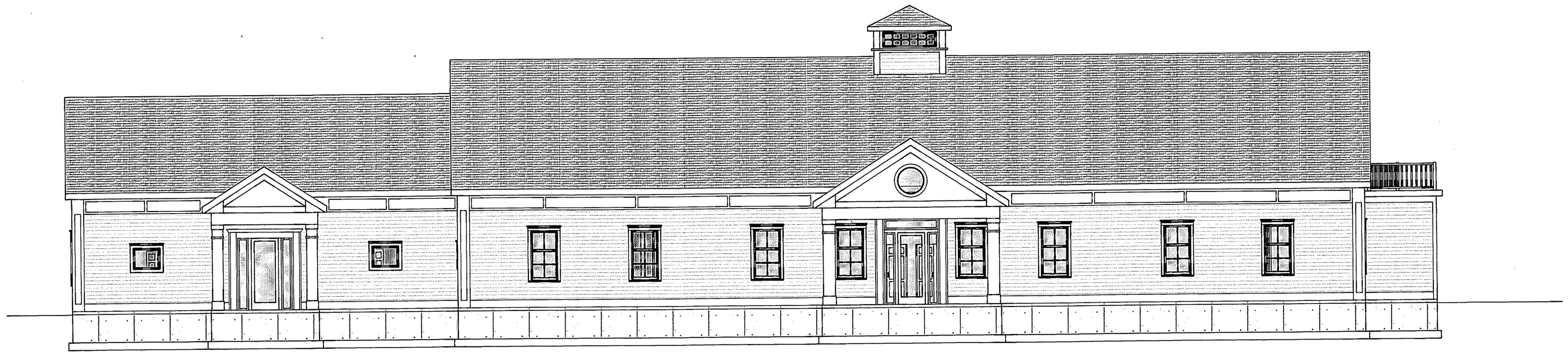
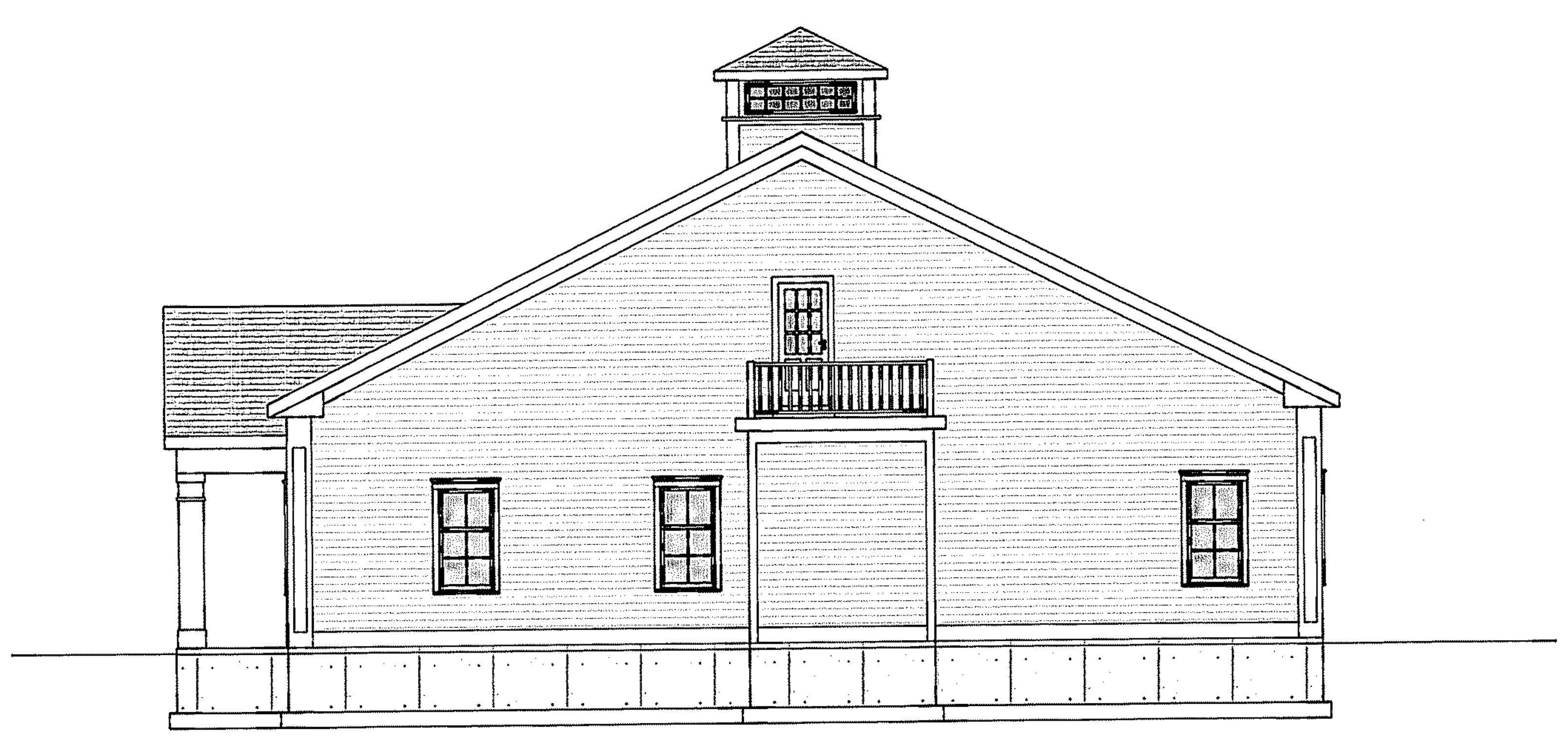


FRONT ELEVATION



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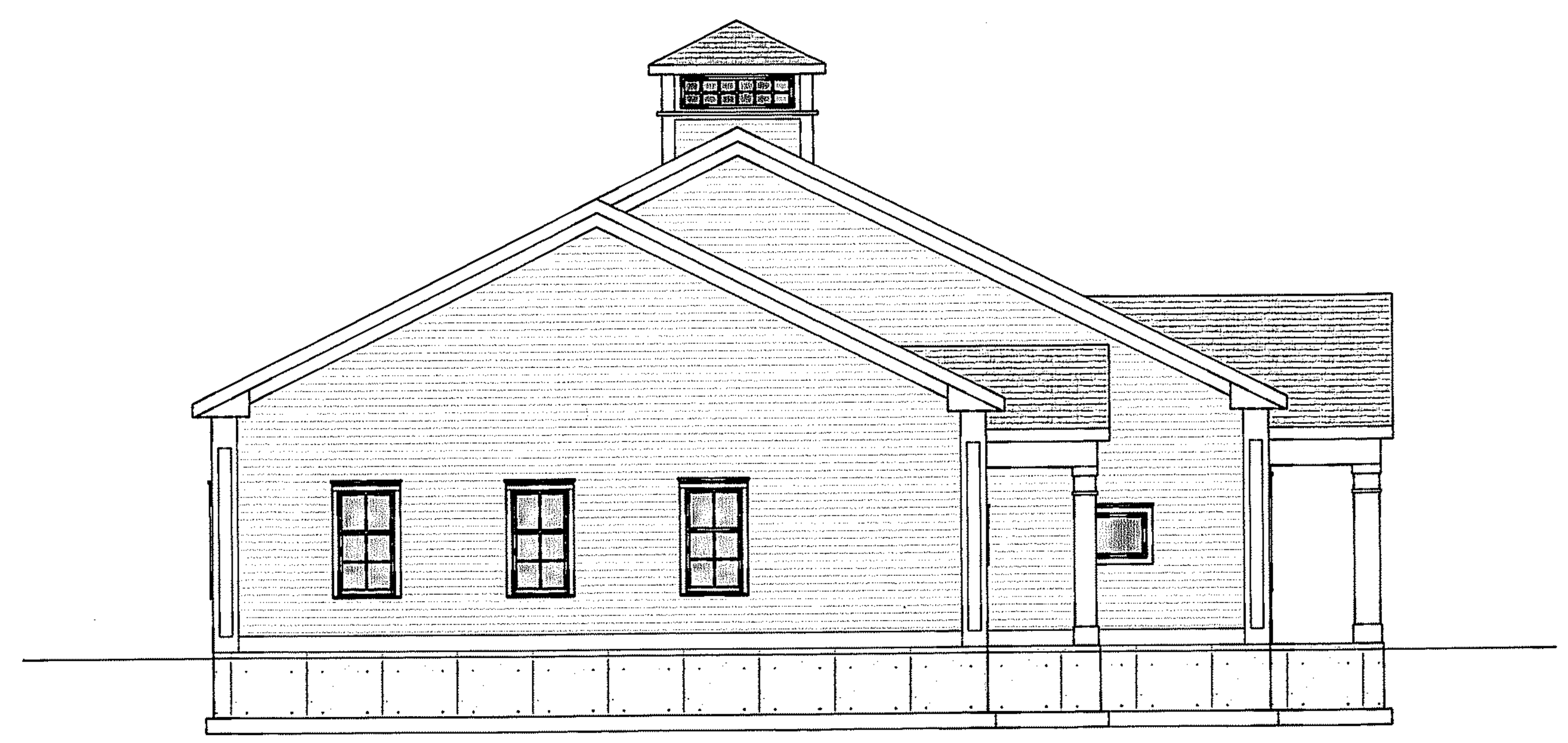

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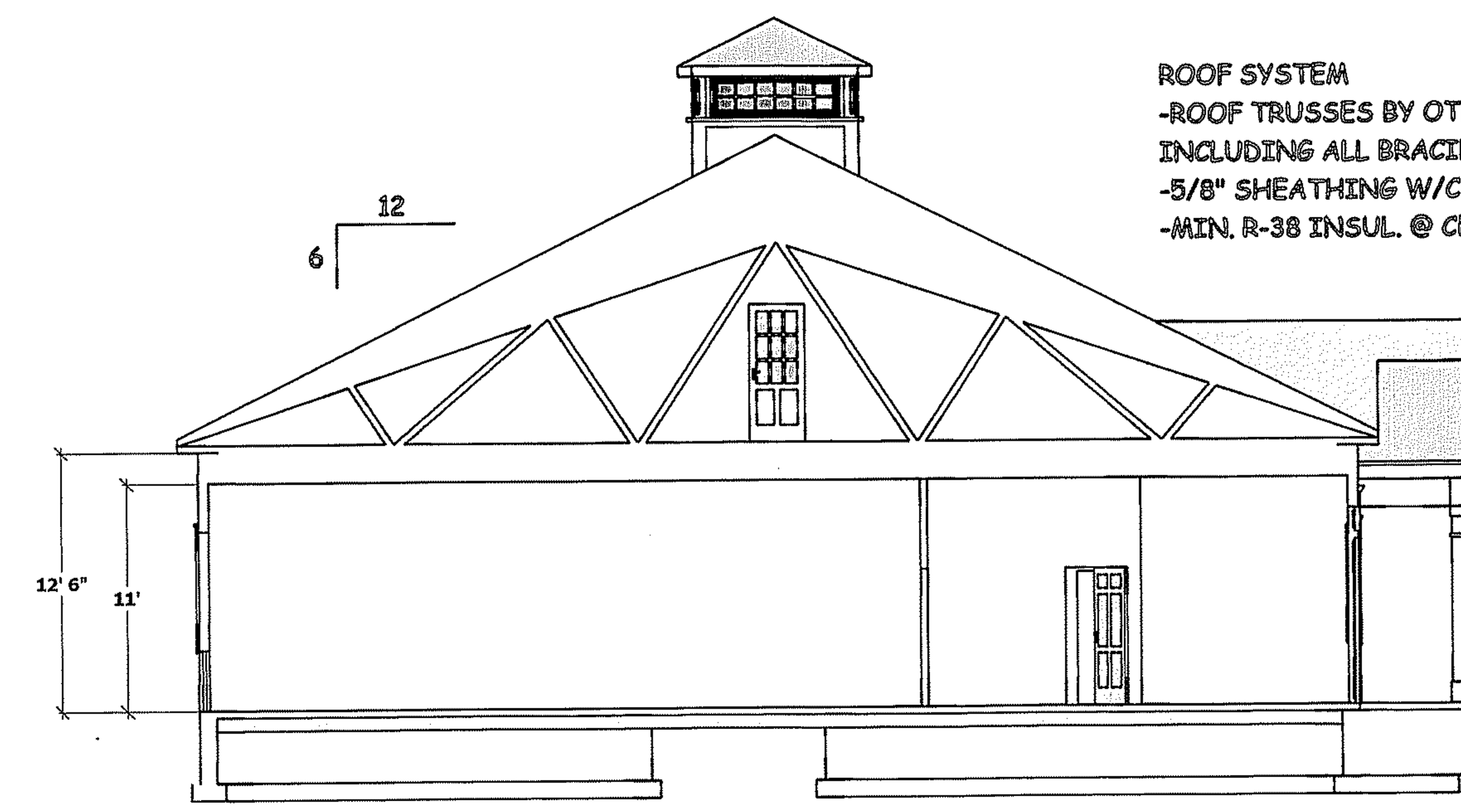
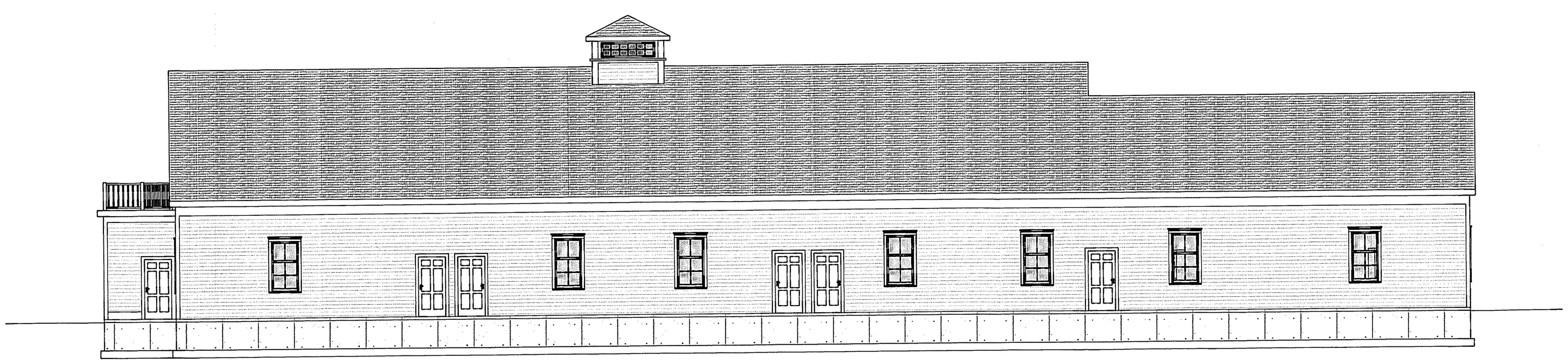


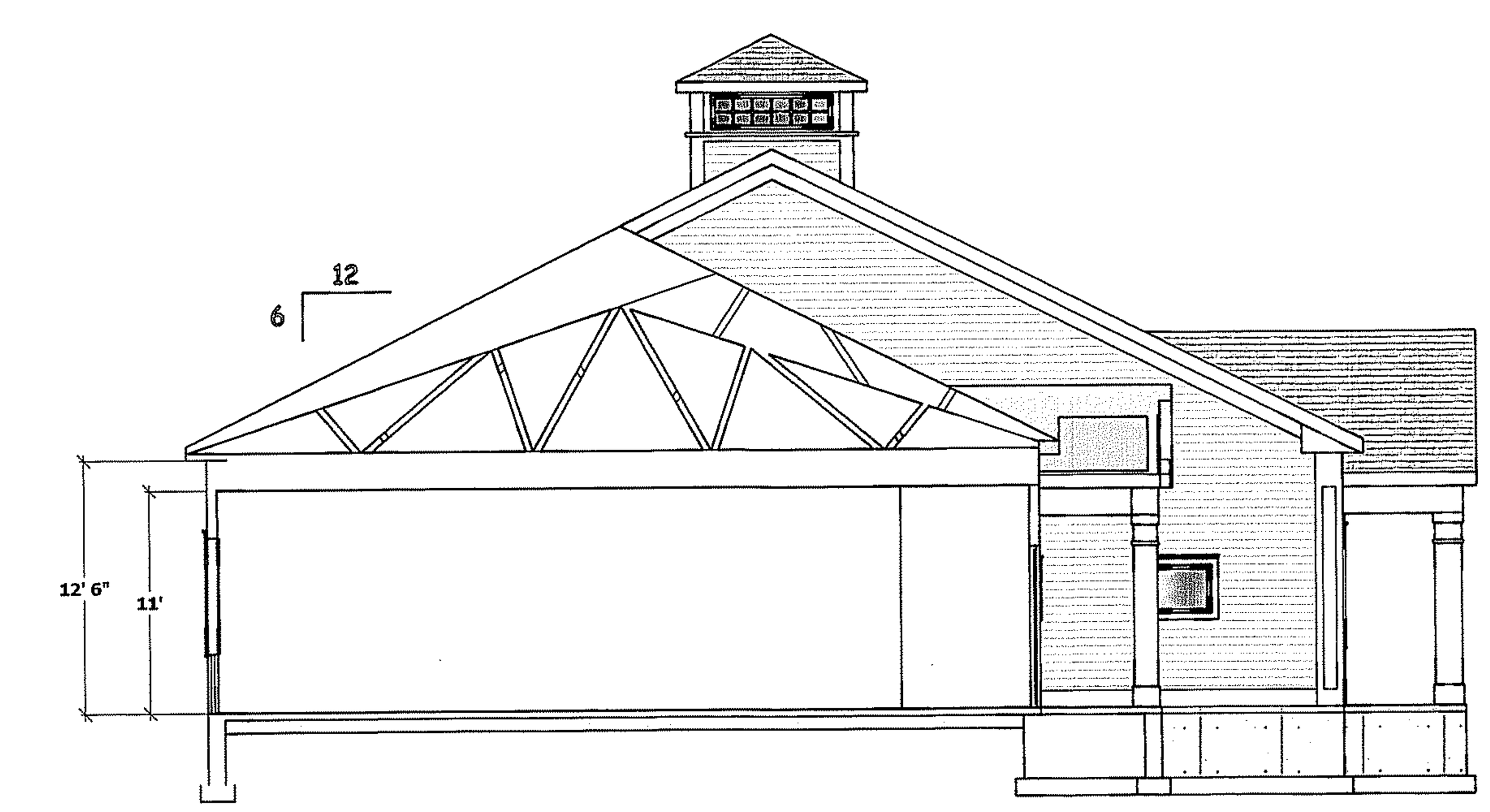
MAIN SECTION

ROOF SYSTEM
-ROOF TRUSSES BY OTHERS
INCLUDING ALL BRACING
-5/8" SHEATHING W/CLIPS
-MIN. R-38 INSUL. @ CEILING

WALL SYSTEM
-PT 2x6 SILL/SEAL
-2x6 STUDS 16"OC W/SINGLE
BOTTOM AND DOUBLE TOP PLATES
-2x6 HORIZONTAL BLOCKING @ 8'0"
-VERT SHEATHING W/SEAMS TAPED
& TYPAR HOUSE WRAP
-R-21 INSUL. W/VAPOR BARRIER &
1/2" GYPSUM @ INTERIOR



REAR ELEVATION



SIDE SECTION

Stefan Richman
Design
phone: 508-280-5738
e-mail: stefanrichman@hotmail.com

Note:
Any/all discrepancies, errors, and/or ommissions to the notes, dimensions, and/or drawings shall be brought to the attention of the designer prior to start of construction. Going forward with construction constitutes acceptance of these plans and any discrepancies, errors, and/or ommissions become the sole responsibility of the building contractor and/or home owner. All construction to conform to current edition of the Mass. building code in it's entirety

Job:
PROPOSED OFFICE BLDG. @
22 AARON'S WAY
WEST YARMOUTH, MA

Title: OPTIONAL ELEVATIONS

Scale: 1/8" = 1'0"
Date: 8 - 24 - 15
Revisions:
12 - 22 - 15
9 - 30 - 16

FOR
PERMITTING

5 - 26 - 17

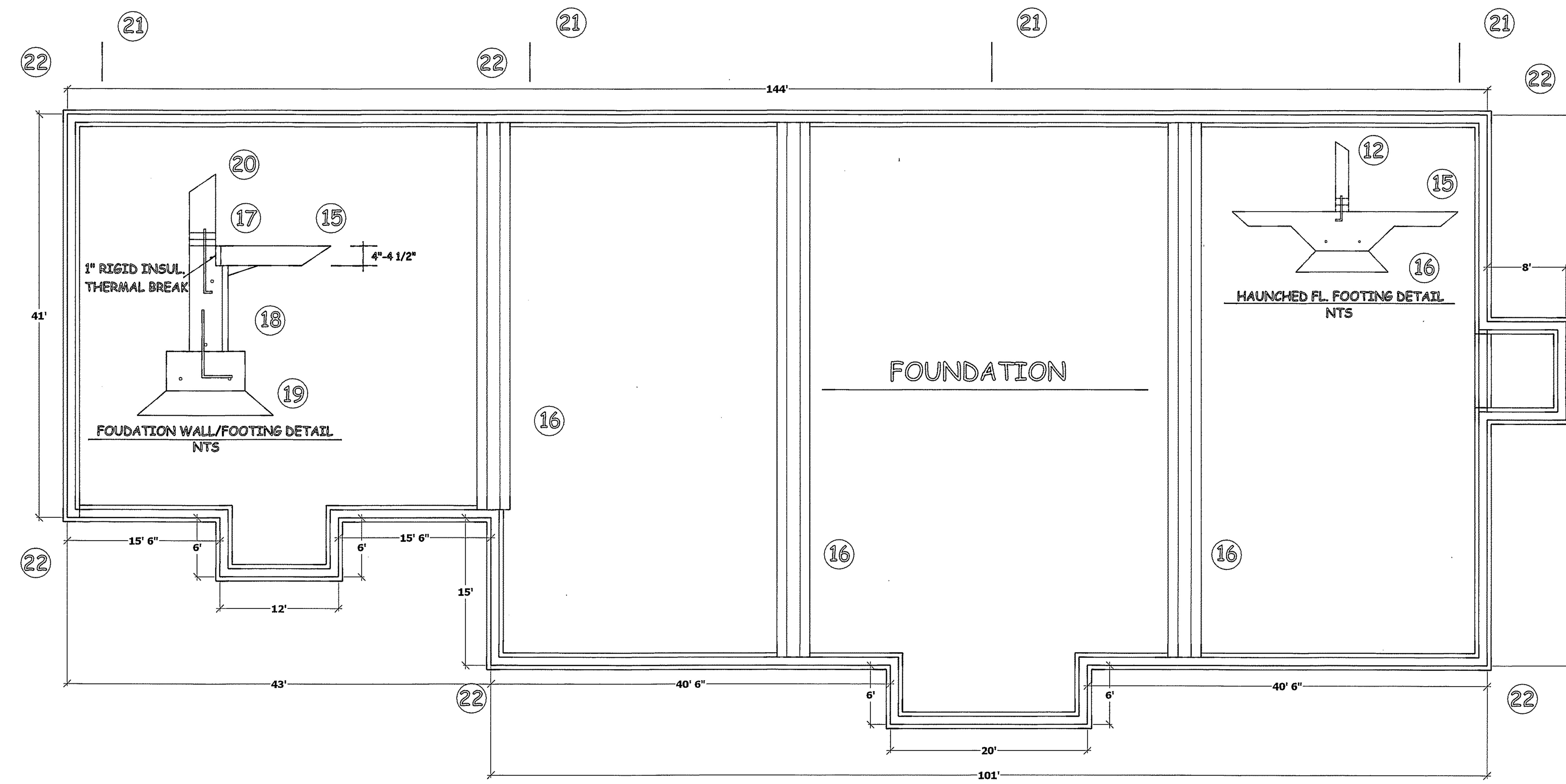
PHILBROOK ENGINEERING

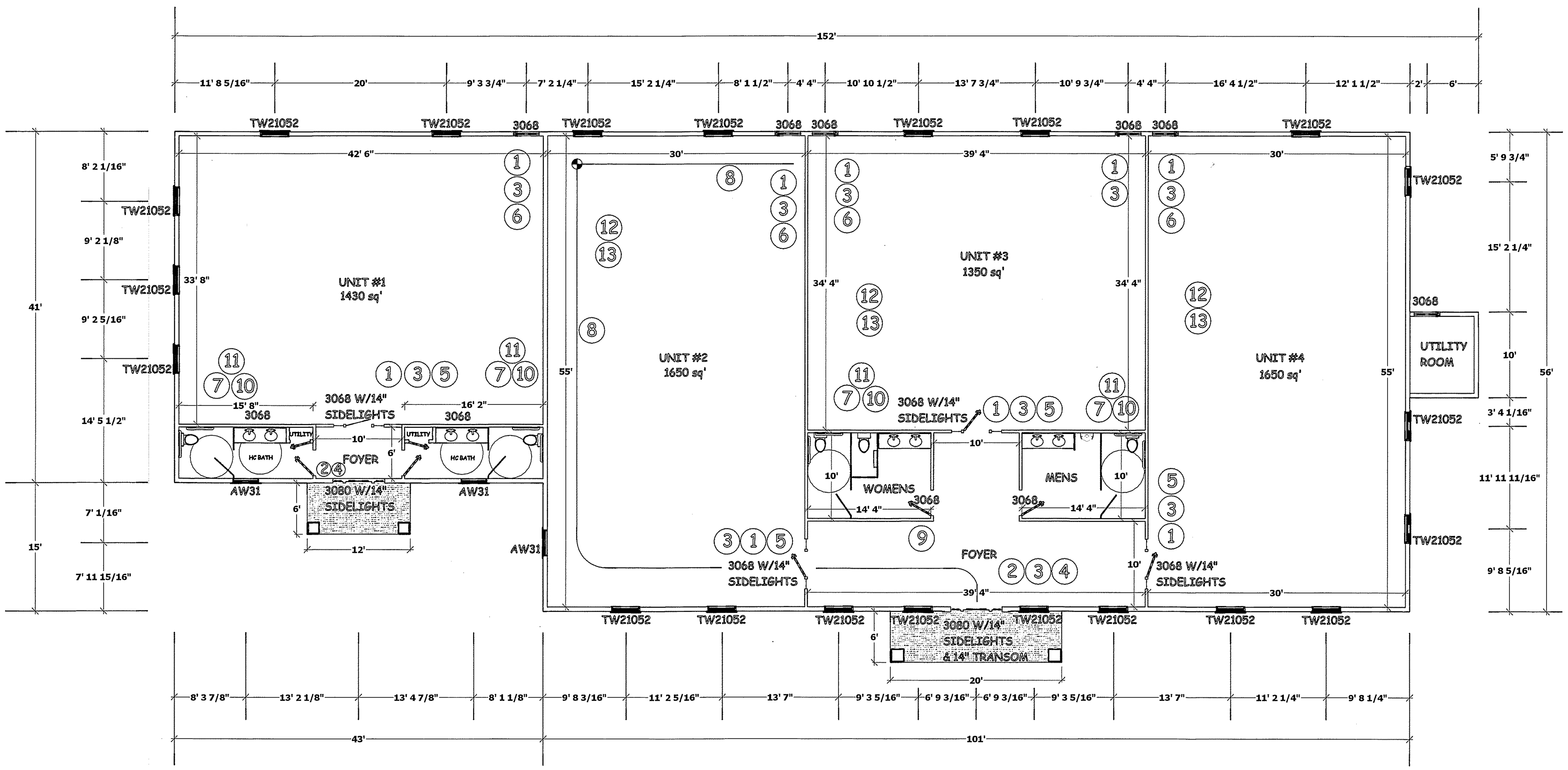
107 BEACH STREET
DENNIS, MA 02638
1-508-385-8682

Project: 22 AARON'S WAY
Project No: P16-06
Date: 31 July 2016
RE-ISSUED: 23 MAY 2017

DESIGN LAYOUT NOTES

Sheet No.	Note No.	Description
Page 2 of 3	N1	Present finish square footage = 7,499 sq ft
Floor	#1	Standard 3/0 IN-swing exit doors w/ lever style hardware
	#2	Standard 3/0 OUT-swing exit door w/ lever style hardware. Door to have closer
	#3	EXIT & Emergency Light Combination Pack w/ battery back-up
	#4	Fire Alarm pull station
	#5	ADA compliant Fire Alarm Horn/Strobe Light unit
	#6	Fire Extinguisher
	#7	Emergency Light Pack w/ battery back-up
	#8	Multiple Exit Egress Travel - 35 ft or 90 ft maximum. Note small unit egress OK by inspection
	#9	Water Fountain or Bottled Water Source
	#10	Restroom - 50 CFM each WC/Urinal on light activating circuit. OK to reduce to 20 CFM each WC/Urinal if in continuous operation
	#11	ADA compliant Handrails, Mirror, TP Holder
	#12	2"x 6" Unit Demising Walls - OK for 1/2" GWB, recommend 5/8" GWB for additional strength & durability. Provide solid bridging mid-height w/ double top & bottom plates. Bottom plate is PT
	#13	Attic Draftstopping Walls - OK for 1/2" GWB or 1/2" Plywood. Recommend that these be GABLE trusses to make installation of the Draftstopping & Passageway easier
	#14	na
Found	#15	Slab and Slab Crack Control Joints; Place the slab monolithically w/o any construction joints Set up 6x6-W2.1x2.1 WWM on concrete brick rizers 24" o/c EW. Cut all crack control joints as quickly as possible (< 12 hrs) Slab t = 4"-4-1/2" and depth of cut ~=> 1-1/2". Fill as desired
	#16	Haunched Floor Footing; Thicken slab to 12"x 16" and provide 2 ea #5 longitudinal bars as shown. Use 1:2 side slopes. Provide 5/8"x 10" anchor bolts spaced 4'0" o/c or drill in HILTI KB-II 58-812 bolts. Provide 12" compacted in-situ or delivered coarse granular material
	#17	Run slab w/ thickened edge into wall drop, flush to face of outside wall. Provide 1" rigid insulation thermal break
	#18	Standard Wall Detail; 8"x 3'9" set on 12"x 20" strip footing. Install #5 horizontal bars as shown spaced 6" down from top and up from bottom. Install #5 vertical dowel bars spaced 32" o/c hooked to lineal footing rebar and 5/8"x 12" anchor bolts spaced 32" o/c Provide dedicated wall corner bars. Legs extend 28" EW
	#19	Footing rebar to be 2 ea #5 continuous bars. Place on 12" of well compacted in-situ or delivered coarse granular material
	#20	2"x 6" Exterior Walls - 1/2" CDX w/ solid seam blocking and 1/2" GWB or 5/8" GWB. Recommend 5/8" for additional strength & durability. Use plywood solid blockint w/ double top & bottom plates. Bottom plate is PT
	#21	Foundation Wall Control Joint: Place 6'0"+/- where indicated. At these points lap the #5 wall steel and grease one end of all laps. Install pre-mfg. construction joint or install 1" tapered grounds on opposing sides inside the forms
	#22	Long Wall Corner Holdown; Simpson STHD14





Stefan Richman Design
phone: 508-280-5738

Job: PROPOSED OFFICE BLDG. @ 22 AARON'S WAY WEST YARMOUTH, MA

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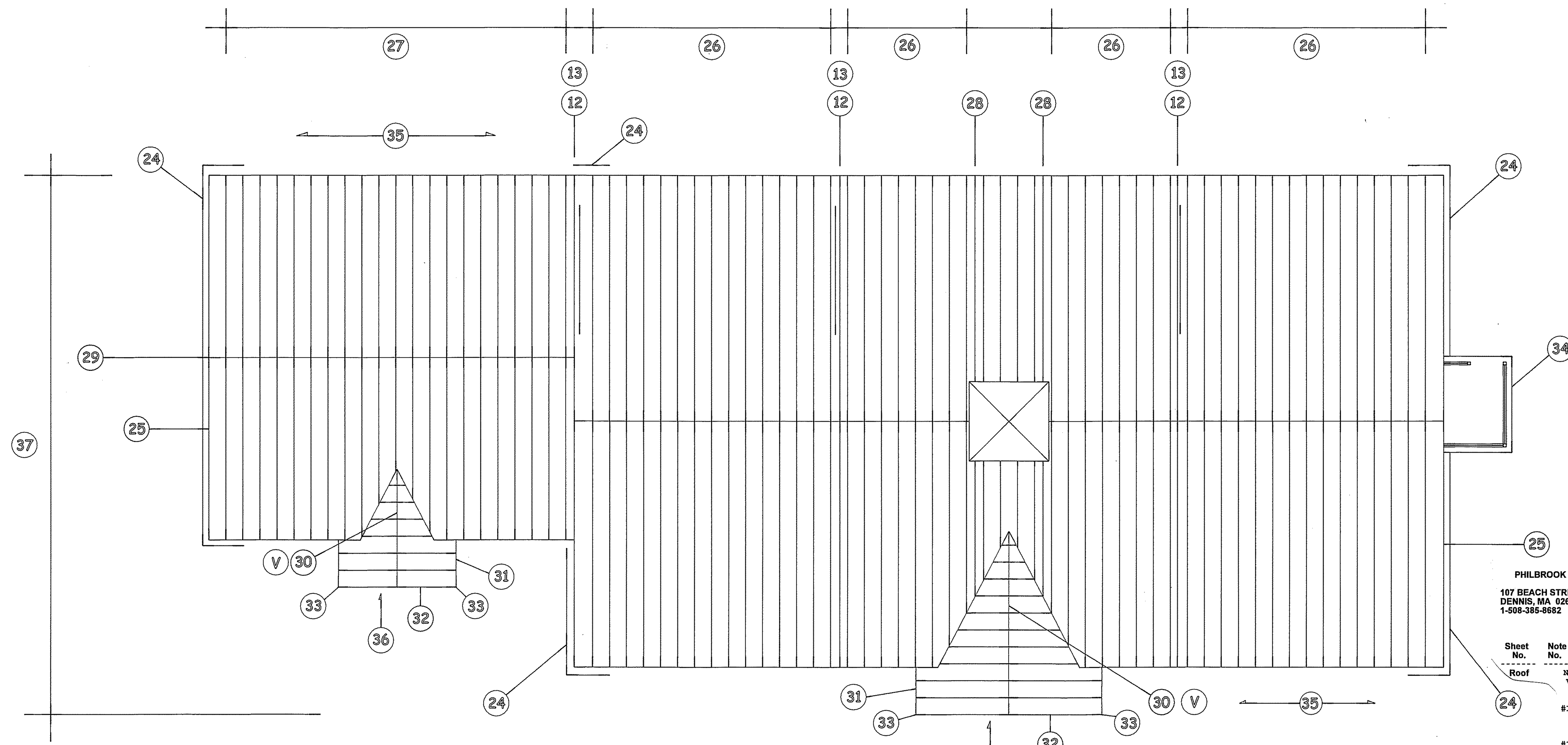

ROOF PLAN

PHILBROOK ENGINEERING

107 BEACH STREET
DENNIS, MA 02638
1-508-385-8682

Project: 22 AARON'S WAY
Project No: P16-06
Date: 31 July 2016
RE-ISSUED: 23 MAY 2017

DESIGN LAYOUT NOTES

Sheet No.	Note No.	Description
Roof	N1	Present projected square footage exceeds 7,500 sq ft
	V	Cut under plywood sheathing to provide pair of 12"x 18" vent holes between main attic and layon attic
	#12	2"x 6" Unit Demising Walls - OK for 1/2" GWB, recommend 5/8" GWB. Provide for 16' framed opening - solid studded for permitting. Header; 2 ea 1.75"x 11.25" LVL w/ 3 rows of 3-3/8" T-Lok @ 16" o/c Posts; 4"x 4" Solid Stick D-Fir
	#13	Attic Draftstopping Walls - OK for 1/2" GWB or 1/2" Plywood. Recommend that these be Interior GABLE trusses to make installation of the Draftstopping & Passageway easier
	#24	4" o.c. exterior perimeter edges; ridge, eave & panel blocking for gable end fields the first 8'0"
	#25	Common Exterior End Gable 2"x non-bearing Trusses - No Louvre
	#26	Long 6/12 Pitched Roof Truss @ 24" o/c. Note - Verify roof pitch and eave bearing detail. Provide minimum 8' clear down the center of the trusses for mechanical/accessway
	#27	Short 6/12 Pitched Roof Truss @ 24" o/c. Note - Verify roof pitch and eave bearing detail. Provide minimum 6' clear down the center of the trusses for mechanical/accessway
	#28	Double Long 6/12 Pitched Roof Truss @ 8" o/c. Support 8'x 8' Cupola w/ solid blocking along perpendicular walls as shown
	#29	Provide solid 2"x blocking along both eavelines and along both sides of the ridge between trusses for plywood boundary nailing
	#30	Layon 6/12 Pitched Over-frame Truss sets @ 24" o/c. Verify pitch
	#31	Entry 6/12 Pitched Roof Truss @ 24" o/c. Verify roof pitch and eave eave bearing detail
	#32	Overhang Headers - run long - 2 ea 1.75"x 9.5" LVL w/ 2 rows of 3-3/8" Trus-lok screws @ 16" o/c. Attach to end of building w/ Simpson HUSC410 concealed flange hangers
	#33	Header Columns - 4"x 6" D-fir w/ Simpson CCQ46SDS2.5 structural column caps & SDS screw attachment
	#34	Utility Box Roof; 2"x 8" KD SPF @ 16" o/c w/ 2/2"x 8" rim box
	#35	Truss Support Bearing - 2"x 6" @ 16" o/c w/ double top & bottom plates. Provide 2/2"x 10" w/ 1/2" CDX ply header w/ double jack studs for standard windows providing an insulation cavity
	#36	Entry Transfer Headers; 2 ea 1.75"x 11.25" LVL w/ 3 rows of 3-3/8" Trus-lok screws w/ 4"x 6" Solid Stick D-Fir posts of these wall panels above the door units
	#37	Roof Sheathing; 5/8" CDX w/ plywood clips. Nail w/ 8d storm or 10d gal. ring-shank 6" o/c all boundarys & 10" o/c in field EXCEPT 4" o/c in reduced nailing gable roof end zones - see #24

PHILBROOK ENGINEERING

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DENNIS, MA 02638
1-508-385-8682

Project: 22 AARON'S WAY
Project No: P16-06
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RE-ISSUED: 23 MAY 2017

DESIGN LAYOUT NOTES

Trusses	#14	Attic Draftstop Wall; Access doors need 20 min (1/3 hr) rating
	#23	Revised Roof Pitch is 6/12
	#24	TRUSS DESIGN LOAD TABLE: P16-06

STANDARD `W' SERIES TRUSSES; Pitch 6/12

TRUSS ROOF:	Top Chord		Bottom Chord	
Live Load	30	lb/sq ft	20	lb/sq ft @ > 30" Open Areas
Dead Load	10	lb/sq ft	10	lb/sq ft

#25 TRUSS BRACING REQUIREMENTS: P16-06

STANDARD `W' SERIES TRUSSES; Pitch 6/12

Location	Description	Type
Top Chords	2x4 or 6 spaced 8' o.c. running end to end to secure trusses and establish o.c. spacing.	C
	Rigid plywood diaphragm. 5/8" sheathing with no continuous perpendicular panel joints. Lap butt end breaks by 4'0". Use Case I APA.	P
	X" bracing applied at ends of spans on underside of chord bearing members. Tie-in groups of 5. Remove as permanent supports are set.	C
Bottom Chords	2x6 @ 10'0" o.c. continuous lateral support for bottom chords. Extends from plate to plate or ledger. 1x3 strapping @ 16" o.c. may also be used.	P
Compression Chords	Location to be determined by Truss Mfg. Make continuous 2x4 or 6 from gable to gable points and lap joints 2 truss bays.	P

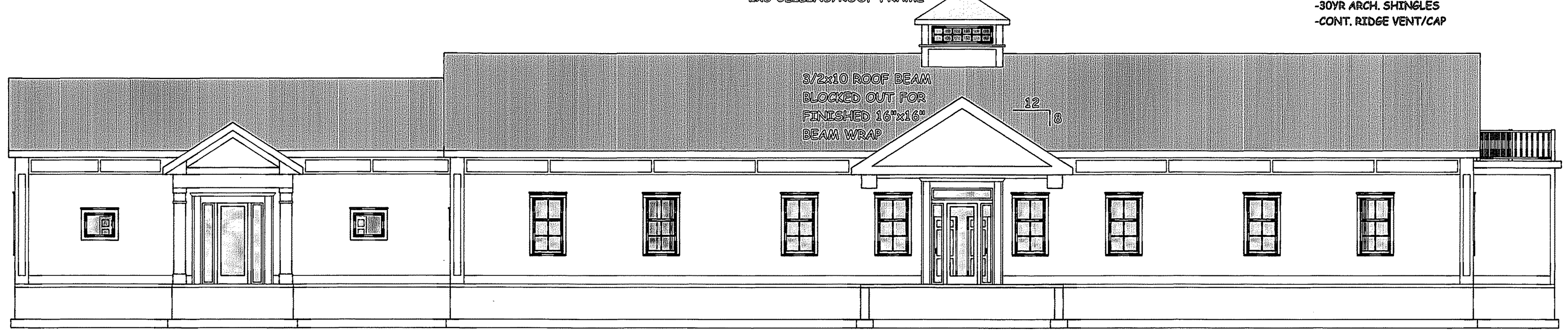
P = Permanent
C = Construction

#26 PLYWOOD ROOF SHEATHING & NAILING SCHEDULE: P16-06

Item	Description
Plywood Pattern	Standard staggered butts w/ long direction perpendicular to trusses. APA Case I.
Plywood Type	5/8" nom. (19/32" act.) APA Rated Sheathing, EXP 1, Min PII 32/16.
Solid Blocking	All 3 `ends' first 8'0" starting from gable truss inward. Continuously at ridge and eavelines
Nailing	10d galvanized (min. nail 1-5/8" penetration).
Layout Zones	4" o.c. exterior perimeter edges; ridge and eave plus gable end fields for the first 8'0"
PLUS	6" o.c. interior panels & edges for first 12'0" EW
THEN	6" o.c. all exterior perimeter edges and 12" o.c. all interior panels & edges to gable ends

CUPOLA FRAME
-2x4 WALL FRM 16"OC
-1/2" SHEATHING @ WALLS
& ROOF
-2x8 CEILING/ROOF FRAME

ROOF COVERING
-30# FELT
-ICE AND WATER 36" @ EAVES
& VALLEYS
W/ALUMN. DRIP EDGE
-30YR ARCH. SHINGLES
-CONT. RIDGE VENT/CAP



EXTERIOR TRIM
-1x10 WATER TABLE
-16" CORNER BRDS (1x12 W/1x5
PANEL TRIM). (1x6 @ REAR &
@ CUPOLA)
-3/4" PVC SHEET STOCK @ FRIEZE
W/1x4 PANEL TRIM FOR 20" FINISH
-1x12 SOFFIT W/VENT
-1x8 FASCIA
-BUILT-OUT RAKES W/1x8/3,
1x8 RAKE RETURN, 1x8 RAKE FRIEZE
(OPTION FOR 4-5/8" CROWN 2ND MEMBER
& 3-5/8" CROWN RAKE FRIEZE MLDG.)
-1x5 WINDOW TRIM (4-5/8" CROWN HEAD
TRIM @ FRONT/SIDES)
-1x6 ECB @ ENTRY CEILINGS
-14" FG COLUMNS @ ENTRIES

SIDING SYSTEM
-TYPAR HOUSE WRAP W/ALL
SEAMS TAPED
-CLAPBRDS. TBD BY OWNER
-FLASHINGS @ ALL WINDOW/
DOOR HEAD TRIM & WATER TABLE

ENTRY SECTION

Stefan Richman
Design
phone: 508-280-5738
e-mail: stefanrichman@hotmail.com

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