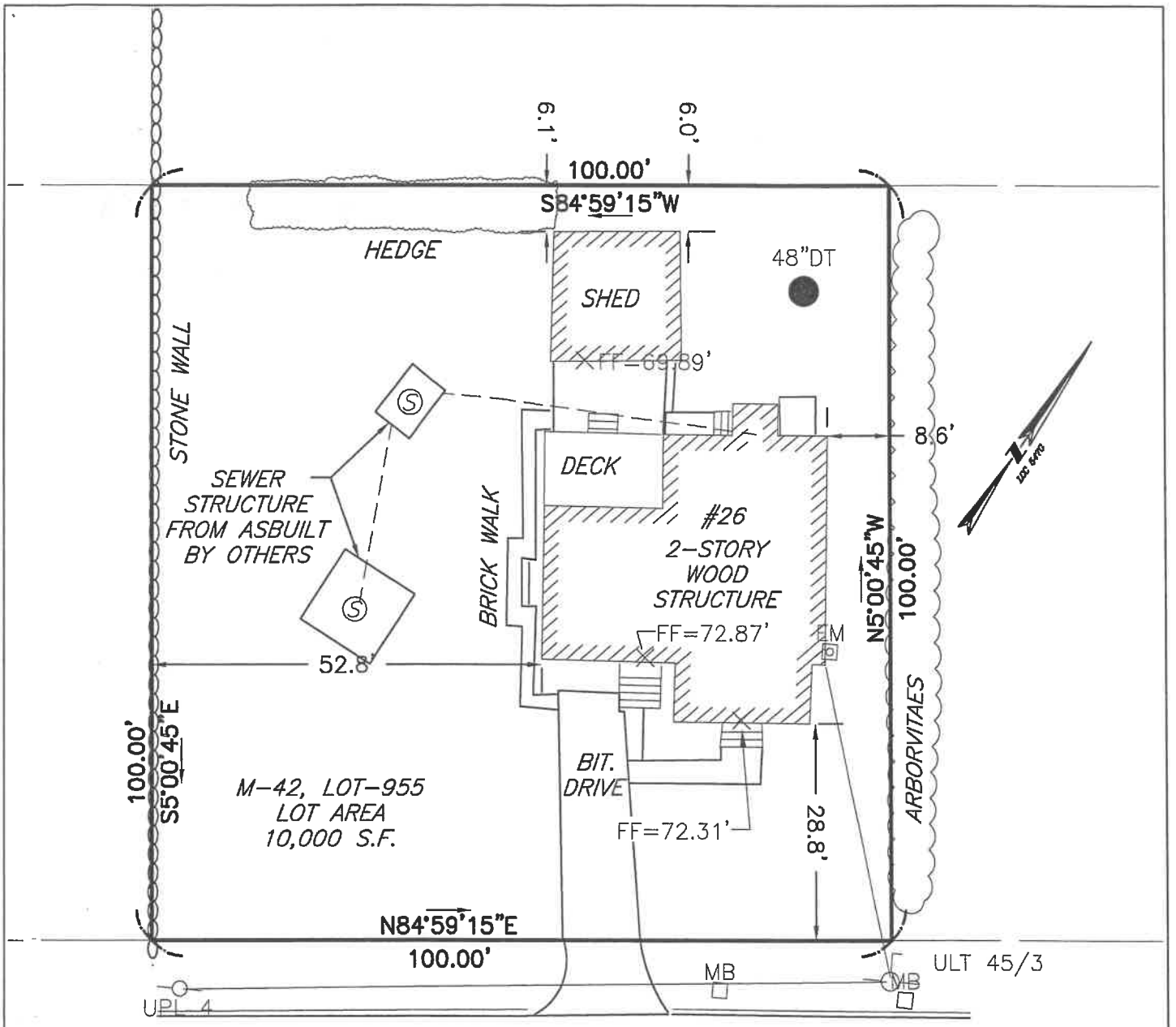


PINEWOOD ROAD

20 0 20

SCALE IN FEET

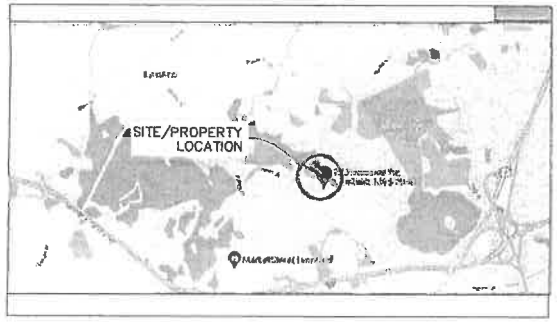
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY AND LOCATIONS SHOWN HEREON ARE AS FOUND AS OF THE DATE OF THE SURVEY.

COMMONWEALTH OF MASSACHUSETTS
BRYAN G. BARMEYER
NO. 48193
REGISTERED PROFESSIONAL LAND SURVEYOR

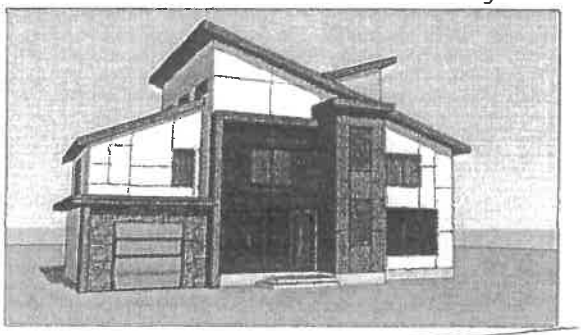
PLAN OF LAND
IN
LYNNFIELD, MA
26 PINEWOOD ROAD
SURVEY BY:
PFS LAND SURVEYING INC.
20 BALCH AVE, GROVELAND, MA
(508) 446-0781
SCALE: 1"=20' DATE: 8/1/2021

House Rebuild

26 Pinewood Rd Lynnfield, MA



LOCUS MAP
SCALE: NOT TO SCALE



APPLICABLE BUILDING CODES

THE FOLLOWING PLANS WERE PREPARED IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODES:

BUILDING CODE: 2015 International Residential Code (IRC)with MASSACHUSETTS AMENDMENTS - 9TH EDITION
ENERGY CODE: 2015 International Energy Conservation Code (IECC)

SCOPE OF WORK: SINGLE FAMILY RESIDENCE ADDITION

TABULATIONS, INFORMATION AND REQUIREMENTS

PLANNING CODE REQUIREMENTS

SETBACKS:

REQUIRED:	PROVIDED:
FRONT YARD 30'	FRONT YARD 30'+
REAR YARD 20'	REAR YARD 30'+
SIDE YARDS 15'	SIDE YARDS 15',38'

DRAWING INDEX

ARCHITECTURAL DRAWINGS

A0	TITLE SHEET: SITE / PLOT PLAN
A1	FLOOR PLANS
A2	ROOF PLAN, DETAILS
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTON
S0	DEMO/ NEW FOUNDATION PLAN, DETAILS
S1	DEMO/ NEW FOUNDATION PLAN, DETAILS
S2	FRAMING PLANS/ DETAILS

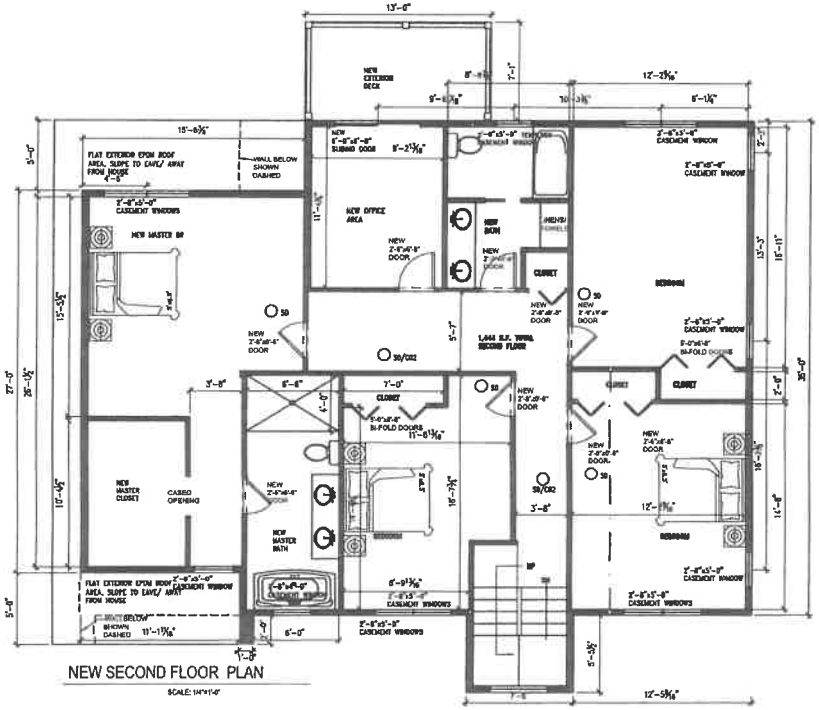
PLOT PLAN
SCALE: 1/8"=1'-0"

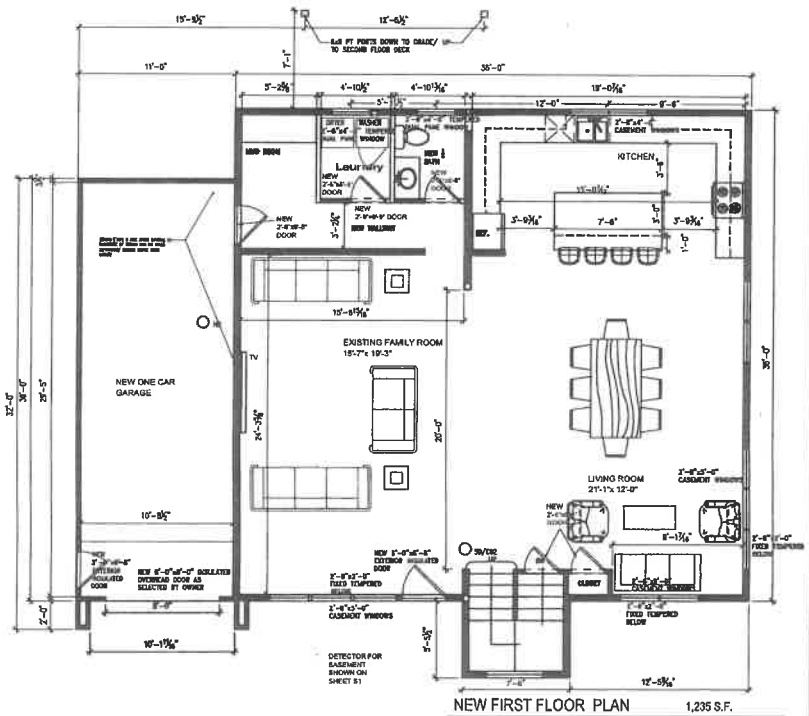
STRUCTURAL DESIGN LOADS

1. Dead loads.
   (A) Weight of building components
2. Live loads.
   (A) Residential floors -- 40 PSF
   (B) Decks/balconies -- 60 PSF
   (C) Roof/ceiling load -- 35 PSF plus drift.
   Pg=50 PSF; Is=1.0;Ce=1.0;Ct=1.0;
3. Wind loads -- Per Mass. Amendments ASCE7-10, Importance II, Risk Category II-V (IRC) = 120 MPH
   Dimensional Vertical

Height	Wind Load (Psf) (LRFD)
0'-15'	20.0
15'-20'	22.0
20'-30'	24.6

PERMIT SET DATE OF DRAWINGS: 1-23-22 A-0





GENERAL NOTES

1-ALL WORK TO CONFORM TO STATE BUILDING CODES

2-SUPPORT ALL LOADS DURING CONSTRUCTION

3-VERIFY ALL WORK WITH BUILDER PRIOR TO START. VERIFY ALL MANUFACTURERS AND PRODUCT SPECS.

4-ALL DIMENSIONS ARE FACE OF STUD OR FACE OF FINISH

5-VERIFY ALL DIMENSIONS AND ADJUST WORK AS REQUIRED TO MEET FIELD CONDITIONS

6-SEE ADDITIONAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION FOR CONSTRUCTION

7-ALL STRUCTURAL BEAMS : TC. MICRO LAM BEAMS, LVL TO BE INSTALLED 1/4" DOWN FROM SUB FLOOR AT ALL FLUSH BEAM LOCATIONS TO ALLOW FOR SHRINKAGE

8-INSTALL SOLID BLOCKING BETWEEN JOIST BELOW ALL BEARING PARTITIONS WALLS

9-N/A

10-ALL POST TO BE INSTALLED WITH SOLID BLOCKING BETWEEN JOIST. ALL POST TO CONTINUE DOWN THROUGH FRAMING TO FOUNDATION SUPPORTS

11-ALL WOOD AND MICRO LAM BEAMS TO BE GLUED AND NAILED OR BOLTED AS DEFINED IN DRAWINGS. ALL NAILING FOR ALL LVL TO MEET BUILDING CODE

12-ALL CUTTING AND NOTCHING OF STUDS, JOIST OR BEAMS TO CONFORM TO MANUFACTURE & STATE BUILDING CODE.

13-ALL REQUIRED HEADER SIZES TO MEET OR EXCEED THE STATE BUILDING CODE. REFER TO THE FRAMING DRAWINGS FOR ADDITIONAL INFORMATION.

14- ALL CONNECTION HARDWARE : HANGERS AND STRAPS, TO BE SIMPSON BRAND : GALVANIZED STEEL INTERIOR AND STAINLESS STEEL FOR ALL EXTERIOR APPLICATION

15- REFER TO STATE BUILDING CODE FOR THE CODE REQUIREMENTS FASTENER SCHEDULE

17- ALL FOUNDATIONS INSTALLED UPON UNDISTURBED SOIL WITH FOOTINGS INSTALLED 4 FEET MIN. BELOW GRADE

18- ALL WINDOWS AND EXTERIOR DOORS TO COMPLY WITH THE STATE EGRESS AND ENERGY REQUIREMENTS.

SYMBOLS LEGEND

EXISTING WALL CONSTRUCTION

EXTERIOR BEARING WALL CONSTRUCTION

NEW WALL CONSTRUCTION 2x4 INTERIOR 2x6 EXTERIOR UNLESS NOTED OTHERWISE

WALLS/ STRUCTURE TO BE DEMOLISHED

SD — One smoke alarm on every habitable level of the residence.
- One smoke alarm at the base of each stairway.
- One smoke alarm outside of each separate sleeping area.
- One smoke alarm inside every sleeping area.
- A minimum of one smoke alarm must be installed for every 1,250 square feet of living space per level.

SD/CO2 — COMBINATION ALARMS (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE ALARM) MAY BE USED. COMBINATION ALARMS MUST HAVE DUAL A TONE AND SIMULATED VOICE ALARM TO DISTINGUISH THE TYPE OF EMERGENCY

In every level of the residence, including basements and habitable portions of attics, and must be located within 15 feet of each bedroom door.
-Combination alarms (photoelectric smoke and carbon monoxide alarm) may be used.
-Must be hardwired and interconnected with battery backup.

MD — HEAT DETECTOR IN GARAGE
-Must be hardwired and interconnected with battery backup.

Combination detectors (photoelectric smoke and carbon monoxide detector) may be used if the detector is within 20 feet of a kitchen or bathroom (containing a bathtub or shower).

Combination detectors (ionization smoke and carbon monoxide detector) may be used if the detector is outside of 20 feet of a kitchen or bathroom (containing a bathtub or shower).

PROJECT
26 PINEWOOD RD
LYNNFIELD, MA

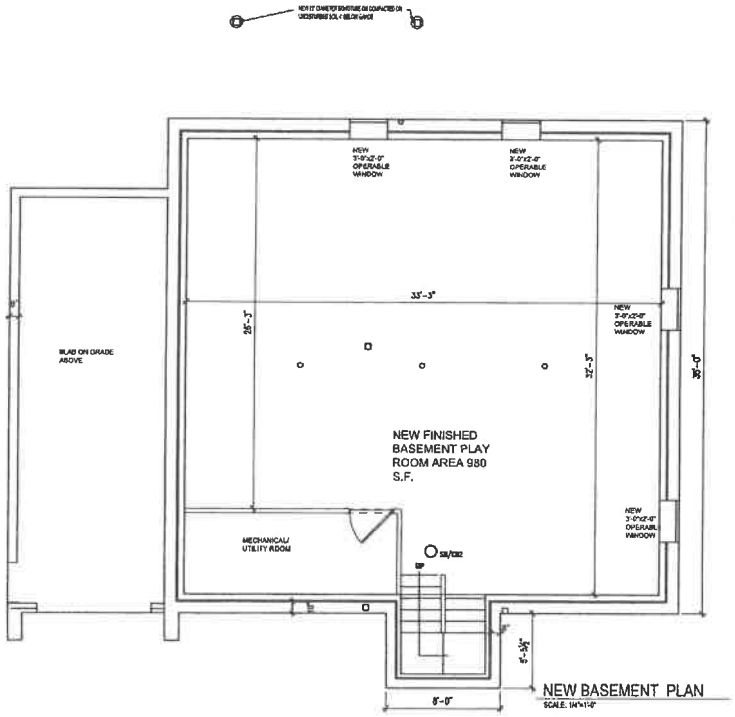
ARCHITECT:
Mark Schryver
370 Goss Lane
Lancaster, MA 01523
ph. (978) 844-4708

DATE :1.23.2022

NEW FLOOR PLANS

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

PERMIT SET | A1



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

GENERAL NOTES

1–ALL WORK TO CONFORM TO STATE BUILDING CODES

2–SUPPORT ALL LOADS DURING CONSTRUCTION

3–VERIFY ALL WORK WITH BUILDER PRIOR TO START. VERIFY ALL MANUFACTURERS AND PRODUCT SPECS.

4–ALL DIMENSIONS ARE FACE OF STUD OR FACE OF FINISH

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6–SEE ADDITIONAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION FOR CONSTRUCTION

7–ALL STRUCTURAL BEAMS : IE. MICRO LAM BEAMS, LVL TO BE INSTALLED 1/4" DOWN FROM SUB FLOOR AT ALL FLUSH BEAM LOCATIONS TO ALLOW FOR SHRINKAGE

8–INSTALL SOLID BLOCKING BETWEEN JOIST BELOW ALL BEARING PARTITIONS WALLS

9–N/A

10–ALL POST TO BE INSTALLED WITH SOLID BLOCKING BETWEEN JOIST. ALL POST TO CONTINUE DOWN THROUGH FRAMING TO FOUNDATION SUPPORTS

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18– ALL WINDOWS AND EXTERIOR DOORS TO COMPLY WITH THE STATE EGRESS AND ENERGY REQUIREMENTS.

SYMBOLS LEGEND

EXISTING WALL CONSTRUCTION

INTERIOR BEARING WALL CONSTRUCTION

NEW WALL CONSTRUCTION 2x4 INTERIOR 2x6 EXTERIOR UNLESS NOTED OTHERWISE

WALLS/ STRUCTURE TO BE DEMOLISHED

SD Dual smoke alarms are every habitable level of the residence.
- One smoke alarm at the base of each stairway.
- One smoke alarm outside of each separate sleeping area.
- One smoke alarm inside every sleeping area.
- A minimum of two smoke alarms must be included for every 1,250 square feet of living space per level.

SD/CO2 COMBINATION ALARMS (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE ALARM) MUST BE HARD WIRED, COMBINATION ALARMS MUST HAVE BOTH A TONE AND SIMULATED VOICE ALARM TO DISTINGUISH THE TYPE OF EMERGENCY

On every level of the residence, including basements and habitable portions of attics, and must be located within 10 feet of each bedroom door.
–Combination alarms (photoelectric smoke and carbon monoxide alarm) may be used.
–Must be hardwired and interconnected with battery backups.

HD HEAT DETECTOR IN GARAGE
–Must be hardwired and interconnected with battery backups.

Combination detectors (photoelectric smoke and carbon monoxide detector) may be used if the detector is within 20 feet of a kitchen or bathroom (containing a bathtub or shower).

Combination detectors (ionization smoke and carbon monoxide detector) may be used if the detector is outside of 20 feet of a kitchen or bathroom (containing a bathtub or shower).

PROJECT
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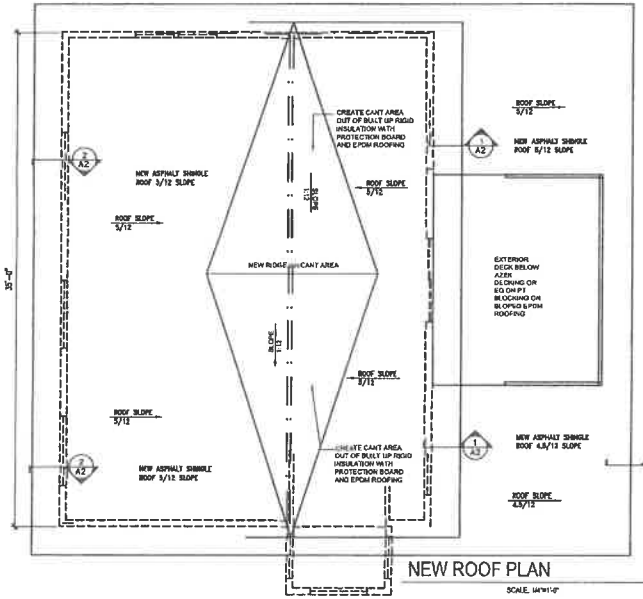
ph. (978) 844-4708

DATE :1.23.2022

NEW FLOOR PLANS

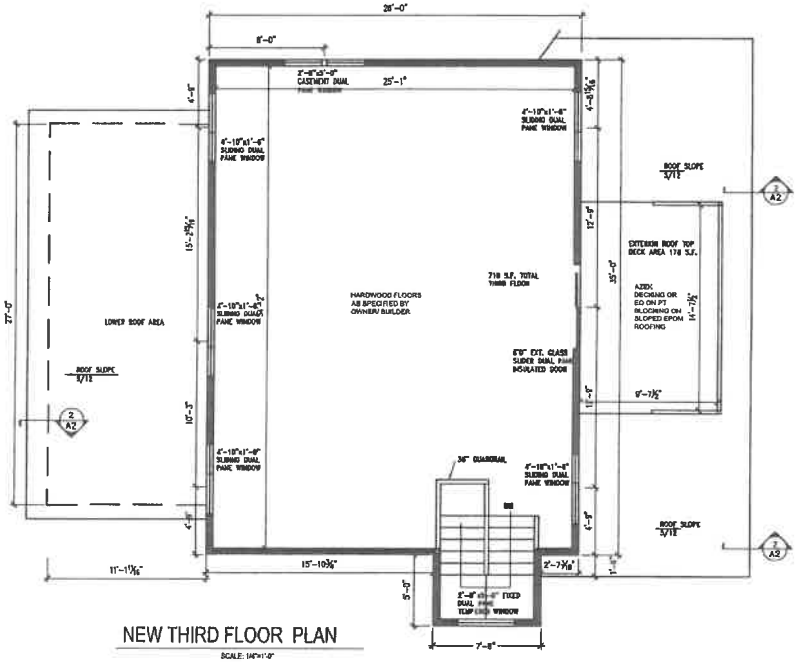
SCALE: 1/4"=1'-0"

PERMIT SET | A1.1



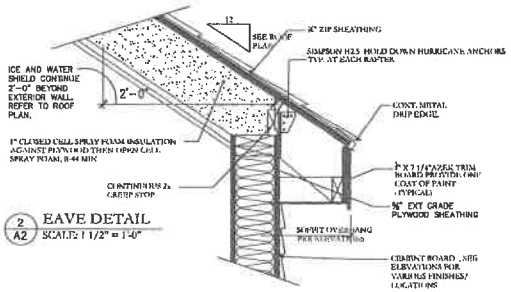
NEW ROOF PLAN

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

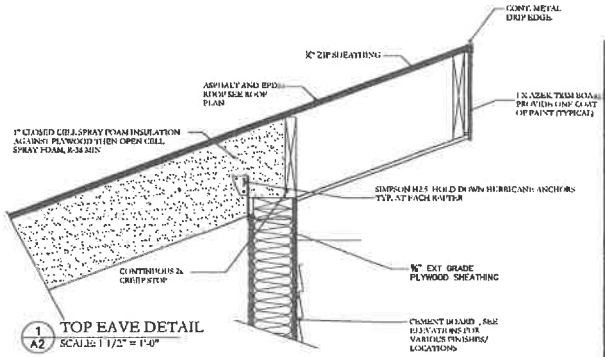


NEW THIRD FLOOR PLAN

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



2 A2 EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



1 A2 TOP EAVE DETAIL
SCALE: 1 1/2" = 1'-0"

PROJECT
26 PINEWOOD RD
LYNNFIELD, MA

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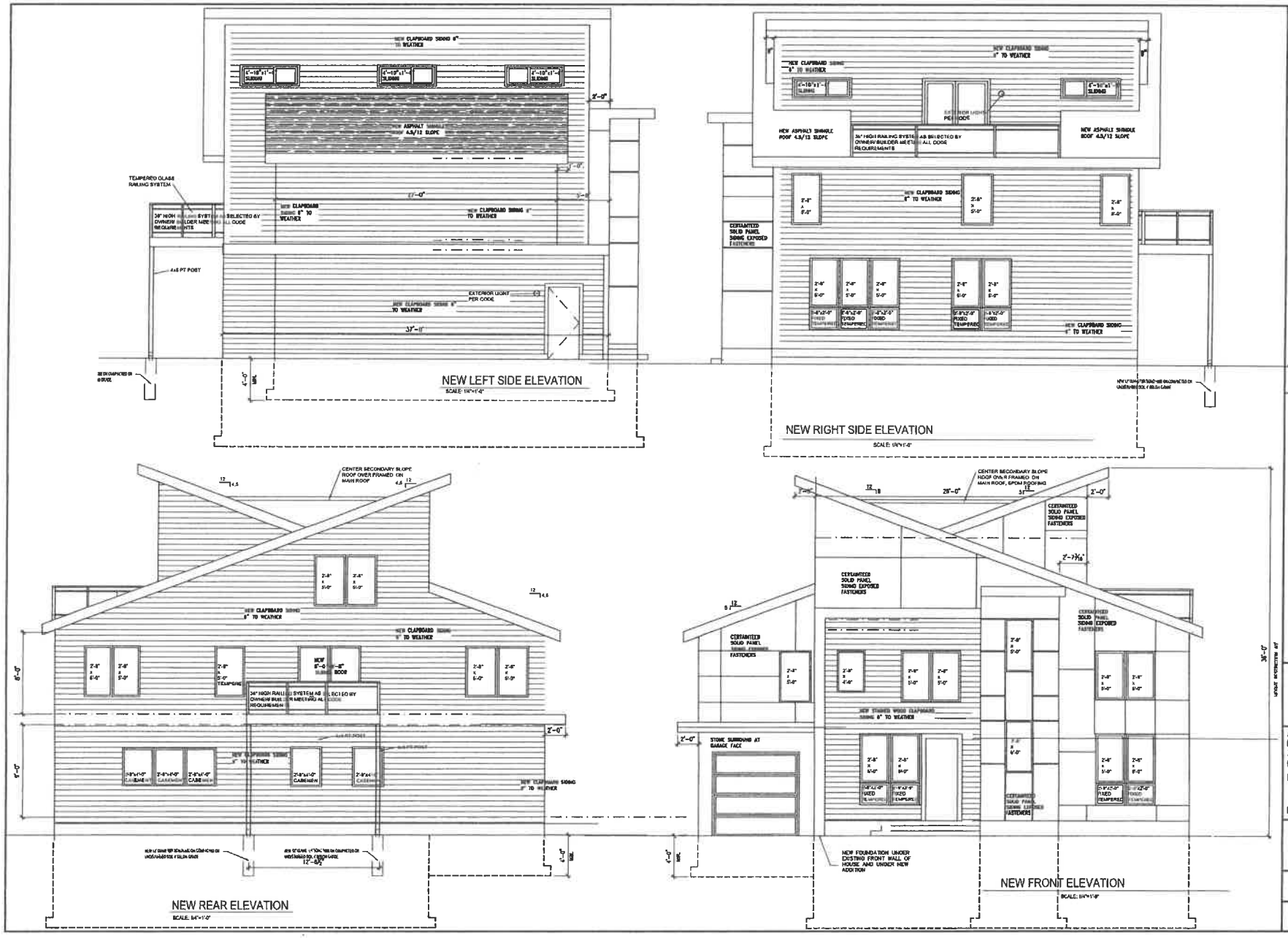
DATE : 1.23.2022

NEW PLANS, DETAILS

SCALE: AS NOTED

PERMIT SET | A2



GENERAL NOTES

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8–INSTALL SOLID BLOCKING BETWEEN JOIST BELOW ALL BEARING PARTITIONS WALLS

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18– ALL WINDOWS AND EXTERIOR DOORS TO COMPLY WITH THE STATE EGRESS AND ENERGY REQUIREMENTS.

SYMBOLS LEGEND

EXISTING WALL CONSTRUCTION

INTERIOR FRAMING WALL CONSTRUCTION

NEW WALL CONSTRUCTION 2x4 INTERIOR 2x6 EXTERIOR UNLESS NOTED OTHERWISE

WALLS/ STRUCTURE TO BE BOXED/LINED

SD — One smoke alarm on every habitable level of the residence.
- One smoke alarm at the base of each stairwell.
- One smoke alarm outside of each separate sleeping area.
- One smoke alarm inside every sleeping area.
- A minimum of one smoke alarm need be installed for every 1,200 square feet of living space per level.

SD/CO — COMBINATION ALARMS (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE ALARM) MAY BE USED. COMBINATION ALARMS MUST HAVE BOTH A TONE AND SIMULATED VOICE ALARM TO DISTINGUISH THE TYPE OF EMERGENCY.

On every level of the residence, including basements and habitable portions of attics, and must be located within 10 feet of each bedroom door.
-Combination alarms (photoelectric smoke and carbon monoxide alarms) may be used.
-Must be hardwired and interconnected with battery backup.

HD — HEAT DETECTOR IN GARAGE
-Must be hardwired and interconnected with battery backup.

Combination detectors (photoelectric smoke and carbon monoxide detector) may be used if the detector is within 20 feet of a kitchen or bathroom (containing a bathtub or shower).

Combination detectors (photoelectric smoke and carbon monoxide detector) may be used if the detector is outside of 20 feet of a kitchen or bathroom (containing a bathtub or shower).

PROJECT
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LYNNFIELD, MA

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Lancaster, MA 01523
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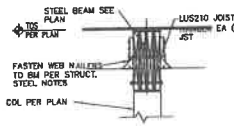
DATE :1.23.2022

EXISTING/DEMO, NEW EXTERIOR ELEVATIONS

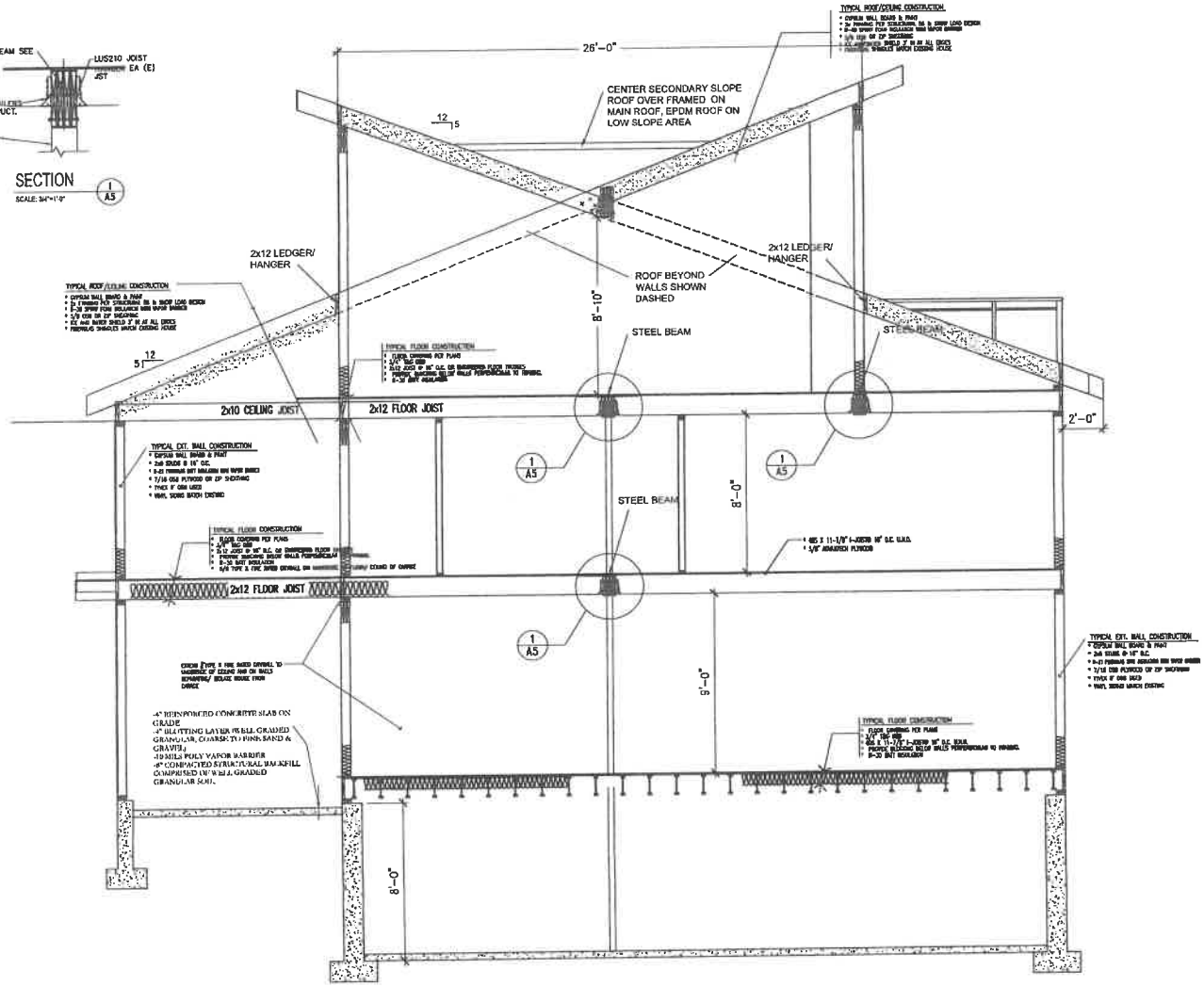
SCALE: 1/4"=1'-0"

PERMIT SET | A3



SECTION 1/A5

SCALE: 3/4"=1'0"



BUILDING SECTION

SCALE: 3/8"=1'-0"

PROJECT
26 PINEWOOD RD
LYNNFIELD, MA

ARCHITECT:
Mark Schryver
370 Goss Lane
Lancaster, MA 01523
ph. (978) 844-4708

DATE : 1.23.2022

BUILDING SECTIONS

SCALE: 3/8"=1'-0"

PERMIT SET | A4

1. Structural work shall conform to the requirements of "The Commonwealth of Massachusetts State Building Code", 9th Edition (One and Two Family Dwelling Code) "The International Residential Code", IRC 2015, and AN/F 7-10.
2. Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves washes, drips, reveals, dimensions and other project requirements not shown on structural drawings.
3. Verify and coordinate dimensions related to the project.
4. Openings in slabs and walls less than 12" maximum dimension are generally not shown on structural drawings shall not be erected without prior written approval of the architect.
5. Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically noted otherwise by contract documents.
6. Details not specifically shown shall be similar to those shown for the more nearly similar condition as determined by the architect.

FOUNDATIONS

1. Foundations for this project consist of spread footings, foundation walls, and slabs on grade. Allowable bearing pressure is assumed to be 2.0 tons per square foot. The contractor is to verify the bearing conditions and notify the architect if conditions are not as assumed.
2. No responsibility is assumed by the architect for the validity of the subsurface conditions described on the drawings.
3. Foundation units shall be centered under supported structural members, unless noted otherwise on the drawings.
4. Exterior construction shall be carried down below minimum exterior grade to a minimum depth of 4'-0", unless noted otherwise.
5. Provide temporary or permanent supports, whether bracing, shoring or leaving in place the horizontal concrete or vertical settlement cracks to existing structures, streets or utilities adjacent to the project site.
6. Carry out continuous control of surface and subsurface water during construction such that foundation work is done in dry and on undisturbed subgrade material, as applicable.
7. Bottom 3 inches of excavation for footings shall be finished by hand shovel.
8. Backfill under any portion of the structure shall be compacted to 6" lifts.
9. No foundation concrete shall be placed in water or on frozen subgrade material.
10. Protect in-place foundations and slabs from frost penetration until the project is completed.
11. Do not backfill behind foundation walls until permanent lateral structural support system is in place and of full strength.
12. Sheeting, shoring and bracing for the lateral support of excavation shall remain in place until all permanent structural systems below ground level are complete.

CONCRETE

1. Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-05), and "Specifications for Structural Concrete for Buildings" (ACI 301-05).
2. Concrete shall be controlled concrete, proportioned, mixed and placed in the presence of a representative of an approved testing agency.
3. Unless noted otherwise, concrete shall have a minimum 28 day compressive strength of 4,000 PSI and be normal weight concrete.
4. Concrete to be exposed to the weather on the finished project shall be air entrained.
5. Provide vapor barrier under interior slabs cast on grade.
6. Minimum of 72 hours shall elapse between adjacent concrete placements.
7. Concrete shall be placed without horizontal construction joints except where shown or noted. Vertical construction joints and steps in concrete work shall be made at midspan or at points of minimum shear.
8. Concrete slabs shall be placed so that the slab thickness is at no point less than that indicated on the drawings.
9. Structural steel below grade shall be encased in concrete with a minimum cover of 2".

1. Reinforcement work of detailing, fabrication and erection shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-05), "ACI Detailing Manual – 1994" (SP-66), "CRSI Manual of Standard Practice" (MSP 1-97), and "Structural Welding Code – Reinforcing Steel" (AWS D1.4-92).
2. Steel reinforcement, unless noted otherwise, shall conform to the following:

(A) Bars, ties and stirrups	ASTM A615 Grade 60	(FY = 60 KSI)
(B) Welded wire fabric (WWF)	ASTM A185	

3. Provide and schedule on shop drawings the necessary accessories to hold reinforcement securely in position. Minimum requirements shall be: high chairs, 4'-0" O.C. with continuous #5 support bar, slab bolsters, continuous and 2'-0" O.C.; beam bolsters, 3'-0" O.C.
4. Minimum concrete protective covering for reinforcement, unless noted otherwise, shall be as follows:
   (A) Unformed surfaces cast against and permanently in contact with earth: 3.0"
   (B) Formed surfaces in contact with earth or exposed to weather:

#6 through #18 bars	2.0"
#5 bars, 5/8" wire and smaller	1.5"

   (C) Surfaces not in contact with earth or exposed to weather - walls, slabs, joists:

#14 and #18 bars	1.5"
#11 bars and smaller	1.0"

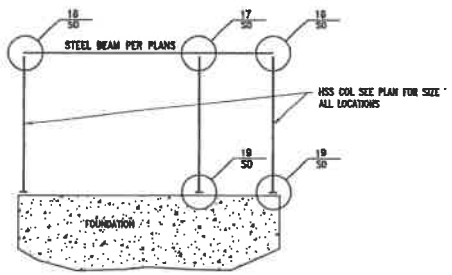
   Beams, girders and columns - principal reinforcement, ties, stirrups or spirals: 1.5"
5. Where continuous reinforcement is called for, it shall be extended continuously around corners and lapped at necessary splices or bended at discontinuous ends. Laps shall be Class B tension lap splices, unless noted otherwise.
6. Where reinforcement is not shown on drawings, provide reinforcement in accordance with applicable details as determined by the architect. In no case shall reinforcement be less than the minimum reinforcement provided by the applicable codes.
7. Where reinforcement is required in section, reinforcement is considered typical wherever the section applies.
8. Reinforcement shall be continuous through construction joints.
9. Dowels shall match bar size and number, unless noted otherwise.
10. Welded wire fabric shall lap 8" or 1-1/2" spacing, whichever is larger and shall be wired together.
11. Reinforcement shall not be tack-welded.

STRUCTURAL STEEL

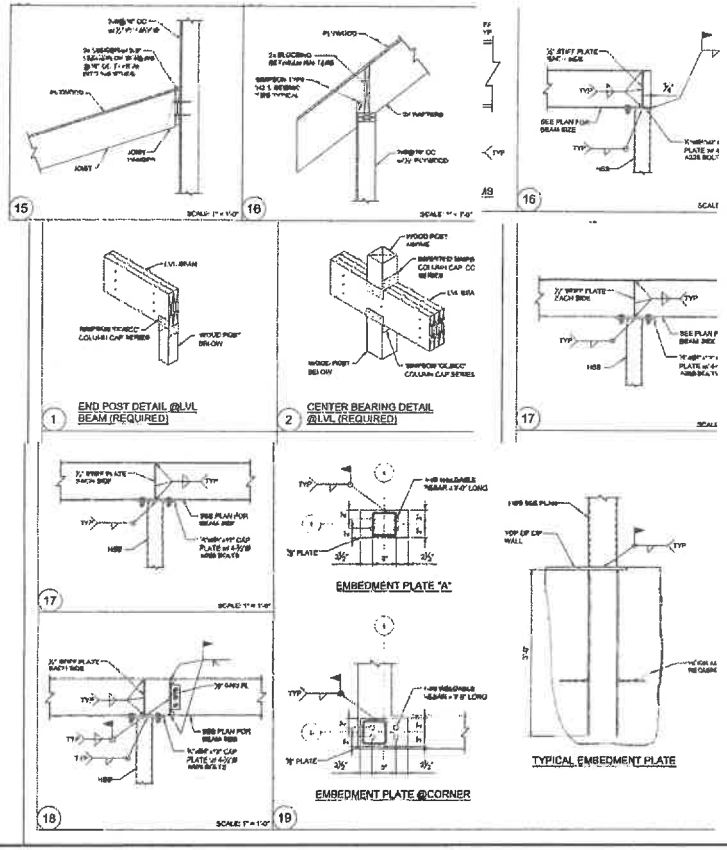
1. Structural steel work shall conform to "Specification for Structural Steel Buildings" (AISC 2011); "Code of Standard Practice for Steel Buildings & Bridges" (AISC 2011); "Seismic Provisions for Structural Steel Buildings" (AISC 2011); "Specification for Structural Steel Joints Using ASTM A325 and A490 bolts" (AISC 2011), "Structural Welding Code - Steel" (AWS D1.1-96).
2. Structural steel shall be detailed in accordance with "detailing for steel construction (AISC)" and where required, designed in accordance with steel subpanels.
3. Structural steel details, not specifically shown, shall be same as being similar to those shown for the most nearly similar condition as determined by the architect.
4. Structural steel shall be new steel conforming to the following:

(A) Unless noted otherwise	ASTM A992	Grade 50 (Fy = 50 KSI)
(B) Angles, channels, T's, plates, etc	ASTM A36	(Fy = 36 KSI)
(C) Tubes	ASTM A500	Grade B (Fy = 46 KSI)
(D) Anchor bolts	ASTM A307	

5. Anchor bolts, leveling plates or bearing plates shall be located and built into supporting work, preset by templates or similar methods. Plates shall be set in full bed of non-shrink grout.
6. Bolted connections should be as follows:
   (A) Minimum bolt diameter – ¾", two bolts minimum
   (B) Standard, oversized or horizontal slots shown below in value of beams
   (C) Shear connections for common connected members – friction type high strength bolts in single shear
   (D) Shear connections for other members – simple shear connections with either friction type high strength bolts in single shear or bearing type high strength bolts alternate included in shear planes in single or double shear.
   (E) Simple shear connections shall be capable of end rotation per AISC requirements for "Unrestricted Structures"
7. Welded connections shall be made by approved certified welders using filler metal conforming to E70XX or F70-EXXX with low hydrogen.
8. Welds shall develop the full strength of the materials being welded, unless noted otherwise, except that fillet welds shall be a minimum of ¼".
9. Ends of relevant or spliced and at other bearing connections shall be "finished to bear" to complete the true bearing.
10. Provide stiffeners "finished to bear" under all load concentrations on supporting members, over columns, and where shown on drawings.
11. Provide temporary erection bracing and supports to hold structural steel framing securely in position. Such temporary bracing and supports shall not be removed until permanent bracing has been installed.
12. Structural steel framing shall be true and plumb before connections are finally bolted or welded.
13. Field cutting of structural steel or any field modifications of structural steel shall not be made without prior written approval by architect for each specific case.



MF-1 FRAME ELEVATION



PROJECT
26 PINEWOOD RD
LYNNFIELD, MA

ARCHITECT:
Mark Schryver
370 Goss Lane
Lancaster, MA 01523
ph. (978) 844-4708

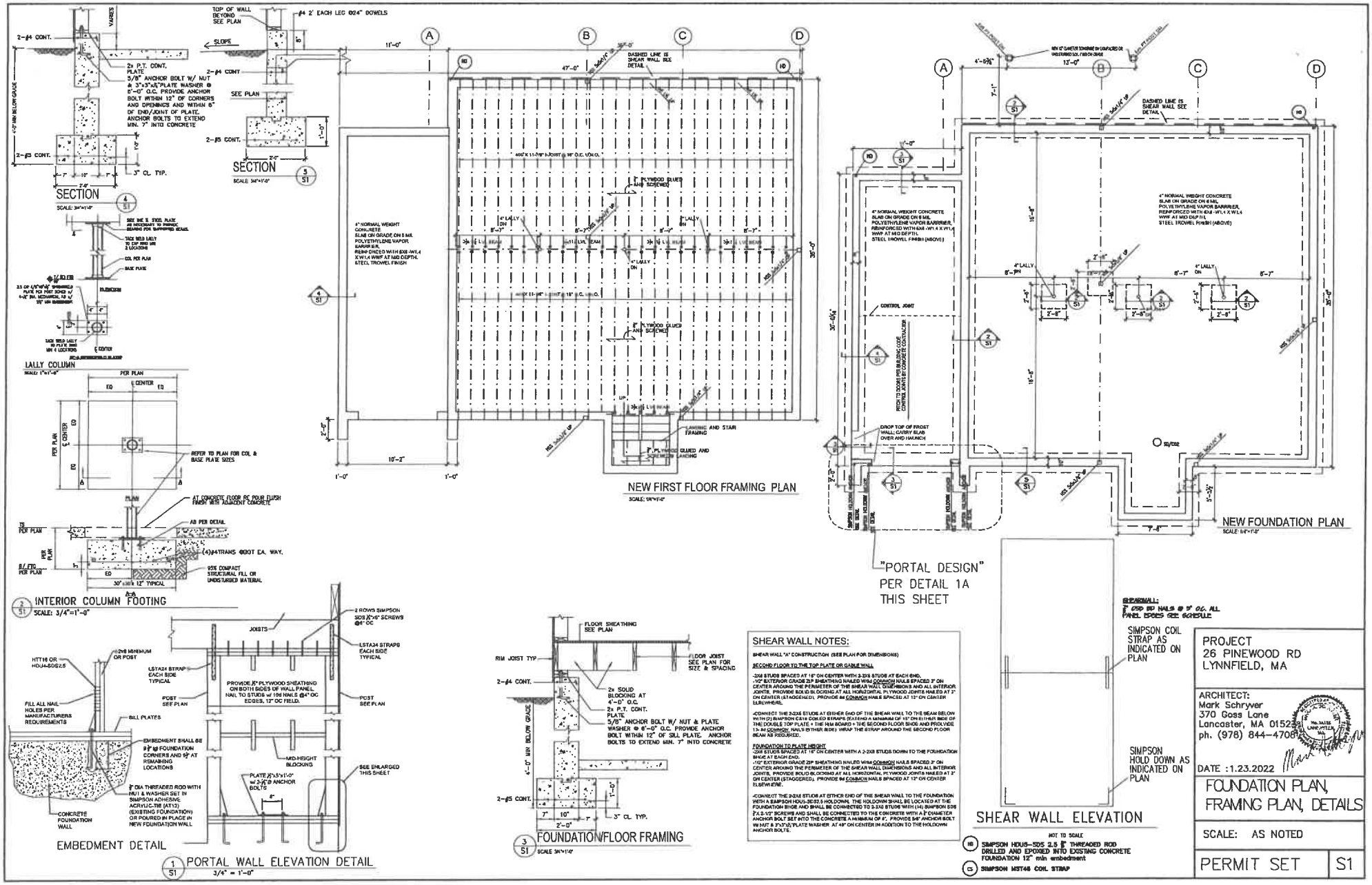
DATE : 1.23.2022

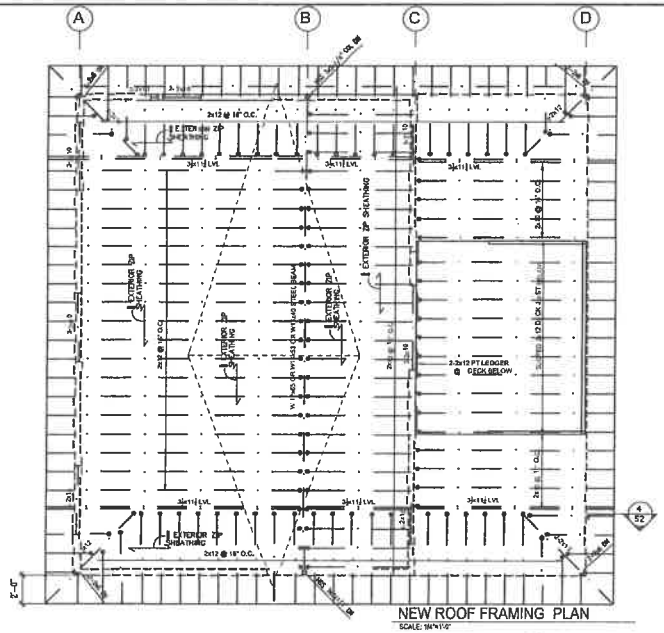
GENERAL NOTES, DETAILS

SCALE: AS NOTED

PERMIT SET | S0

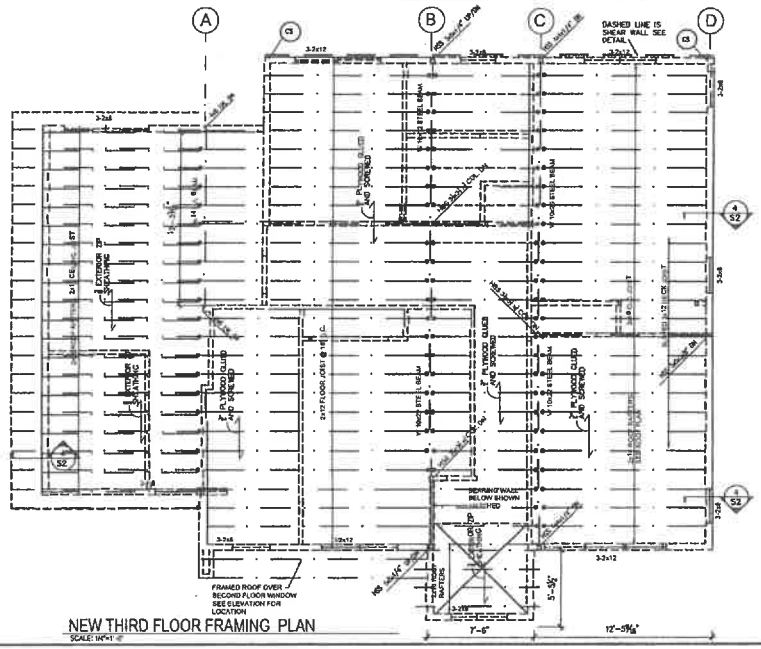
\ACTIVE PROJECTS\26 pinewood rd_reduced footprint.dwg


SECTION
SCALE: 3/4"=1'-0"
SECTION
SCALE: 3/4"=1'-0"
LALLY COLUMN
SCALE: 1"=1'-0"
INTERIOR COLUMN FOOTING
SCALE: 3/4"=1'-0"
NEW FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"
NEW FOUNDATION PLAN
SCALE: 1/4"=1'-0"
"PORTAL DESIGN" PER DETAIL 1A THIS SHEET
EMBEDMENT DETAIL
PORTAL WALL ELEVATION DETAIL
3/4" = 1'-0"
FOUNDATION/FLOOR FRAMING
SCALE 3/4"=1'-0"
SHEAR WALL NOTES:
SHEAR WALL ELEVATION
NOT TO SCALE
SIMPSON HDU5-SDS 2.5 5/8" THREADED ROD DRILLED AND EPOXIED INTO EXISTING CONCRETE FOUNDATION 12" min embedment
SIMPSON WST48 COIL STRAP
SHEARWALL:
5/8" CDX PLY NAILS @ 3" O.C. ALL PANEL EDGES SEE SCHEDULE
SIMPSON COIL STRAP AS INDICATED ON PLAN
SIMPSON HOLD DOWN AS INDICATED ON PLAN
PROJECT
26 PINEWOOD RD
LYNNFIELD, MA
ARCHITECT:
Mark Schryver
370 Goss Lane
Lancaster, MA 01523
ph. (978) 844-4708
DATE :1.23.2022
FOUNDATION PLAN, FRAMING PLAN, DETAILS
SCALE: AS NOTED
PERMIT SET
S1



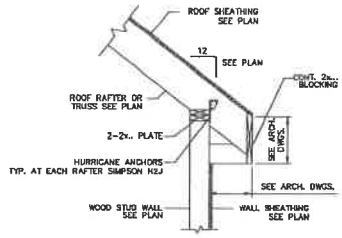
NEW ROOF FRAMING PLAN

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



NEW THIRD FLOOR FRAMING PLAN

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



SECTION 5/S2

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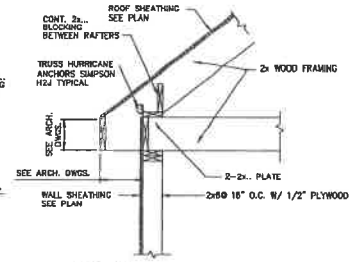
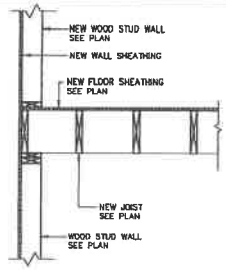


4/S2 SECTION

3/4"=1'-0"



SECTION 2/S2

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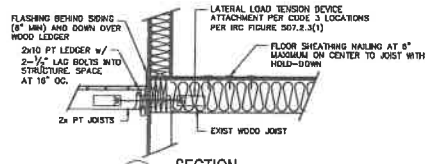
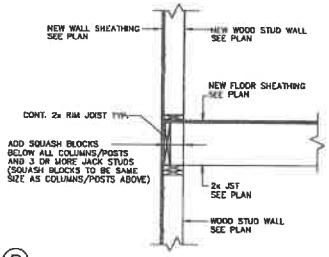


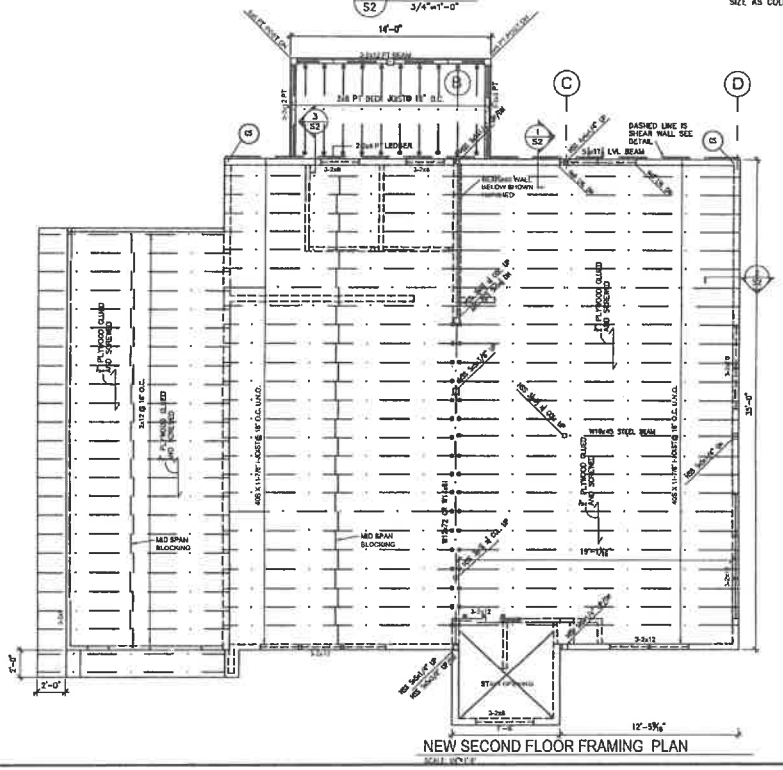
3/S2 SECTION

3/4"=1'-0"



SECTION 1/S2

SCALE: 3/4"=1'-0"



NEW SECOND FLOOR FRAMING PLAN

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

PROJECT
26 PINEWOOD RD
LYNNFIELD, MA

ARCHITECT:
Mark Schryver
370 Goss Lane
Lancaster, MA 01523
ph. (978) 844-4708

DATE : 01.23.2022

FRAMING PLANS, DETAILS

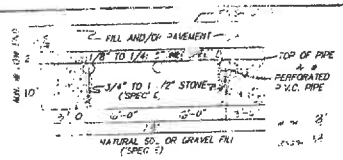
SCALE: AS NOTED

PERMIT SET | S2

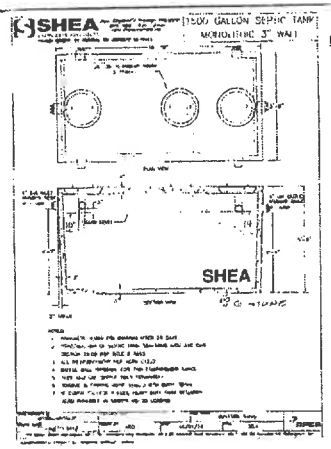
LOCUS MAP

LEGEND:

EXISTING	PROPOSED	
12	12	SURFACE CONTOUR
12.1	12.1	SPOT ELEVATION
		DEEP SOIL OBSERVATION TEST
		PERCOLATION TEST
		PROMINENT TREE, DIA. & SPECIES
B.M. #3		ELEVATION BENCH MARK & NO.
		WATER SERVICE



LEACH FIELD TYPICAL SECTION NTS SCALE



NOTES:

1. [illegible]
2. ALL WORK ON LINES, GRADES AND DEPTHS SHALL BE DONE BY A LICENSED DRAINLAYER WHERE INSTALLED.
3. ANY RETAINING REVISION OF PROPOSED ELEVATIONS AND/OR HORIZONTAL LOCATIONS AS SHOWN SHALL BE APPROVED BY THE ENGINEER AND HEALTH AGENT PRIOR TO PERFORMANCE.
4. PROPERTY LINES SHOWN ARE APPROXIMATE REFERENCE PLANS PLAN OF LAND BY PPS LAND SURVEYING INC. DATED 8/1/21
5. THE CONTRACTOR SHALL NOTIFY THE PROPER INSPECTORS AND ALLOW SUCH TIME AS REQUIRED FOR INSPECTIONS
6. SAFETY REQUIRES DAY-TO-DAY CONTROL OF WORK AND CONSTRUCTION METHODS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. THE GRANTING OF A PERMIT TO CONSTRUCT OR A CERTIFICATE OF COMPLIANCE SHALL NOT BE CONSTRUED AS A GUARANTEE THAT THE PROPOSED SYSTEM WILL FUNCTION SATISFACTORY
8. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. ALL PIPE JOINTS SHALL BE MADE WATERTIGHT PER 22(3)(b) & (d)
10. THE BUILDING SEWER SHALL BE LAID ON A COMPACTED FIRM BASE PER 22(d)5. THE BUILDING SEWER SHALL BE LAID ON A CONTINUOUS GRADE IN A STRAIGHT LINE PER 22(2)1.
11. A 24" x [illegible] MINIMUM 6" OF FINAL GRADE SHALL BE PLACED OVER THE OUTLET END OF THE SEPTIC TANK
12. IF PLACED IN FILL PROPER COMPACTION IS REQUIRED UNDER TRANSMISSION PER 22(2). A 12 INCH CRUSHED STONE BASE IS TO BE PLACED UNDER COMPONENTS
13. SEPTIC TANK AND DISTRIBUTION BOX SHALL BE WATERTIGHT PER 22(1)
14. SEPTIC TANK AND DISTRIBUTION BOX SHALL HAVE A MINIMUM 9" AND MAXIMUM 18" OF FINISH PER 22(6) AND 22(1).
15. ALL OUTLETS FROM THE DISTRIBUTION BOX ARE TO BE CONSTRUCTED AT THE SAME ELEVATION PER 22(2) AND LAID LEVEL FOR THE FIRST TWO FEET PER 22(d)1(B)
16. FILL MATERIAL SHALL BE COMPRISED OF CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DEBRIS. SUBSTITUTES PER 15.041. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOILS SHALL NOT BE USED
17. PROVIDE MINIMUM 0.020 FOOT GRADE SLOPE OVER LEACH SYSTEM PER 22(d)
18. THERE SHALL BE A 3" SPACE BETWEEN TOPS OF TEES AND INSIDE OF TANK PER 22(4). TEES MUST EXTEND 6" ABOVE FLOWLINE PER 22(2). INLET TEE MUST EXTEND 12" BELOW FLOWLINE PER 22(5). OUTLET TEE MUST EXTEND 24" BELOW FLOWLINE PER 22(5). INSTALL SAME OUTLET FILTER OR EQUIVALENT ON OUTLET TEE. ANNUAL MAINTENANCE OF THE FILTER IS REQUIRED. TEES MUST EXTEND TO CORNER OF ACTIVE PARTS.
19. LEACH SYSTEM SHALL BE BUILT WITH AGGREGATE PER 15.242, AND 4" PERFORATED PVC
20. PROVIDE 6 INCH CRUSHED STONE BASE BENEATH SEPTIC TANK AND DISTRIBUTION BOX.
21. MAGNETIC/ANNUNCIATOR TAPE IS TO BE PROVIDED OVER SYSTEM COMPONENTS.
22. THIS PLAN IS DESIGNED IN CONFORMANCE WITH 310 CMR 15.00 (TITLE 5)
23. SYSTEM DOES NOT APPEAR TO BE WITHIN A RESTRICTED WATERSHED AREA AS DESIGNATED BY 310 CMR 15.215.
24. THERE ARE NO KNOWN PUBLIC WATER SUPPLIES WITHIN 400', NO PUBLIC WELLS WITHIN 400' AND NO PRIVATE WELLS WITHIN 125' OF SEPTIC SYSTEM BASED ON VISUAL INSPECTION AND MAPPING
25. THE DWELLING DESIGNED AS TWO BEDROOMS. THE DESIGN IS FOR FOUR BEDROOMS.

DESIGN CRITERIA

Building User Weight Density Rating
Number of Bedrooms 4 Occupy No. of People 4
Design Flow: 110 gpd/bdrm. Total Daily Flow: 440 gals
No Garbage Grinders Allowed
Design Percolation Rate: <2 min/inch
Leach Area Requirements: 0.7 /min/sf
Total Area Required: 594 SF
Total Area Provided: 594 SF
18' X 33' = 594 SF

Soil Data

11/30/21
Witness: Tom Cormier
By: Joseph L. Sarnowicz, P.E.

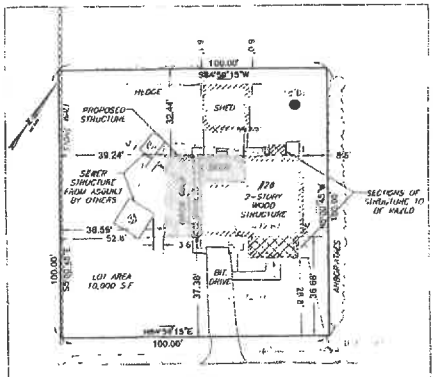
T-1 (DH 1)	T-2 (DH 2)	T-3 (DH 3)	T-4 (DH 4)
0-18", Ap, Bk, 10YR3/2	0-12", Ap, Bk, 10YR3/2	0-12", Ap, Bk, 10YR3/2	0-12", Ap, Bk, 10YR3/2
18-30", Bw, Bk, 10YR5/8	12-32", Bw, Bk, 10YR5/8	12-20", Bw, Bk, 10YR5/8	12-20", Bw, Bk, 10YR5/8
30-120", C, Sand, 10YR5/6	32-120", C, Sand, 10YR5/6	20-120", C, Sand, 10YR5/6	20-120", C, Sand, 10YR5/6
g w at 108"	no g w to 120"	no g w to 120"	no g w to 120"
P 1 at 36(B) total 54" <1min/inch	P 2 at 36(B) total 54" <1min/inch		

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to perform soil evaluations and that the above soil evaluation has been performed by me consistent with the required training, experience and supervision described in 310 CMR 15.017.

Joseph L. Sarnowicz, P.E.
Post Office Box 1016
North Andover, MA 01845
978-314-8731

JOSEPH L. SARNOWICZ NO. 9484 REGISTERED PROFESSIONAL ENGINEER

12/2/21



PINEWOOD ROAD

20 0 20
SCALE IN FEET

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY AND LOCATIONS SHOWN HEREON ARE AS FOUND AS OF THE DATE OF THE SURVEY

PLAN OF LAND
IN
LYNNFIELD, MA
26 PINEWOOD ROAD
SURVEY BY:
PPS LAND SURVEYING INC
20 BALCH AVE. PEABODY, MA
(508) 446-0781
SCALE 1"=20' DATE: 8/1/2021

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to perform soil evaluations and that the above soil evaluation has been performed by me consistent with the required training, experience and supervision described in 310 CMR 15.017. I believe that the results of my soil evaluation as indicated on the attached soil evaluation form, are true & the soil at such locations meet 310 CMR 15.000 through 15.107.

Certified Soil Evaluator _____

Date 12-2-21

NO.	BY	APP.	DATE	REVISION DESCRIPTION

DESIGN: JLS
DRAWN:
CHECKED:
SCALE: AS SHOWN
DATE: 12-2-21

SEWAGE DISPOSAL SYSTEM SITE PLAN AND PROFILE

26 PINEWOOD ROAD (map 42, lot 955)
LYNNFIELD, MA

PREPARED FOR: SILVA

SHEET 1 OF 1

JOB NO

1. Structural work shall conform to the requirements of "The Commonwealth of Massachusetts State Building Code", 9th Edition, (One and Two Family Dwelling Code), "The International Residential Code", IRC 2015, and ASCE 7-10
2. Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions and other project requirements not shown on structural drawings
3. Verify and coordinate dimensions related to this project.
4. Openings in slabs and walls less than 12" maximum dimension are generally not shown on structural drawings shall not be revised without prior written approval of the architect.
5. Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically required otherwise by contract documents.
6. Details not specifically shown shall be similar to those shown for the most nearly similar condition as determined by the architect.

FOUNDATIONS

1. Foundations for this project consist of spread footings, foundation walls, and slabs on grade. Allowance bearing pressure is assumed to be 2.0 tons per square foot. The contractor is to verify the bearing conditions and notify the architect if conditions are not as assumed.
2. No responsibility is assumed by the architect for the validity of the subsurface conditions described on the drawings.
3. Foundation units shall be centered under supported structural members, unless noted otherwise on the drawings.
4. Exterior construction shall be carried down below finished exterior grade to a minimum depth of 4'-0", unless noted otherwise.
5. Provide temporary or permanent supports, whether shoring, sheeting or bracing so that no horizontal movement or vertical settlement occurs to existing structures, streets or utilities adjacent to the project site.
6. Carry out continuous control of surface and subsurface water during construction such that foundation work is done in dry and on undisturbed subgrade material, as applicable.
7. Bottom 3 inches of excations for footings shall be finished by hand shovel.
8. Backfill under any portion of the structure shall be compacted in 6" lifts.
9. No foundation concrete shall be placed in water or on frozen subgrade material.
10. Protect in-place foundations and slabs from frost penetration until the project is completed.
11. Do not backfill behind foundation walls until permanent lateral structural support system is in place and of full strength.
12. Sheeting, shoring and bracing for the lateral support of excavation shall remain in place until all permanent structural systems below ground level are complete.

CONCRETE

1. Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-05), and "Specifications for Structural Concrete for Buildings" (ACI 301-05).
2. Concrete shall be controlled concrete, proportioned, mixed and placed in the presence of a representative of an approved testing agency.
3. Unless noted otherwise, concrete shall have a minimum 28 day compressive strength of 4,000 PSI and be normalweight concrete.
4. Concrete to be exposed to the weather in the finished project shall be air entrained.
5. Provide vapor barrier under interior slabs cast on grade.
6. Minimum of 72 hours shall elapse between adjacent concrete lacements.
7. Concrete shall be placed without horizontal construction joints except where shown or noted. Vertical construction joints and slops in concrete work shall be made at midspan or at points of minimum shear.
8. Concrete slabs shall be placed so that the slab thickness is at no point less than that indicated on the drawings.
9. Structural steel below grade shall be encased in concrete with a minimum cover of 2".

1. Reinforcement work of detailing, fabrication and erection shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-05), "ACI Detailing Manual – 1994" (SP-66), "CRSI Manual of Standard Practice" (MSP 1-97), and "Structural Welding Code – Reinforcing Steel" (AWS D1.4-92).
2. Steel reinforcement, unless noted otherwise, shall conform to the following:

(A) Bars, ties and stirrups	ASTM A615 Grade 60	(FY=60 KSI)
(B) Welded wire fabric (WWF)	ASTM A185	

3. Provide and schedule on shop drawings the necessary accessories to hold reinforcement securely in position. Minimum requirements shall be: high chairs, 4'-0" O.C. with continuous #5 support bar; slab bolsters, continuous and 3'-6" O.C.; beam bolsters, 5'-0" O.C.
4. Minimum concrete protective covering for reinforcement, unless noted otherwise, shall be as follows:
   (A) Unformed surfaces cast against and permanently in contact with earth: 3.0"
   (B) Formed surfaces in contact with earth or exposed to weather:

#6 through #18 bars	2.0"
#5 bars, 5/8" wire and smaller	1.5"

   (C) Surfaces not in contact with earth or exposed to weather - walls, slabs, joists:

#14 and #18 bars	1.5"
#11 bars and smaller	1.0"

   Beams, girders and columns – principal reinforcement, ties, stirrups or spirals: 1.5"

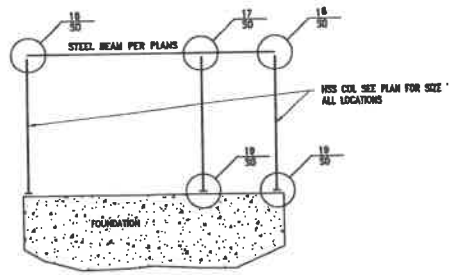
5. Where continuous reinforcement is called for, it shall be extended continuously around corners and lapped at necessary splices or hooked at discontinuous ends. Laps shall be Class B tension lap splices, unless noted otherwise.
6. Where reinforcement is not shown on drawings, provide reinforcement in accordance with applicable details as determined by the architect. In no case shall reinforcement be less than the minimum reinforcement permitted by the applicable codes.
7. Where reinforcement is required in section, reinforcement is considered typical wherever the section applies.
8. Reinforcement shall be continuous through construction joints.
9. Dowels shall match bar size and number, unless noted otherwise.
10. Welded wire fabric shall lap 8" or 1-1/2" spaces, whichever is larger and shall be wired together
11. Reinforcement shall not be tack-welded.

STRUCTURAL STEEL

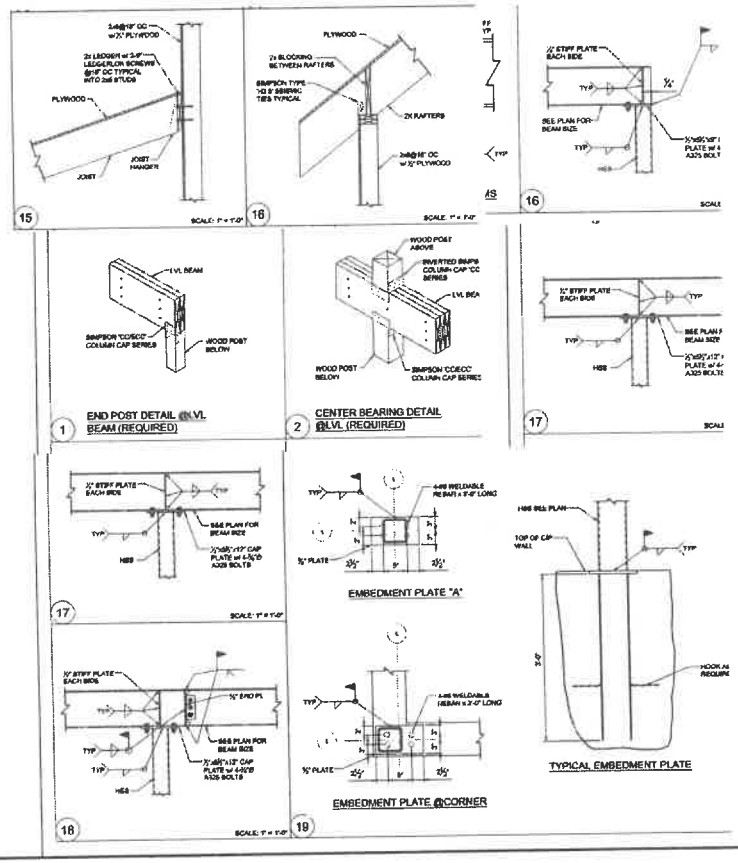
1. Structural steel work shall conform to "Specification for Structural Steel Buildings" (AISC 2011); "Code of Standard Practice for Steel Buildings & Bridges" (AISC 2011); "Seismic Provisions for Structural Steel Buildings" (AISC, 2011); "Specification for Structural Steel Joints Using ASTM A325 and A490 bolts" (AISC 2011), "Structural Welding Code – Steel" (AWS D1.1-96).
2. Structural steel shall be detailed in accordance with "detailing for steel construction (AISC)" and where required, designed in accordance with cited references".
3. Structural steel details, not specifically shown, shall be taken as being similar to those shown for the most nearly similar condition as determined by the architect.
4. Structural steel shall be new steel conforming to the following:

(A) Unless noted otherwise	ASTM A992	Grade 50 (Fy = 50 KSI)
(B) Angles, channels, T's, plates, etc	ASTM A36	(Fy = 36 KSI)
(C) Tubes	ASTM A500	Grade B (Fy = 46 KSI)
(D) Anchor bolts	ASTM A307	

5. Anchor bolts, leveling plates or bearing plates shall be located and built into connecting work, preset by templates or similar methods. Plates shall be set in full beds of non-shrink grout.
6. Bolted connections should be as follows:
   (A) Minimum bolt diameter – ½", two bolts minimum.
   (B) Standard, oversized or horizontal shown slotted holes in webs of beams.
   (C) Shear connections for moment connected members - friction type high strength bolts in single shear
   (D) Shear connections for other members – simple shear connections with either friction type high strength bolts in single shear or bearing type high strength bolts (threads included in shear plane) in single or double shear.
   (E) Simple shear connections shall be capable of end rotation per AISC requirements for "Unrestrained Members".
7. Welded connections shall be made by approved certified welders using filler metal conforming to E70XX or F7X-EXXX with low hydrogen.
8. Welds shall develop the full strength of the materials being welded, unless noted otherwise, except that fillet welds shall be a minimum of ¼".
9. Ends of columns at splices and at other bearing connections shall be "finished to bear" to complete the true bearing.
10. Provide stiffeners "finished to bear" under all load concentrations on supporting members, over columns, and where shown on drawings.
11. Provide temporary erection bracing and supports to hold structural steel framing securely in position. Such temporary bracing and supports shall not be removed until permanent bracing has been installed.
12. Structural steel framing shall be true and plumb before connections are finally bolted or welded.
13. Field cutting of structural steel or any field modifications of structural steel shall not be made without prior written approval by architect for each specific case.



MF-1 FRAME ELEVATION



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