the contract documents and site conditions, plan a selective demolition sequence for approval by structural engineer and or city official.

- Shore and brace existing conditions as required for the removal of existing construction or installation of new work to ensure the structural integrity of the building.

- Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be continued properly.

- Structural integrity during construction – comply with ASCE 37, Section 1.3.2

General Notes:

- Contractor is responsible to follow all local, state, and applicable national codes and regulations.
- Contractor is responsible to obtain all necessary building permits and approvals for construction work and to pay all applicable fees.

- Contractor is responsible to visit the site to review all existing conditions and report any variations on the drawings to the architect for clarification.

- Contractor is required to verify all dimensions in the field and report any discrepancies to the architect for clarification. Do not scale off the drawings, use dimension notes. Notes such as "align" or "clear" take precedence over dimension notes. Do not scale when ordering materials manufactured either on or off site, such as millwork, casework, fixtures, etc. that cannot be trimmed to fit on site - measure actual conditions in field.

- Unless indicated on the drawings as Not In Contract (N.I.C.) or as existing, all items, materials and installations of same are a part of the contract defined by the construction documents. The contractor shall provide and install all accessories, components and assemblies required for the work shown.

- Contractor is responsible for performing all work in a safe and satisfactory manner.

- Contractor is responsible for the stability of the structure during demolition, erection and construction.

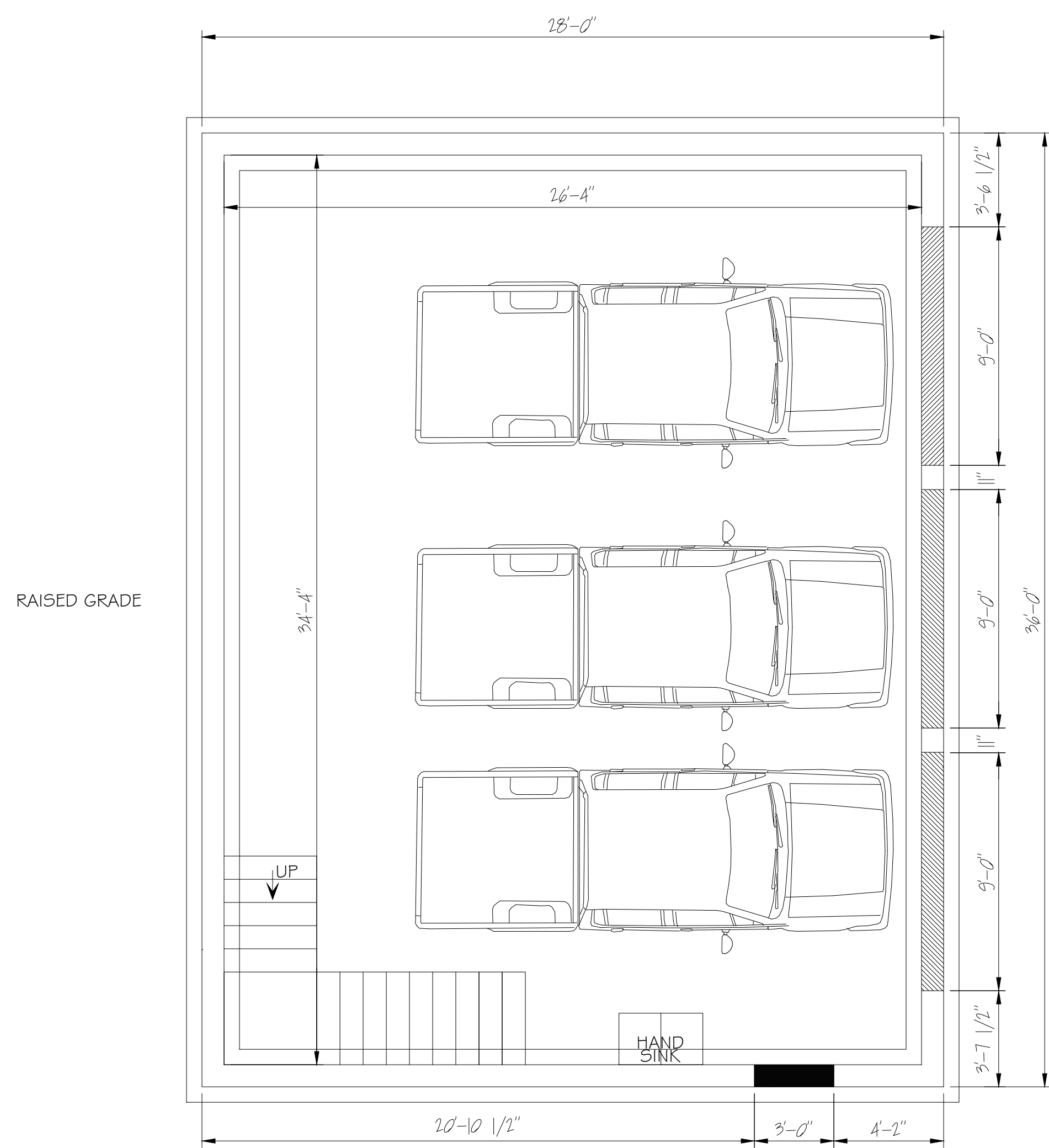
Engineering Notes:

- Electrical, plumbing, and hvac sub-contractors shall be responsible for the design-build of the electrical, plumbing, and heating, cooling and ventilation work required for this project and all necessary permits.

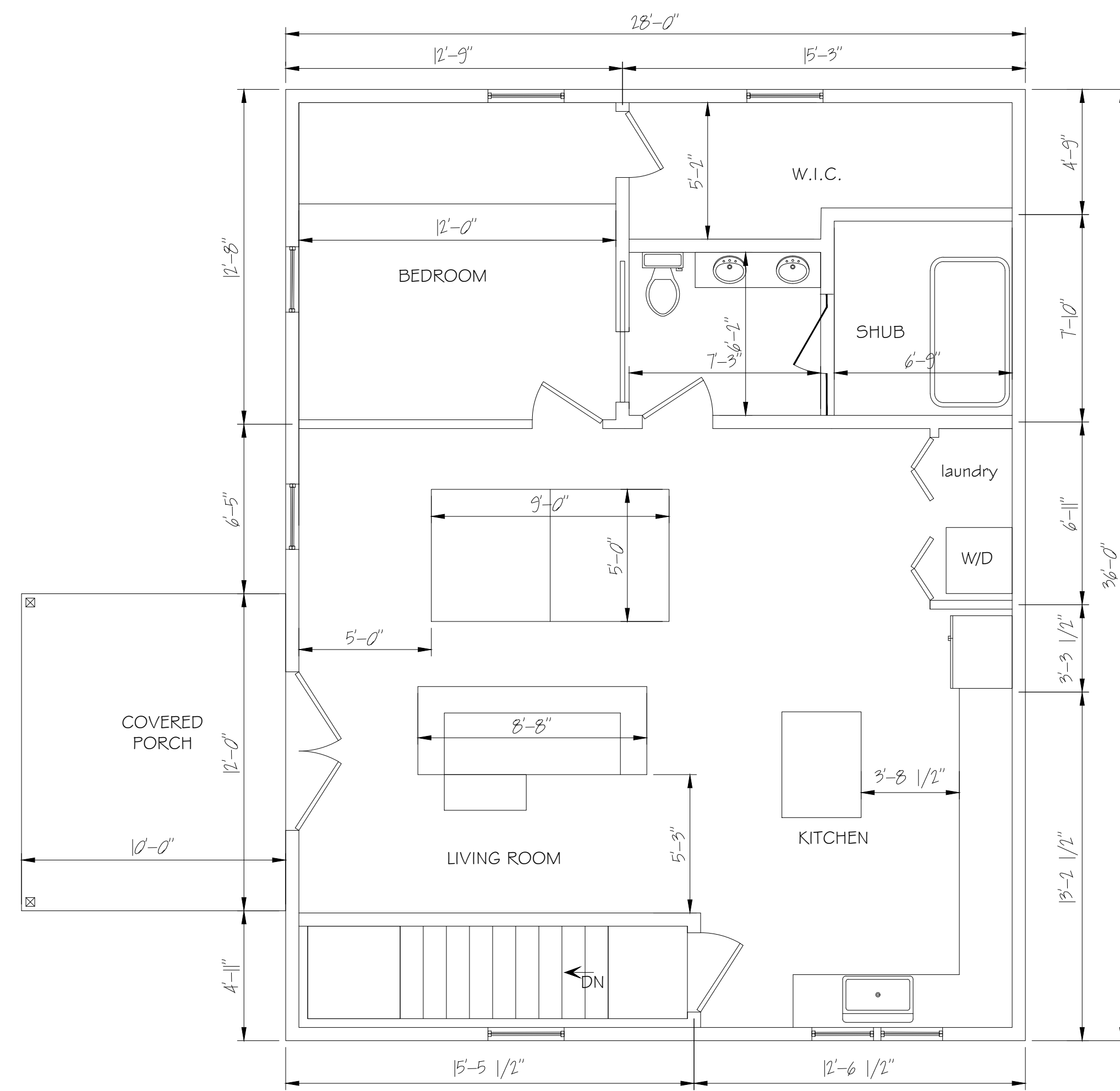
CEASE RESIDENCE
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COVER

C



GRADE LEVEL



FIRST LEVEL

CEASE RESIDENCE
86 LEAVITT STREET
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PROPOSED FLOOR PLAN

A1



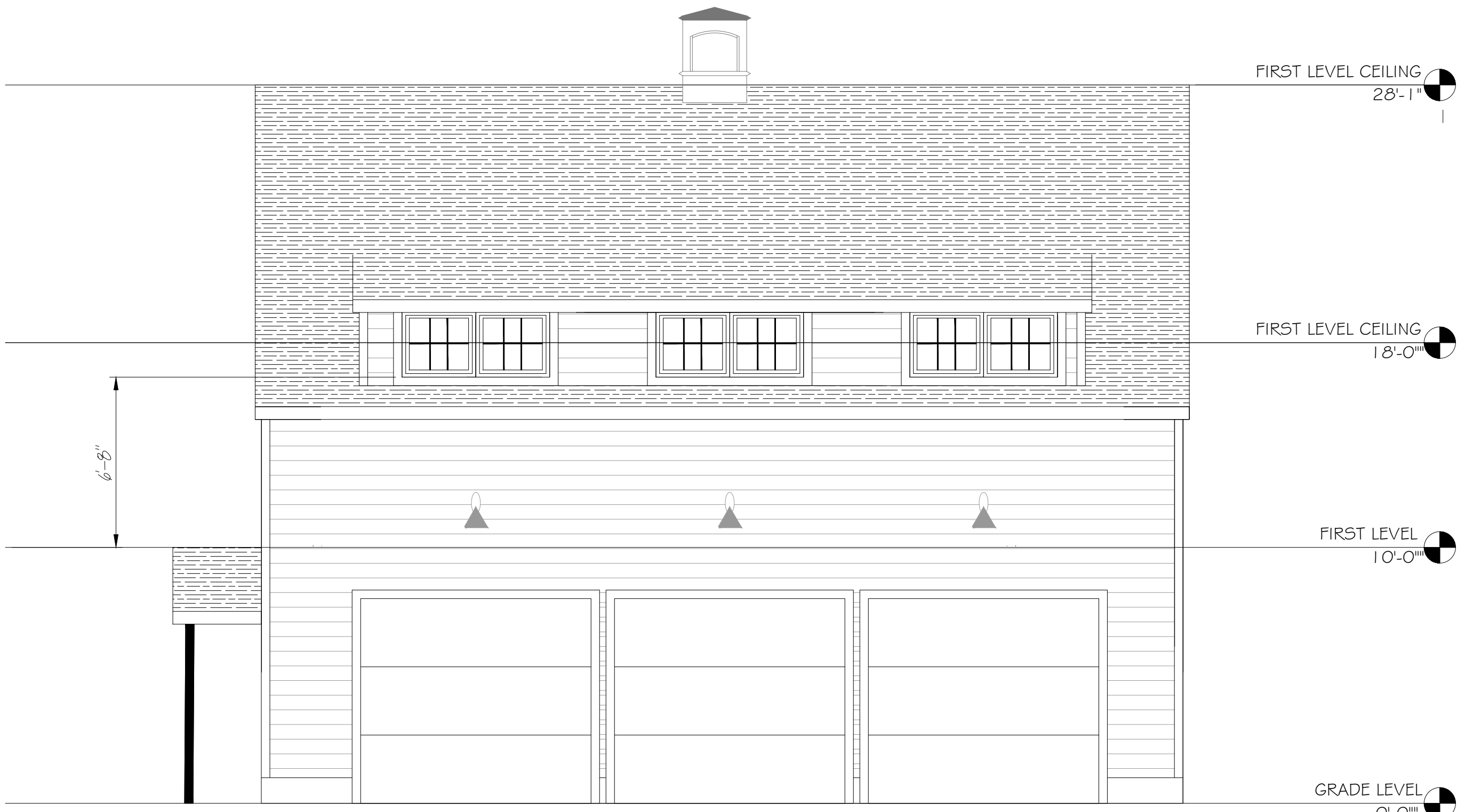
LEFT ELEVATION
1/4"=1'-0"



FRONT (STREET) ELEVATION
1/4"=1'-0"



REAR ELEVATION



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

CEASE RESIDENCE
86 LEAVITT STREET
HINGHAM MA, 02043

PROPOSED
ELEVATION PLAN

A1