

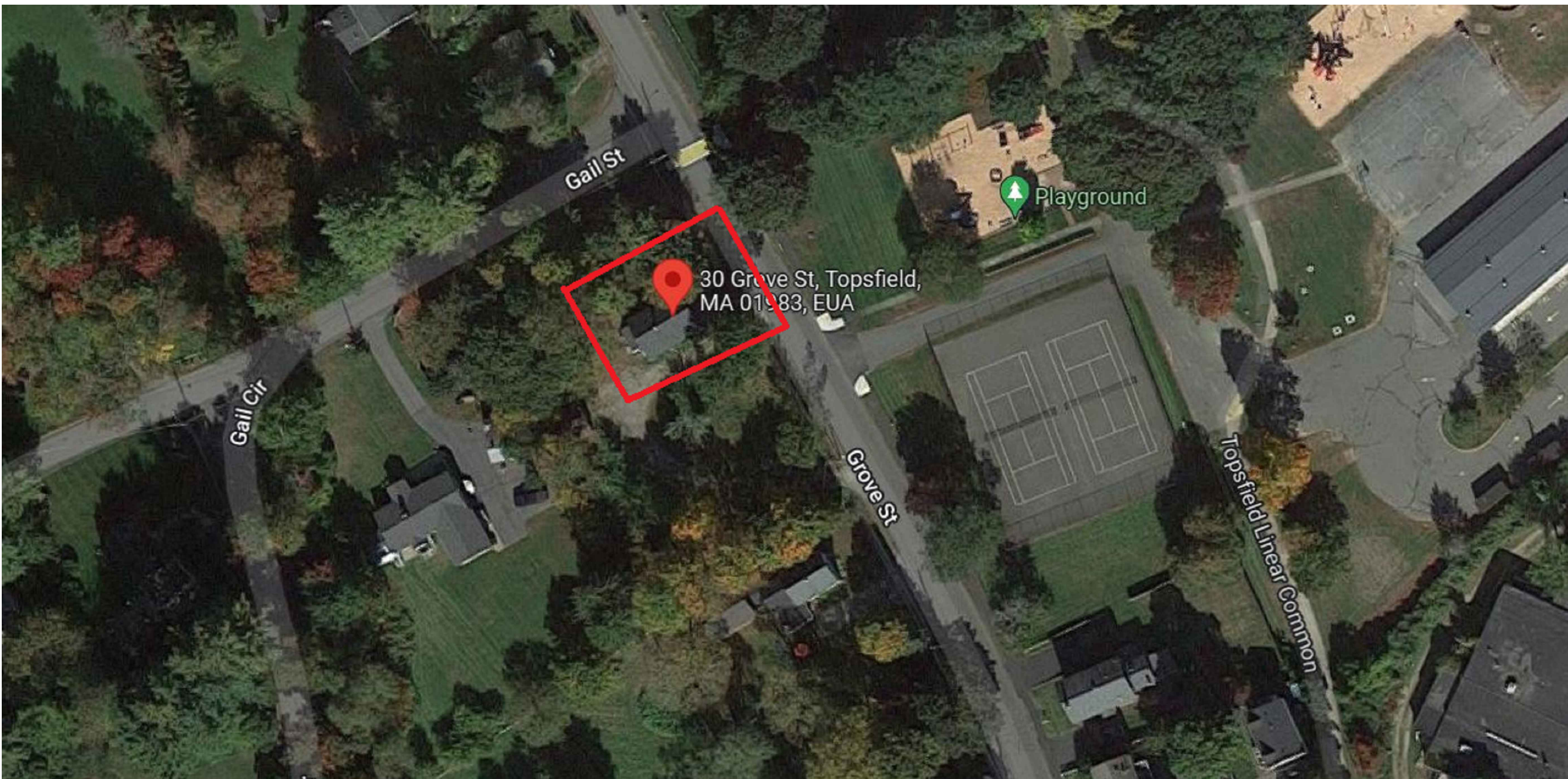
HOUSE EXPANSION - SECOND FLOOR ADDITION

30 GROVE ST, TOPSFIELD MA 01983



EXISTING HOUSE.

AERIAL VIEW



GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE (IBC 2015, 780 CMR 9TH EDITION) AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. CONCRETE AND REBAR STRENGTH SHALL HAVE MINIMUM OF 3,000 PSI AND 60,000 PSI RESPECTIVELY
8. NEW WINDOW MUST HAS DOUBLE PANE AND U FACTOR = 0.27

SCOPE OF WORK:

ARCHITECTURAL INTERIOR
RENOVATION OF EXISTING
SINGLE FAMILY DWELLING.

SECOND FLOOR ADDITION.



71B CLINTON ST Malden, MA 02148 Tel: 617 318-6056

PROJECT NAME
HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
CLIENT
GIOVANI

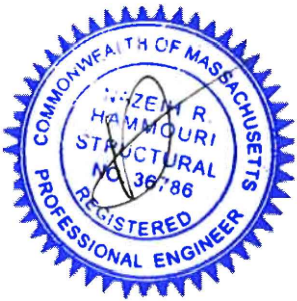
PROJECT TEAM
Designer
Nathalia Quirino
857 888-1216
Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE

COVER PAGE.

DRAWING INFORMATION



May 26, 2022

DATE OF ISSUE

COVER PAGE.

DESCRIPTION

NOT TO SCALE.

SCALE

-

PROJECT #

DRAWING NUMBER

-

DRAWN BY

-

FILE NAME

A100

PROJECT NAME
HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
CLIENT
GIOVANI

PROJECT TEAM

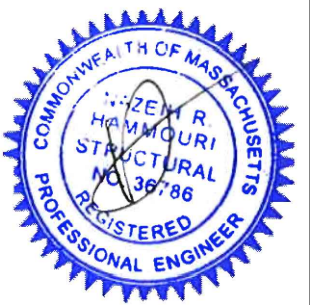
Designer
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No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE

EXISTING FLOOR PLAN.

DRAWING INFORMATION



May 26, 2022

DATE OF ISSUE

FLOOR PLAN

DESCRIPTION

AS INDICATED. Nathalia Quirino

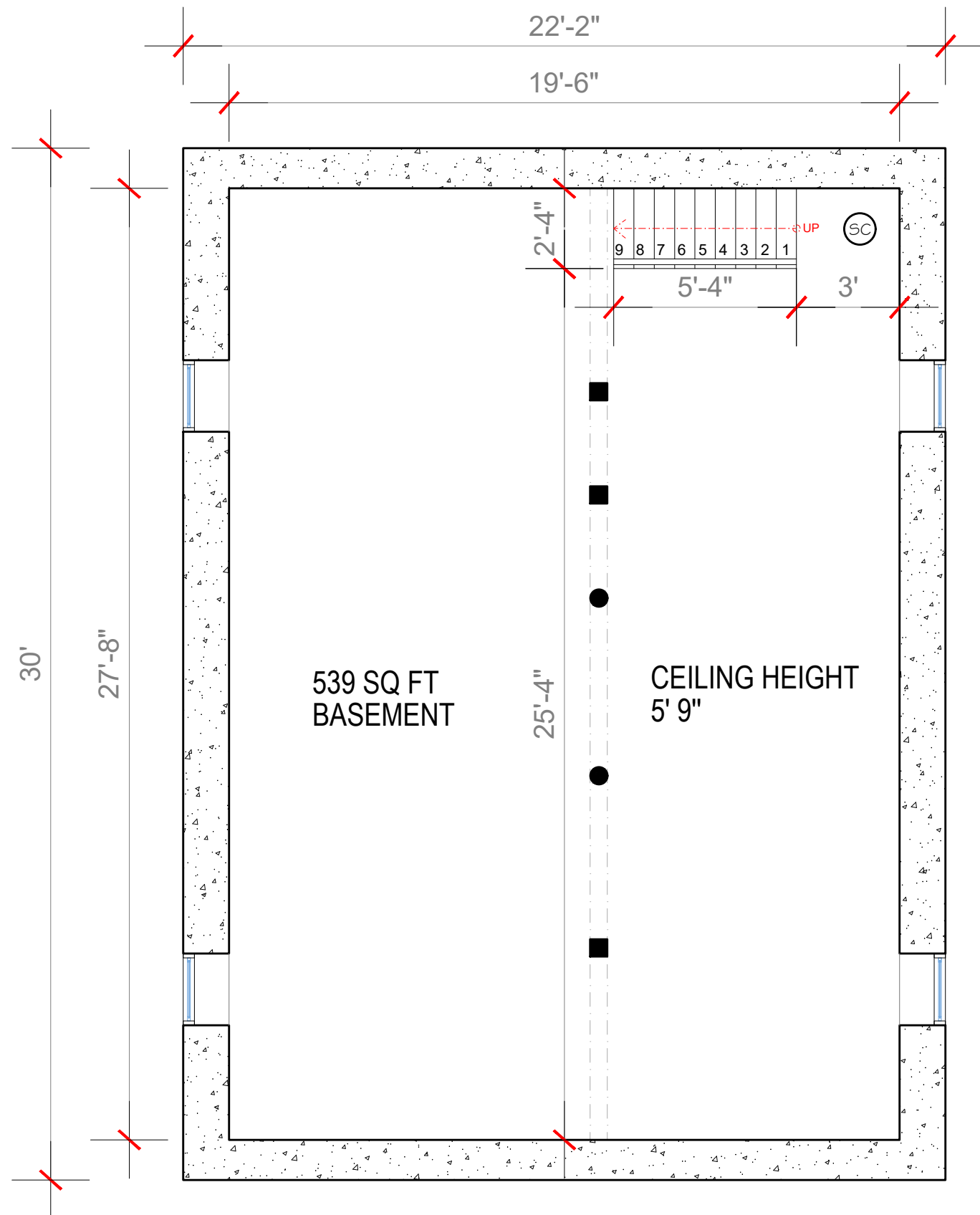
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- -

PROJECT # FILE NAME

DRAWING NUMBER

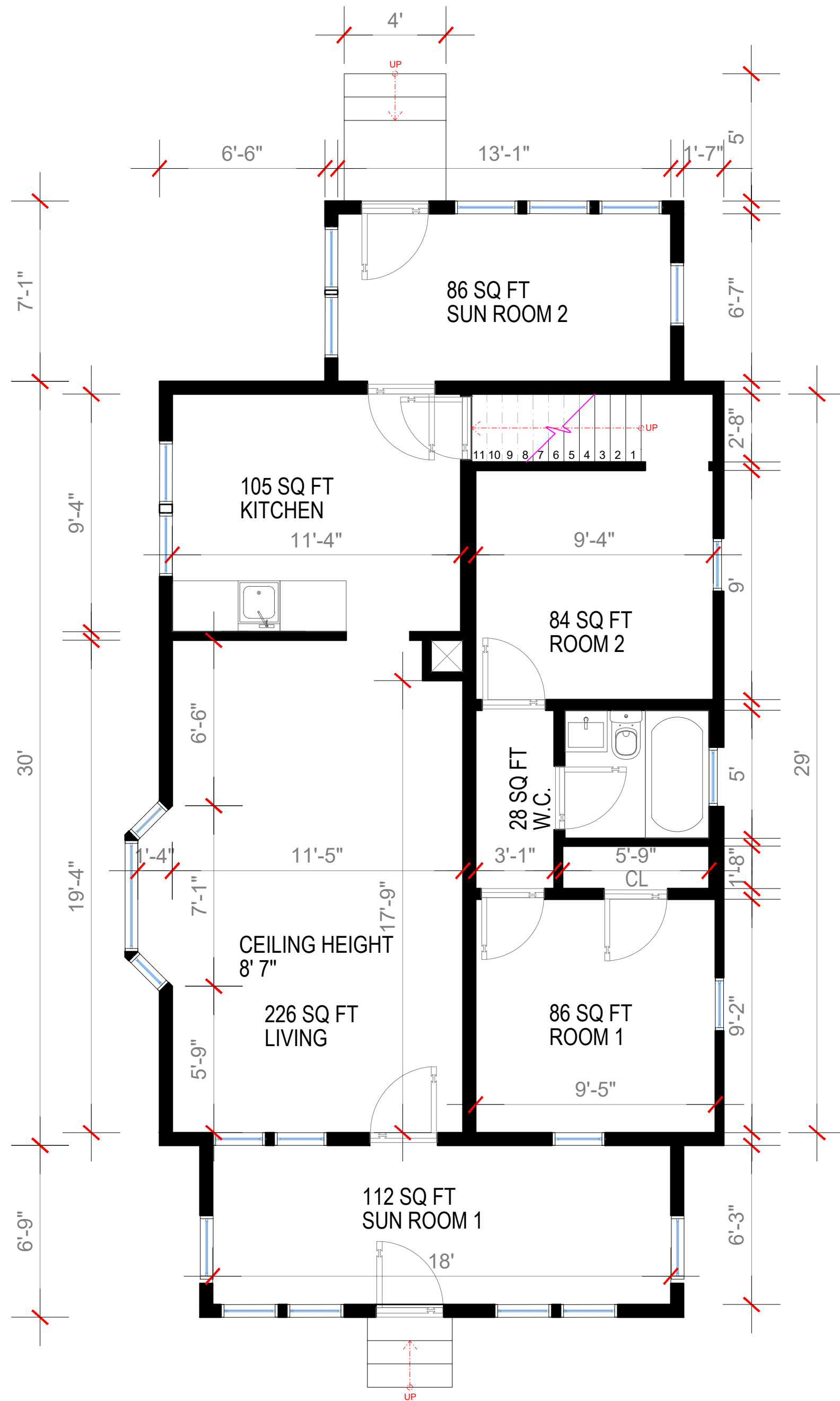
A101



1

EXISTING BASEMENT FLOOR PLAN

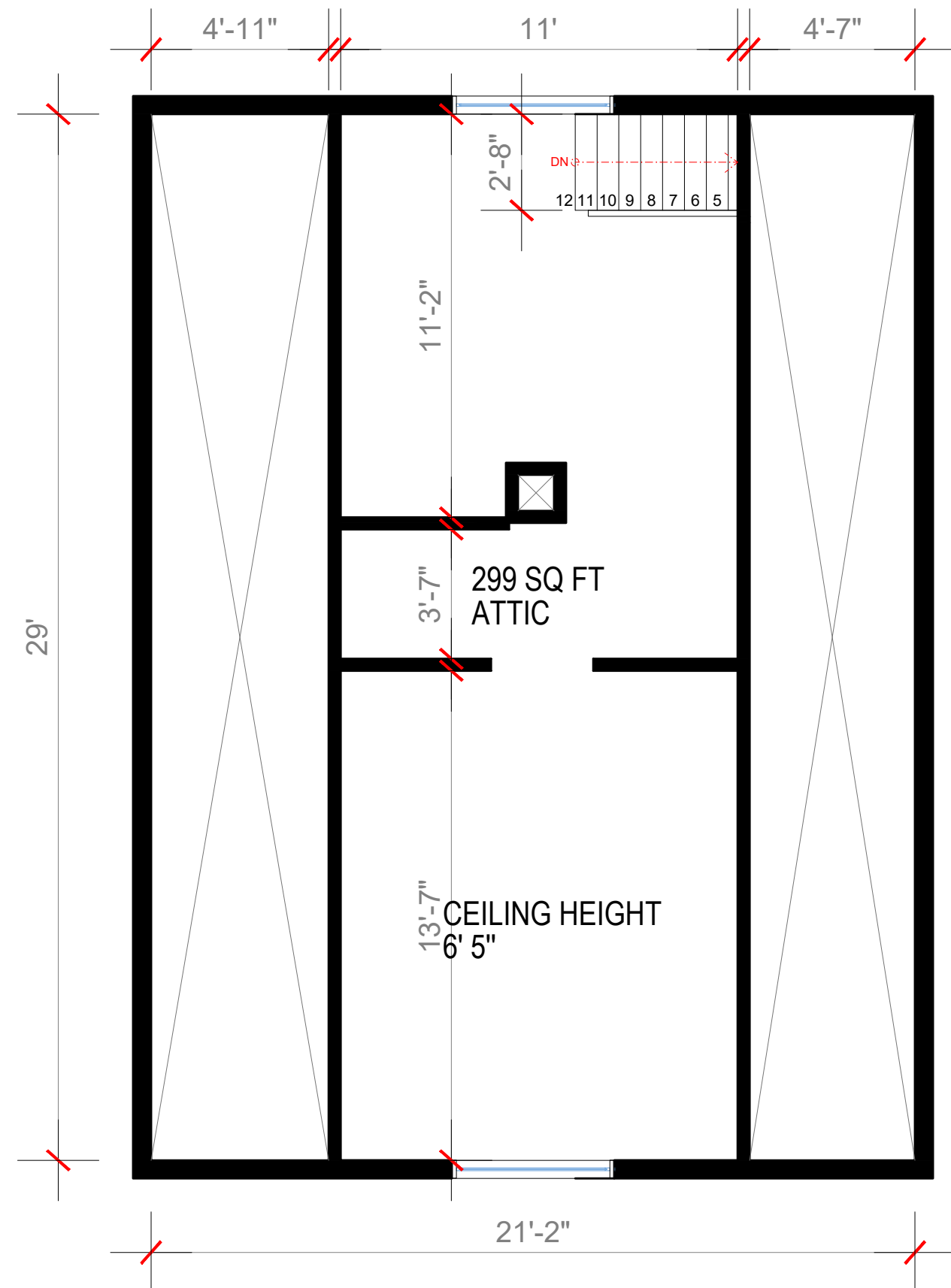
1/4" = 1'0"



2

EXISTING FIRST FLOOR PLAN

1/4" = 1'0"



3

EXISTING ATTIC FLOOR PLAN.

1/4" = 1'0"

LEGEND

EXISTING FOUNDATION WALL.
EXISTING WALL.

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT NAME
HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
CLIENT
GIOVANI

PROJECT TEAM

Designer
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Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE

DEMOLITION FLOOR PLAN.

DRAWING INFORMATION



May 26, 2022

DATE OF ISSUE

FLOOR PLAN

DESCRIPTION

AS INDICATED. Nathalia Quirino

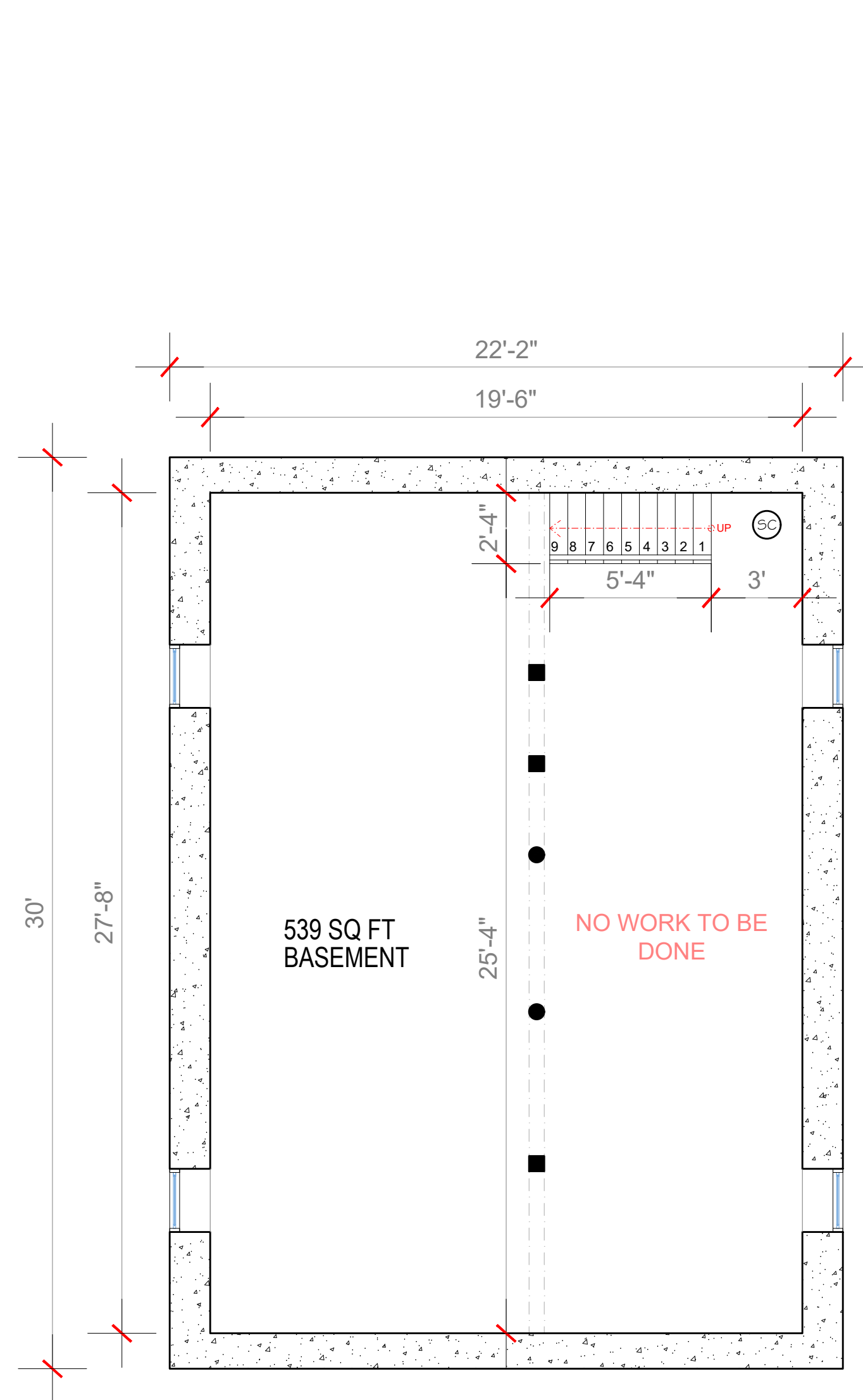
SCALE DRAWN BY

- -

PROJECT # FILE NAME

DRAWING NUMBER

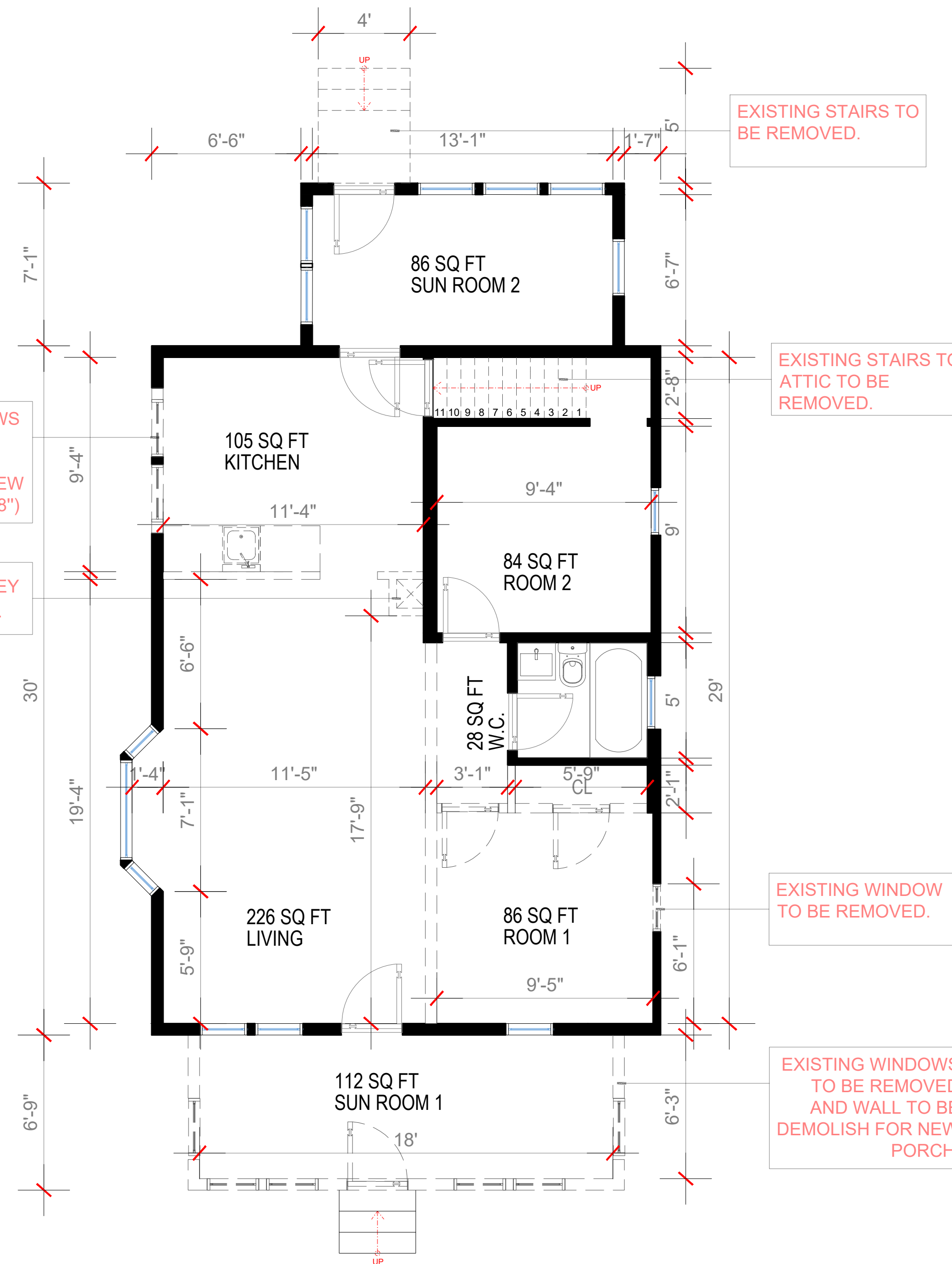
A103



1

EXISTING BASEMENT FLOOR PLAN

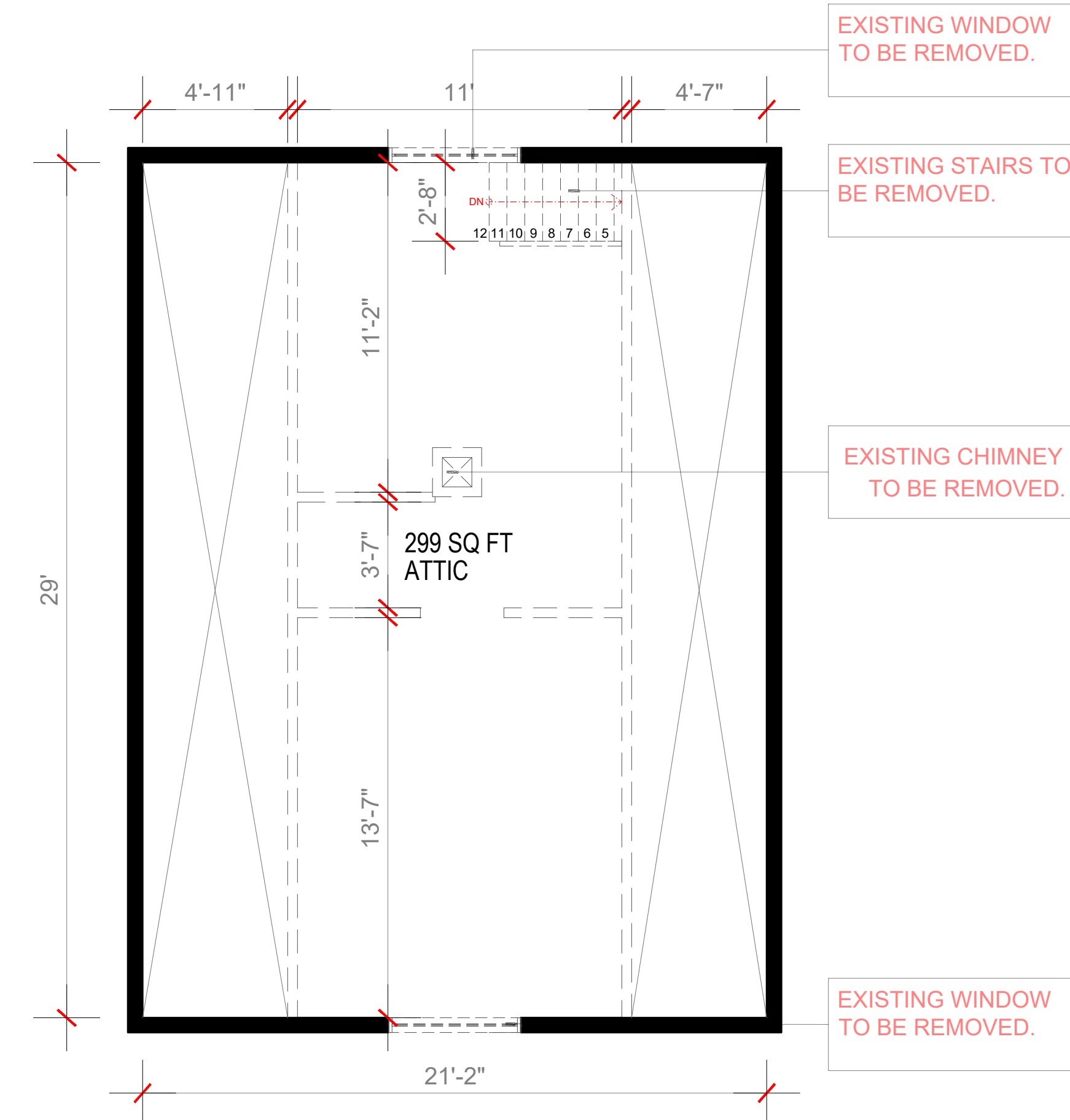
1/4" = 1'0"



2

EXISTING FIRST FLOOR PLAN

1/4" = 1'0"



3

EXISTING ATTIC FLOOR PLAN.

1/4" = 1'0"

LEGEND

- EXISTING FOUNDATION WALL.
- EXISTING WALL.
- NEW 2X4 WALL CONSTRUCTION.
- NEW 2X6 WALL CONSTRUCTION.
- DEMOLITION.
- SMOKE/ CARBON DETECTOR.
- SMOKE DETECTOR.

GENERAL NOTE:
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HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
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GIOVANI

PROJECT TEAM

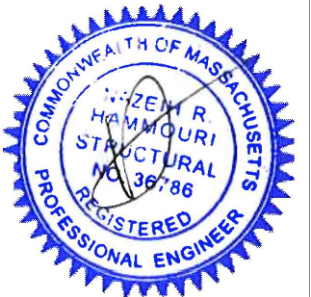
Designer
Nathalia Quirino
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Engineer
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No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE

EXISTING ELEVATIONS.

DRAWING INFORMATION



May 26, 2022

DATE OF ISSUE

EXISTING ELEVATIONS.

DESCRIPTION

AS INDICATED. Nathalia Quirino

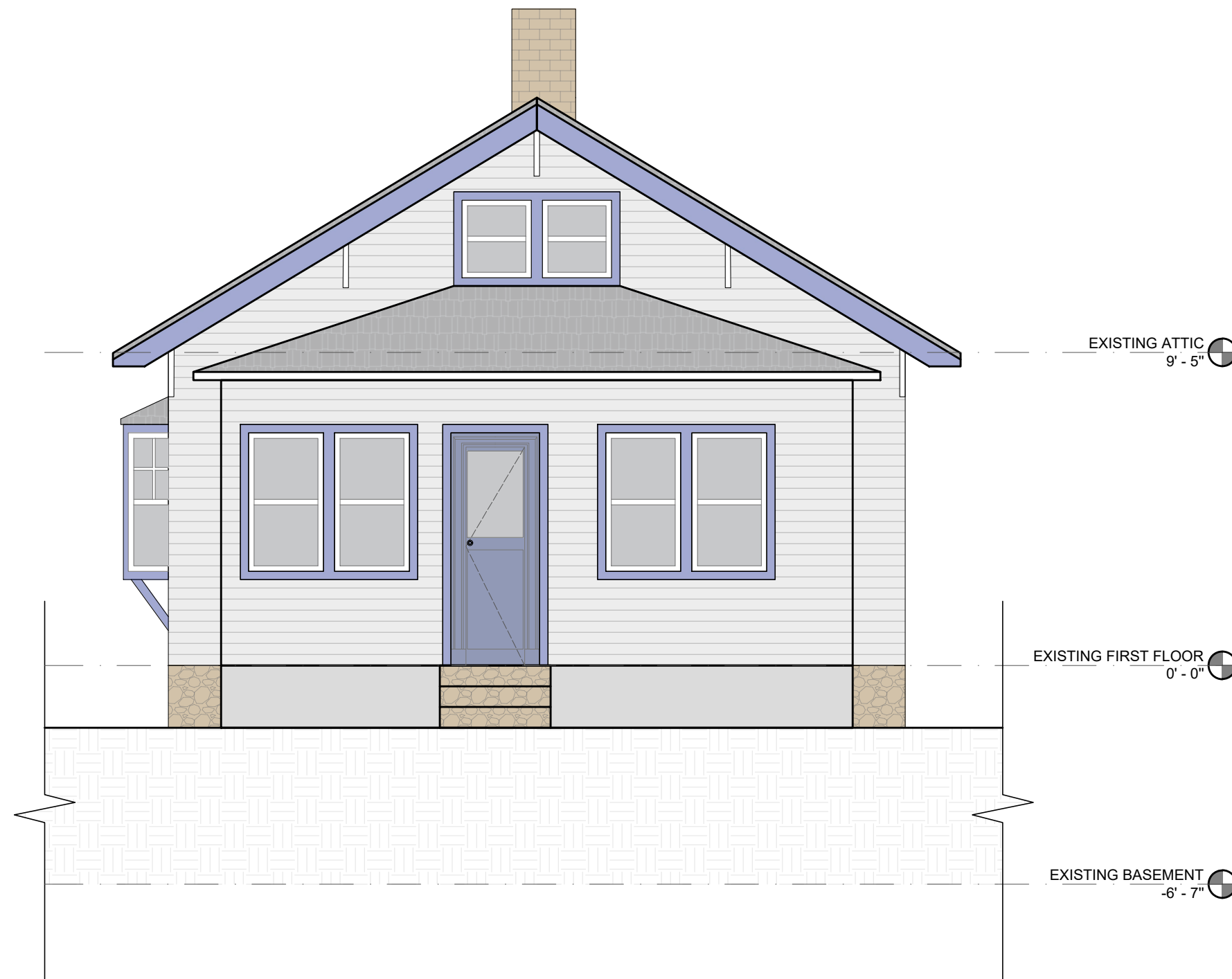
SCALE DRAWN BY

- -

PROJECT # FILE NAME

DRAWING NUMBER

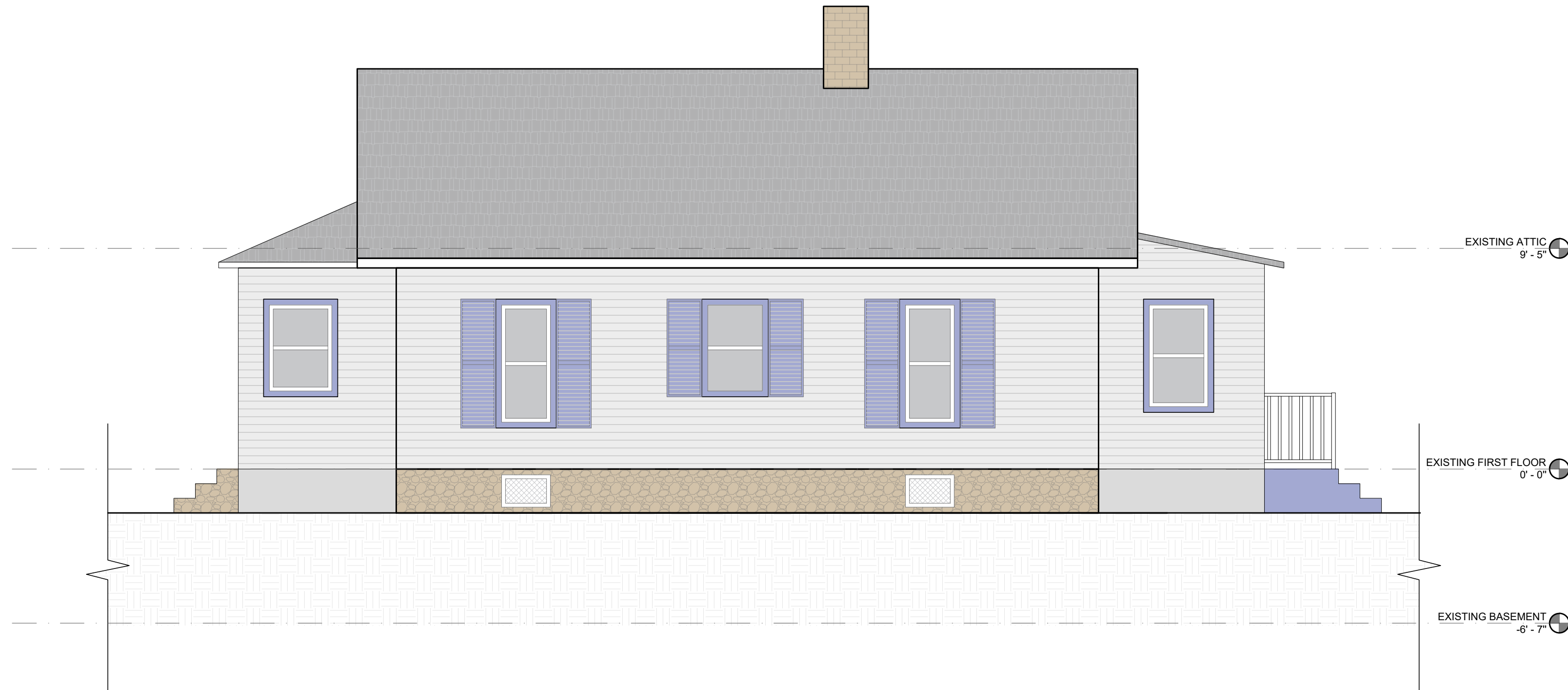
A103



FRONT ELEVATION

1

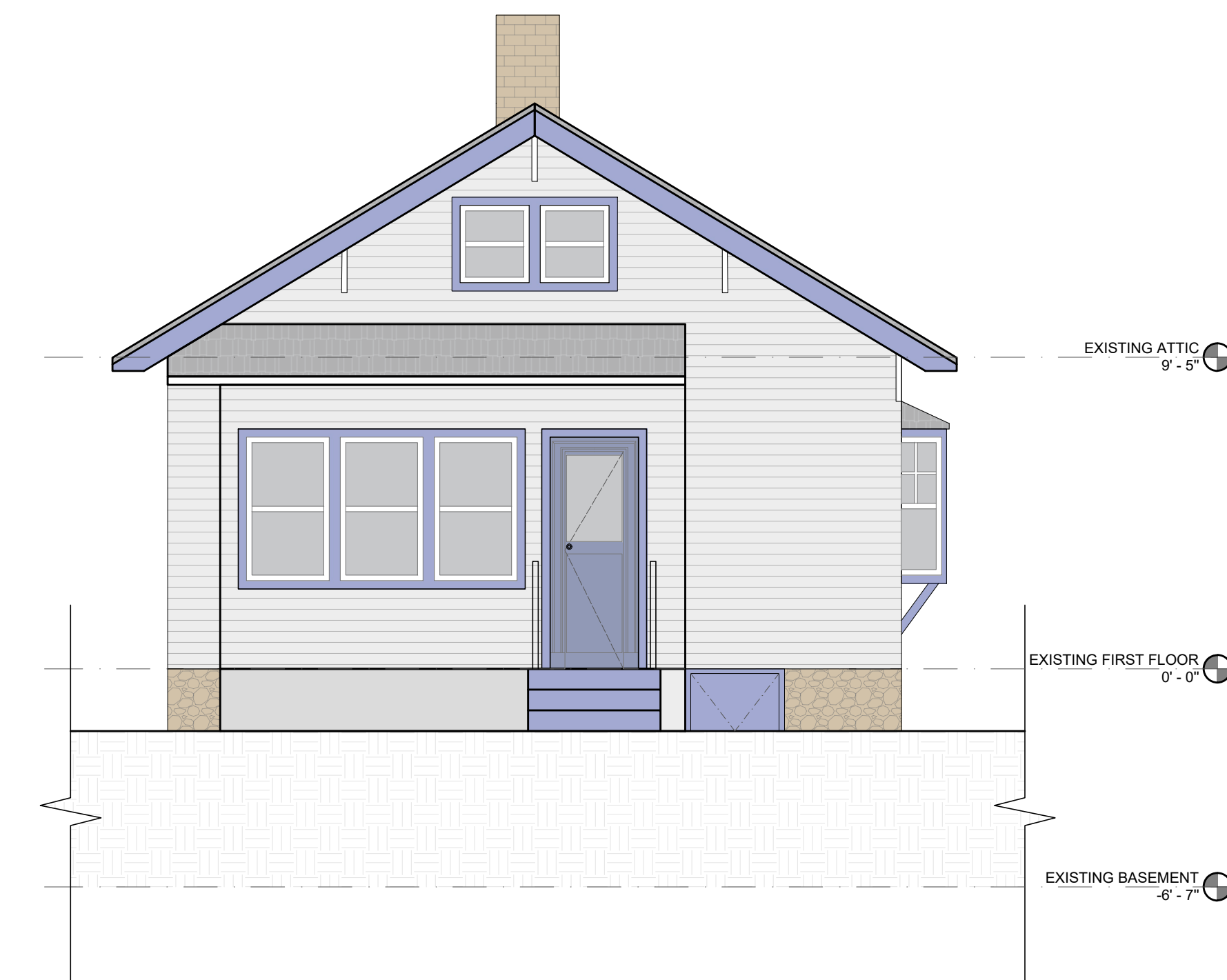
1/4" = 1'0"



RIGHT ELEVATION

2

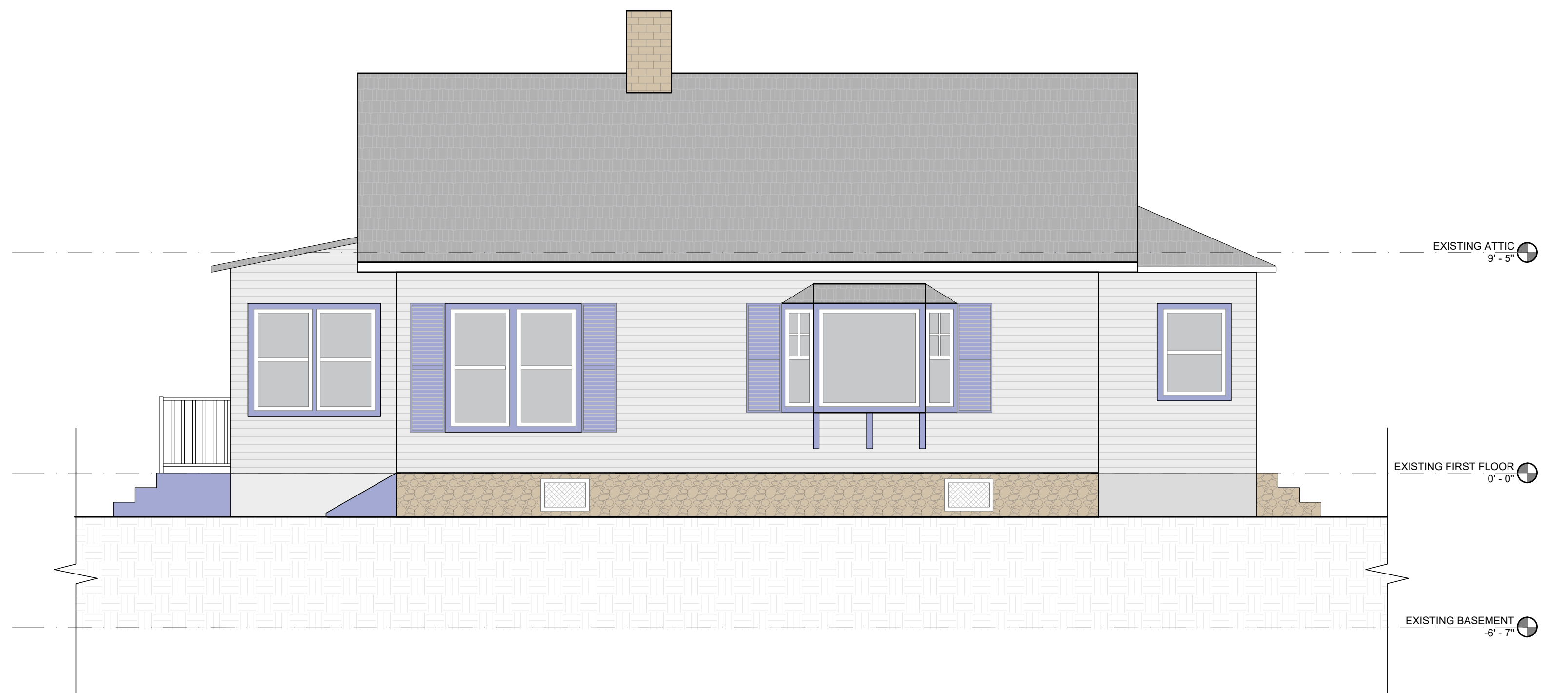
1/4" = 1'0"



REAR ELEVATION

3

1/4" = 1'0"



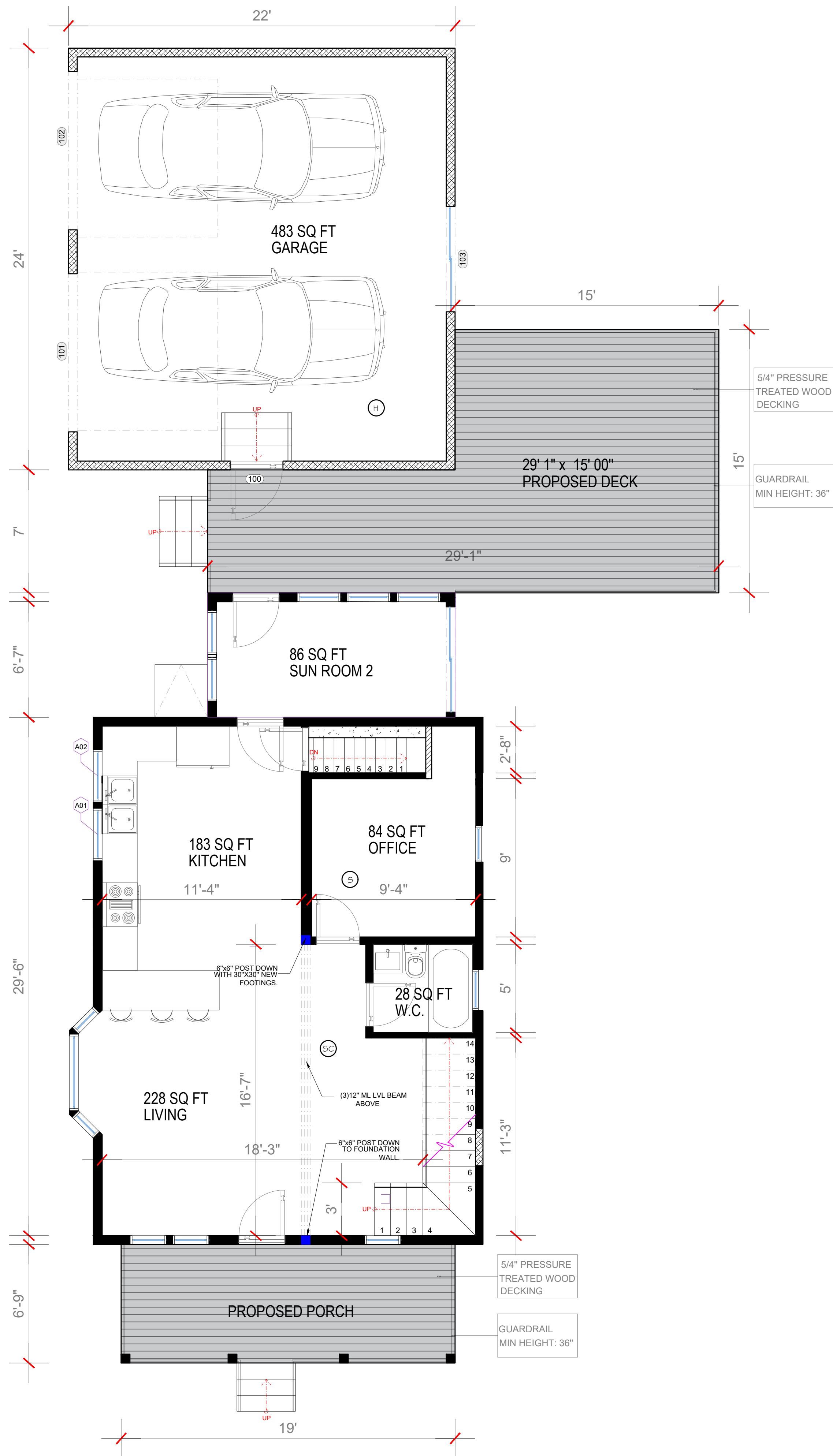
LEFT ELEVATION

4

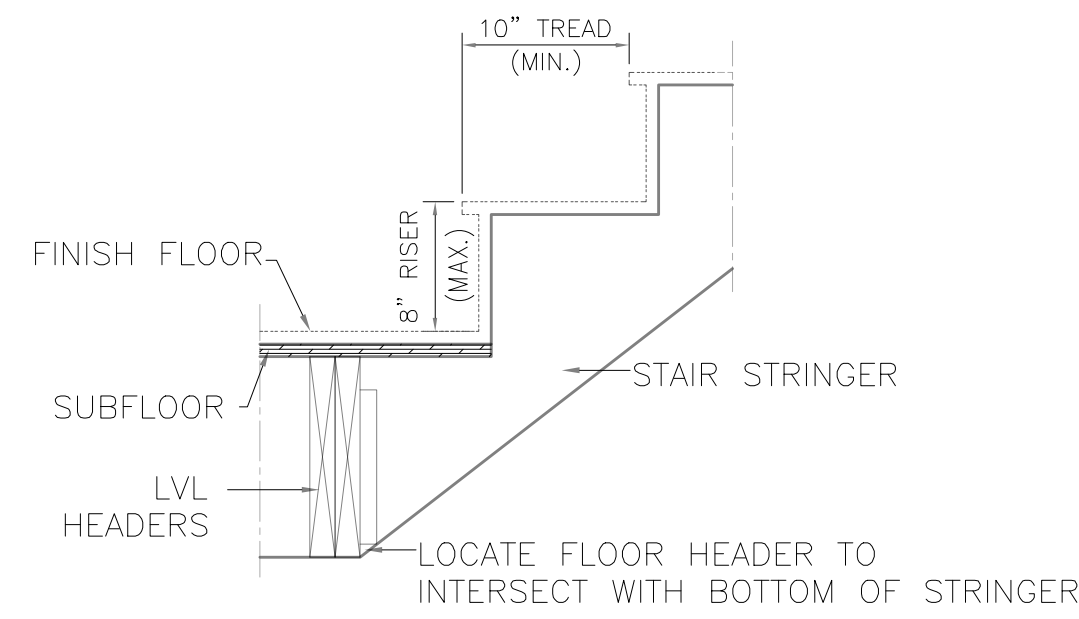
1/4" = 1'0"

GENERAL NOTE:

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1 FIRST FLOOR PLAN
1/4" = 1'0"

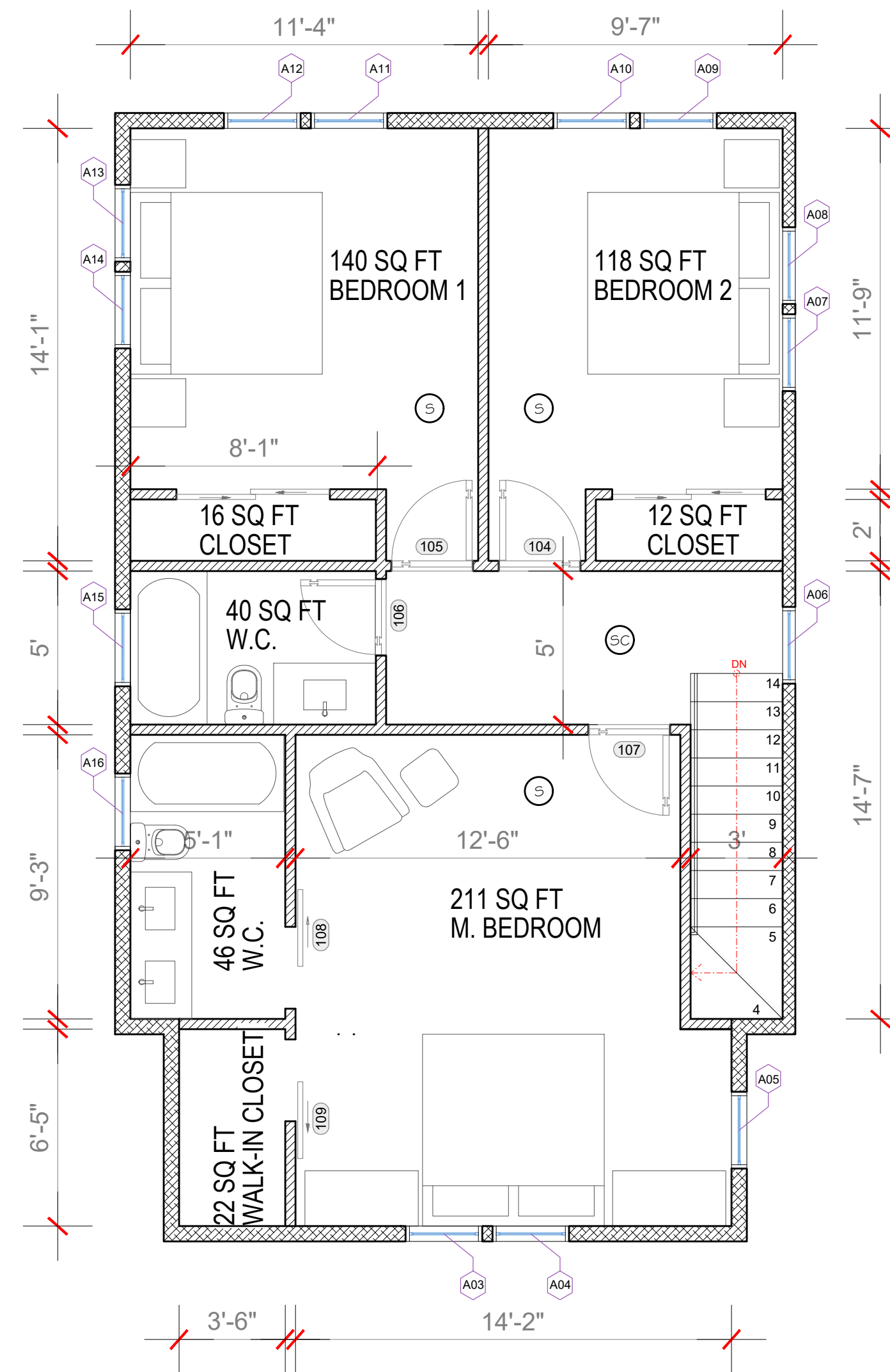


NOTE: PER CODE, MINIMUM HEAD ROOM FOR STAIR IS 80"

STAIR DETAIL

LEGEND

- EXISTING FOUNDATION WALL.
- EXISTING WALL.
- NEW 2X4 WALL CONSTRUCTION.
- NEW 2X6 WALL CONSTRUCTION.
- DEMOLITION.
- SMOKE/ CARBON DETECTOR.
- SMOKE DETECTOR.
- HEAT DETECTOR.



2 SECOND FLOOR PLAN
1/4" = 1'0"

GENERAL NOTE:

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RISE
ARCHITECTURE

71B CLINTON ST Malden, MA 02148 Tel: 617 318-6056

PROJECT NAME
HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
CLIENT
GIOVANI

PROJECT TEAM
Designer
Nathalia Quirino
857 888-1216
Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE
PROPOSED FLOOR PLAN.

DRAWING INFORMATION



May 26, 2022
DATE OF ISSUE
FLOOR PLAN
DESCRIPTION
AS INDICATED. Nathalia Quirino
SCALE DRAWN BY
-
PROJECT # FILE NAME

DRAWING NUMBER
A104

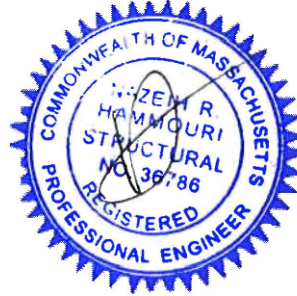
PROJECT NAME
HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
CLIENT
GIOVANI

PROJECT TEAM
Designer
Nathalia Quirino
857 888-1216
Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE
PROPOSED ELEVATIONS.

DRAWING INFORMATION

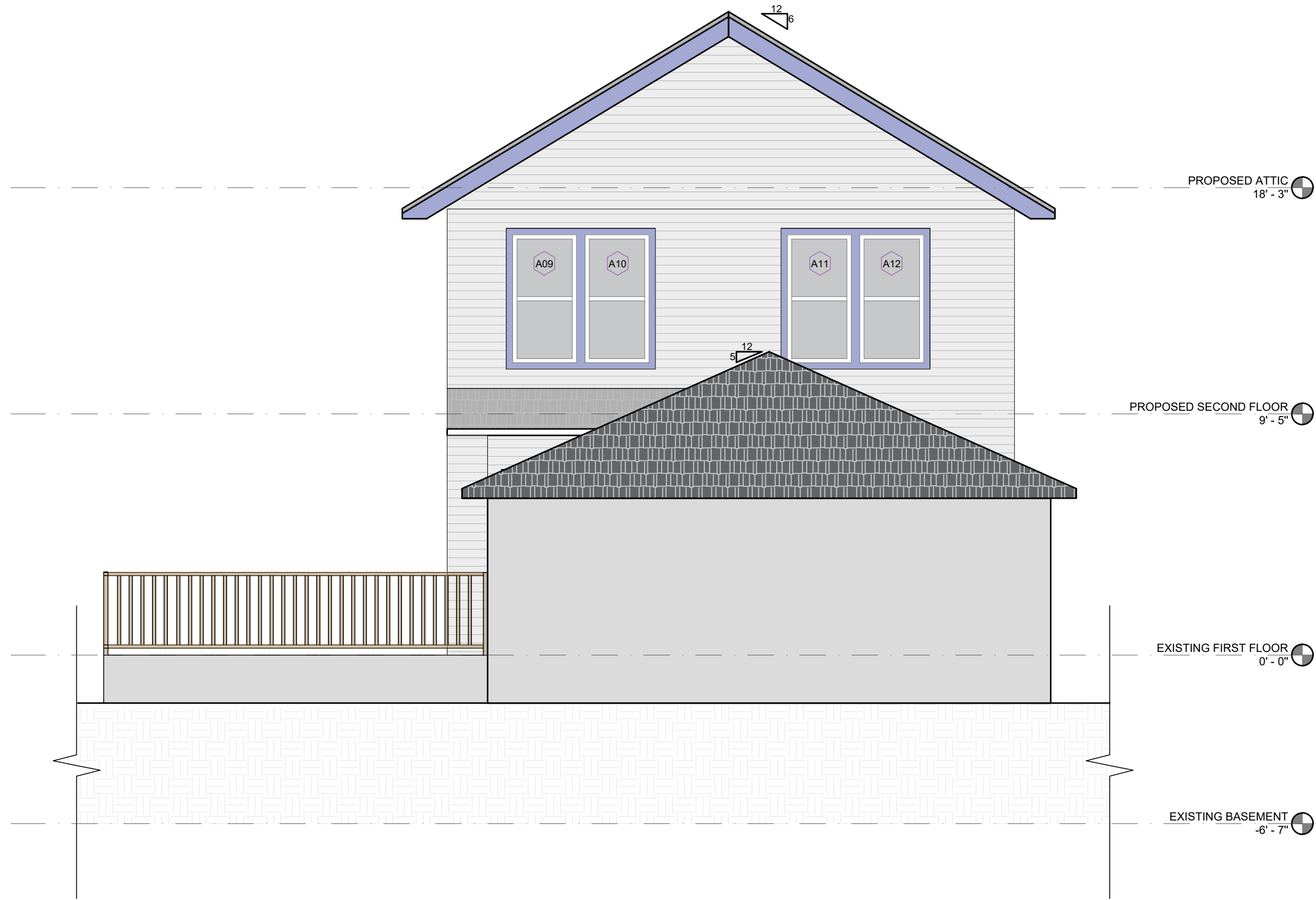


May 26, 2022
DATE OF ISSUE
PROPOSED ELEVATIONS.
DESCRIPTION
AS INDICATED. Nathalia Quirino
SCALE DRAWN BY
- -
PROJECT # FILE NAME

DRAWING NUMBER
A105

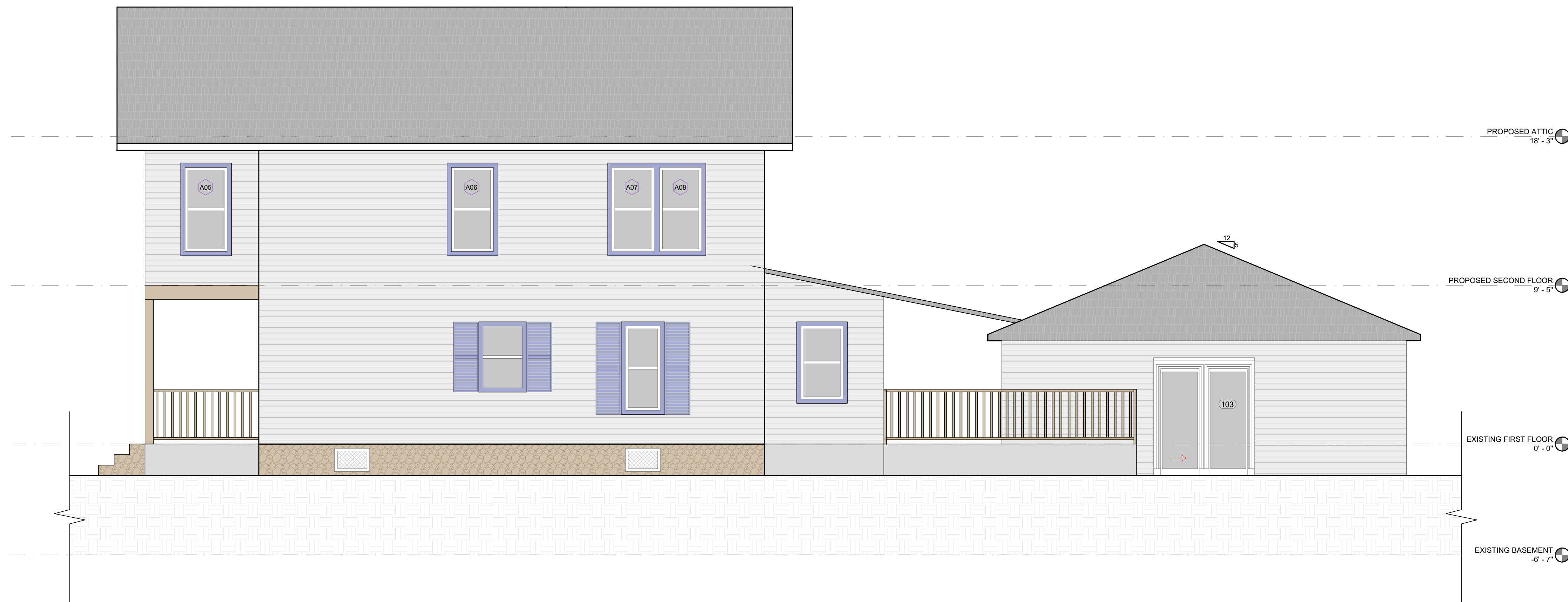


1
FRONT ELEVATION
1/4" = 1'0"

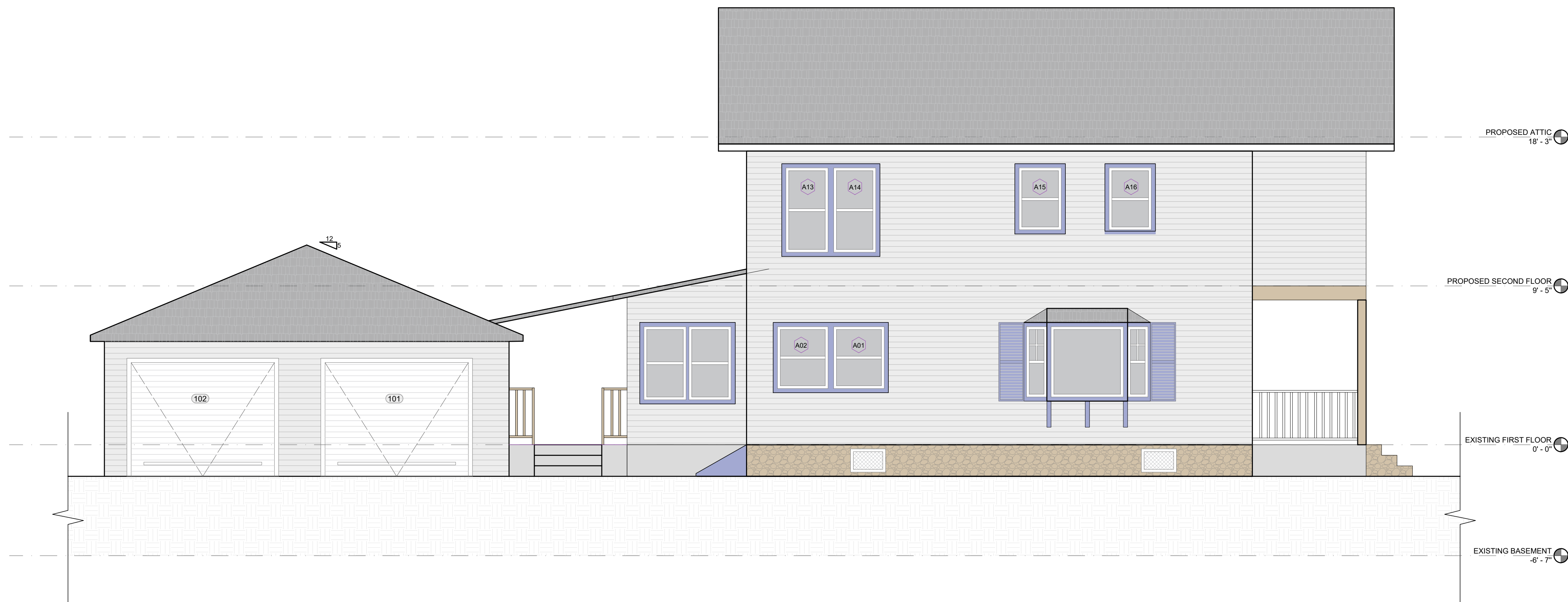


2
REAR ELEVATION
1/4" = 1'0"

GENERAL NOTE:
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1 RIGHT ELEVATION
1/4" = 1'0"



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

GENERAL NOTE:

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RISE
ARCHITECTURE

71B CLINTON ST Malden, MA 02148 Tel: 617 318-6056

PROJECT NAME
HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
CLIENT
GIOVANI

PROJECT TEAM

Designer
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Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE

PROPOSED ELEVATIONS.

DRAWING INFORMATION



May 26, 2022

DATE OF ISSUE

PROPOSED ELEVATIONS.

DESCRIPTION

AS INDICATED. Nathalia Quirino

SCALE DRAWN BY

- -

PROJECT # FILE NAME

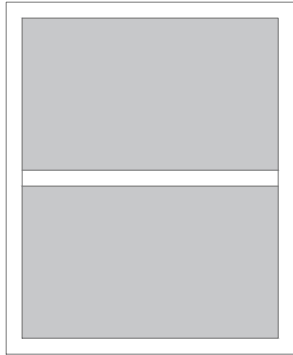
DRAWING NUMBER

A106

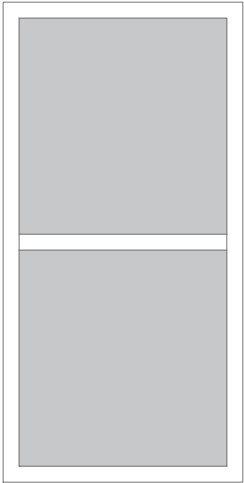
WINDOW SCHEDULE

NO.	ROOM NAME	WINDOW				
		WIDTH	HEIGHT	THICKNESS	TYPE	FINISH
A01 - A02	KITCHEN	3' - 0"	3' - 8"		TYPE A	
A03 - A14	BEDROOM	2' - 6"	5' - 0"		TYPE B	
A15 - A16	BATHROOM	2' - 6"	3' - 8"		TYPE C	

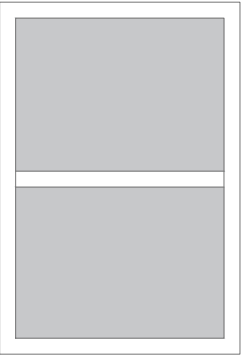
WINDOW TYPES



TYPE A
DOUBLE-HUNG
30" X 38"

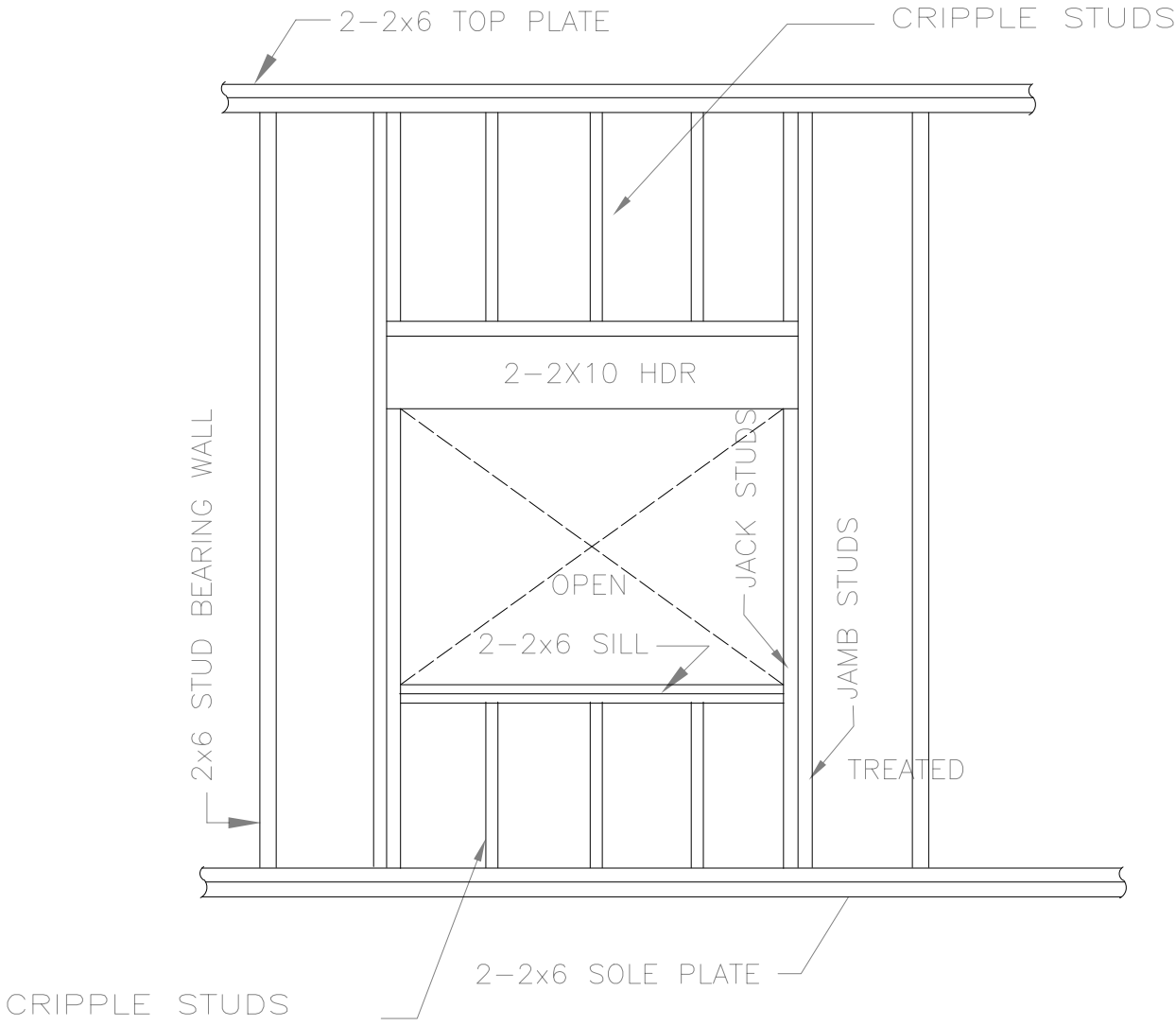


TYPE B
DOUBLE-HUNG
26" X 50"



TYPE C
DOUBLE-HUNG
26" X 38"

DOOR/WINDOW FRAME



2-2x6 TOP PLATE

CRIPPLE STUDS

2-2x10 HDR

2-2x6 SILL

JACK STUDS

JAMB STUDS

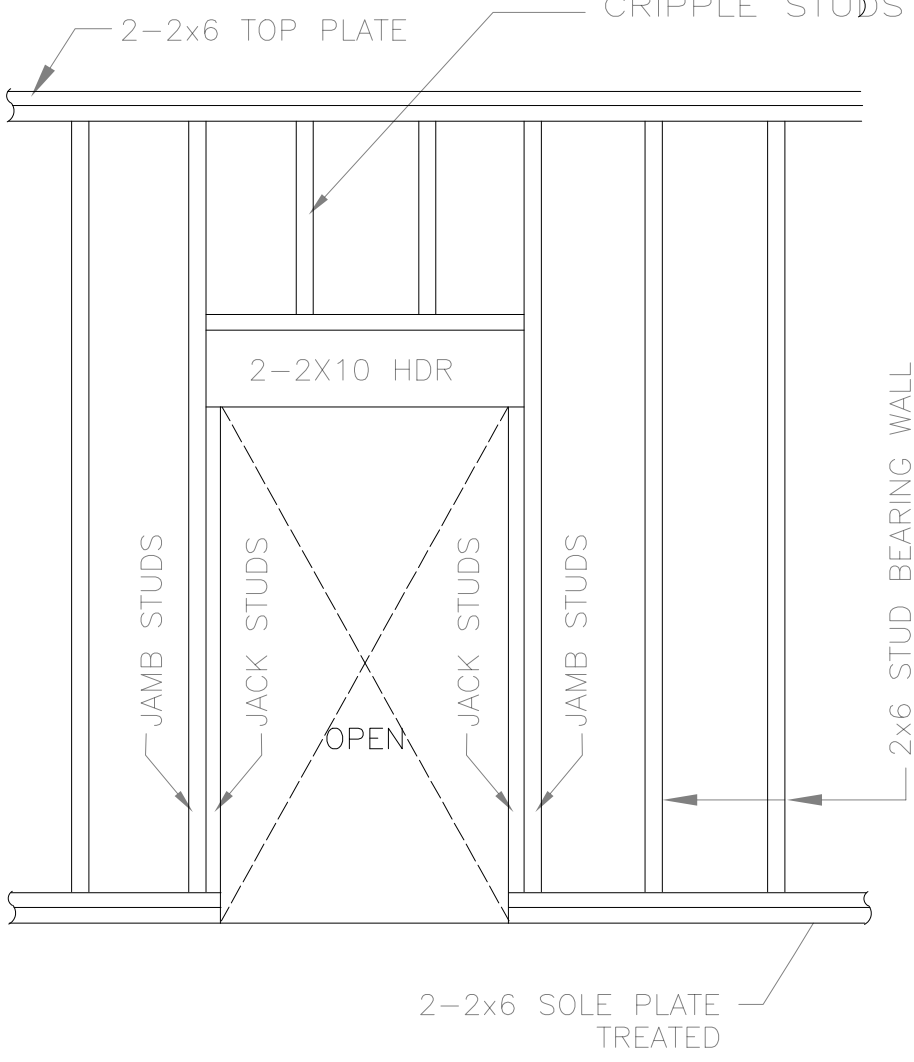
TREATED

2-2x6 SOLE PLATE

CRIPPLE STUDS

2x6 STUD BEARING WALL

WINDOW OPENING
NO SCALE



2-2x6 TOP PLATE

CRIPPLE STUDS

2-2x10 HDR

JACK STUDS

JAMB STUDS

2-2x6 SOLE PLATE TREATED

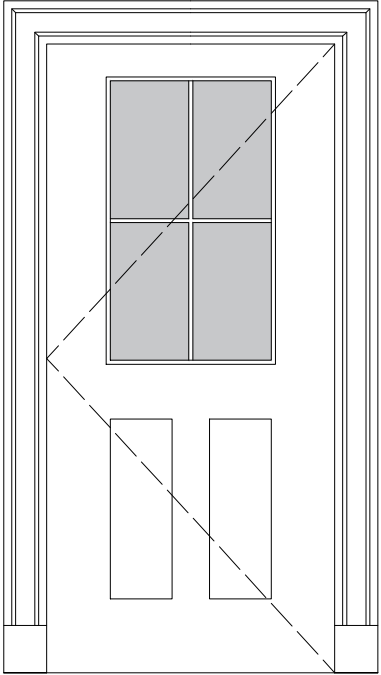
2x6 STUD BEARING WALL

DOOR FRAMING
NO SCALE

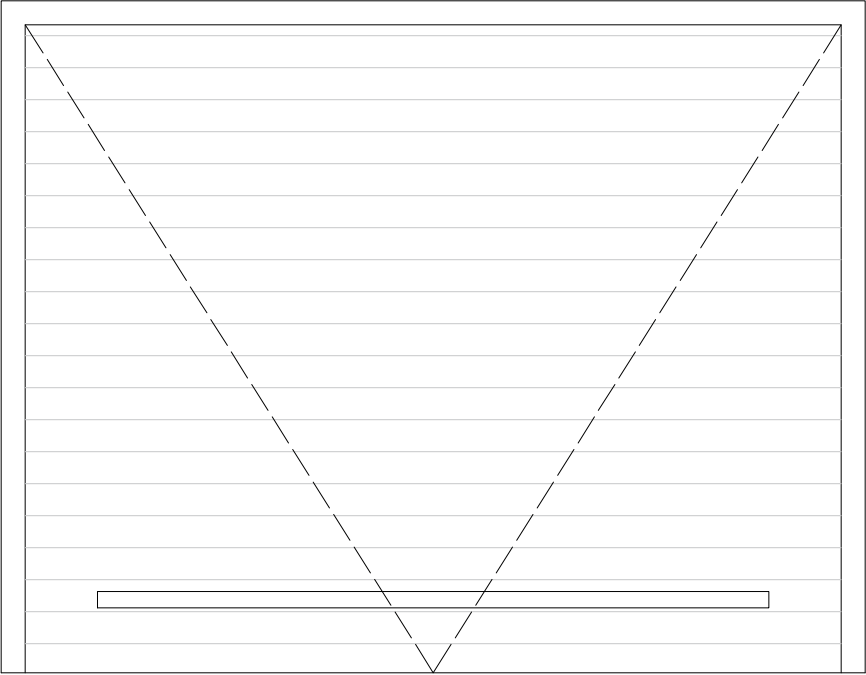
DOOR SCHEDULE

NO.	DOOR TYPE	DOOR					
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	TYPE
100	SINGLE EXTERIOR	3' - 0"	7' - 0"				TYPE A
101 - 102	GARAGE DOOR	9' - 0"	7' - 0"				TYPE B
103	SLIDING DOOR	6' - 0"	7' - 0"				TYPE C
104 - 105 - 107	SINGLE INTERIOR	2' - 8"	7' - 0"				TYPE D
106	SINGLE INTERIOR	2' - 6"	7' - 0"				TYPE E
108 - 109	POCKET DOOR	2' - 6"	7' - 0"				TYPE F

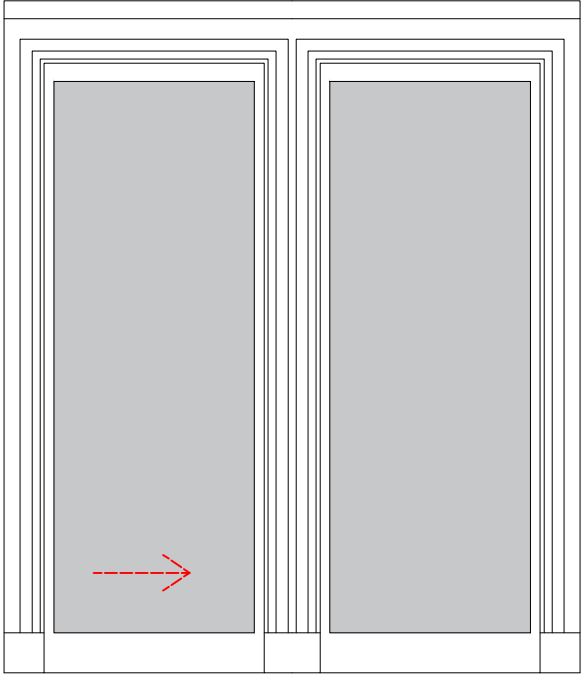
DOOR TYPES



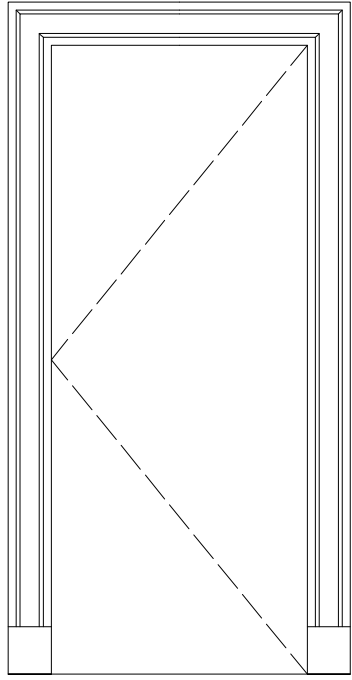
TYPE A
SINGLE EXTERIOR
30" x 7'0"



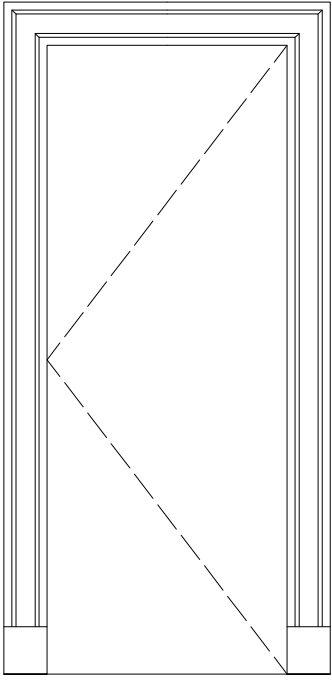
TYPE B
GARAGE DOOR
90" x 7'0"



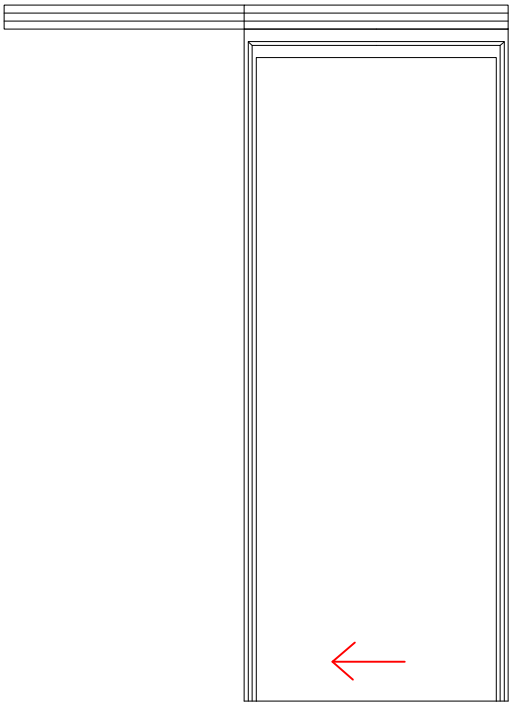
TYPE C
SLIDING DOOR
60" x 7'0"



TYPE D
SINGLE INTERIOR
28" x 7'0"



TYPE E
SINGLE INTERIOR
26" x 7'0"



TYPE F
POCKET DOOR
26" x 7'0"



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PROJECT TEAM
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857 888-1216
Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
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DRAWING TITLE
DOOR & WINDOW SCHEDULE.



May 26, 2022
DATE OF ISSUE
DOOR & WINDOW SCHEDULE.
DESCRIPTION
1/2" = 1'0" Nathalia Quirino
SCALE DRAWN BY
- -
PROJECT # FILE NAME

DRAWING NUMBER
A107

STRUCTURAL GENERAL NOTES

GENERAL

1.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND COORDINATE WITH EXISTING CONDITIONS AND FIELD MEASUREMENTS.

DESIGN LOADS

1.
- LIVE LOADS
RESIDENTIAL: 40 PSF
2.
- SNOW LOADS
GROUND SNOW PG: 40 PSF
FLAT ROOF SNOW LOAD PF: 30 PSF

FOUNDATIONS AND EXCAVATIONS

1.
- REMOVE ALL SOFT, ORGANIC OR OTHER UNSUITABLE MATERIAL FROM UNDER AND ADJACENT TO ALL FOOTINGS.
2.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO TONS PER SQUARE FOOT.
3.
- ALL EXTERIOR FOOTINGS SHALL BE CARRIED DOWN A MINIMUM OF FOUR FEET BELOW FINISHED EXTERIOR GRADE.
4.
- MATERIAL ADJACENT TO AND BELOW FOOTINGS AND SLABS SHALL BE KEPT FROM FREEZING AT ALL TIMES. ANY FROZEN MATERIAL SHALL BE REMOVED AND REPLACED WITH CONCRETE OR COMPACTED GRAVEL.
5.
- PUMP EXCAVATION TO REMOVE SURFACE AND GROUND WATER TO PERMIT FINISHING OF EXCAVATION AND PLACEMENT OF FOUNDATIONS IN THE DRY. NO FOOTING SHALL BE PLACED IN WATER.

CAST-IN-PLACE CONCRETE

1.
- ALL CONCRETE SHALL ATTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2.
- PROVIDE SIX PERCENT (PLUS/MINUS) AIR ENTRAINMENT IN ALL CONCRETE EXPOSED TO EARTH OR WEATHER.
3.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
4.
- PROVIDE 3-#5 BARS IN EACH DIRECTION IN THE BOTTOM OF NEW COLUMN FOOTINGS.
5.
- SEE PLANS AND SECTIONS FOR TYPICAL FOUNDATION WALL REINFORCEMENT. VERTICAL BARS SHALL BE DOWELED INTO FOOTING.
6.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.
7.
- NEW SLAB ON GRADE SHALL BE 4" THICK, PLACED OVER A MINIMUM 6" LAYER OF CRUSHED STONE. SEE ARCHITECTURAL DRAWINGS FOR INSULATION AND VAPOR BARRIER.
8.
- REINFORCE SLAB ON GRADE WITH 6X6 - W2.0XW2.0 WELDED WIRE FABRIC ON TOP OF SLAB, LAPPED 12" AT SIDES AND ENDS.

9.
- CLEARANCE OF REINFORCING BARS FROM CONCRETE SURFACES SHALL BE AS FOLLOWS:

BOTTOM OF FOOTINGS: 3"
ALL OTHER CONDITIONS: 2"

10.
- PROVIDE 5/8" DIAMETER ANCHOR BOLTS, 9" LONG, AT 32" O.C. ON TOP OF ALL FOUNDATION WALLS.

STRUCTURAL STEEL

1.
- STRUCTURAL STEEL TUBE COLUMNS SHALL CONFORM TO ASTM A500 GRADE B.
2.
- PROVIDE ½"X6"X9" THICK CAP AND BASEPLATES WITH (2) ¾" DIAMETER ANCHOR RODS TO FOOTING OR FOUNDATION, AND (2) 3/8"X4" LAG SCREWS TO BOTTOM OF NEW OR EXISTING WOOD BEAM ABOVE.
3.
- OTHER STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36.

WOOD FRAMING

1.
- ALL WOOD MEMBERS SHALL BE NEW MATERIAL, WITH A GRADE STAMP FROM THE ASSOCIATIONS HAVING JURISDICTION WHICH INDICATES SPECIES, GRADE, MILL NUMBER, MOISTURE CONTENT WHEN SURFACED OR STRESS RATING.
2.
- ALL WOOD MEMBERS SHALL BE SURFACED DRY WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING. WOOD STUDS SHALL BE KILN-DRIED.
3.
- NEW DIMENSION LUMBER FOR JOISTS, RAFTERS, AND STUDS IN BEARING AND EXTERIOR WALLS SHALL BE HEM-FIR NO. 2 OR SPRUCE- PINE-FIR NO.1/NO.2.
4.
- ALL LUMBER EXPOSED TO WEATHER, IN CONTACT WITH CONCRETE OR MASONRY, AND AS NOTED ON THE DRAWINGS, SHALL BE PRESSURE TREATED WITH WOOD PRESERVATIVE. ALL PRESSURE TREATED WOOD MEMBERS SHALL BE SOUTHERN PINE NO. 1 OR BETTER.
5.
- WOOD STUD EXTERIOR AND BEARING WALL SHALL BE 2X6 AT 16" O.C. UNLESS NOTED OTHERWISE. WALL STUDS SHALL BE LOCATED UNDER FLOOR JOISTS OR RAFTERS.
6.
- PROVIDE SOLID WALL BLOCKING SPACED AT 8'-0" O/C VERTICAL.
7.
- FORM WALL CORNERS WITH A MINIMUM OF THREE STUDS SPIKED TOGETHER.
8.
- PROVIDE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE IN ALL WALLS.
9.
- PROVIDE VERTICAL SOLID BLOCKING AS REQUIRED AT FLOOR LEVELS TO MAINTAIN LOAD PATH UNDER ALL POSTS.
10.
- HEADERS FOR WOOD STUD WALL OPENINGS SHALL BE DOUBLE 2X8'S IN 2X4 WALLS AND TRIPLE 2X8'S IN 2X6 WALLS, UNLESS NOTED OTHERWISE.
11.
- UNLESS NOTED OTHERWISE, PROVIDE DOUBLE STUDS ON EACH SIDE OF ALL OPENINGS IN BEARING WALLS. PROVIDE SINGLE KING AND SINGLE JACK AT OPENINGS FRAMED WITH 2X8'S.

12.
- UNLESS NOTED OTHERWISE, PROVIDE A MINIMUM OF TWO STUDS UNDER ALL BEAM BEARINGS, THREE STUDS UNDER TRIPLE LVL BEAMS, FOUR STUDS UNDER 4-PLY LVL BEAMS.

13.
- PROVIDE SIMPSON POST BASE AND POST CAP HARDWARE AT ALL POSTS.

14.
- ALL WOOD PANELS FOR FLOORS, ROOFS, AND WALLS SHALL BE APA RATED PLYWOOD. ALL PANELS SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS.

15.
- FLOOR PANELS SHALL BE TONGUE AND GROOVE, 3/4" THICK, APA RATED PLYWOOD SHEATHING, EXPOSURE 1 WITH A 48/24 SPAN RATING.

16.
- NEW ROOF PANELS SHALL BE 5/8" THICK, APA RATED PLYWOOD SHEATHING, EXPOSURE 1 WITH A 48/24 SPAN RATING.

17.
- NEW SHEATHING AT EXTERIOR WALLS, WHERE APPLICABLE SHALL BE 1/2" THICK, APA RATED PLYWOOD SHEATHING, EXPOSURE 1 AT A 24 O.C. SPAN RATING. ALL PANEL EDGES SHALL BE FASTENED WITH 10d NAILS AT 4" O/C TO FRAMING AND BLOCK.

18.
- REFER TO THE MASSACHUSETTS STATE BUILDING CODE NAILING SCHEDULE FOR NAILING AND BOLTING NOT OTHERWISE SPECIFIED ON THE DRAWINGS.

19.
- PROVIDE SIMPSON HURRICANE ANCHORS AT ENDS OF ALL RAFTERS.

ENGINEERED WOOD PRODUCTS

1.
- LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

BENDING, Fb	= 2,800 PSI
COMPRESSION, Fc	= 2,900 PSI (PSL ONLY)
SHEAR, Fv	= 285 PSI
MODULUS OF ELASTICITY, E	= 2,000 KSI

PSL MAY BE SUBSTITUTED FOR MEMBERS SPECIFIED AS LVL.

2.
- LVL BEAMS MAY BE MADE UP OF MULTIPLE 1-3/4" OR 3-1/2" THICK PIECES. MULTIPLE LVL BEAMS SHELL BE CONNECTED TOGETHER WITH 3" LONG TIMBERLOK SCREWS AT 12" O.C. IN EACH ROW, AS FOLLOWS:

3½" THICK (2 PLY): 2 ROWS, ONE SIDE ONLY
5¼" THICK (3 PLY): 3 ROWS EACH SIDE
7" THICK (4 PLY): 2 ROWS EACH SIDE, 5" LONG

3.
- INSTALL WOOD I-JOISTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE 2½" MINIMUM BEARING AT ENDS, OR JOIST HANGERS TO BEAMS.

4.
- DO NOT NOTCH TOP OR BOTTOM CHORDS OF WOOD I-JOISTS.

5.
- WHERE JOISTS ARE FLUSH FRAMED INTO HEADER BEAMS, PROVIDE SIMPSON HANGERS.

6.
- PROVIDE SIMPSON HHUS OR HGUS BEAM HANGERS AT ALL BEAM-TO-BEAM CONNECTIONS. SEE PLANS AND DETAILS WHERE APPLICABLE FOR SPECIFIC INFORMATION.



71B CLINTON ST Malden, MA 02148 Tel: 617 318-6056

PROJECT NAME
HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
CLIENT
GIOVANI

PROJECT TEAM

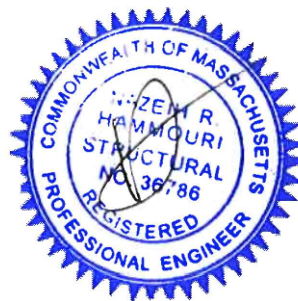
Designer Nathália Quirino 857 888-1216	Engineer Nazieh R. Hammouri. 857 312-9212
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No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE

NOTES

DRAWING INFORMATION



April 27, 2022

DATE OF ISSUE

FLOOR PLAN.

DESCRIPTION

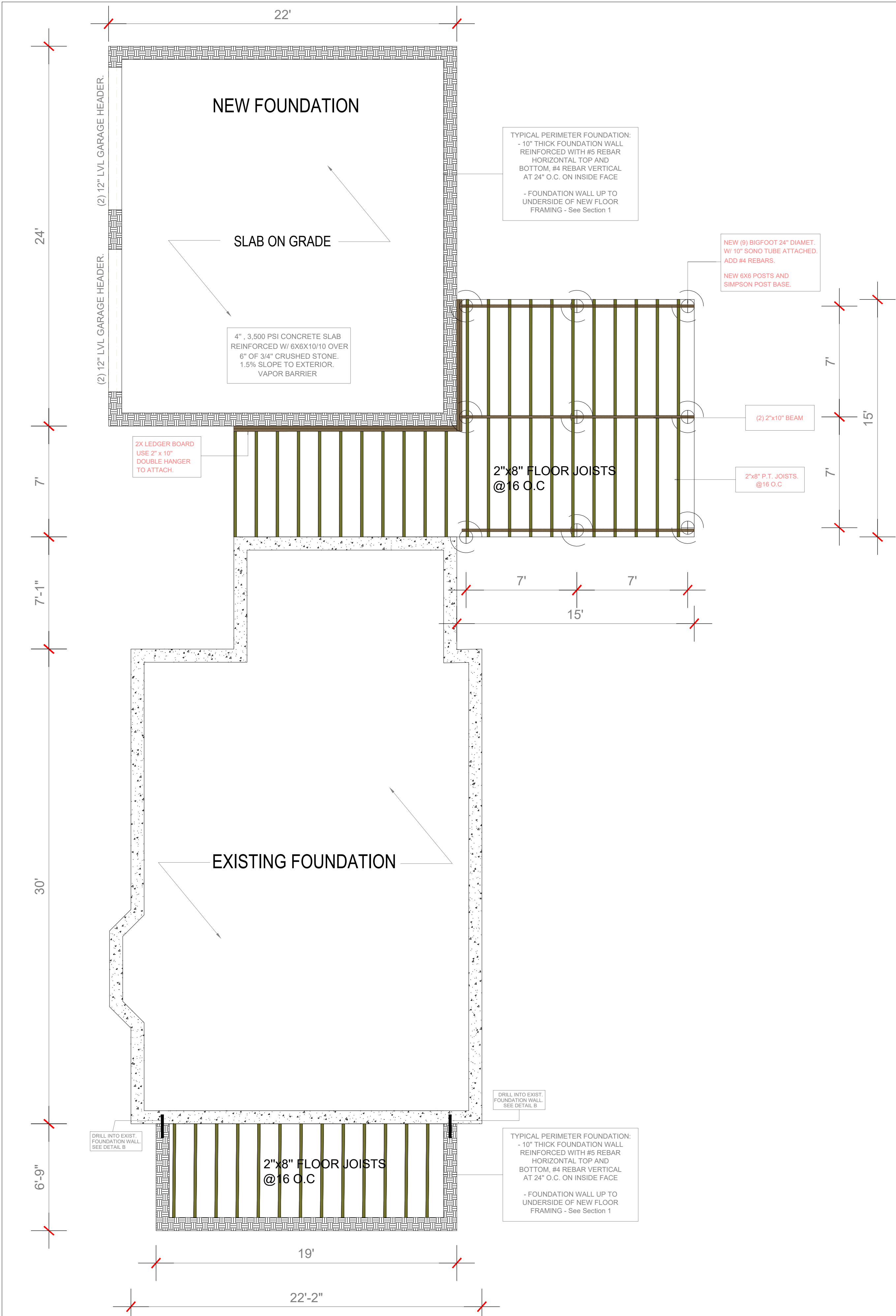
AS INDICATED.	Nathalia Quirino
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SCALE	DRAWN BY
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PROJECT #	FILE NAME
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DRAWING NUMBER

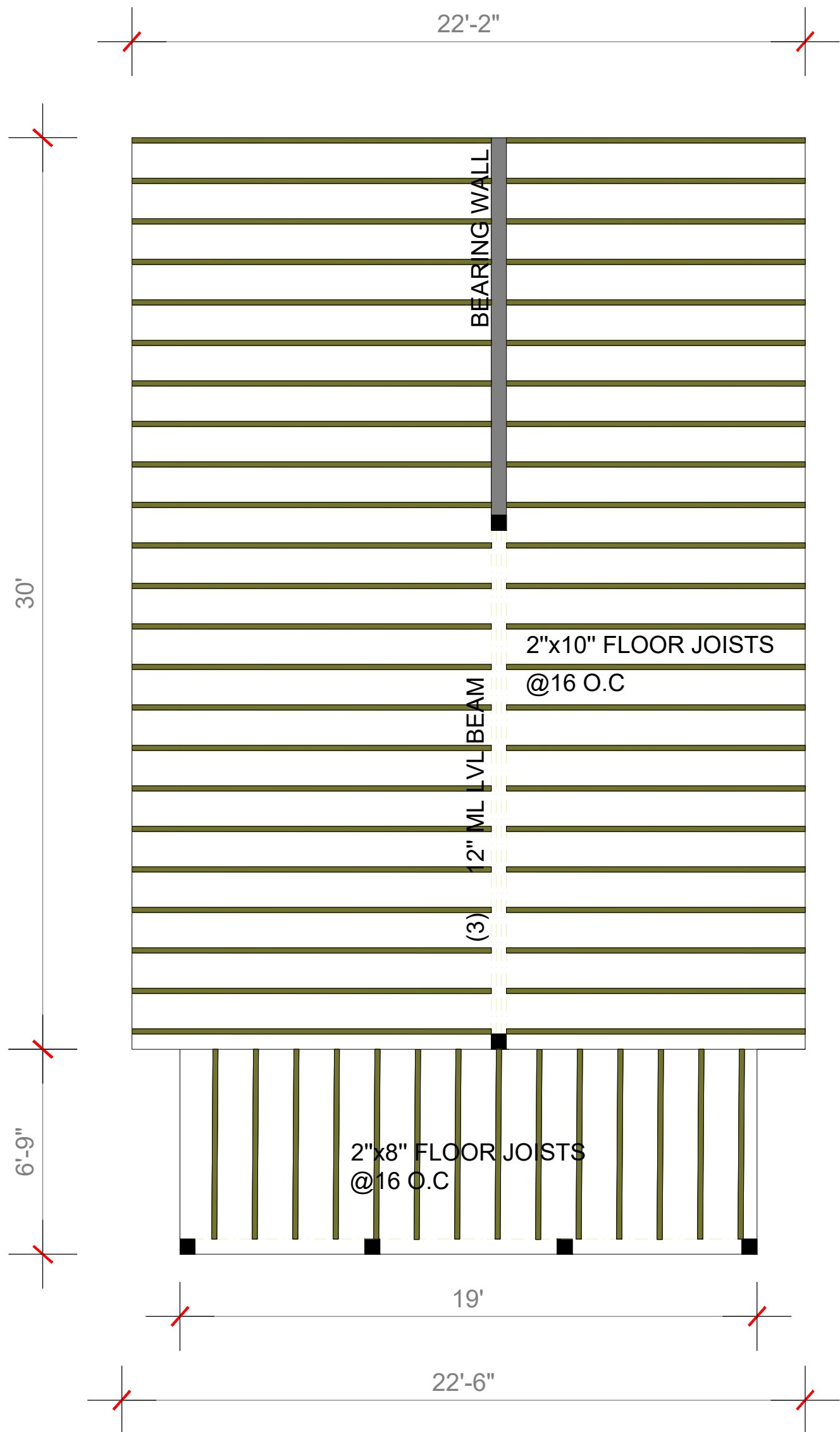
S100



1 FOUNDATION PLAN/ FIRST FLOOR FRAMING
1/4" = 1'0"

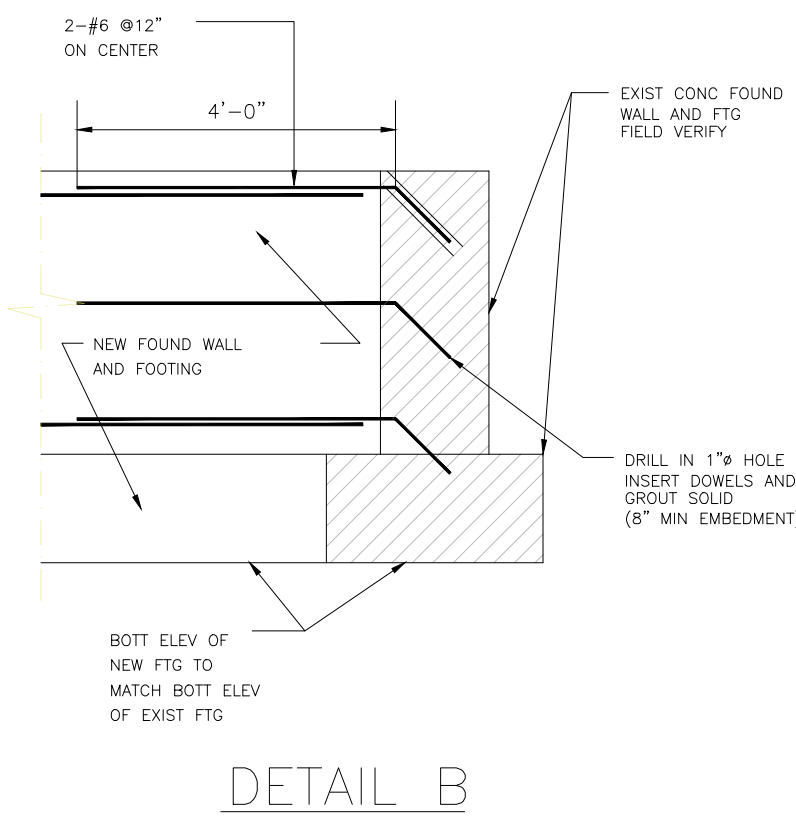
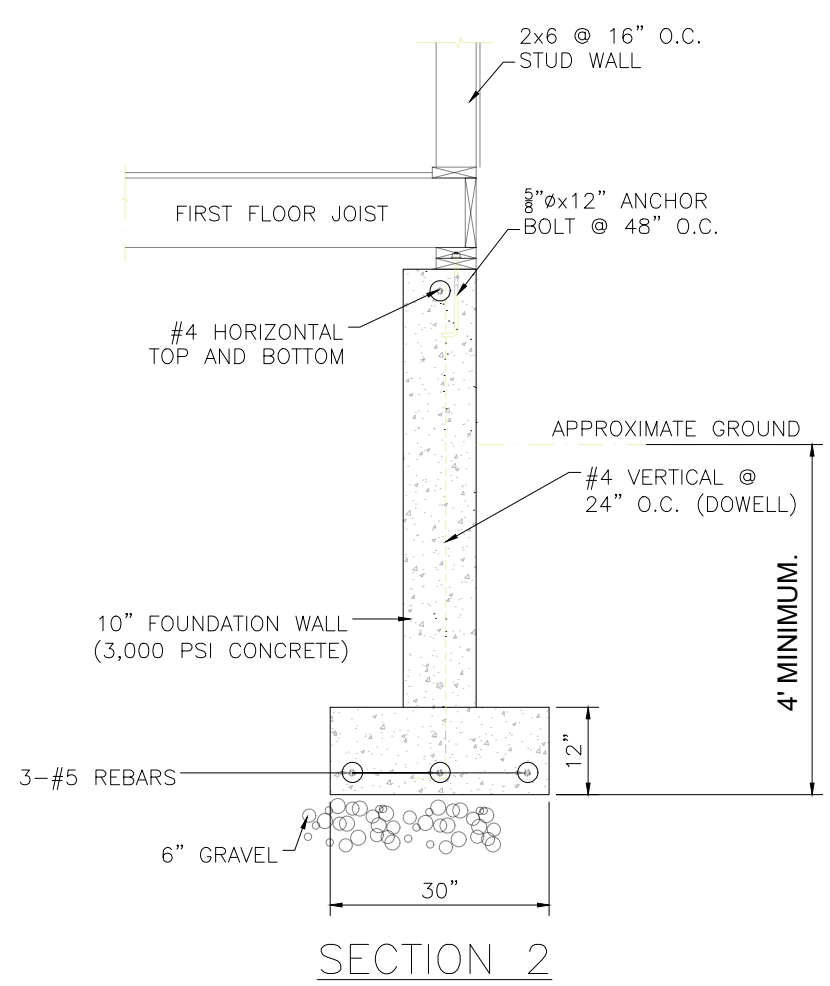
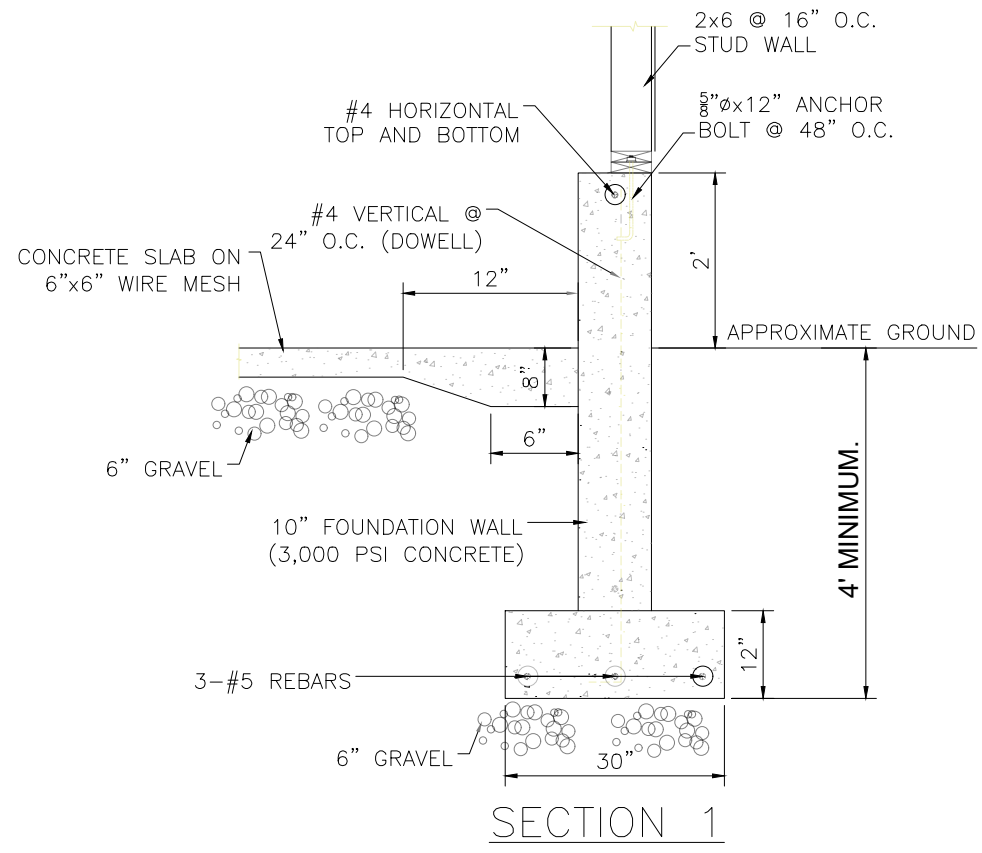
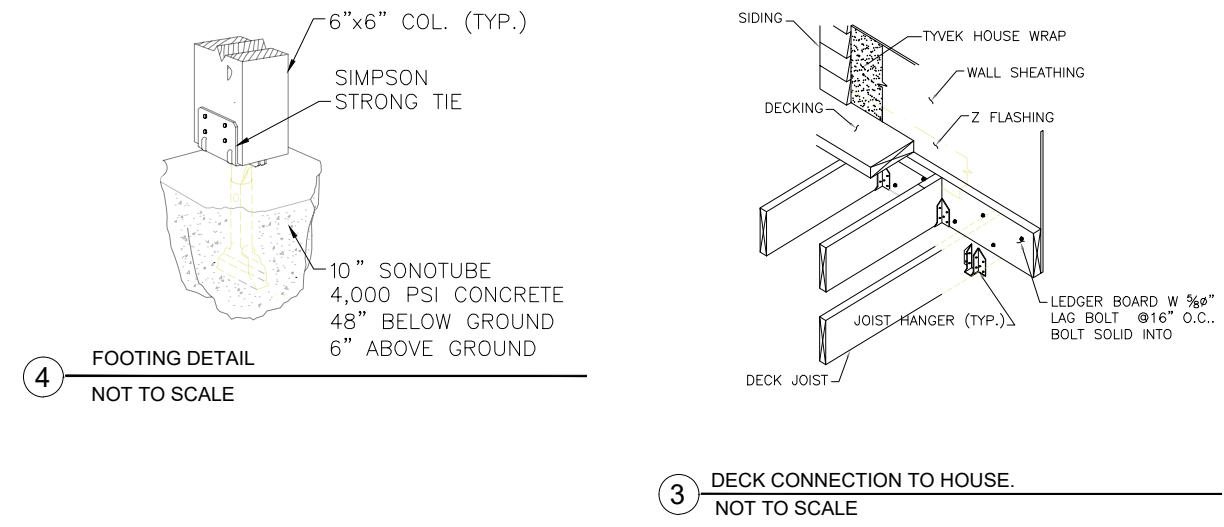
DRAWING NOTES

- 1) PROVIDE 3/4" T&G PLYWOOD FLOOR DECK
- 2) PROVIDE GALV. SIMPSON HANGERS AT FLOOR JOISTS WHERE REQUIRED
- 3) PROVIDE SOLID BLOCKING AT MID SPAN OF ALL AS PER MANUFACTURE SPECIFICATION.
- 4) PROVIDE 5/8" EXTERIOR SHEATHING AT EXT PERIMETER WALLS
- 5) ALL FLOOR JOISTS TO BE 2X10 @160.C
- 6) G.C TO FIELD VERIFY ALL DIMENSIONS.



2 SECOND FLOOR FRAMING
1/4" = 1'0"

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



DETAIL B

LEGEND

- EXISTING FOUNDATION WALL.
- NEW FOUNDATION WALL.



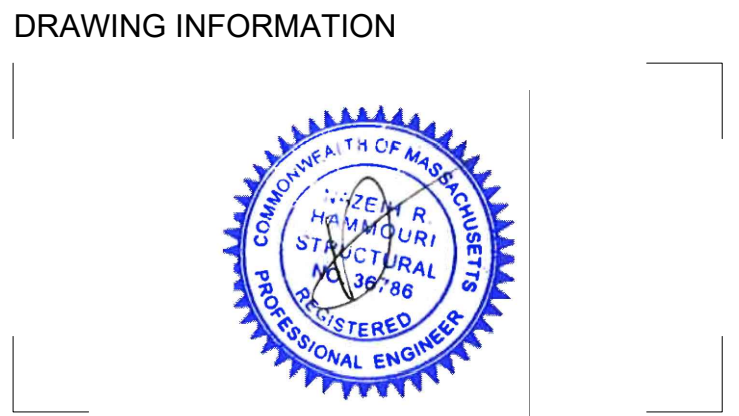
71B CLINTON ST Malden, MA 02148 Tel: 617 318-6056

PROJECT NAME
HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
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GIOVANI

PROJECT TEAM
Designer
Nathalia Quirino
857 888-1216
Engineer
Nazieh R. Hammouri.
857 312-9212

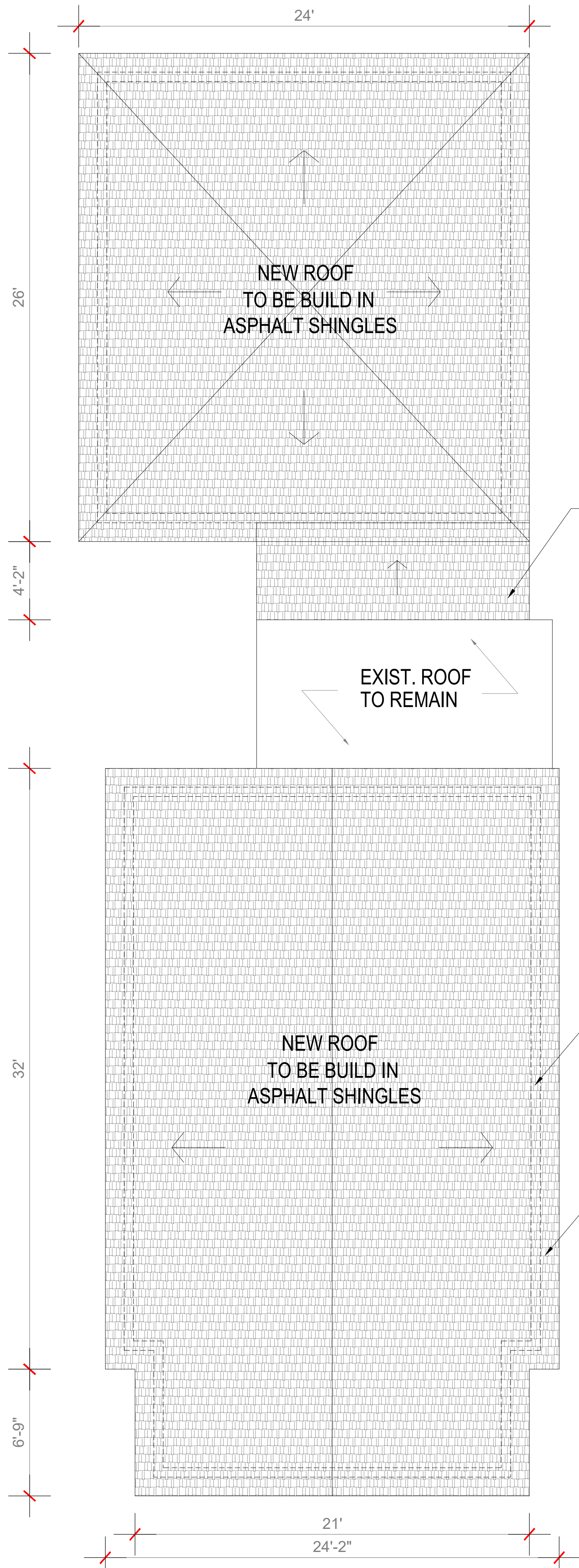
No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE
FRAMING PLANS & FOUNDATION PLAN

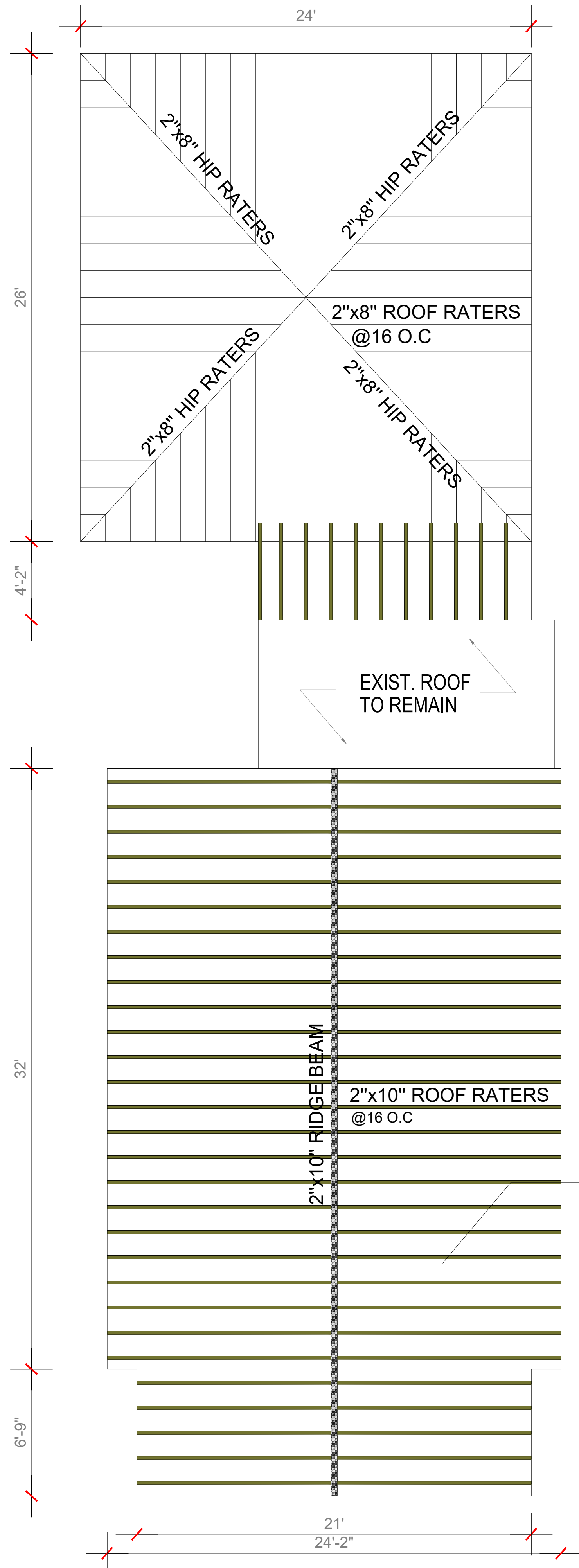


May 26, 2022
DATE OF ISSUE
DOOR & WINDOW SCHEDULE.
DESCRIPTION
1/2" = 1'0" Nathalia Quirino
SCALE
DRAWN BY
PROJECT #
FILE NAME

DRAWING NUMBER
S101



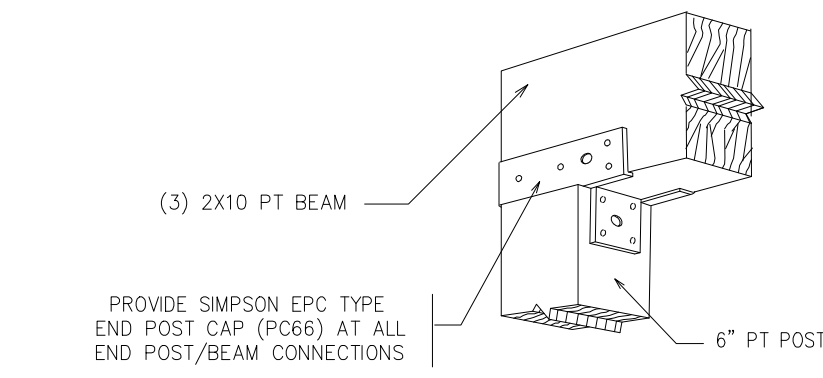
1 ROOF PLAN
1/4" = 1'0"



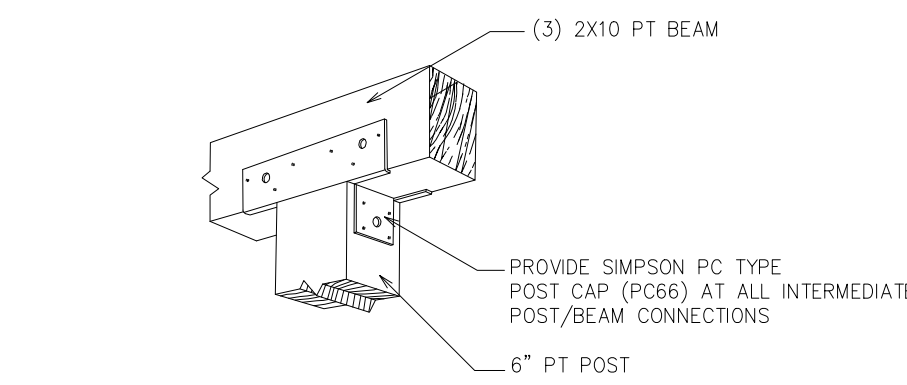
2 ROOF FRAMING
1/4" = 1'0"

ROOF PLAN NOTES

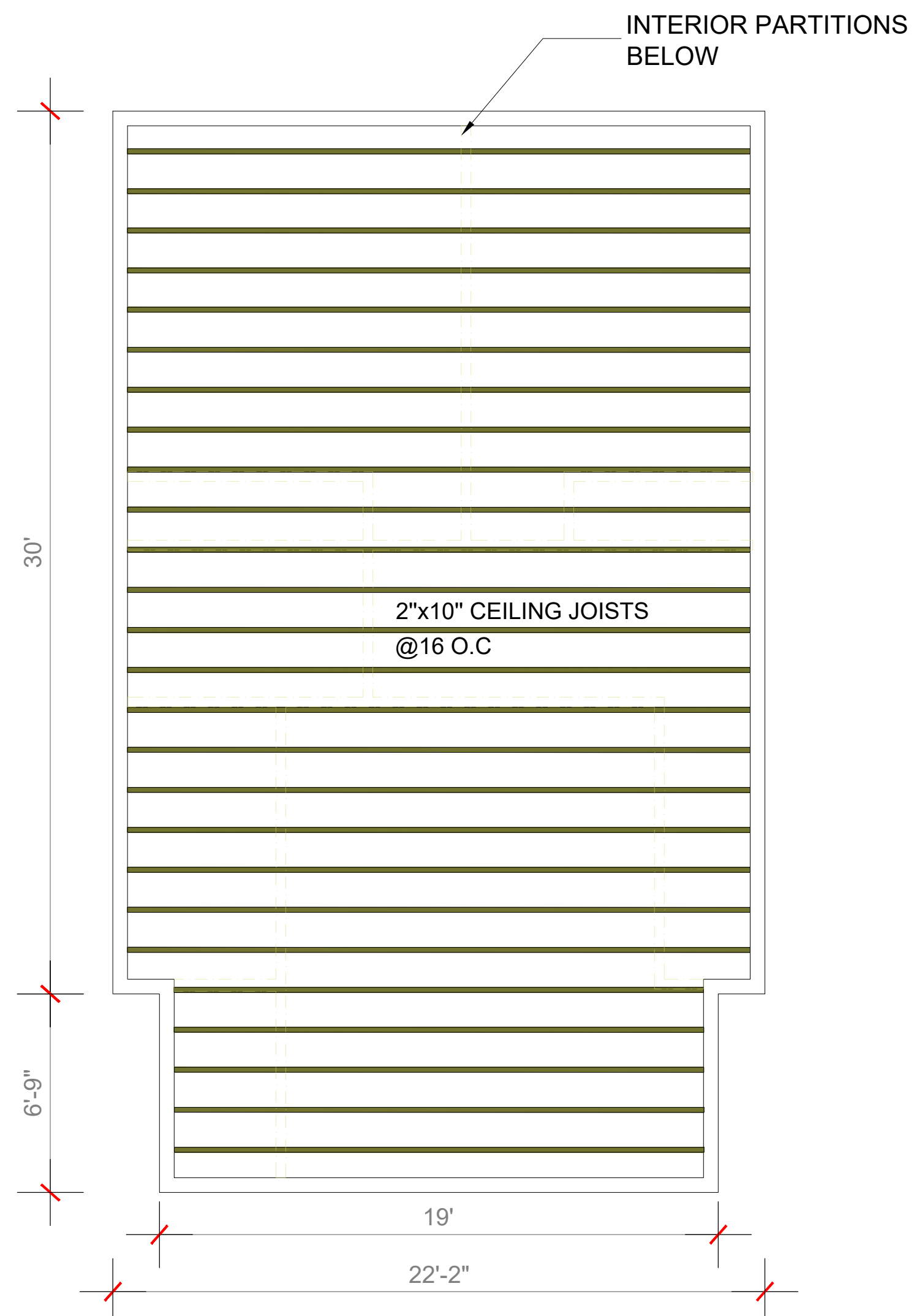
- 2) PROVIDE 5/8" PLYWOOD ROOF
- 3) PROVIDE GALV. SIMPSON HANGERS AT ROOF RAFTERS WHERE REQUIRED
- 4) PROVIDE GALV HURRICANE TIES AT ENDS OF ALL ROOF RAFTERS
- 5) ALL CEILING JOISTS TO BE 2"x8" @ 16" o/c
- 6) 2X8 COLAR TIES @32 O.C
- 7) HURRICANE CLIPS AT EACH RAFTER



2 DETAIL - TYP. END POST/BEAM CONNECTION
N.T.S.



3 DETAIL - TYP. INTERMEDIATE POST/BEAM CONNECTION
N.T.S.



3 CEILING FRAMING
1/4" = 1'0"

RISE
ARCHITECTURE

71B CLINTON ST Malden, MA 02148 Tel: 617 318-6056

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HOUSE EXPANSION
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857 888-1216

Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE

FRAMING PLANS &
FOUNDATION PLAN

DRAWING INFORMATION



May 26, 2022

DATE OF ISSUE

DOOR & WINDOW SCHEDULE.

DESCRIPTION

1/2" = 1'0" Nathalia Quirino

SCALE DRAWN BY

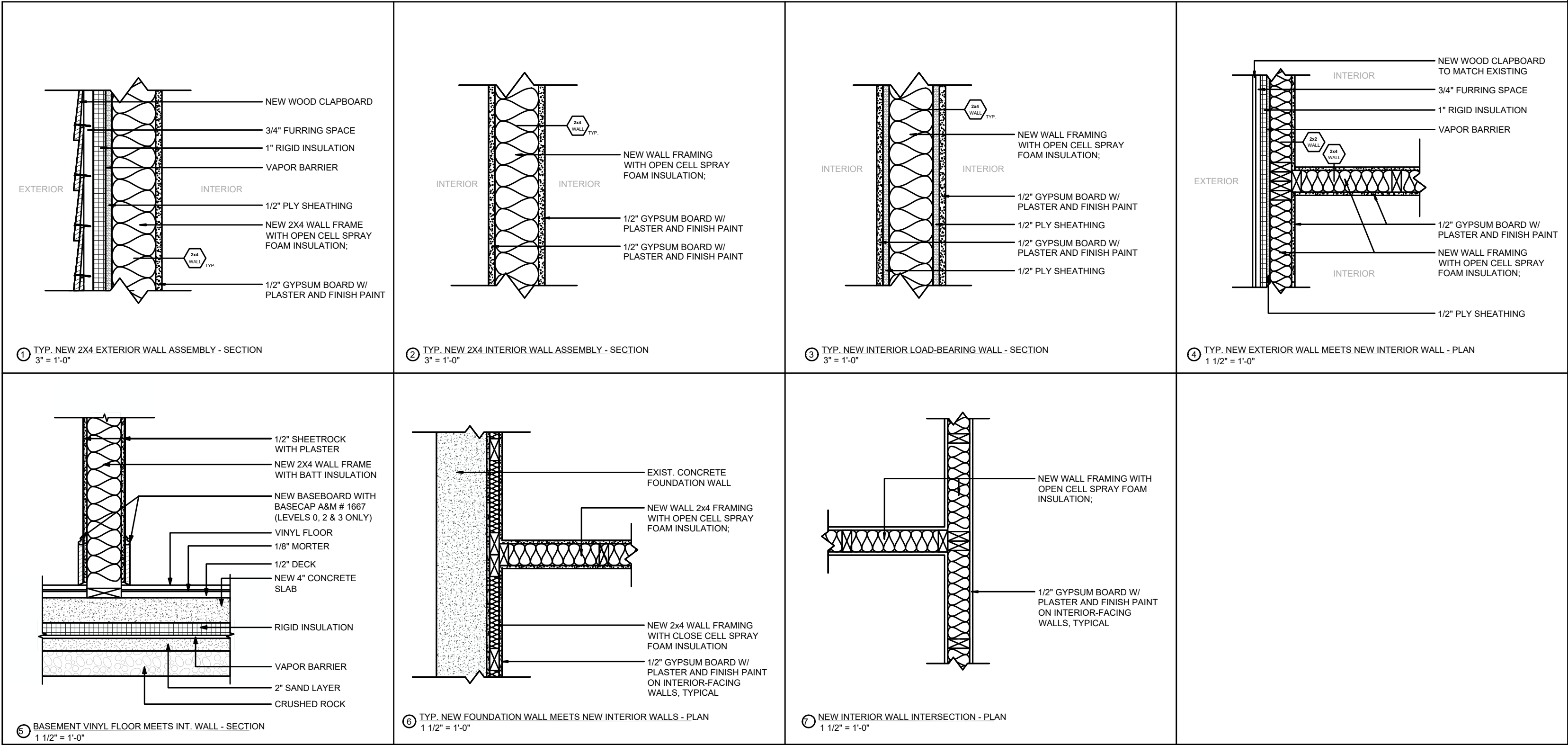
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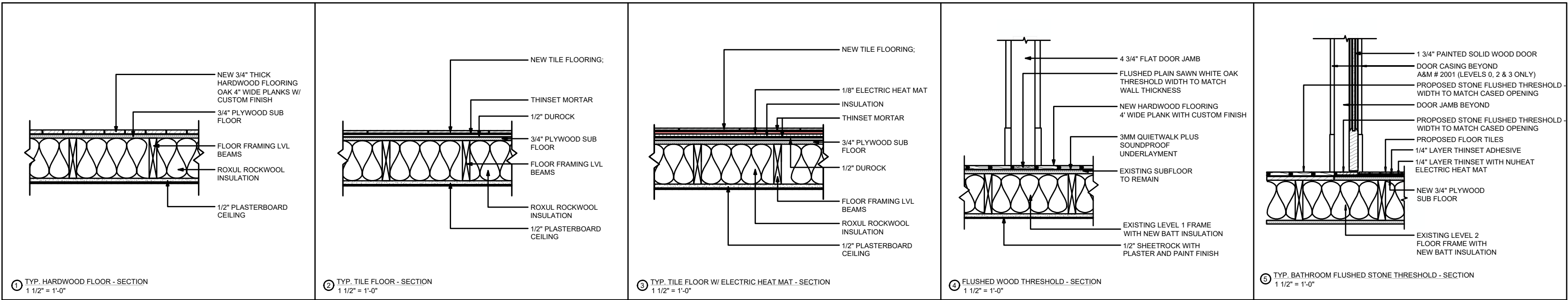
DRAWING NUMBER

S102

WALL PARTITIONS



FLOOR & CEILING



1B CLINTON ST Malden, MA 02148 Tel: 617 318-6056

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HOUSE EXPANSION
30 GROVE ST, TOPSFIELD MA 01983
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PROJECT TEAM
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857 888-1216
Engineer
Nazieh R. Hammouri.
857 312-9212

No.	Description	Date
00	Issue for Permit	05/26/2022

DRAWING TITLE
TYP. WALLS PARTITIONS.

DRAWING INFORMATION



April 27, 2022
DATE OF ISSUE
FLOOR PLAN.
DESCRIPTION
AS INDICATED. Nathalia Quirino
SCALE DRAWN BY
PROJECT # FILE NAME
DRAWING NUMBER

S103