

Ryan/Tilton Development

291 Court Street
Plymouth, MA

March, 2024

LIST OF DRAWINGS

TI TITLE

ARCHITECTURAL

- A0 - BASEMENT PLAN
- A1 - FIRST FLOOR PLAN AND DETAILS
- A2 - SECOND FLOOR PLAN
- A3 - THIRD FLOOR PLAN
- A4 - ROOF PLAN
- A5 - FRONT EXTERIOR ELEVATION
- A6 - REAR EXTERIOR ELEVATION
- A7 - RIGHT EXTERIOR ELEVATION
- A8 - LEFT EXTERIOR ELEVATION
- A9 - BUILDING SECTIONS
- A10 - BUILDING SECTIONS

STRUCTURAL

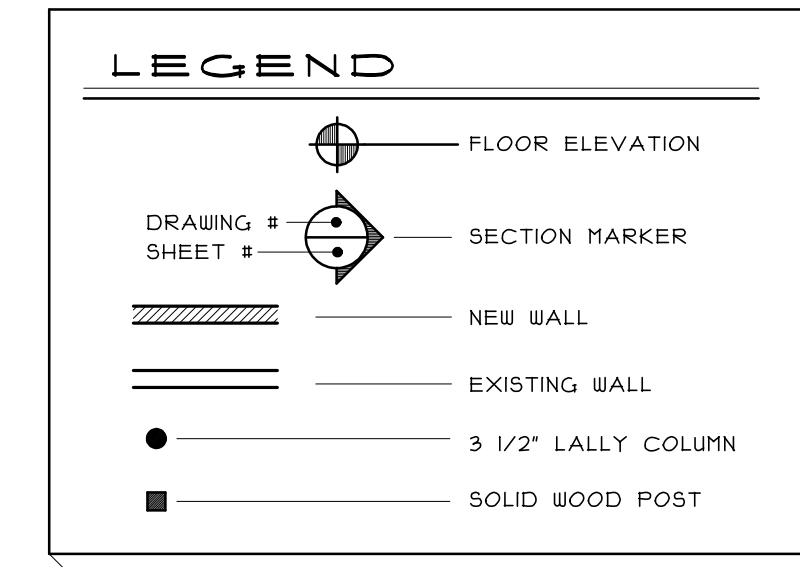
- S0 - FOUNDATION PLAN AND DETAILS
- S1 - FIRST FLOOR FRAMING PLAN
- S2 - SECOND FLOOR FRAMING PLAN
- S3 - THIRD FLOOR FRAMING PLAN
- S3 - THIRD FLOOR CEILING FRAMING PLAN
- S4 - ROOF FRAMING PLAN
- WS - WIND LOADING SHEET

ARCHITECT

Jeffrey M. Metcalfe, R. A.
44 Jan Marie Drive
Plymouth, MA 02360

STRUCTURAL ENGINEER

KARL ANDERSON
P.O. Box No. 766
Manomet, MA 02345



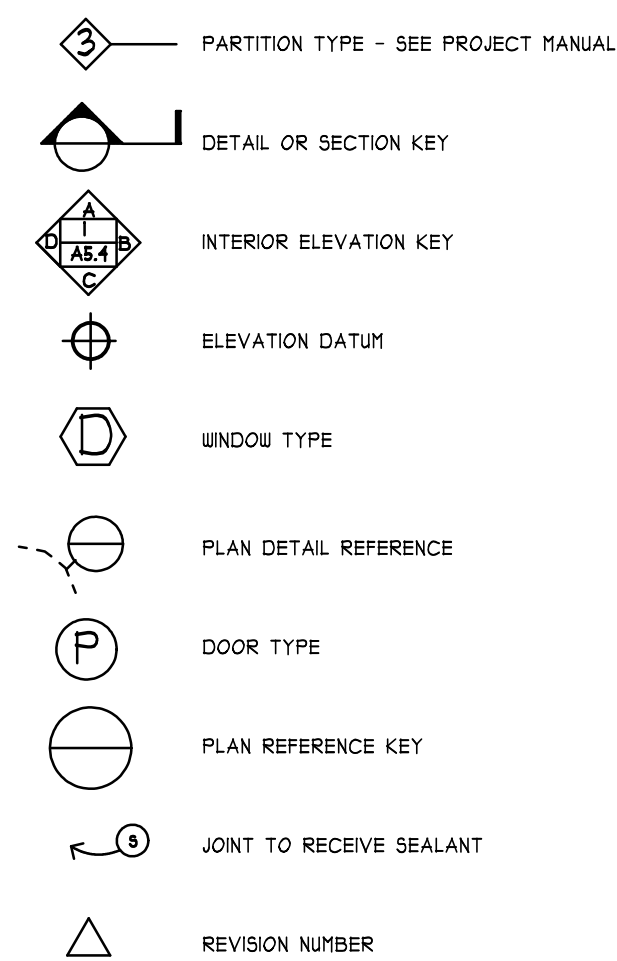
BUILDER NOTES:

- CODES:
 - MASS. STATE BUILDING CODE AMENDMENTS, 2015 IRC, 2015 IBC OR 2015 IEBC
 - MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES (ASCE 7)
 - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS)
 - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)
 - SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS (AISC 360)
 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND FIELD CONDITIONS.
- NO SUBSTITUTIONS TO THIS DESIGN ARE TO BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT OR ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS DURING CONSTRUCTION. THE ARCHITECT OR ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING NEITHER KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTORS WILL ACHIEVE THIS RESULT.

GENERAL NOTES:

- G.C. TO HAVE BUILDING PLANS ON SITE AT REASONABLE TIMES (5III.0)
- G.C. TO HAVE BUILDING PERMIT ON SITE PROMINENTLY DISPLAYED (5III.0)
- TYPICAL INTERIOR PARTITIONS TO BE 2X4 WOOD STUDS AT 16\"/>

REFERENCE SYMBOLS



LIST OF ABBREVIATIONS

AT	DRYER	G.A.	G.AUGE	N.I.C.	NOT IN CONTRACT	SHT.	SHEET	W.	WIDTH, WIDE
AND	DRAWER (IN CASEWORK)	GALV.	GALVANIZED	NO.	NUMBER	SHTG.	SHEATHING	W	WASHING MACHINE
APPROXIMATELY	DRYER EXHAUST	G.B.	GRAB BAR	NOM.	NOMINAL	SHLV.	SHELVES	W/O	WITHOUT
A.B.	ANCHOR BOLT	GL.	GLASS			SIM.	SIMILAR	W.C.	WATERCLOSET
ABV.	ABOVE	GR.	GRADE	Ø	DIAMETER, ROUND	SL.	SLOT, SLOTTED	WD.	WOOD
A/C	AIR CONDITIONER (-ING)	GTR.	GUTTER	O.A.	OVERALL	S.M.	SHEET METAL SCREW	WL.	WALL
A.C.T.	ACOUSTIC CEILING TILE	G.W.B., GWB	GYP SUM WALLBOARD	O.C.	ON CENTER	S.M.S.	SHEET METAL SCREW	W.O.	WINDOW OPENING
ADJ.	ADJUSTABLE	GYP.	GYP SUM	O.D.	OUTSIDE DIAMETER	SP.	SPACE(S)	W.P.	WORKING POINT
A.F.F.	ABOVE FINISHED FLOOR			O.F.C.I.	OWNER FURNISHED - CONTRACTOR INSTALLED	SQ.	SQUARE	W.S.	WOOD SCREW
ALT.	ALTERNATE	D.S., DS	DOWN SPOUT	H., HT.	HIGH, HEIGHT	S/S, S.S.	STAINLESS STEEL		
ALUM.	ALUMINUM	DTL.	DETAIL	H/A	HANDICAPPED ACCESSIBLE	S.T.C.	SOUND TRANSMISSION COEFFICIENT	X	BY (AS IN 2 X 4)
A.N.	AS NOTED	DW.	DISHWASHER	H/C.	HOLLOW CORE	OH.	OVERHEAD		
APPD.	APPROVED	DWG.	DRAWING	H.D.	HOT DIPPED	O.H.	OPPOSITE HAND		
A.A.B.	ARCHITECTURAL ACCESS BOARD	EA.	EACH	HQID.	HARDWOOD	OPP., OPPO.	OPPOSITE		
		ELEV.	ELEVATION	HM.	HOLLOW METAL	OCC.	OCCUPANTS	STL.	STEEL
B.C.	BRICK COURSE	E.F.	EACH FACE	HR.	HOUR	P.C.	PRECAST CONCRETE	STR.	STRUCTURE
BD.	BEAD, BOARD	EL.	ELEVATION	HORIZ.	HORIZONTAL	P.LAM.	PLASTIC LAMINATE	SUSP.	SUSPENDED
B.E.	BATH EXHAUST	ELEC.	ELECTRIC, ELECTRICAL	I.D.	INSIDE DIAMETER	P. PLG.	PLUMBING	S.V.	SHEET VINYL
B/F	BOTTOM OF FOOTING	ELEV.	ELEVATION	I.M.	INSULATED METAL	P. LAM.	PLASTIC LAMINATE	SCHD	SOLID CORE METAL DOOR
B.F.	BARRIER FREE	ELEV.	ELEVATION	INSUL.	INSULATION, INSULATED	PLY., PLYWD	PLYWOOD	SCWD	SOLID CORE WOOD DOOR
BIT.	BITUMINOUS	EPDM	ETHYLENE PROPYLENE DIENE MONOMER (SYNTHETIC RUBBER MEMBRANE ROOFING SYSTEM)	IP.S.	IRON PIPE SIZE	PREFAB.	PREFABRICATED	TIG	TONGUE AND GROOVE
BLDG.	BUILDING	EQUAL	EQUAL	JT.	JOINT	P.S.	PRESSED STEEL	T.L.	TREAD
BLK'G.	BLOCKING	EXIST.	EXISTING	K.D.	KNOCKED DOWN	P.T.	PRESSURE (PRESERVATIVE) TREATED	T.B.	TOWEL BAR
BOT.	BOTTOM	EXT.	EXTERIOR	K.E.	KITCHEN EXHAUST	P.TD.	PAINT, PAINTED	TEL	TELEPHONE
BR.	BEDROOM	E.W.	EACH WAY			P.H.	PRESSED METAL	TH.	THICKNESS
		EIFS, E.I.F.S.	EXTERIOR INSULATION FINISHING SYSTEM EQUIPMENT	L	ANGLE	P.T.	PRESSURE (PRESERVATIVE) TREATED	TH.	THICKNESS
CAB.	CABINET	EQUIP.	EQUIPMENT	LAM.	LAMINATE	PT., PTD.	PAINT, PAINTED	T.O.C.	TOP OF CONCRETE
CEH.	CEMENT	F.A.	FIBERGLASS ASPHALT	LAV.	LAVATORY	PVC	POLYVINYL CHLORIDE	T.O.S.	TOP OF STEEL
C.J., C.J	CONTROL JOINT	F.C.	FIRE CODE	L.C.	LOADCENTER	P.H.	PRESSED METAL	T.O.S.D.	TOP OF STEEL DECK
CLG.	CEILING	F.C.U.	FAN COIL UNIT	L.C.C.	LEAD COATED COPPER			T.P.	TOILET PAPER
CLOS.	CLOSET	F.D.	FIRE DAMPER	LT.WT.	LIGHT WEIGHT	Q.T.	QUARRY TILE	T.V.	TELEVISION
C.M.U.	CONCRETE MASONRY UNIT	F.D.	FLOOR DRAIN	M.A.S.Y.	MASONRY	R.	RISER, RADIUS	T.W., T.O.W.	TOP OF WALL
COL.	COLUMN	F.D.	FOUNDATION	MAX.	MAXIMUM	R.A.	RETURN AIR (GRILLE)	T.W.	TO WEATHER
COMP.	COMPOSITION	F.E.C.	FIRE EXTINGUISHER + CABINET	MDO	MEDIUM DENSITY OVERLAY	RAD.	RADIUS	TYP.	TYPICAL
CONC.	CONCRETE	F.F.	FINISH FLOOR	MECH.	MECHANICAL	R.D.	ROOF DRAIN	U.L., U/L	UNDERWRITER'S LABORATORIES, INC. UNLESS OTHERWISE NOTED
COND.	CONDITION	F.H.	FLAT HEAD	MFR.	MANUFACTURER	R.O.	ROUGH OPENING	V.B., V/B	VAPOR BARRIER
CONST.	CONSTRUCTION	F.G.	FIBERGLASS	MIN.	MINIMUM	R.W.L.	RAIN WATER LEADER	V.C.T.	VINYL COMPOSITION TILE
CONT.	CONTINUOUS	FN.	FINISH, FINISHED	M.O.	MASONRY OPENING	S	SEALANT JOINT	VERT.	VERTICAL
CPT.	CARPET	FL.	FLOOR	M/R, M.R.	MOISTURE RESISTANT	SIP	SHelf AND POLE (CLOSET)	V.I.F.	VERIFY IN FIELD
C.R.	COLD ROLLED	FLASH'G	FLASHING	M.S.	MACHINE SCREW	S.C.	SOLID CORE	V/B	VAPOR BARRIER
C.S.	COURSE	F.P.	FIREPLACE	M.TL	METAL	S.E.	SQUARE EDGE		
C.S.G.	CASING	F/R, F.R.	FIRE RESISTANT	M.W.	MICROWAVE	S.F.	STUD FACE, SQUARE FOOT		
C.T.	CERAMIC TILE	FTG.	FOOTING	MASS., MA	MASSACHUSETTS	SFS	SURFACED FOUR SIDES		
CTV	CABLE TELEVISION	FX	FIRE EXTINGUISHER						
C.U.H.	CABINET UNIT HEATER	F.R.	FIRE RATED						
		F.R.P.	FIBERGLASS RE-INFORCED PANEL						

Jeffrey M. Metcalfe, R.A.
44 Jan Marie Drive
Plymouth, Massachusetts 02360
© 1985-2025 Jeffrey M. Metcalfe, R.A. All rights reserved.

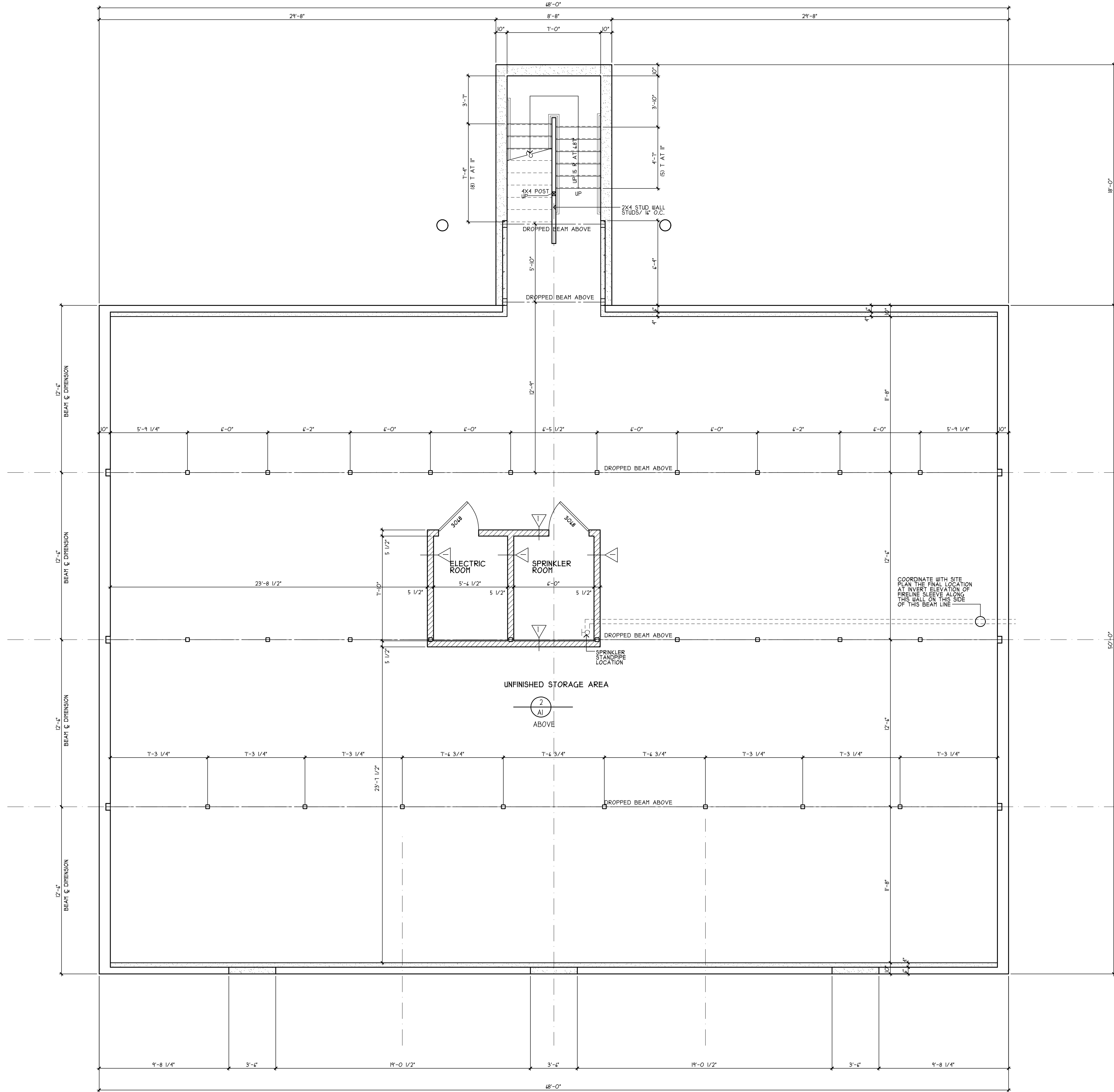
Date:
14-March-2024

PERMIT SET 03-14-24

Ryan/Tilton Development
291 Court Street
Plymouth, MA

23-033

T1

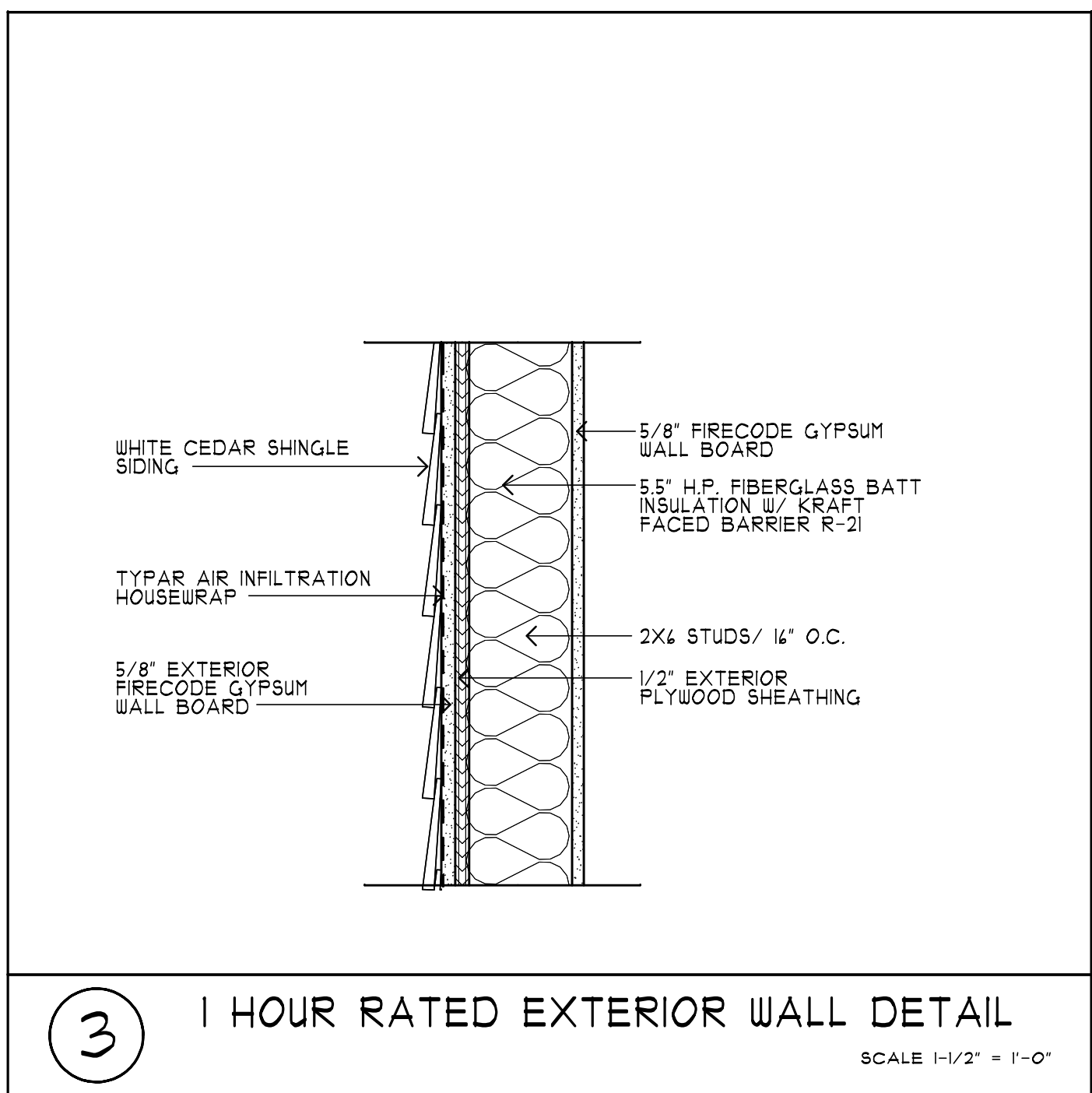


COORDINATE WITH SITE PLAN THE FINAL LOCATION AT INVERT ELEVATION OF FIRELINE SEEVES ALONG THIS WALL ON THIS SIDE OF THIS BEAM LINE

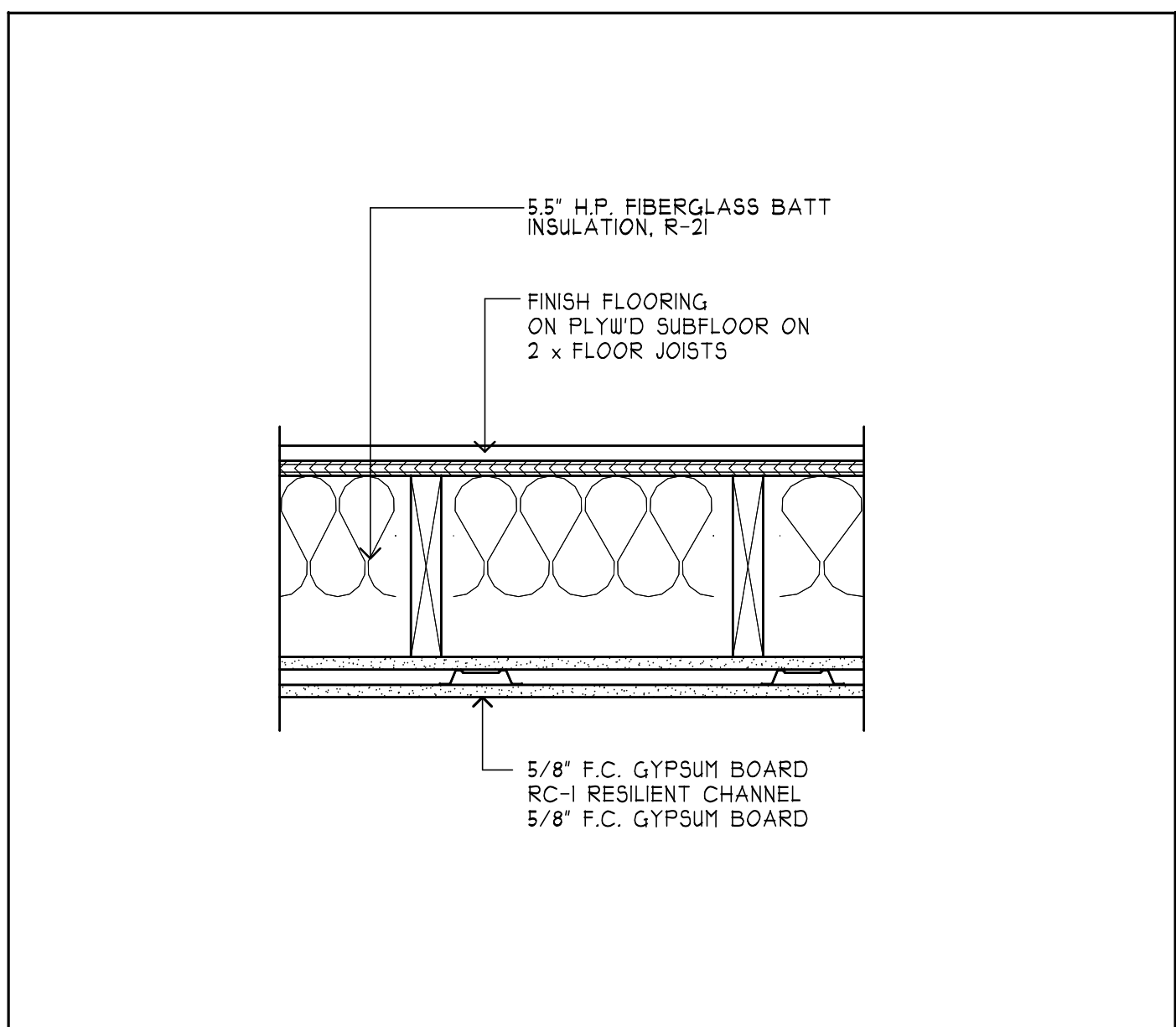
PLAN LEGEND

- 1 HOUR WALL CONSTRUCTION 5/8" FIRECODE TYPE 'X' GYPSUM WALL BOARD ON BOTH SIDES FULL HEIGHT TO RATED CEILING SYSTEM
- ALL OTHER WALLS NOT INDICATED WITH HATCH TO BE CONSTRUCTED WITH 5/8" GYPSUM WALL BOARD ON WOOD STUDS. (UNRATED)

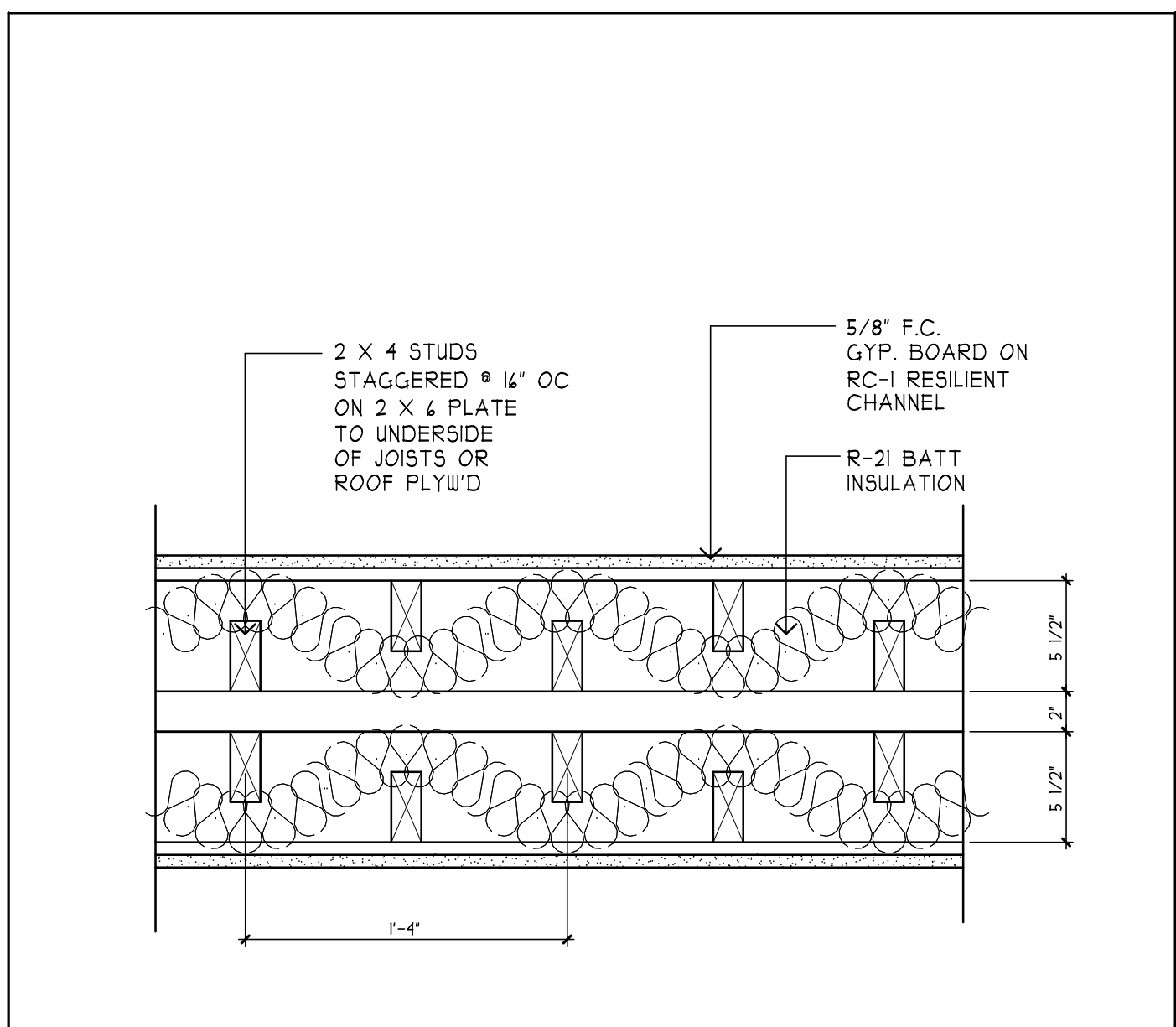
1 BASEMENT PLAN - PROPOSED
A2 SCALE: 1/4" = 1'-0"



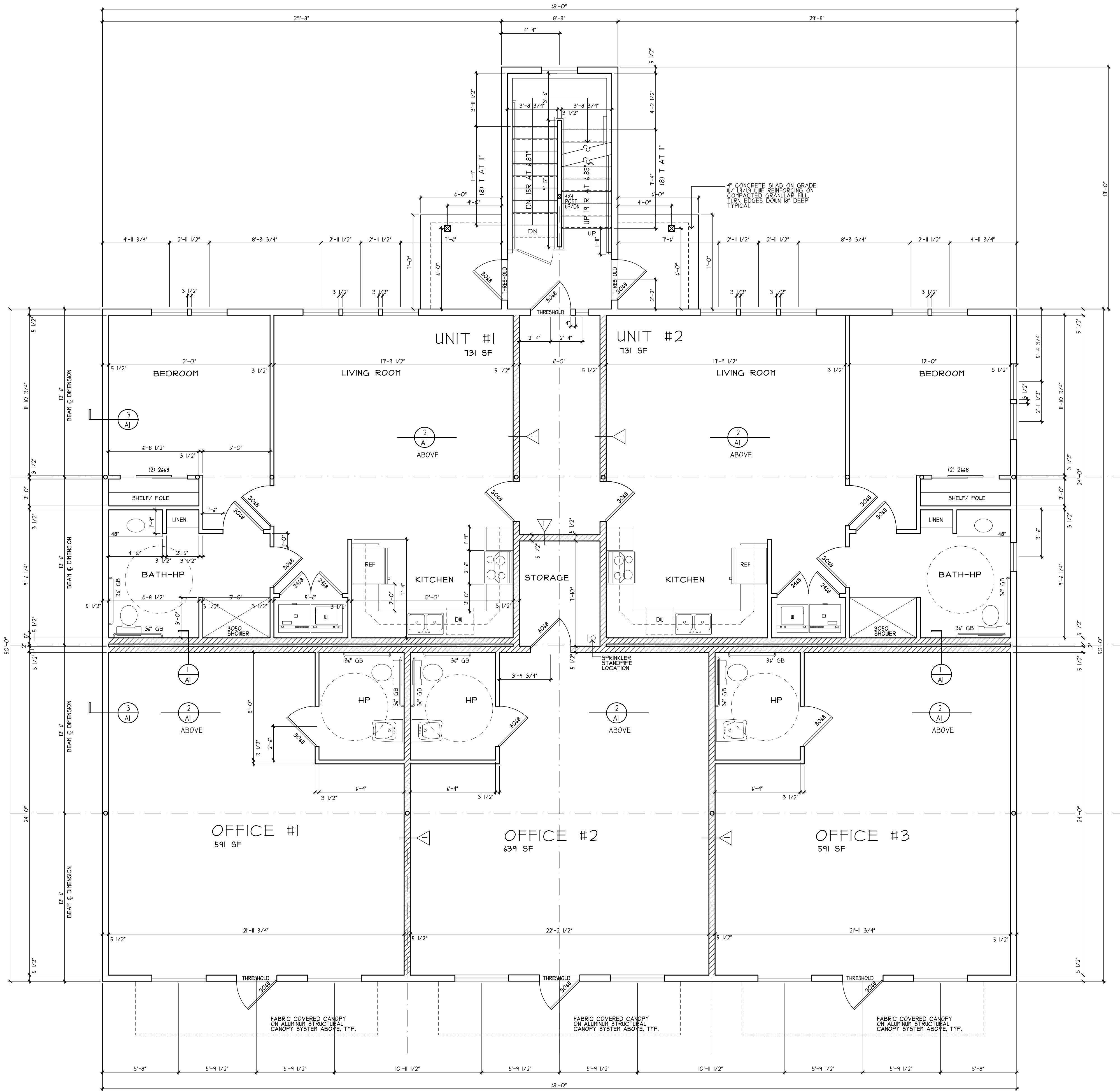
3 1 HOUR RATED EXTERIOR WALL DETAIL
SCALE 1-1/2" = 1'-0"



2 FLOOR/CEILING STC 50 1 HOUR CEILING ASSEMBLY
SCALE 1-1/2" = 1'-0"



1 1 HOUR DEMISING WALL PLAN DETAIL
SCALE 1-1/2" = 1'-0"



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

PLAN LEGEND

1	1 HOUR WALL CONSTRUCTION 5/8\"/>
2	ALL OTHER WALLS NOT INDICATED WITH HATCH TO BE CONSTRUCTED WITH 5/8\"/>

Jeffrey M. Metcalfe, r.a.
44 Jan Marie Drive
Plymouth, Massachusetts 02360
© 1995-2023 Jeffrey M. Metcalfe, R.A. All rights reserved.

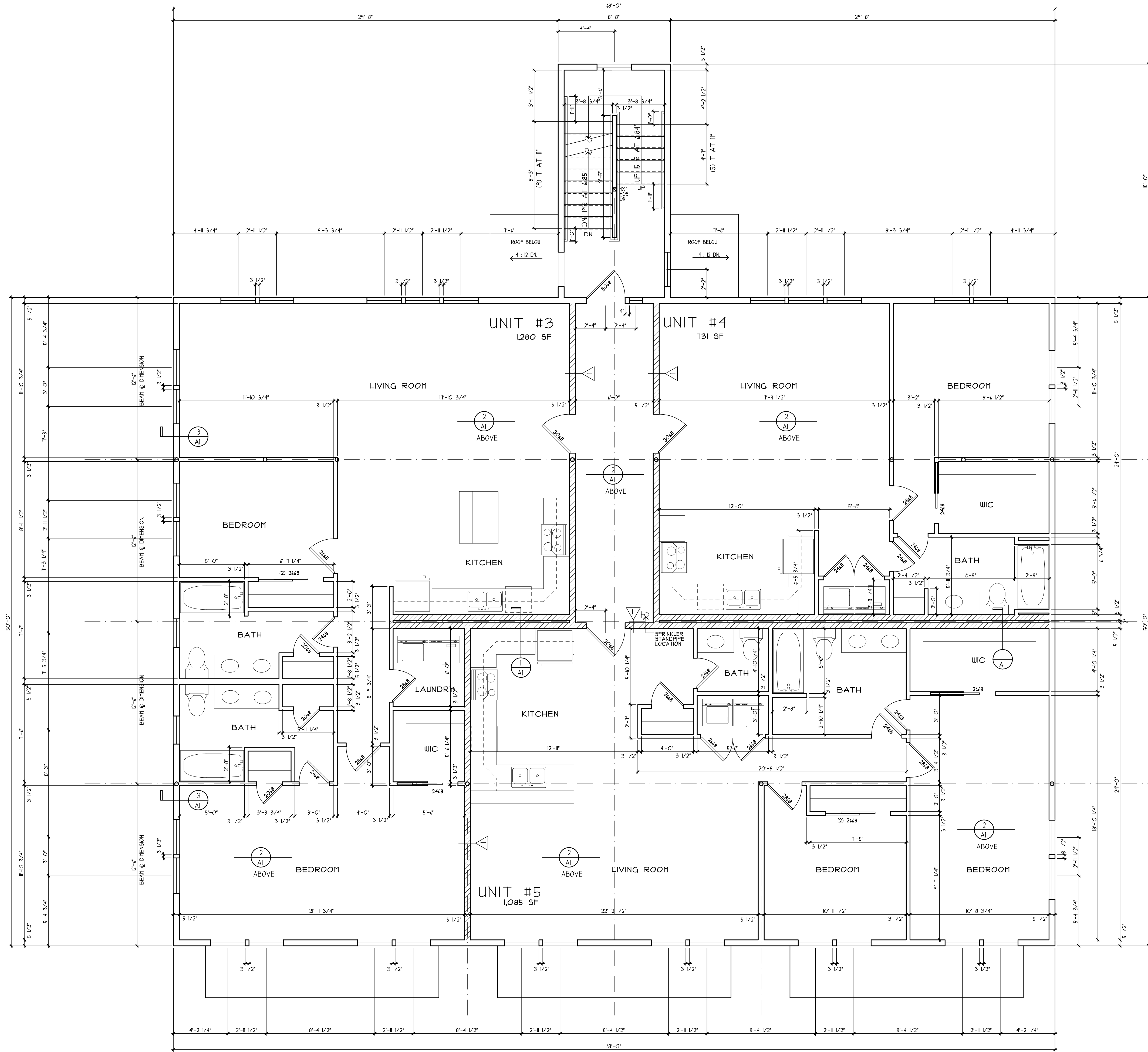
Date:
14-March-2024

PERMIT SET 03-14-24



Ryan/Tilton Development
291 Court Street
Plymouth, MA

23-033

A1

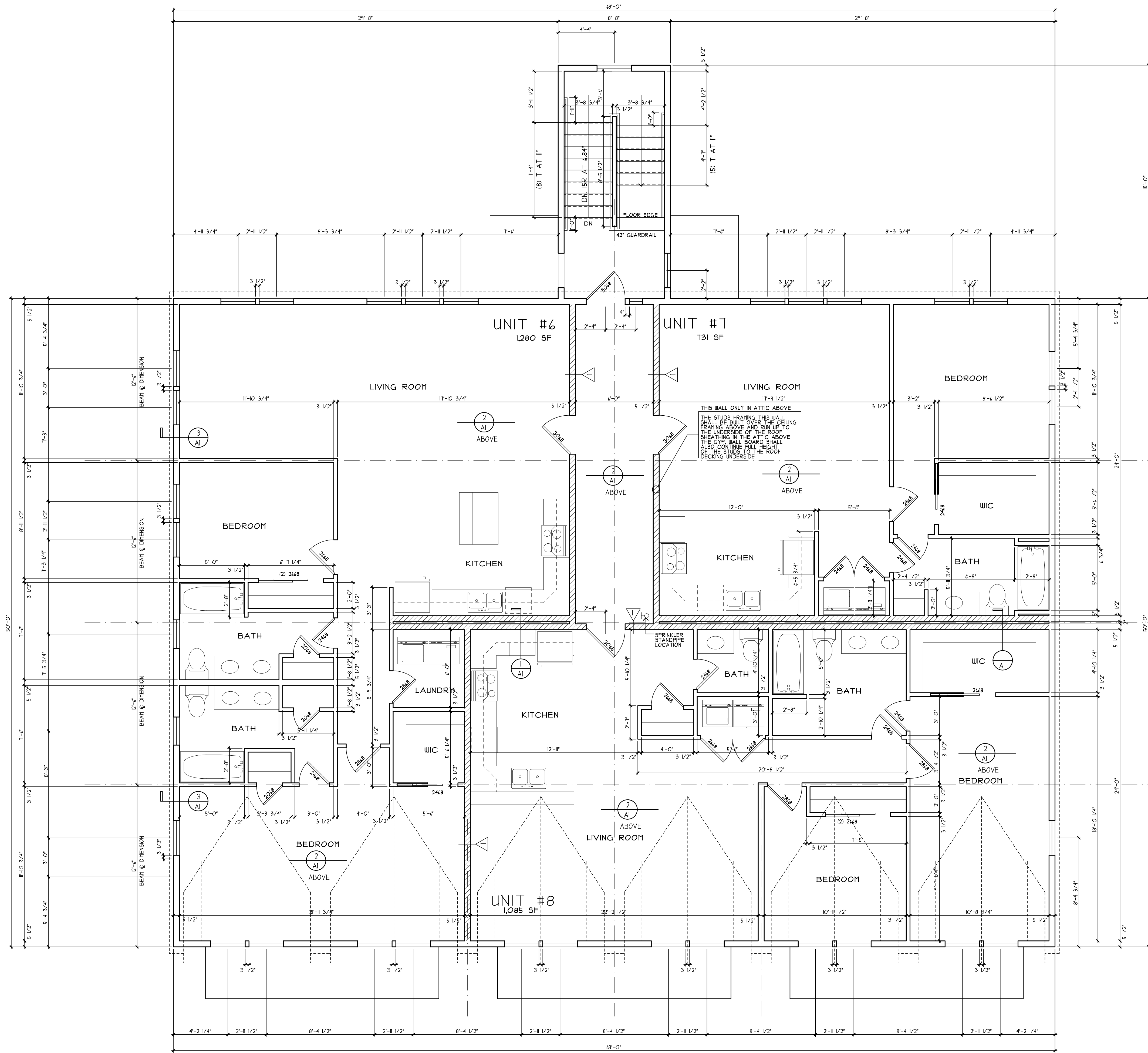


PLAN LEGEND



-  1 HOUR WALL CONSTRUCTION
 5/8" FIRECODE TYPE X GYPSUM WALL BOARD ON BOTH SIDES, FULL HEIGHT TO RATED CEILING SYSTEM
-  ALL OTHER WALLS NOT INDICATED WITH HATCH TO BE CONSTRUCTED WITH 5/8" GYPSUM WALL BOARD ON WOOD STUDS. (UNRATED)

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

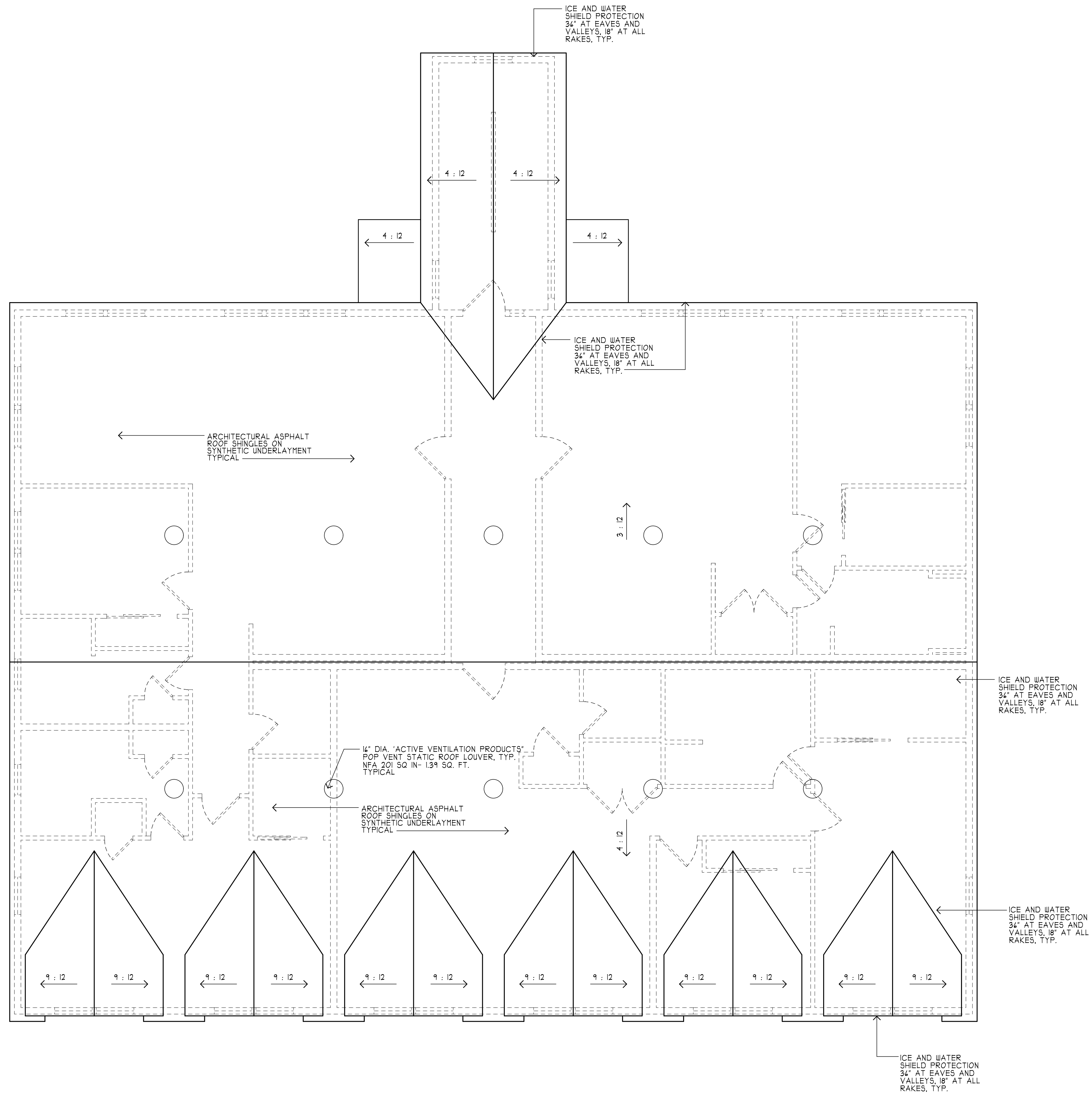
Ryan/Tilton Development 291 Court Street Plymouth, MA	PERMIT SET 03-14-24	Date: 14-March-2024
Jeffrey M. Metcalfe, r.a. 44 Jan Marie Drive Plymouth, Massachusetts 02360 © 1985-2023 Jeffrey M. Metcalfe, R.A. All rights reserved.		



PLAN LEGEND

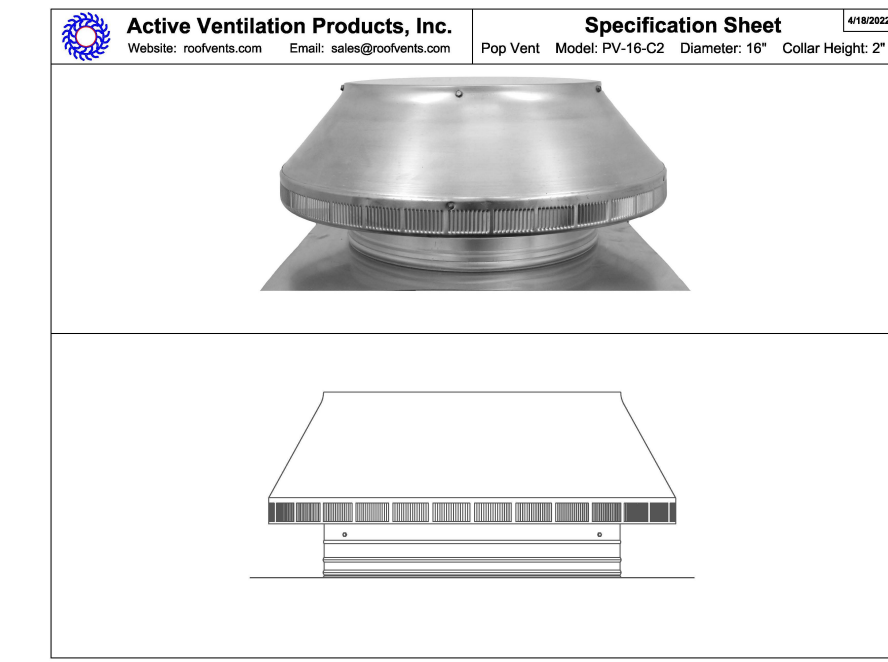
-  1 HOUR WALL CONSTRUCTION
 5/8" FIRECODE TYPE X GYPSUM WALL BOARD ON BOTH SIDES, FULL HEIGHT TO RATED CEILING SYSTEM
-  2. ALL OTHER WALLS NOT INDICATED WITH HATCH TO BE CONSTRUCTED WITH 5/8" GYPSUM WALL BOARD ON WOOD STUDS. (UNRATED)

1 THIRD FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"

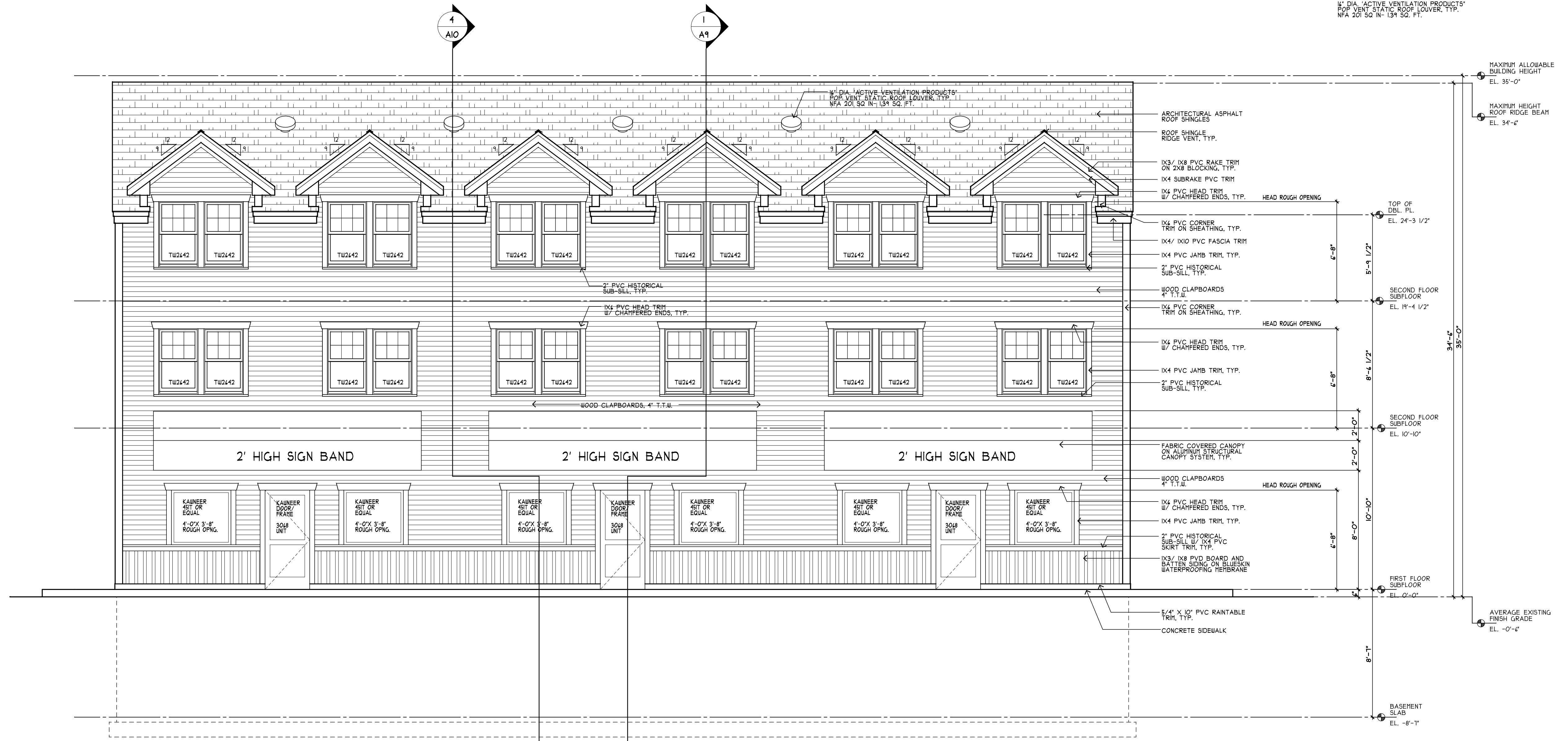


1 ROOF PLAN - PROPOSED
A4 SCALE: 1/4" = 1'-0"

REFER TO EXTERIOR ELEVATIONS FOR ROOF VENTILATION VENT LOCATIONS



1/2" DIA. "ACTIVE VENTILATION PRODUCTS"
FOR VENT. STATIC ROOF LOUVER, TYP.
NFA 20' SQ. IN. 15" SQ. FT.



FRONT EXTERIOR ELEVATION - PROPOSED

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

Jeffrey M. Metcalfe, r.a.
44 Jan Marie Drive
Plymouth, Massachusetts 02360
© 1985-2023 Jeffrey M. Metcalfe, P.A. All rights reserved.

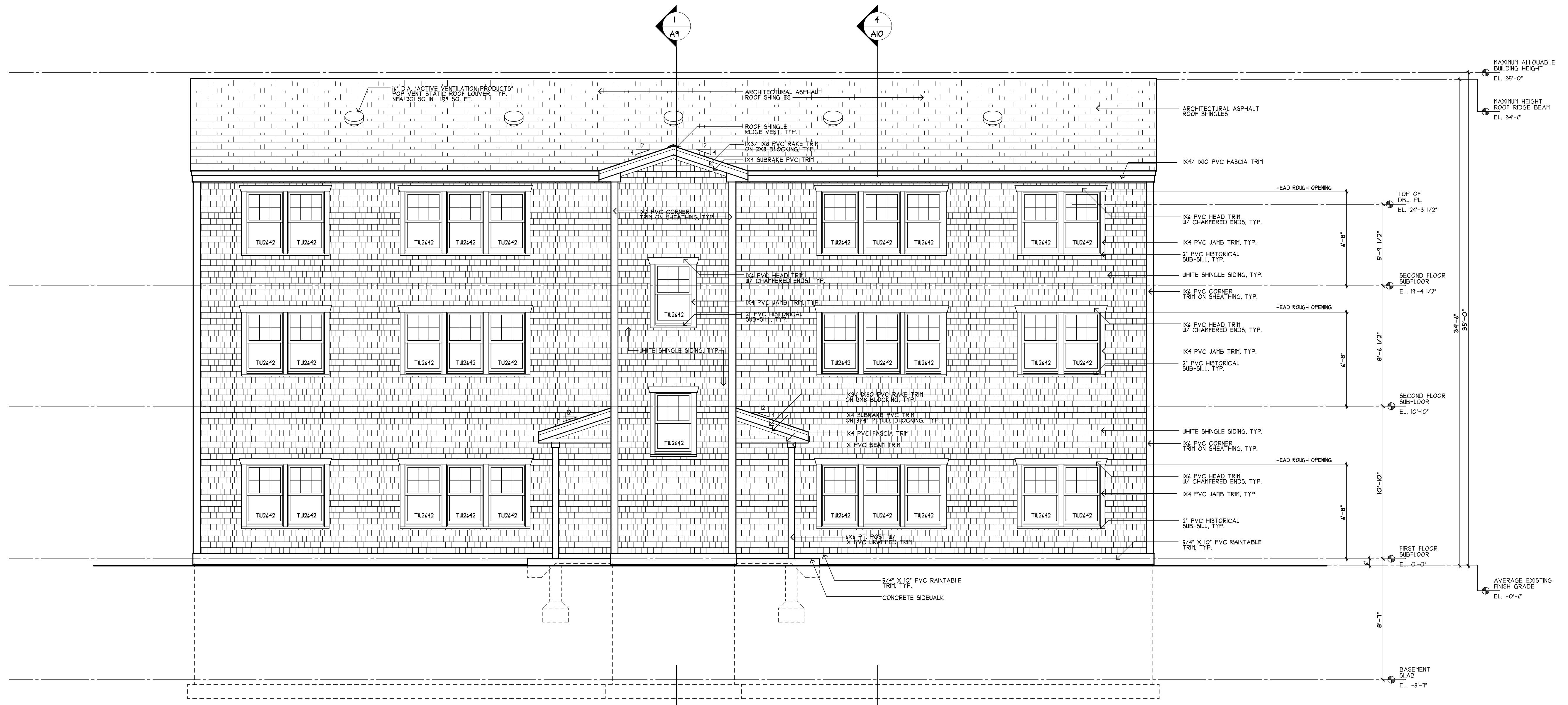
Date:
14-March-2024

PERMIT SET 03-14-24

Ryan/Tilton Development
291 Court Street
Plymouth, MA

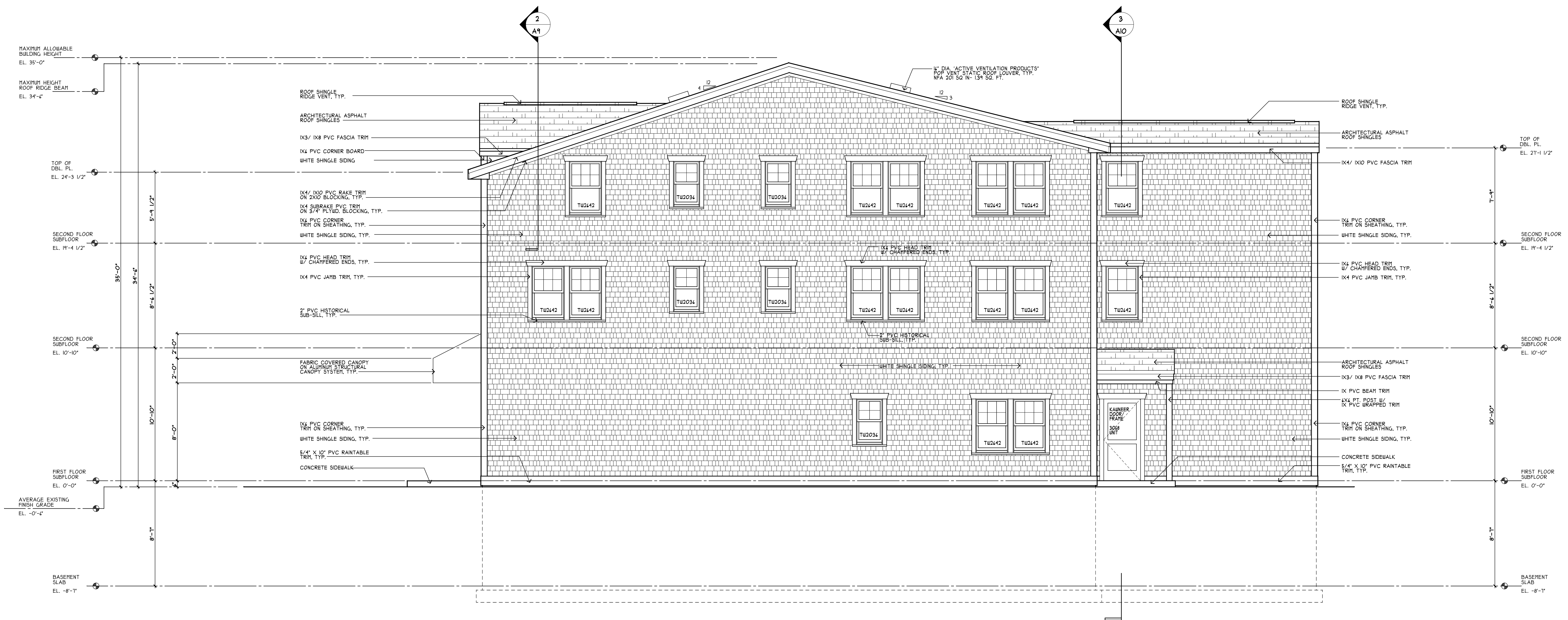
23-033

A5

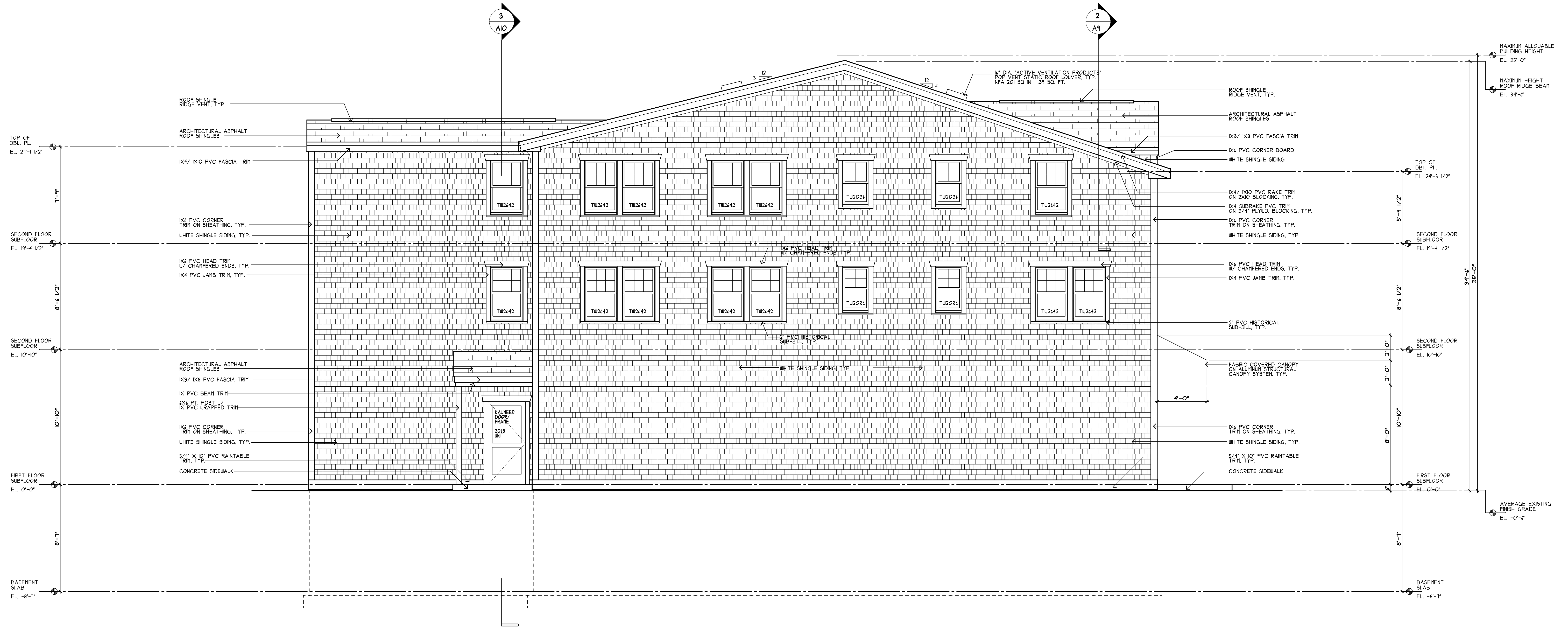


REAR EXTERIOR ELEVATION - PROPOSED

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



RIGHT SIDE EXTERIOR ELEVATION - PROPOSED
 SCALE: 1/4" = 1'-0"



LEFT SIDE EXTERIOR ELEVATION - PROPOSED

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

Date:
 14-March-2024

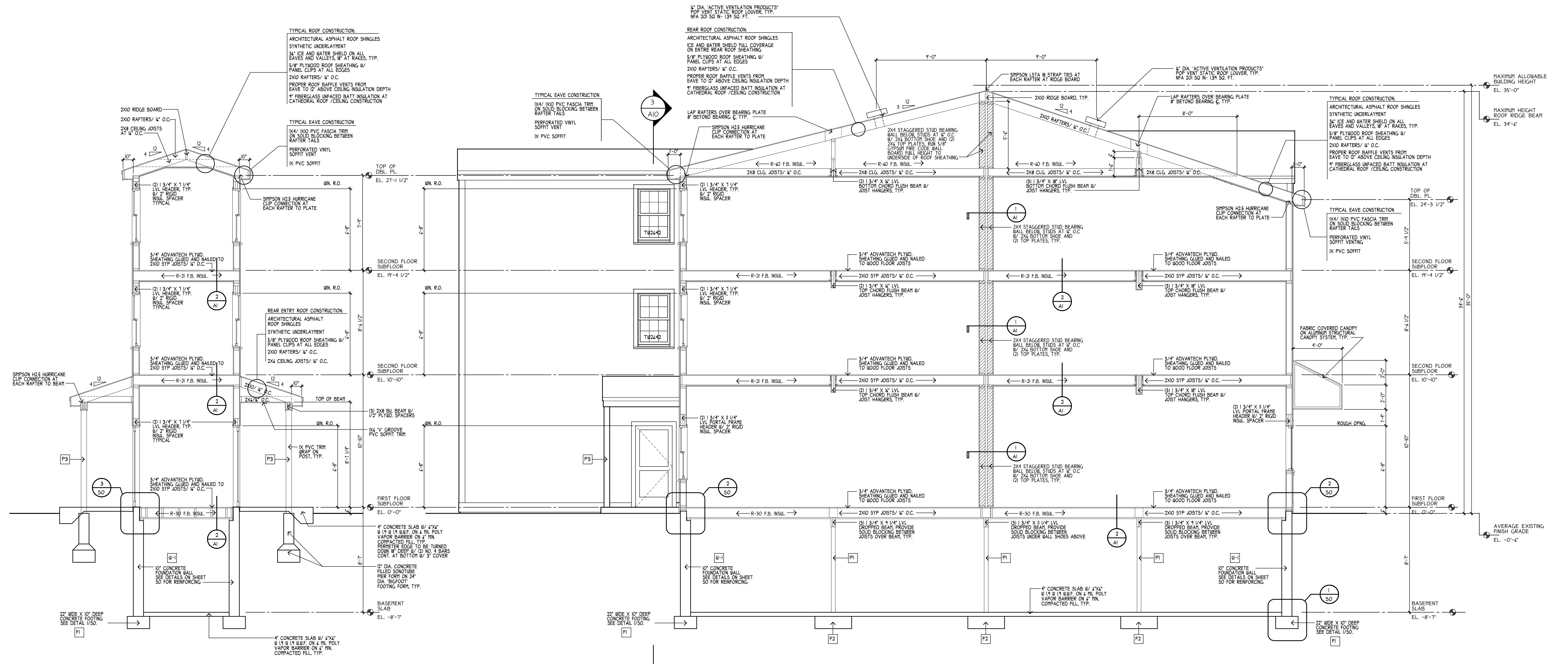
PERMIT SET 03-14-24

Ryan/Tilton Development
 291 Court Street
 Plymouth, MA

23-033

A8

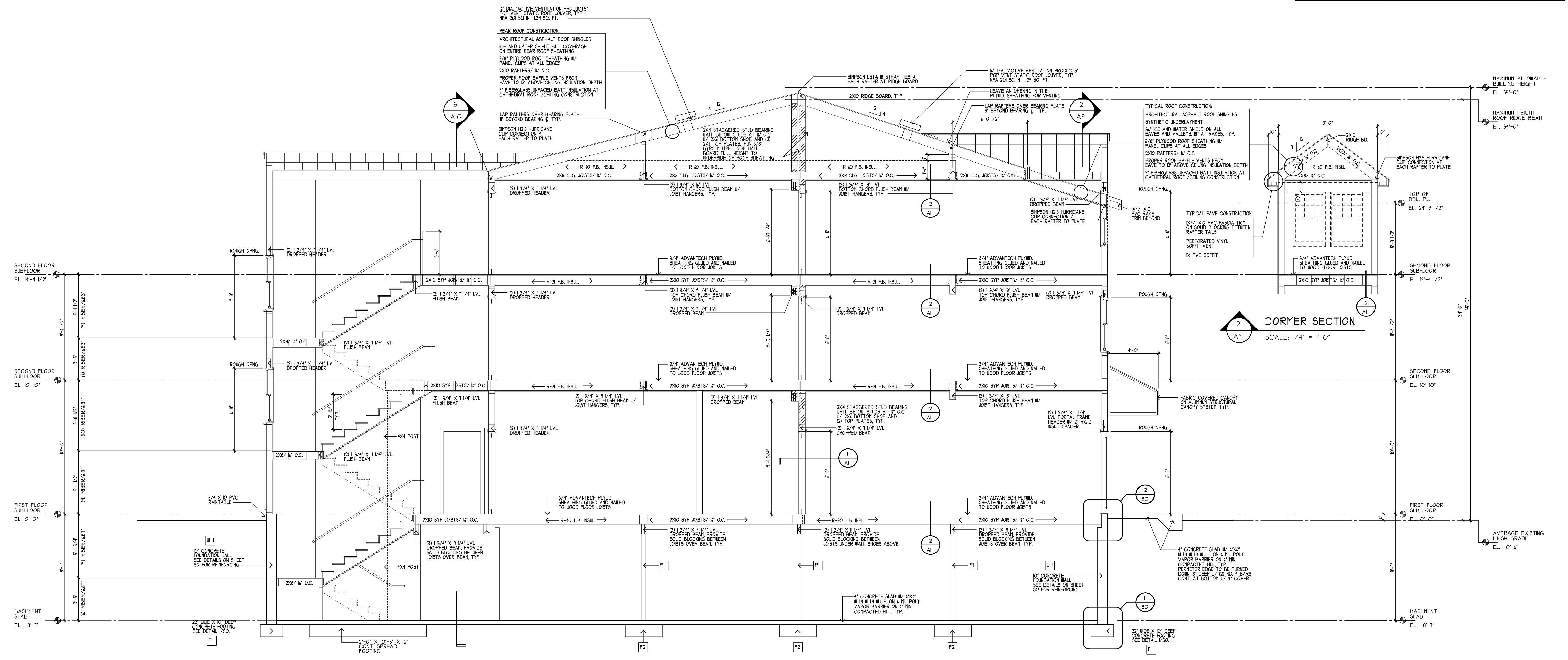
BUILDING ENVELOPE INSULATION			
LOCATION	TYPE	THICKNESS	R-VALUE
ROOF AREA IN CEILING	(2) LAYERS IN LAPPED 10' DEC. LAYERS OF F.B. INSUL. UNFACED	18"	R-40
2X4 EXTERIOR WALL CONSTRUCTION	HIGH PERFORMANCE KRAFT FACED F. G. BATT INSULATION	5.5"	R-21
FIRST FLOOR AREA FLOOR FRAMING	HIGH PERFORMANCE KRAFT FACED F. G. BATT INSULATION	1"	R-30
2ND AND 3RD FLOOR AREA FLOOR FRAMING	HIGH PERFORMANCE KRAFT FACED F. G. BATT INSULATION	5.5"	R-21
ALL RIM JOISTS AT TOP OF FOUNDATION	CLOSED CELL FOAM	4"	R-28



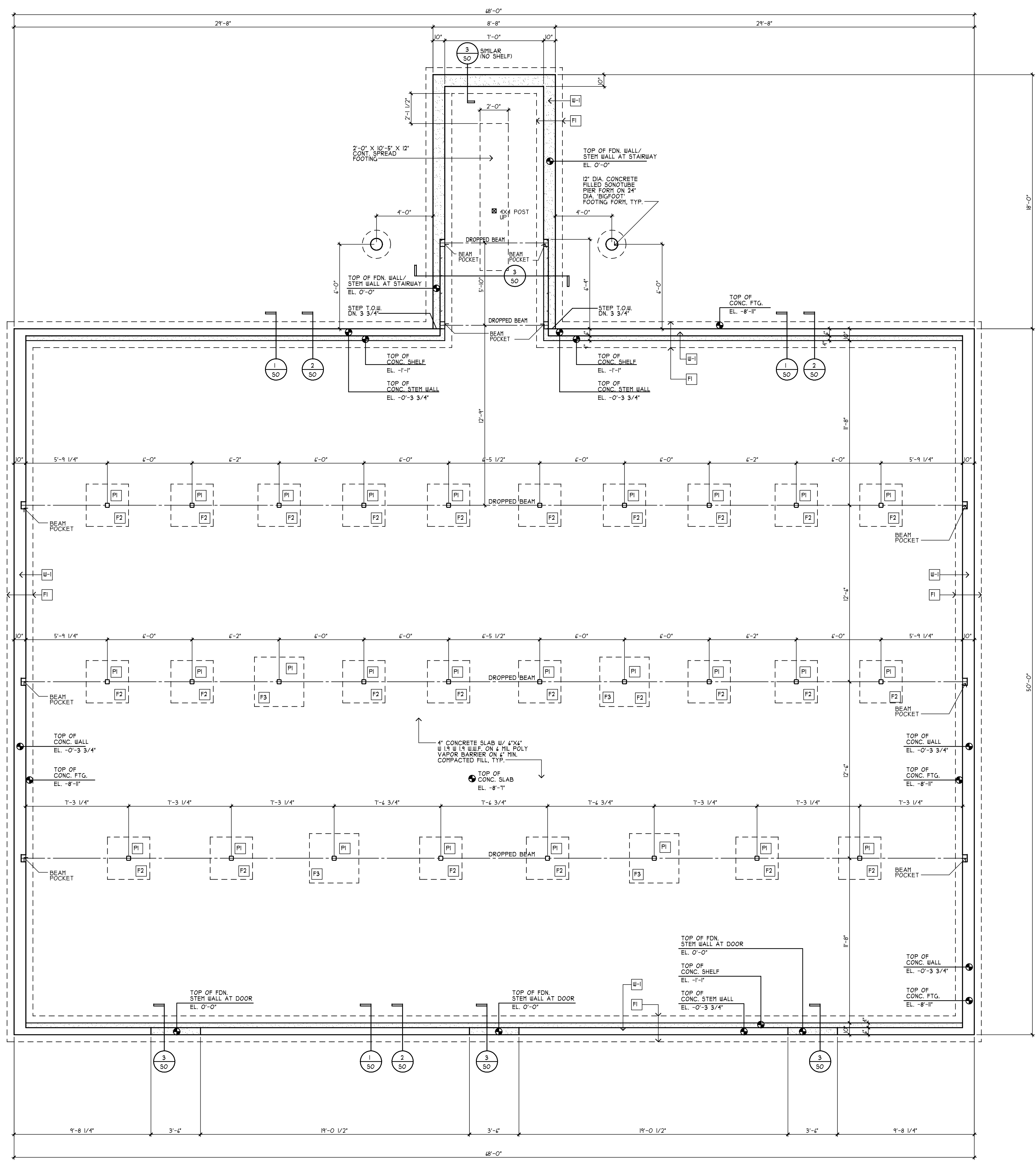
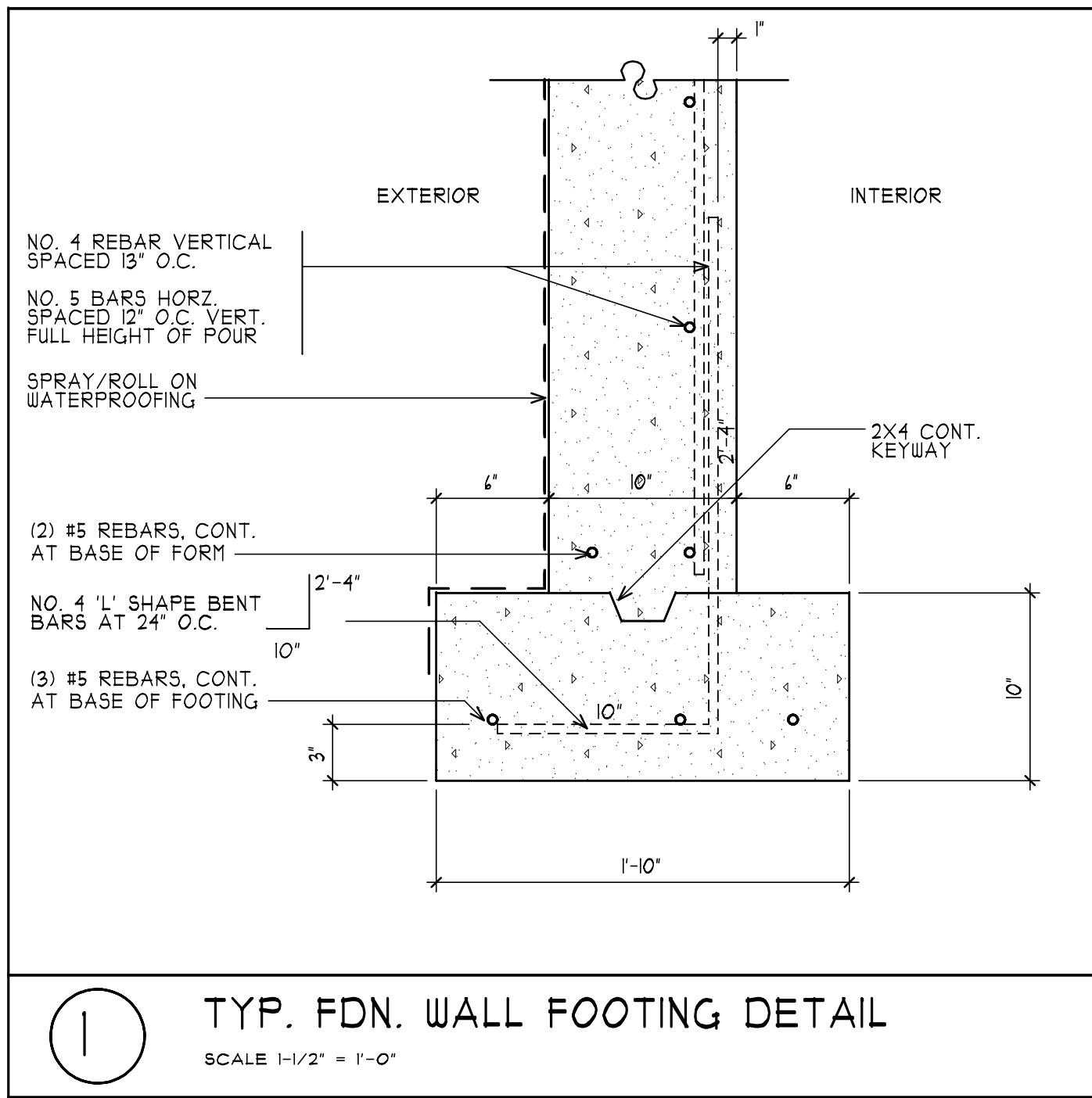
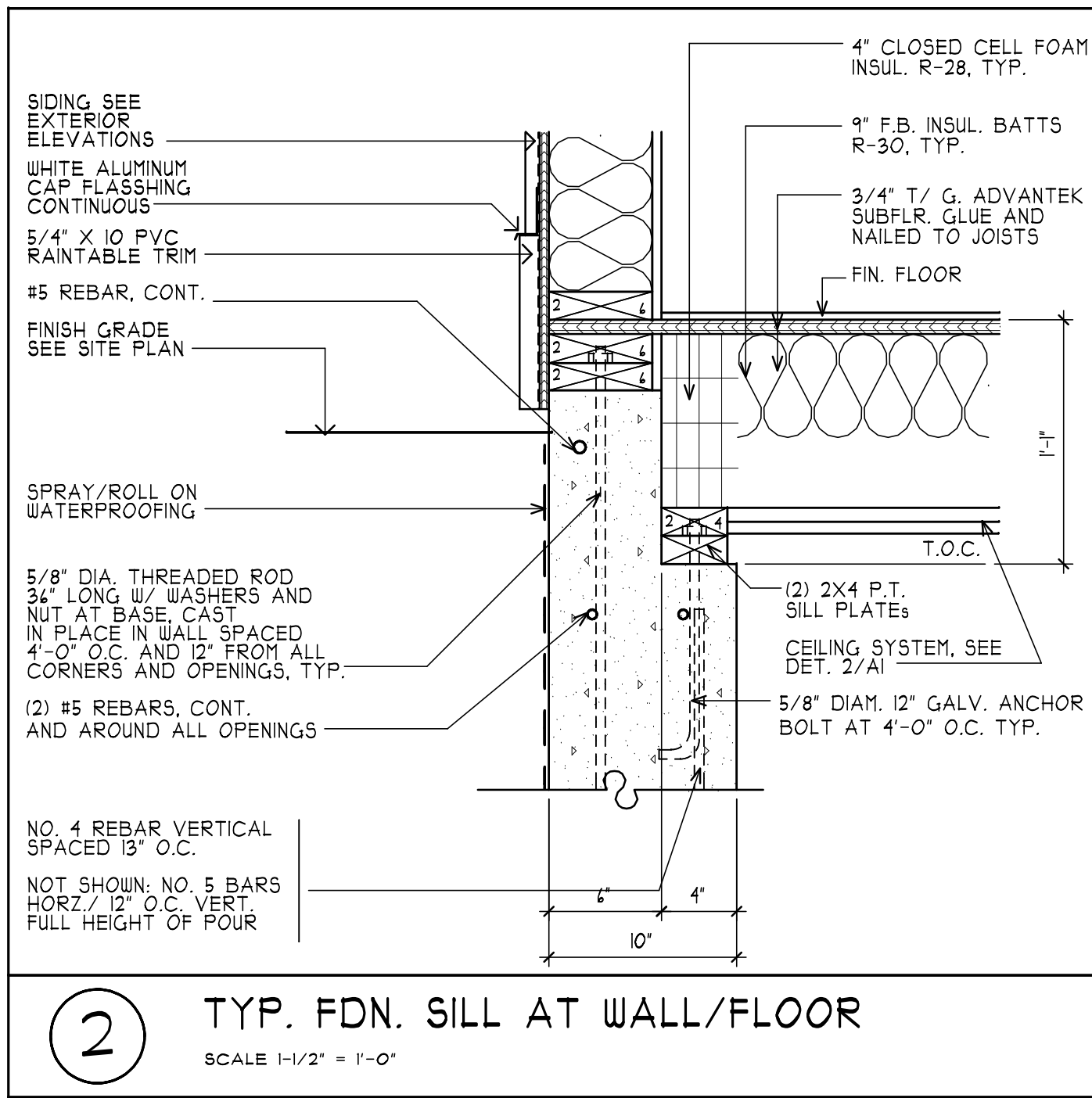
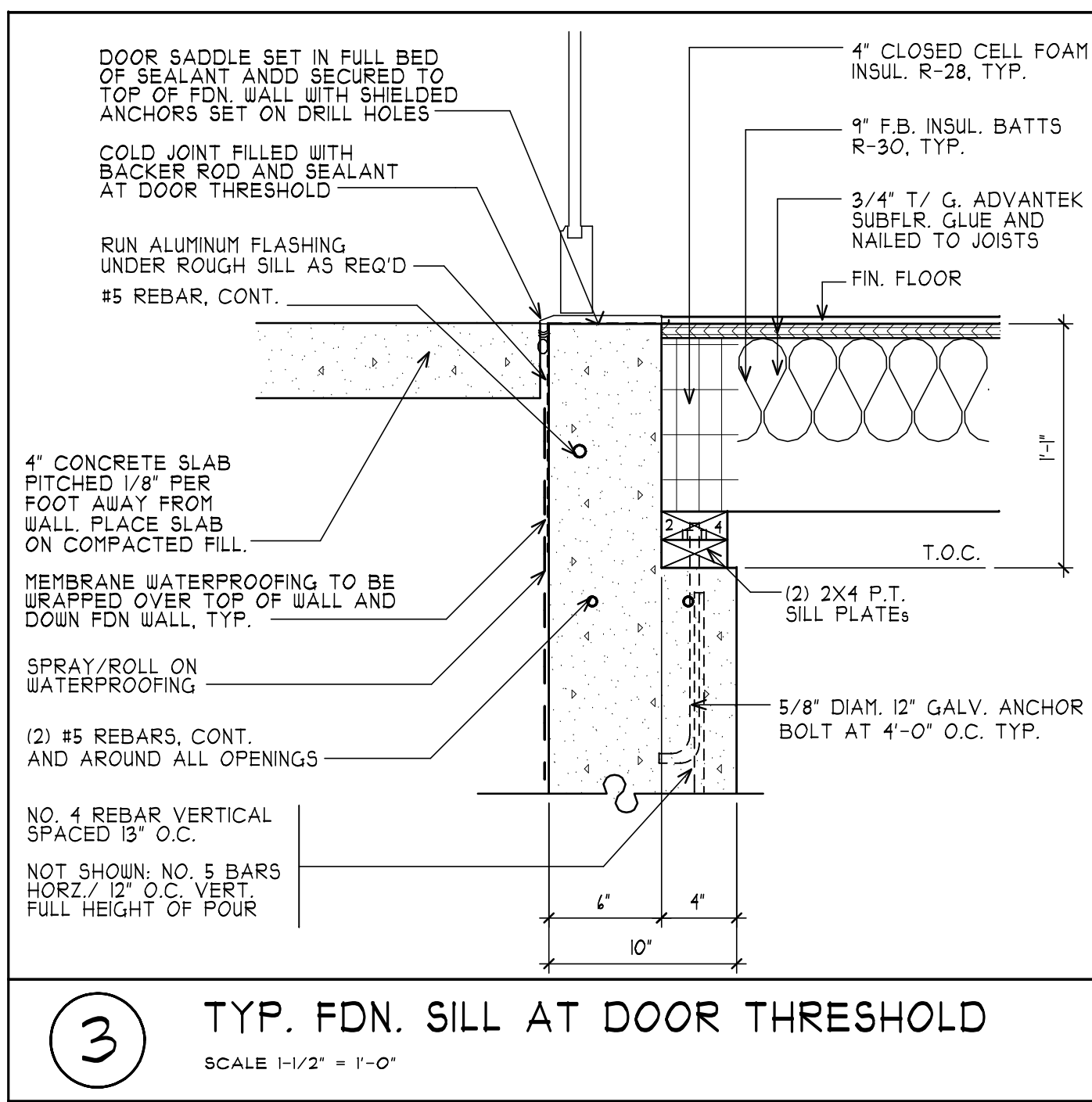
3 TRANSVERSE SECTION THRU STAIRWAY
 SCALE: 1/4" = 1'-0"

4 BUILDING SECTION FRONT TO BACK THRU MAIN BUILDING
 SCALE: 1/4" = 1'-0"

BUILDING ENVELOPE INSULATION			
LOCATION	TYPE	THICKNESS	R-VALUE
ROOF AREA IN CEILING FRAMING BAYS	(2) LAYERS IN LAPPED 90 DEG. LAYERS OF F.B. INSUL. UNFACED	18"	R-40
2X4 EXTERIOR WALL CONSTRUCTION	HIGH PERFORMANCE KRAFT FACED F. G. BATT INSULATION	5.5"	R-21
FIRST FLOOR AREA FLOOR FRAMING	HIGH PERFORMANCE KRAFT FACED F. G. BATT INSULATION	4"	R-30
2ND AND 3RD FLOOR AREA FLOOR FRAMING	HIGH PERFORMANCE KRAFT FACED F. G. BATT INSULATION	5.5"	R-21
ALL RH JOISTS AT TOP OF FOUNDATION	CLOSED CELL FOAM	4"	R-28



BUILDING SECTION FRONT TO BACK THRU STAIRWAY
 SCALE: 1/4" = 1'-0"



LVL HANGERS UNLESS OTHERWISE NOTED

(2) 1 1/2" X 8 1/8" LVL - SIMPSON H412 OR APPROVED EQUAL

(3) 1 1/2" X 8 1/8" LVL - SIMPSON H415/50/10 OR APPROVED EQUAL

NOTES:

HANGERS SHOWN ABOVE WHERE APPLICABLE.

FOR FLUSH BEAM SUPPORTED ON LOW GIRDER, USE (2) #4 TOP WALLS EACH SIDE PLUS INNER BAY BLOCKING OVER LOW GIRDER.

SKETCHED HANGERS SHALL BE SELECTED BY THE FRAMING CONTRACTOR AND SUBMITTED FOR APPROVAL BY THE STRUCTURAL ENGINEER.

POSTS

P1 3 1/2" DIA. STEEL PIPE COLUMN W/ 4" X 4" X 3/8" STANDARD BASE PLATE AND 8" X 8" X 3/8" TOP BEARING PLATE WITH (4) 3/8" DIA. PUNCHED HOLES FOR THREADED FASTENERS TO LVL BEAM SUPPORTED

P2 3 1/2" DIA. STEEL PIPE COLUMN W/ 8" X 3" X 3/8" TOP AND BOTTOM STEEL PLATES WITH (4) 3/8" DIA. PUNCHED HOLES FOR THREADED FASTENERS TO LVL BEAM ABOVE AND BELOW, TYP.

P3 4 X 4 P.T. POST.

ALL TOP AND BOTTOM PLATES TO BE WELDED TO ROUND COLUMNS W/ FULL FILLET WELDS, TYP.

NOTES:

POSTS DOWN ARE TYPICALLY SHOWN ON EACH PLAN, U.O.N.

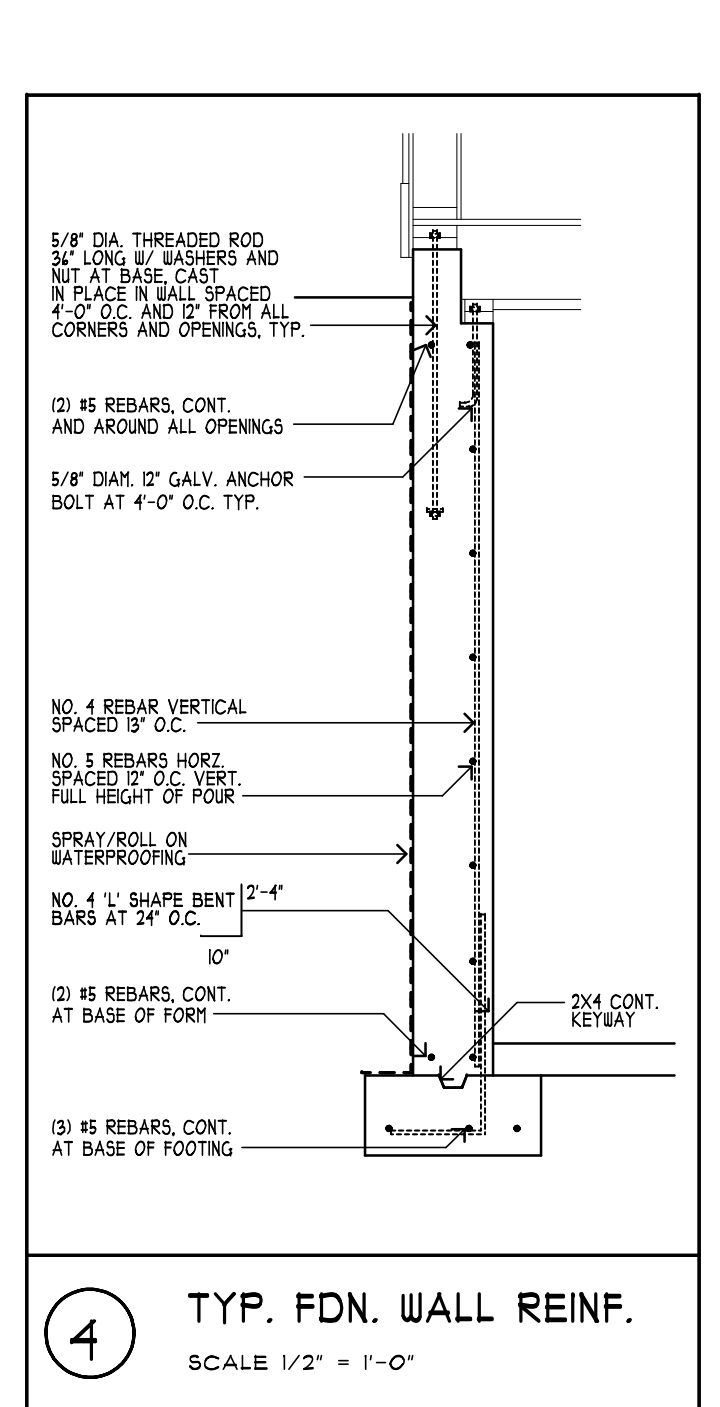
FOOTINGS/ WALL REINFORCEMENT

F1 1'-10" WIDE X 10" DEEP CONTINUOUS SPREAD FOOTING W/ 1" DIA. 4" CONTINUOUS BARS REINFORCED TO NO. 4 1" SHAPE BENT BARS, SEE DET. 1/5/3. ADD (3) NO. 5 REBARS CONT. AT BOTTOM.

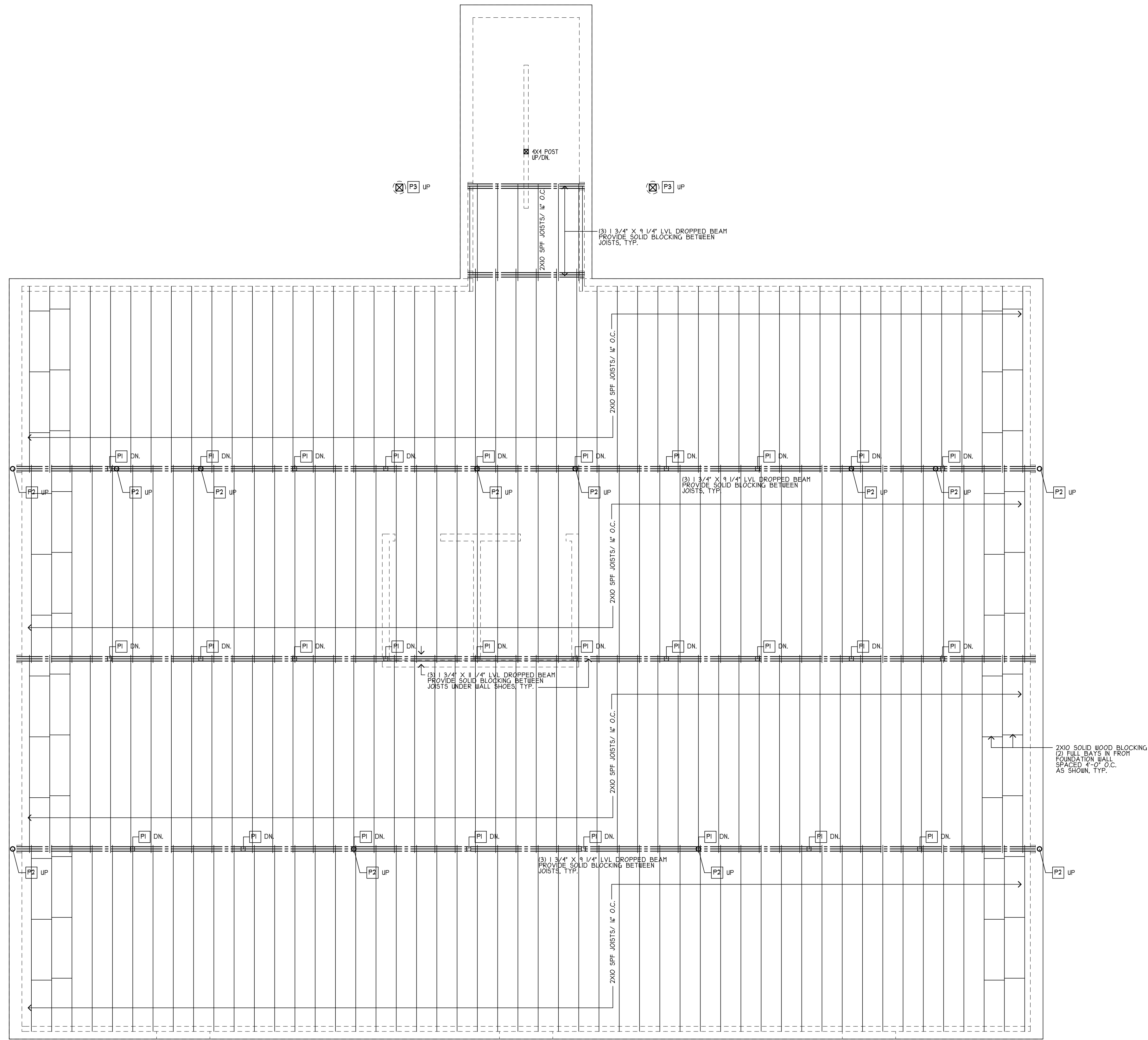
F2 2'-4" X 2'-4" X 12" DEEP FOOTING W/ (3) NO. 4 REBARS EACH WAY W/ 3" COVER AT BOTTOM.

F3 3'-0" X 3'-0" X 12" DEEP FOOTING W/ (3) NO. 4 REBARS EACH WAY W/ 3" COVER AT BOTTOM.

W-1 10" WIDE REINFORCED CONCRETE FOUNDATION WALL REFER TO DETAILS THIS SHEET FOR REINFORCEMENT



FOUNDATION PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



LVL HANGERS UNLESS OTHERWISE NOTED
 (2) 1 1/2\"/>

POSTS
 (P1) 3 1/2\"/>

FOOTINGS/ WALL REINFORCEMENT
 (F1) 1'-10\"/>

1 FIRST FLOOR FRAMING PLAN
 SI SCALE: 1/4\"/>

Jeffrey M. Metcalfe, r.a.
 44 Jan Marie Drive
 Plymouth, Massachusetts 02360
 © 1985-2025 Jeffrey M. Metcalfe, R.A. All rights reserved.

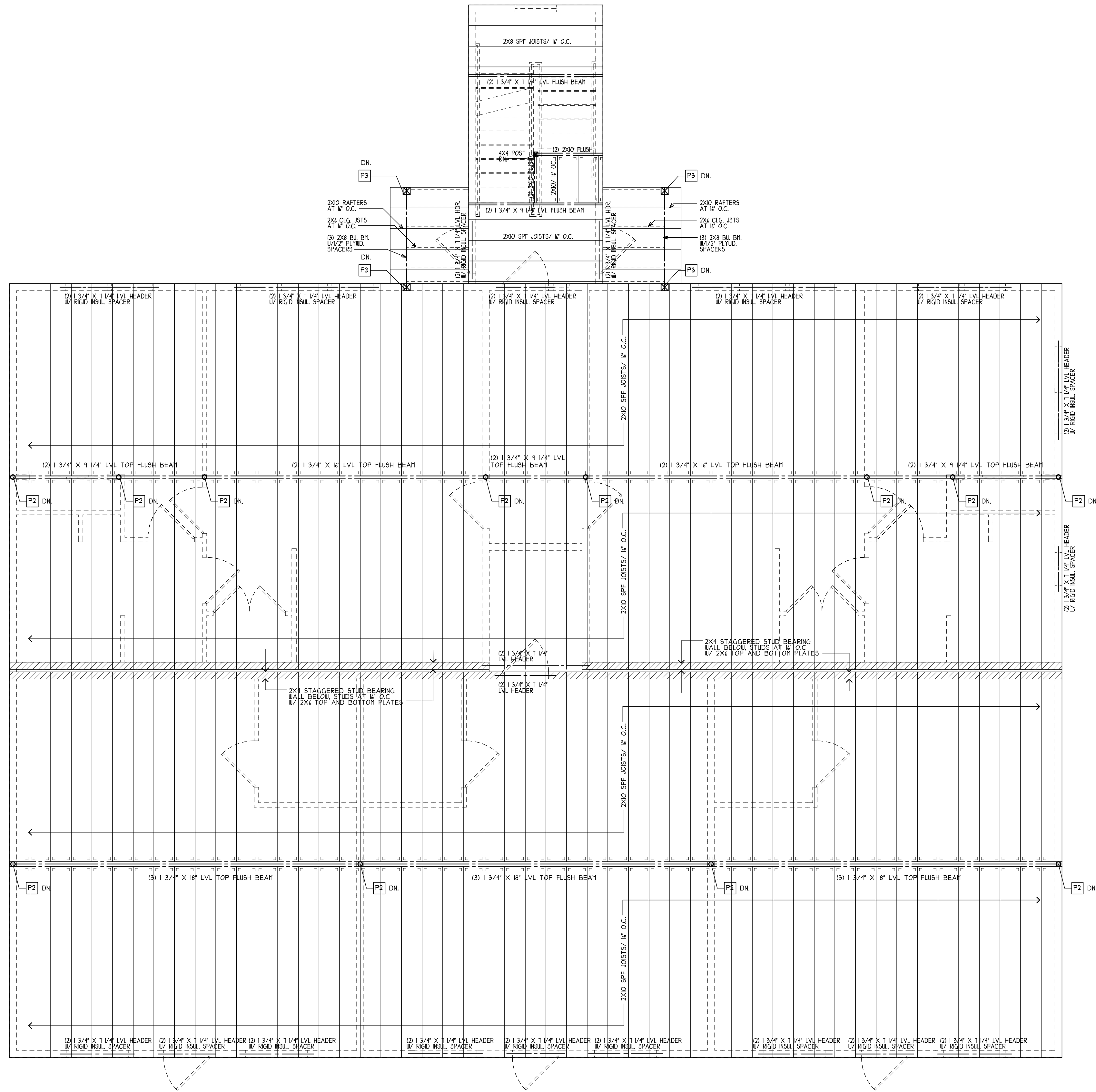
Date: 14-March-2024

PERMIT SET 03-14-24

Ryan/Tilton Development
 291 Court Street
 Plymouth, MA

23-033

S1



LVL HANGERS UNLESS OTHERWISE NOTED
 (2) 1 1/2" X 1 1/2" LVL - SIMPSON HU42 OR APPROVED EQUAL
 (3) 1 1/2" X 1 1/2" LVL - SIMPSON HU45/50/10 OR APPROVED EQUAL
 NOTES:
 HANGERS SHOWN ABOVE WHERE APPLICABLE.
 FOR FLUSH BEAM SUPPORTED ON LVL GIRDER USE (2) 1/4\"/>

POSTS
 (P1) 3 1/2" DIA. STEEL PIPE COLUMN W/ 4' X 4' X 3/8" STANDARD BASE PLATE AND 8' X 3' X 3/8" TOP BEARING PLATE WITH (4) 3/8" DIA. PUNCHED HOLES FOR THREADED FASTENERS TO LVL BEAM SUPPORTED
 (P2) 3 1/2" DIA. STEEL PIPE COLUMN W/ 8' X 3' X 3/8" TOP AND BOTTOM STEEL PLATES WITH (4) 3/8" DIA. PUNCHED HOLES FOR THREADED FASTENERS TO LVL BEAM ABOVE AND BELOW, TYP.
 (P3) 4 X 4 P.T. POST.
 ALL TOP AND BOTTOM PLATES TO BE WELDED TO ROUND COLUMNS W/ FULL FILLET WELDS, TYP.
 NOTES:
 POSTS DOWN ARE TYPICALLY SHOWN ON EACH PLAN, U.O.N.

FOOTINGS/ WALL REINFORCEMENT
 (F1) 1'-10" WIDE X 10" DEEP CONTINUOUS SPREAD FOOTING W/ (3) NO. 4 CONTINUOUS BAR WIRE TIED TO NO. 4 L' SHAPED BENT BARS, SEE DET. 1/20. ADD (3) NO. 5 REBARS CONT. AT BOTTOM.
 (F2) 2'-4" X 2'-4" X 12" DEEP FOOTING W/ (3) NO. 4 REBARS EACH WAY W/ 3" COVER AT BOTTOM.
 (F3) 3'-0" X 3'-0" X 12" DEEP FOOTING W/ (3) NO. 4 REBARS EACH WAY W/ 3" COVER AT BOTTOM.
 (W-1) 10" WIDE REINFORCED CONCRETE FOUNDATION WALL REFER TO DETAILS THIS SHEET FOR REINFORCEMENT

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

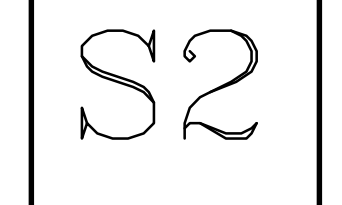
Jeffrey M. Metcalfe, r.a.
 44 Jan Marie Drive
 Plymouth, Massachusetts 02360
 © 1985-2023 Jeffrey M. Metcalfe, R.A. All rights reserved.

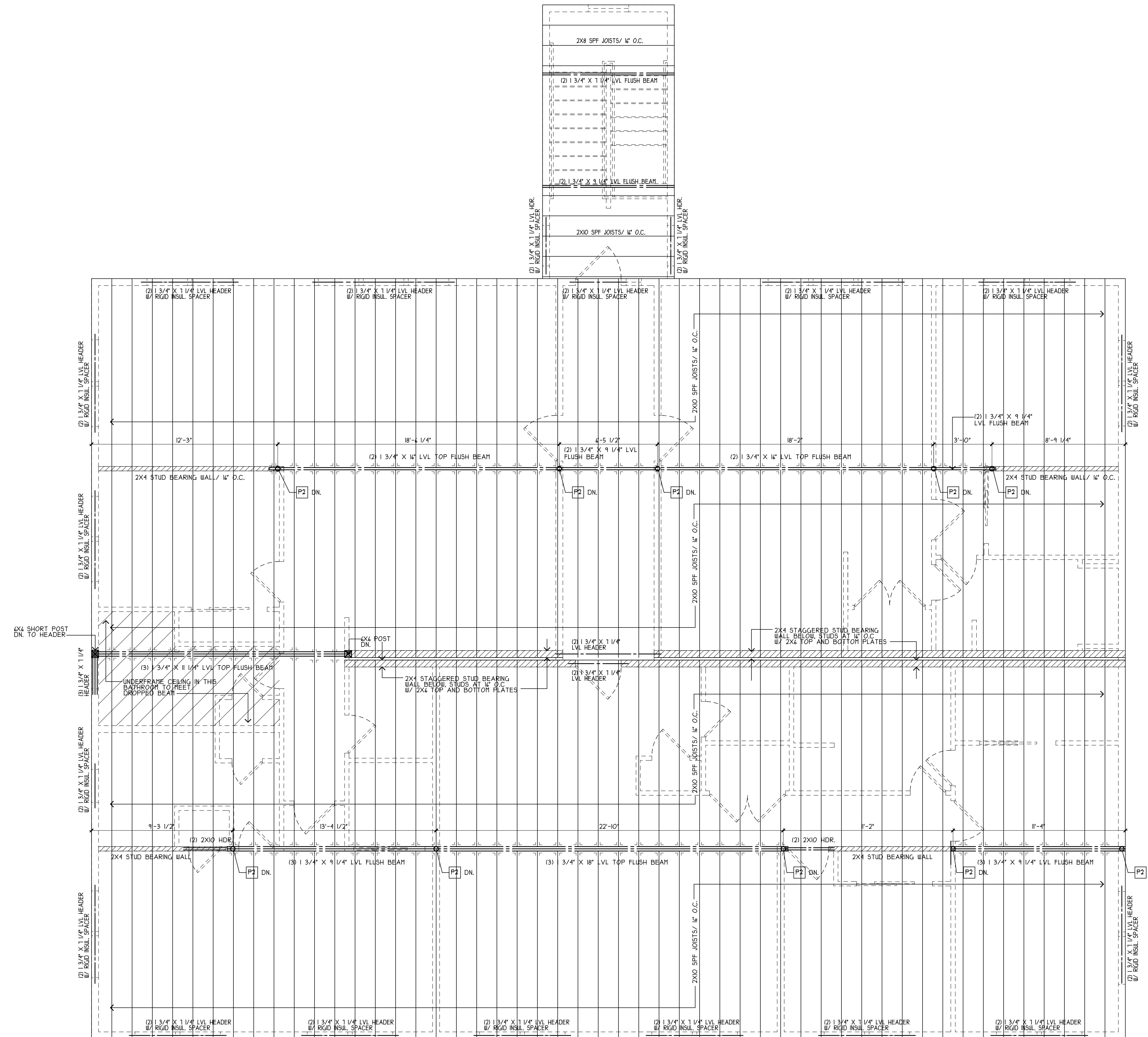
Date:
 14-March-2024

PERMIT SET 03-14-24

Ryan/Tilton Development
 291 Court Street
 Plymouth, MA

23-033





LVL HANGERS UNLESS OTHERWISE NOTED
 (2) 1 1/2" X 1 1/2" LVL - SIMPSON HU42 OR APPROVED EQUAL
 (3) 1 1/2" X 1 1/2" LVL - SIMPSON HU45/50/10 OR APPROVED EQUAL
 NOTES:
 HANGERS SHOWN ABOVE WHERE APPLICABLE.
 FOR FLUSH BEAM SUPPORTED ON LVL GIRDER USE (2) 1/4" TOE NAILS EACH SIDE PLUS INNER BAY BLOCKING OVER LVL GIRDER.
 SKEWER HANGERS SHALL BE SELECTED BY THE FRAMING CONTRACTOR AND SUBMITTED FOR APPROVAL BY THE STRUCTURAL ENGINEER.

POSTS
 [P1] 3 1/2" DIA. STEEL PIPE COLUMN W/ 4" X 4" X 3/8" STANDARD BASE PLATE AND 8" X 3" X 3/8" TOP BEARING PLATE WITH 1/4" DIA. PUNCHED HOLES FOR THREADED FASTENERS TO LVL BEAM SUPPORTED
 [P2] 3 1/2" DIA. STEEL PIPE COLUMN W/ 8" X 3" X 3/8" TOP AND BOTTOM STEEL PLATES WITH 1/4" DIA. PUNCHED HOLES FOR THREADED FASTENERS TO LVL BEAM ABOVE AND BELOW, TYP.
 [P3] 4 X 4 P.T. POST.
 ALL TOP AND BOTTOM PLATES TO BE WELDED TO ROUND COLUMNS W/ FULL FILLET WELDS, TYP.
 NOTES:
 POSTS DOWN ARE TYPICALLY SHOWN ON EACH PLAN, U.O.N.

FOOTINGS/ WALL REINFORCEMENT
 [F1] 1'-0" WIDE X 10" DEEP CONTINUOUS SPREAD FOOTING W/ (3) NO. 4 CONTINUOUS BAR WIRE TIED TO NO. 4 1" SHAPED BENT BARS, SEE DET. 1/20. ADD (3) NO. 5 REBARS CONT. AT BOTTOM.
 [F2] 2'-4" X 2'-4" X 12" DEEP FOOTING W/ (3) NO. 4 REBARS EACH WAY W/ 3" COVER AT BOTTOM.
 [F3] 3'-0" X 3'-0" X 12" DEEP FOOTING W/ (3) NO. 4 REBARS EACH WAY W/ 3" COVER AT BOTTOM.
 [W-1] 10" WIDE REINFORCED CONCRETE FOUNDATION WALL REFER TO DETAILS THIS SHEET FOR REINFORCEMENT

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

Jeffrey M. Metcalfe, P.E.
 44 Jan Marie Drive
 Plymouth, Massachusetts 02360
 © 1985-2023 Jeffrey M. Metcalfe, P.E. All rights reserved.

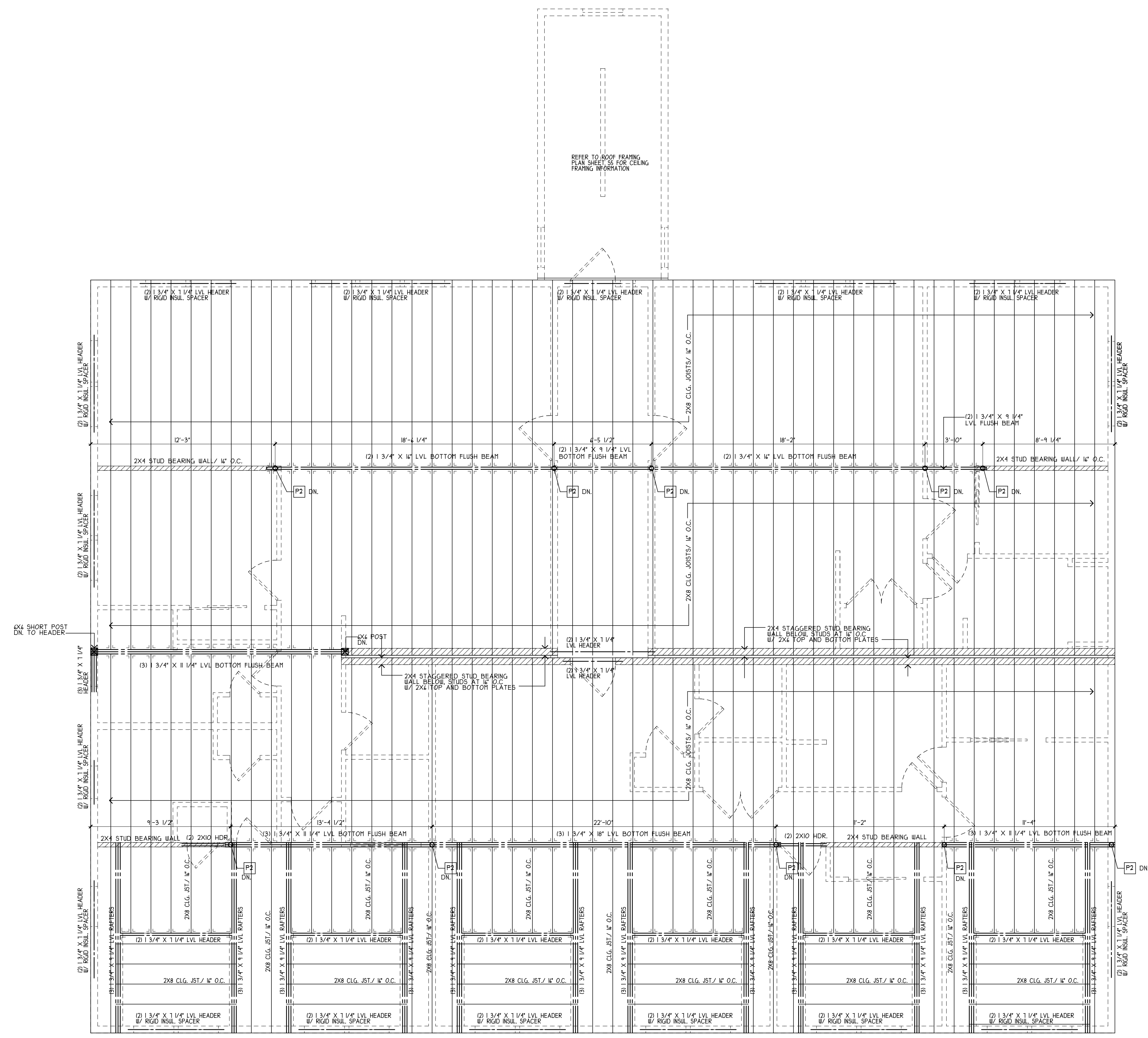
Date: 14-March-2024

PERMIT SET 03-14-24

Ryan/Tilton Development
 291 Court Street
 Plymouth, MA

23-033

53



REFER TO ROOF FRAMING PLAN SHEET 55 FOR CEILING FRAMING INFORMATION

LVL HANGERS UNLESS OTHERWISE NOTED
 (2) 1 1/8\"/>

POSTS
 P1 3 1/2\"/>

FOOTINGS/ WALL REINFORCEMENT
 F1 1'-0\"/>

Jeffrey M. Metcalfe, r.a.
 44 Jan Marie Drive
 Plymouth, Massachusetts 02360
 © 1985-2023 Jeffrey M. Metcalfe, R.A. All rights reserved.

Date:
 14-March-2024

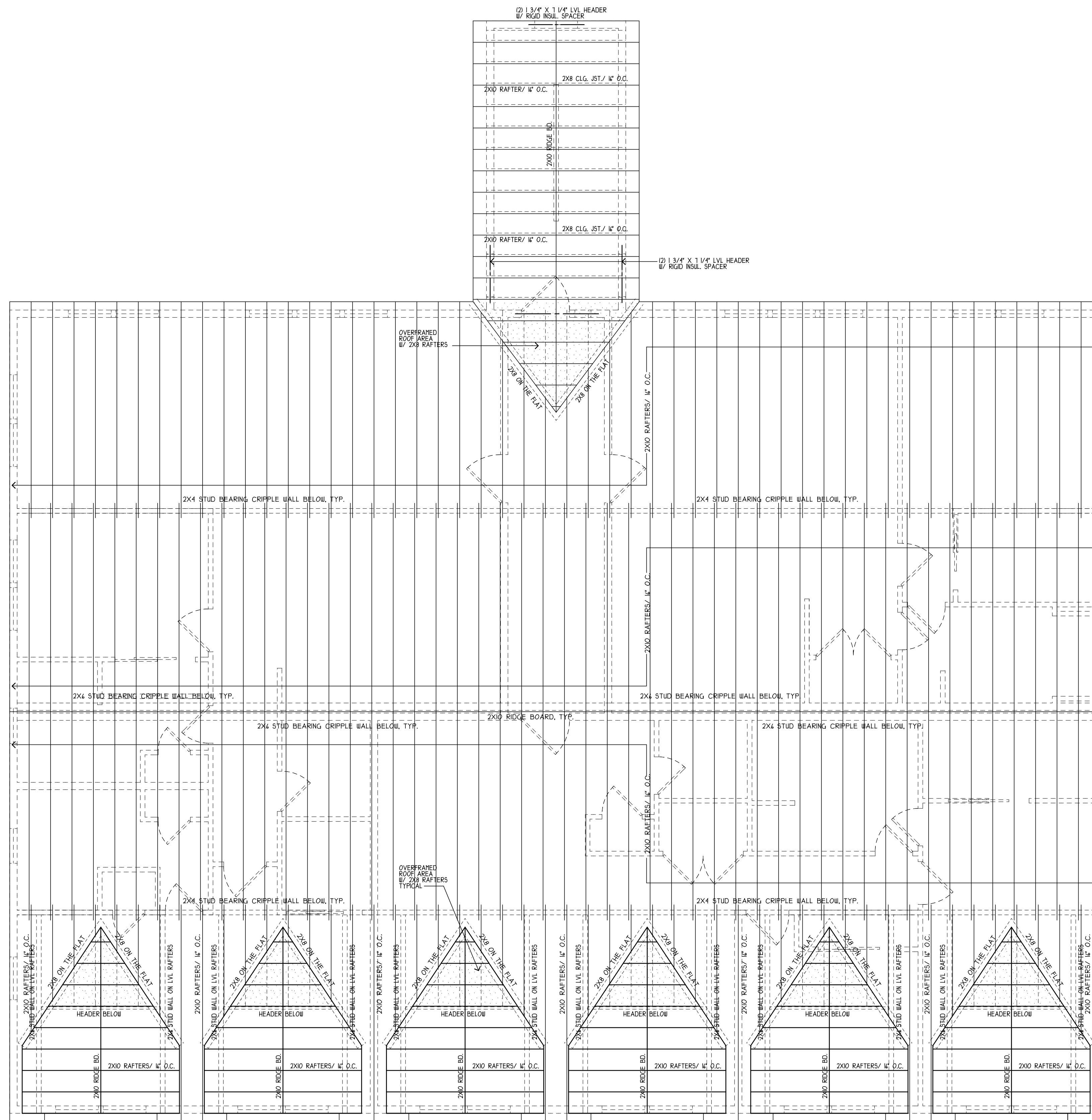
PERMIT SET 03-14-24

Ryan/Tilton Development
 291 Court Street
 Plymouth, MA

23-033

S4

THIRD FLOOR CEILING FRAMING PLAN
 SCALE: 1/4\"/>



LVL HANGERS UNLESS OTHERWISE NOTED
 (2) 175" X 1.875" LVL - SIMPSON HU42 OR APPROVED EQUAL
 (3) 175" X 1.875" LVL - SIMPSON HU5.50/10 OR APPROVED EQUAL
 NOTES:
 HANGERS SHOWN ABOVE WHERE APPLICABLE.
 FOR FLUSH BEAM SUPPORTED ON LOW GIRDER, USE (2) 1/4\"/>

POSTS
 [P1] 3 1/2" DIA. STEEL PIPE COLUMN W/ 4" X 4" X 3/8" STANDARD BASE PLATE AND 8" X 3" X 3/8" TOP BEARING PLATE WITH 1/4" DIA. PUNCHED HOLES FOR THREADED FASTENERS TO LVL BEAM SUPPORTED
 [P2] 3 1/2" DIA. STEEL PIPE COLUMN W/ 8" X 3" X 3/8" TOP AND BOTTOM STEEL PLATES WITH 1/4" DIA. PUNCHED HOLES FOR THREADED FASTENERS TO LVL BEAM ABOVE AND BELOW, TYP.
 [P3] 4 X 4 P.T. POST.
 ALL TOP AND BOTTOM PLATES TO BE WELDED TO ROUND COLUMNS W/ FULL FILLET WELDS, TYP.
 NOTES:
 POSTS DOWN ARE TYPICALLY SHOWN ON EACH PLAN, U.O.N.

FOOTINGS/ WALL REINFORCEMENT
 [F1] 1'-10" WIDE X 10" DEEP CONTINUOUS SPREAD FOOTING W/ (3) NO. 5 CONTINUOUS BAR WIRE TIED TO NO. 4 1" SHARPED BENT BARS, SEE DET. 1/30. ADD (3) NO. 5 REBARS CONT. AT BOTTOM.
 [F2] 2'-4" X 2'-4" X 12" DEEP FOOTING W/ (3) NO. 4 REBARS EACH WAY W/ 3" COVER AT BOTTOM.
 [F3] 3'-0" X 3'-0" X 12" DEEP FOOTING W/ (3) NO. 4 REBARS EACH WAY W/ 3" COVER AT BOTTOM.
 [W-1] 10" WIDE REINFORCED CONCRETE FOUNDATION WALL REFER TO DETAILS THIS SHEET FOR REINFORCEMENT

1 ROOF FRAMING PLAN
 S5 SCALE: 1/4" = 1'-0"

Jeffrey M. Metcalfe, r.a.
 44 Jan Marie Drive
 Plymouth, Massachusetts 02360
 © 1985-2023 Jeffrey M. Metcalfe, R.A. All rights reserved

Date:
 14-March-2024

PERMIT SET 03-14-24

Ryan/Tilton Development
 291 Court Street
 Plymouth, MA

23-033

S5

TABLE 2308.6.3(1) BRACING METHODS			
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*
WSP WSP Wood structural panel	1/2" or 3/4" in accordance with Table 2308.6.3(2) or 2308.6.3(3)		Fasteners: Table 2304.10.2 Spacing: 16" max. (per 2304.10.2)
WSP Wood structural panel	3/4" in accordance with Table 2304.10.2.1.6 studs at maximum 18" o.c.		Fasteners: Table 2304.10.2 Spacing: 16" max.
GB Gypsum board (Double sided)	1/2" or 3/4" by not less than 4" wide to studs at maximum of 24" o.c.		Section 2306.2 for exterior and interior sheathing: 5d annual ringed coolers (1 1/2" x 0.086") or 1 1/2" screws (Type W or S) for 1/2" gypsum board or 1 3/4" screws (Type W or S) for 3/4" gypsum board
PBS Particulate board sheathing	1/2" or 3/4" in accordance with Table 2308.6.4(3) to studs at maximum of 18" o.c.		8d common (2" long x 8" (1 1/2" dia.) min. top 7" thick sheathing or 8d common (2" long x 0.25 (3/8") dia.) min. for 1" thick sheathing
PFH Portal frame with hold-downs	Section 2308.6.5.2 to studs at maximum of 18" o.c.		1 1/2" long x 1 1/2" deep x 0.120" dia. x 1/8" thick studs at 18" o.c. with 16 gage staples
ABW Alternate braced wall	3/4"		Figure 2308.6.5.1 and Section 2308.6.5.1
PFH Portal frame with hold-downs	3/4"		Figure 2308.6.5.2 and Section 2308.6.5.2

For SI: 1 foot = 304.8 mm, 1 degree = 0.01745 rad.
a. Metal LFB shall have gypsum board fastened to one or more side(s) with nails or screws

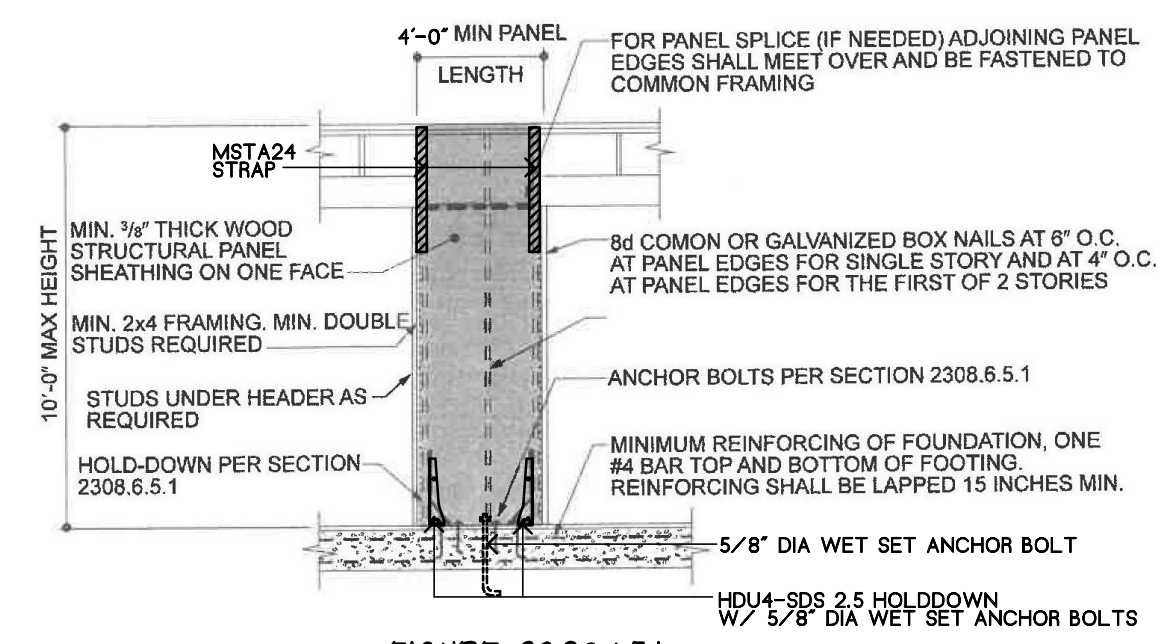


FIGURE 2308.6.5.1
ALTERNATE BRACED WALL PANEL (ABW)
NOT TO SCALE

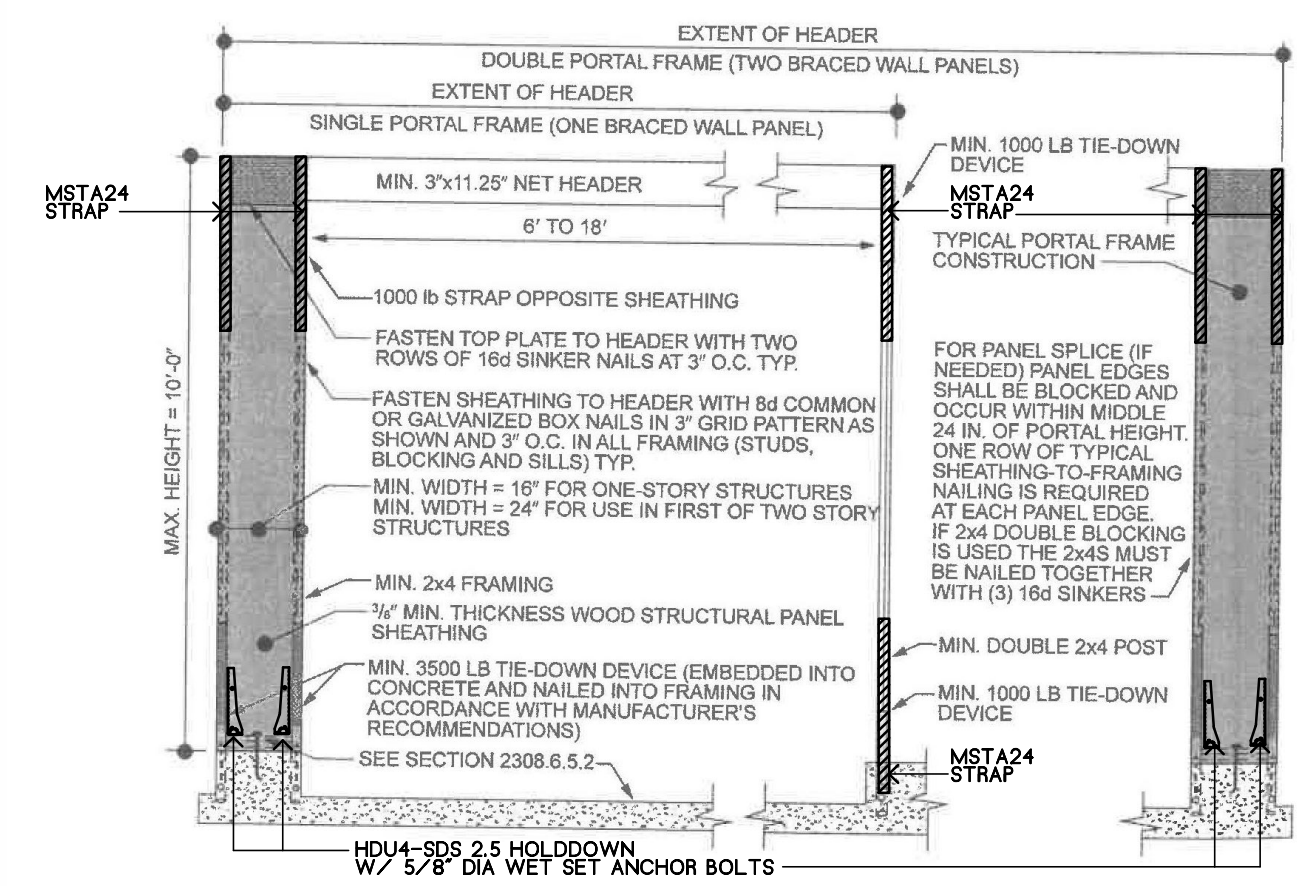
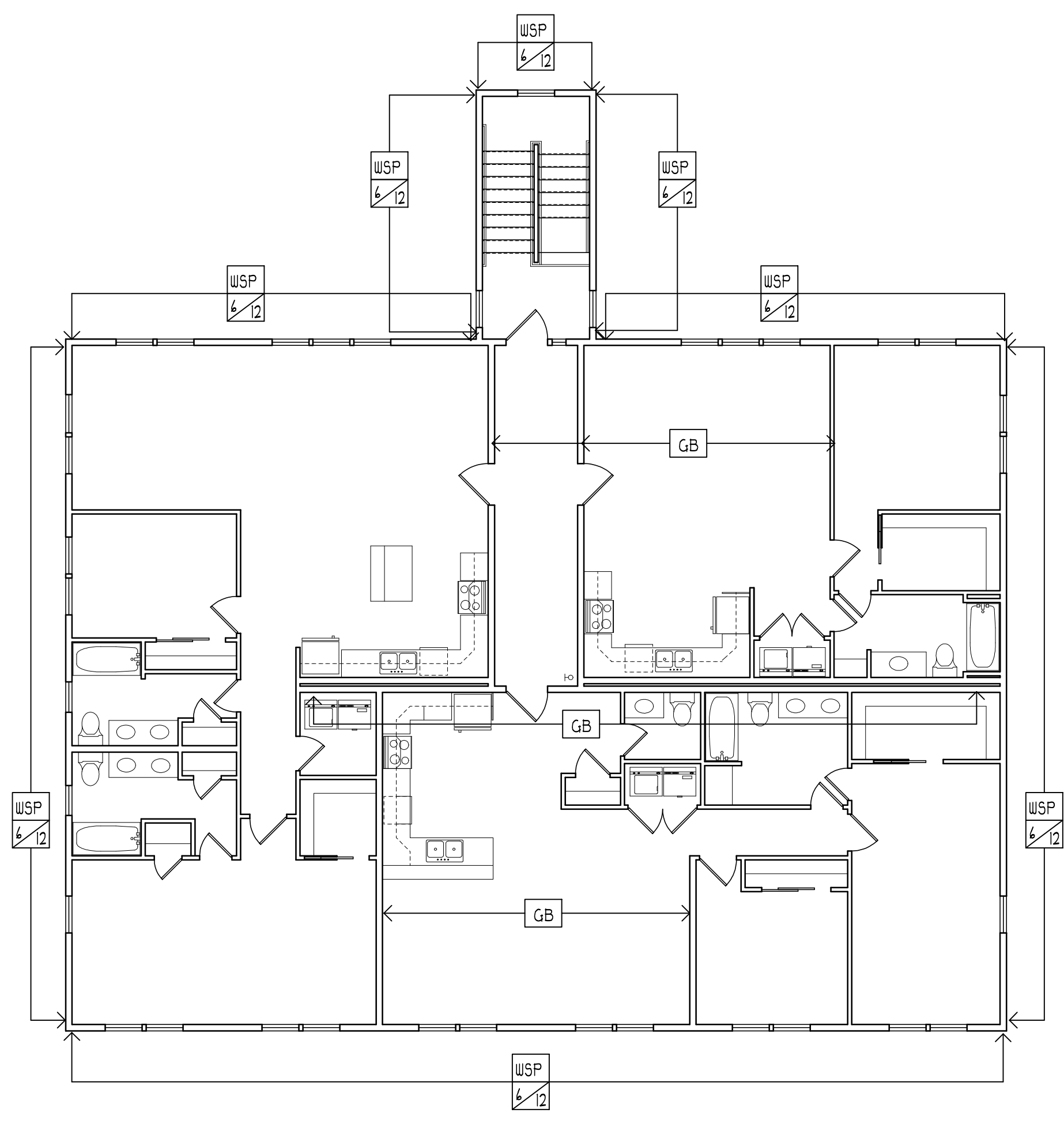
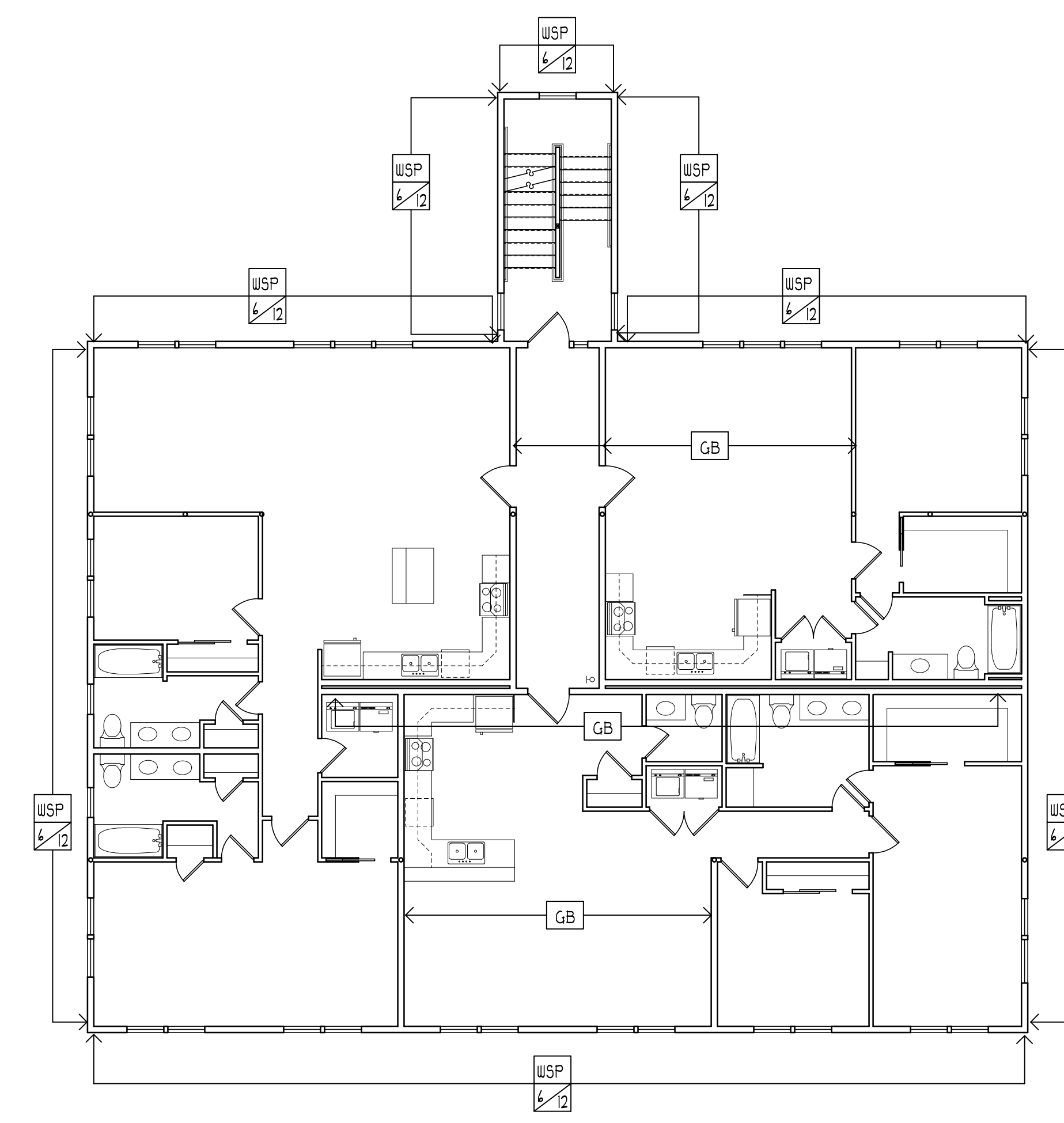


FIGURE 2308.6.5.2
PORTAL FRAME WITH HOLD-DOWNS (PFH)
NOT TO SCALE

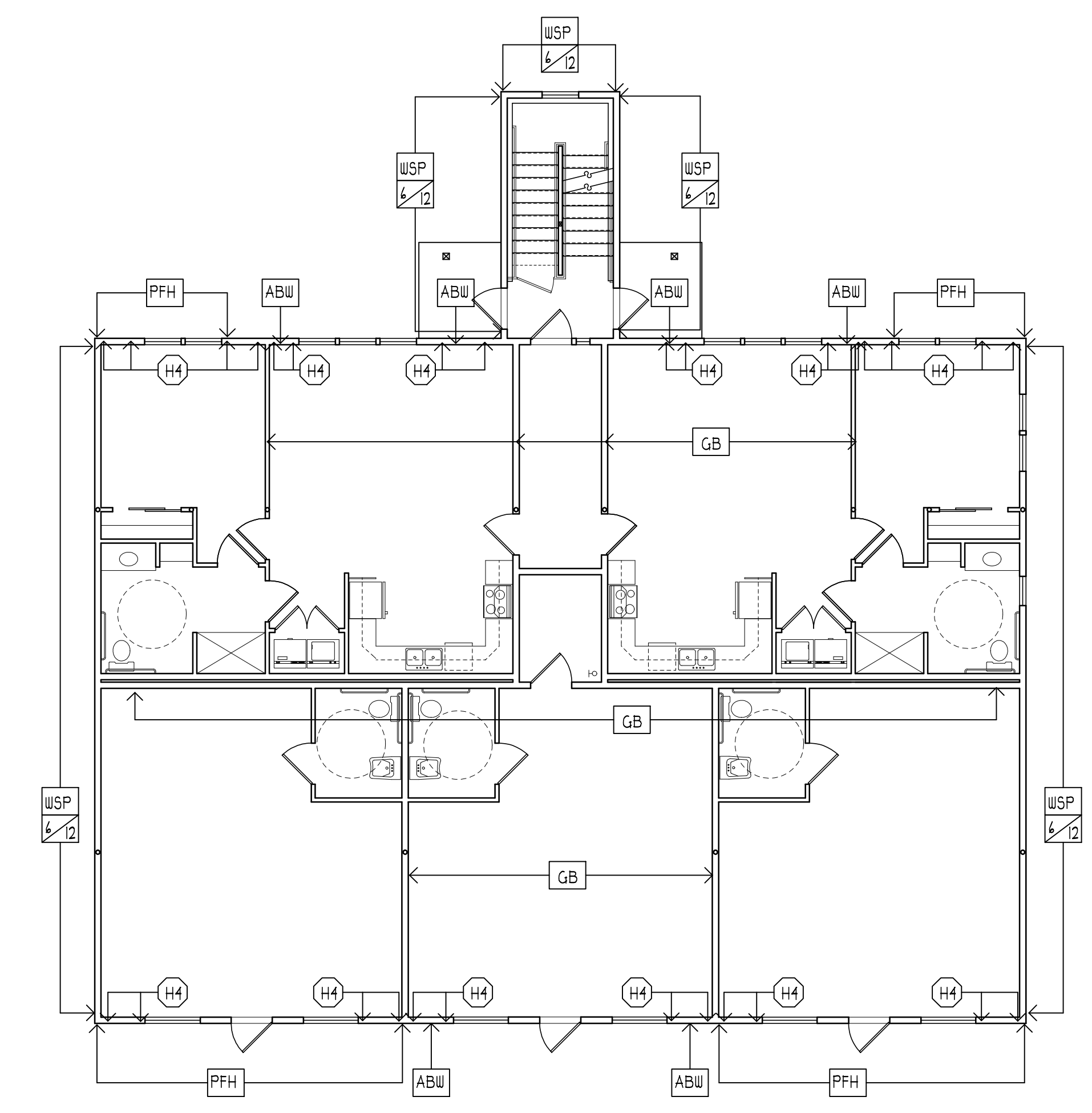
GENERAL NOTES
DESIGN: 140 MPH EXPOSURE 'B'
ALL FOUNDATION BOLTS ARE 5/8" DIA. SPACED 4'-0" O.C. AND 12" FROM CORNERS AND OPENINGS. PROVIDE MIN. 1" EMBEDMENT UNLESS OTHERWISE NOTED.
HOLD DOWN SCHEDULE
H4 'SIMPSON' HDU4-SDS2.5 PLUS 5/8" DIA. THREADED ROD. SEE STRUCTURAL DETAIL SHEETS. ANCHOR TO MINIMUM 2-PLY FULL LENGTH 2X4
H5 'SIMPSON' HDU5-SDS2.5 PLUS 5/8" DIA. THREADED ROD. SEE STRUCTURAL DETAIL SHEETS. ANCHOR TO MINIMUM 2-PLY FULL LENGTH 2X4
H8 'SIMPSON' HDU5-SDS2.5 PLUS 7/8" DIA. THREADED ROD. SEE STRUCTURAL DETAIL SHEETS. ANCHOR TO MINIMUM 3-PLY FULL LENGTH 2X4
I12 INDICATES EDGE/ FIELD NAILING. SEE TABLE 2308.6.3(1)
I3K2 INDICATES KING/ JACK STUD COUNT USE 2 KING, 2 JACK STUDS WHERE NOT SPECIFICALLY NOTED.
PLYWOOD ON INTERIOR WALL UNDER GYP. WALL BD.



3 THIRD FLOOR PLAN - WIND LOAD RESISTANCE
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN - WIND LOAD RESISTANCE
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN - WIND LOAD RESISTANCE
SCALE: 1/8" = 1'-0"

Jeffrey M. Metcalfe, P.E.
44 Jan Marie Drive
Plymouth, Massachusetts 02360
© 1987-2023 Jeffrey M. Metcalfe, P.E. All rights reserved.

Date: 14-March-2024

PERMIT SET 03-14-24

Ryan/Tilton Development
291 Court Street
Plymouth, MA

23-033

WS