

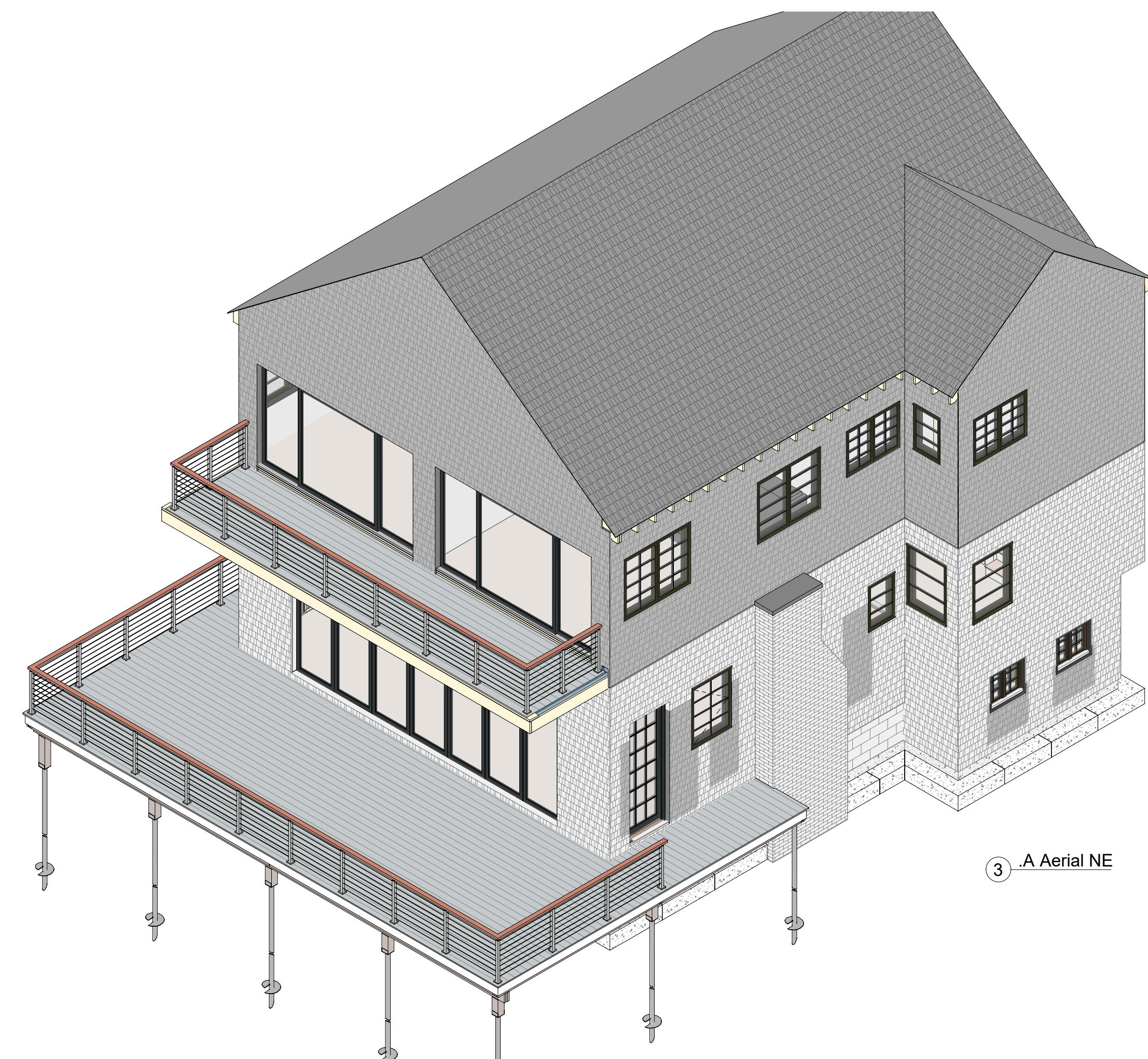
NARLEE DESIGN
43 George Street
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781-710-0329
design@narlee.com

Lopez Residence
20 Beech Street
Extension,
So. Hamilton, MA
01982

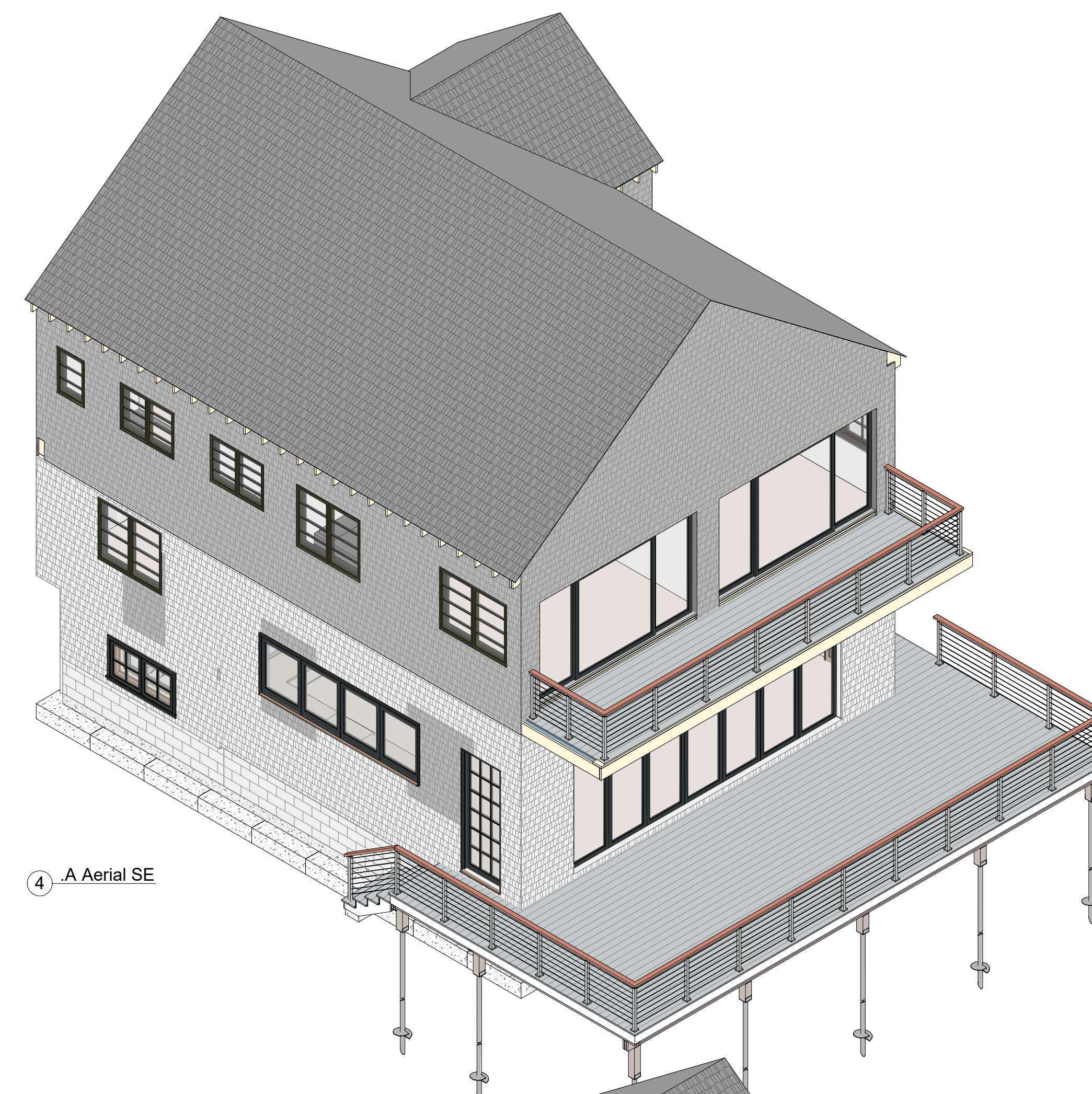
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Aerials

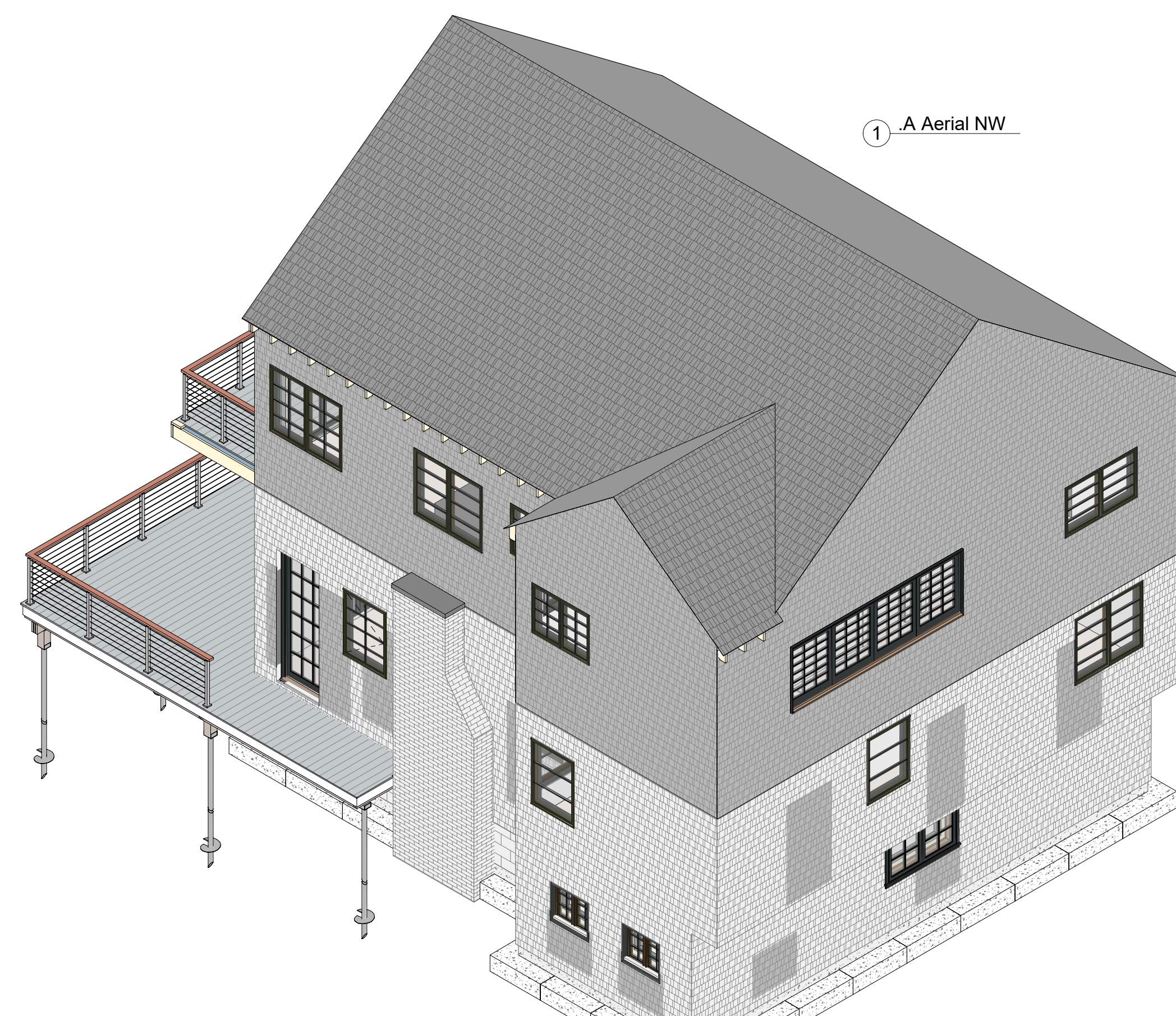
A1



③ .A Aerial NE



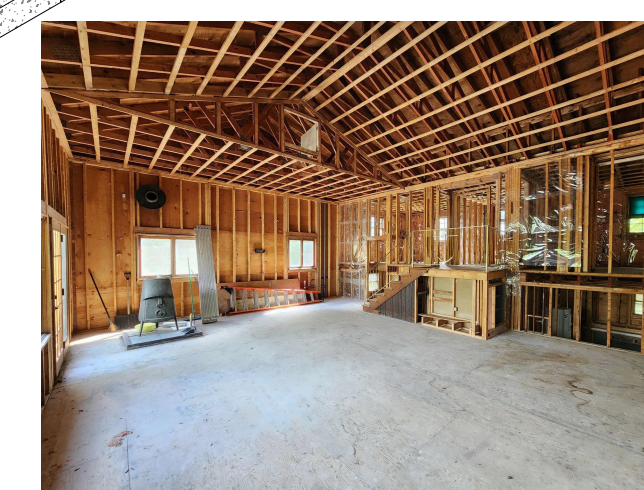
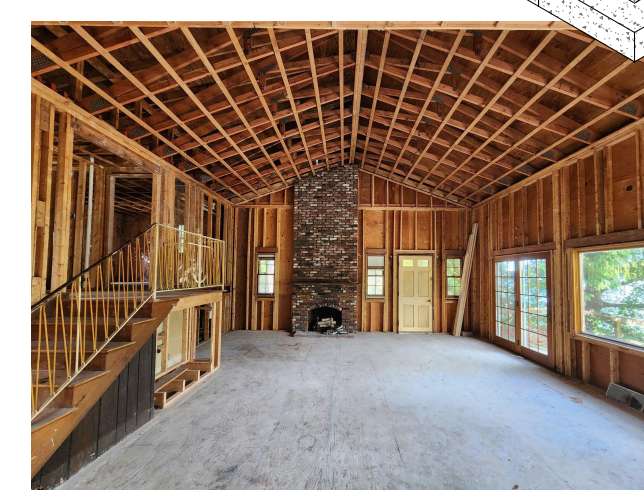
4 .A Aerial SE



1 .A Aerial NW

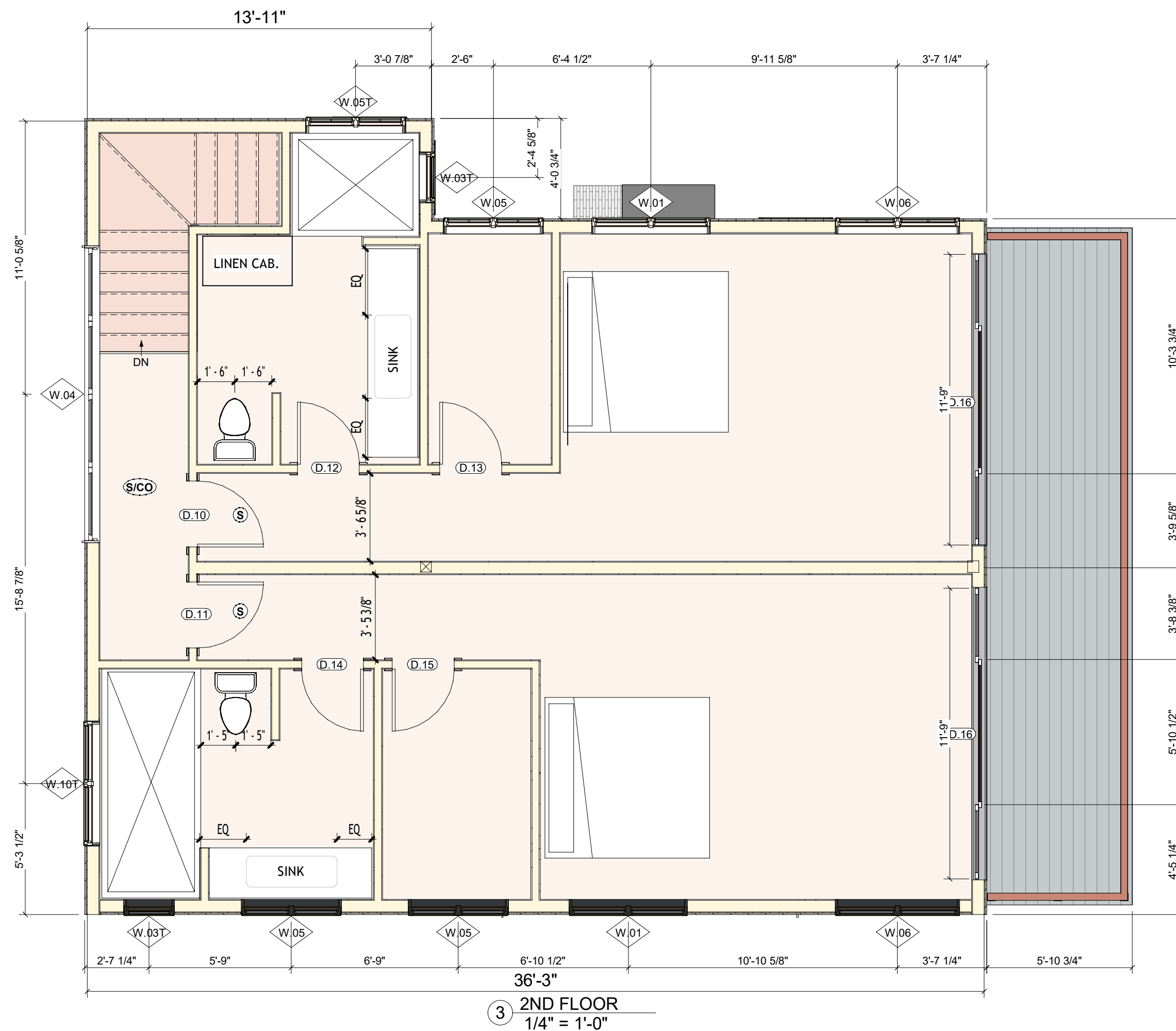
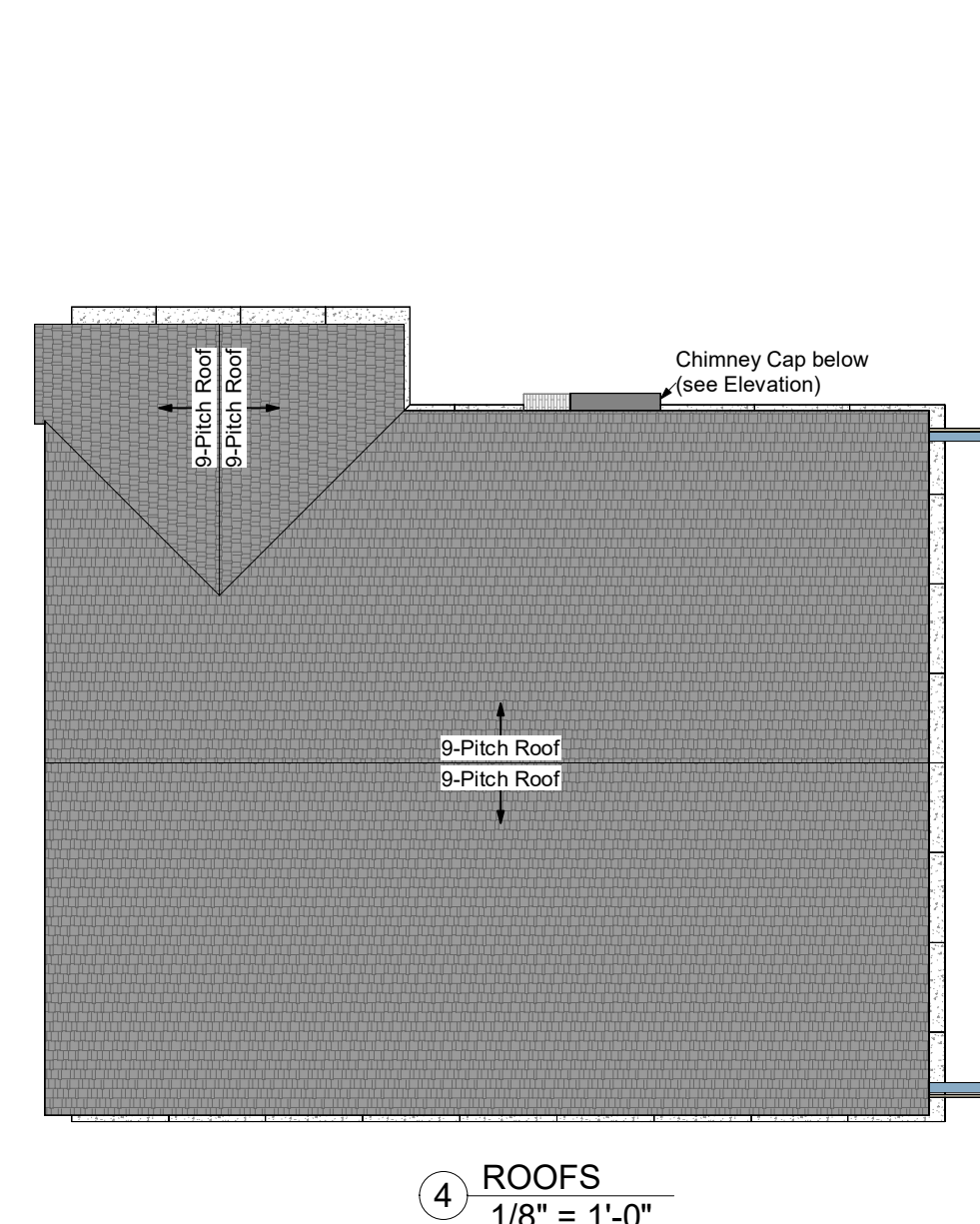
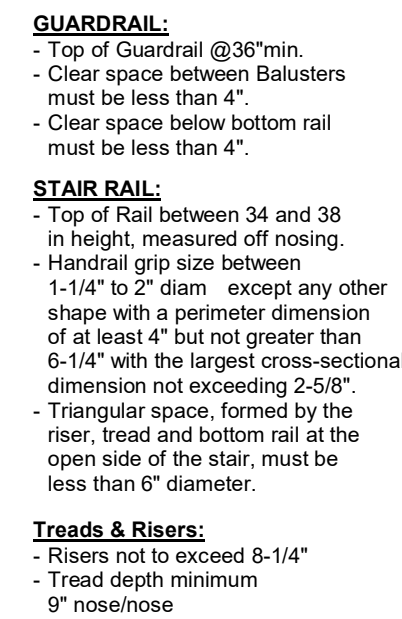


② .A Aerial SW



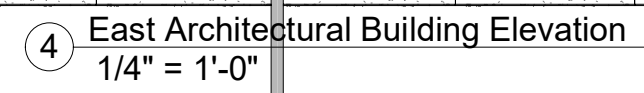
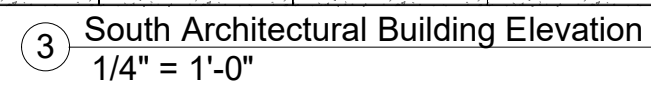
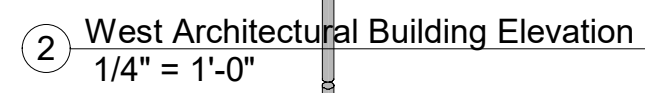
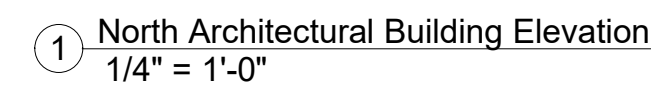
DRAWINGS LIST:
A1 - Aerials
A2 - Floor Plans
A3 - Elevations
S1 - Aerials
S2 - Plans, Notes
S3 - Elevations
S4 - Sections
S5 - Details A-B Fdns
& Moment Frame

DRAWINGS LIST:
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Door & C.O. Schedule				
(Consult Owner regarding styles & locks)				
U = 0.12 & ±0.30 require Threshold & Weatherstripping				
#	Location	Size		U-Value Label
D.01	Bsmt Mechanical	2'-6" x 6'-6"	Solid Core Interior Door	U = 0.12 20-Min.
D.02	Bsmt Bathroom	2'-6" x 6'-6"	Solid Core Interior Door	
D.03	1stFl North Entrance	3'-0" x 8'-0"	Full Lite. Alt: Add transom above to match D.04 height.	U = 0.30
D.04	1stFl North Entrance	20'-0" x 10'-0"	Folding Door 7 Panels	U = 0.30
D.05	1stFl South Entrance	3'-0" x 8'-0"	Full Lite. Alt: Add transom above to match D.04 height.	U = 0.30
D.06	Mezzanine Closet	4'-0" x 6'-8"	Bi-Fold Solid Core Interior Door	
D.07	Mezzanine Bathroom	2'-6" x 6'-8"	Solid Core Interior Door	
D.08	Mezzanine Closet	2'-6" x 6'-8"	Bi-Fold Solid Core Interior Door	
D.09	Mezzanine Office	2'-6" x 6'-8"	Solid Core Interior Door	
D.10	2ndFL BdrM-1	2'-8" x 6'-8"	Solid Core Interior Door	
D.11	2ndFL 1 Bathrm	2'-6" x 6'-8"	Solid Core Interior Door	
D.12	BdrM-1 Closet	2'-6" x 6'-8"	Solid Core Interior Door	
D.13	2ndFL BdrM-2	2'-8" x 6'-8"	Solid Core Interior Door	
D.14	BdrM-2 Bathrm	2'-6" x 6'-8"	Solid Core Interior Door	
D.15	BdrM-2 Closet	2'-6" x 6'-8"	Solid Core Interior Door	
D.16	BdrM-1 to Deck	11'-9" x 6'-8"	Sliding Patio Door	U = 0.30
D.17	Bedroom to Deck	11'-9" x 6'-8"	Sliding Patio Door	U = 0.30

Window Type Schedule (U=0.30)			
Consult Owner regarding Styles & Options			
#	Size (nom.)	Type	Notes
W 01	2'-4" x 4'-0"	Casement	
W 02	3'-4" x 3'-0"	Casement	
W 03	12'x2'-0"	Casement	
W 03T		Casement	Tempered, Interior sealed to prevent water from entering wall system.
W 04	2'-6" x 12'-0"	Casement	
W 05	2'-0" x 4'-0"	Cleareasy type if tagged in bathroom and/or closet	
W 06	2'-0" x 5'-0"	Cleareasy type if tagged in bathroom and/or closet	
W 07	2'-0" x 2'-0"	Casement	
W 08	2'-0" x 3'-0"	Casement	
W 10T	2'-0" x 5'-0"	Cleareasy type if tagged in bathroom and/or closet	Tempered, Interior sealed to prevent water from entering wall system.

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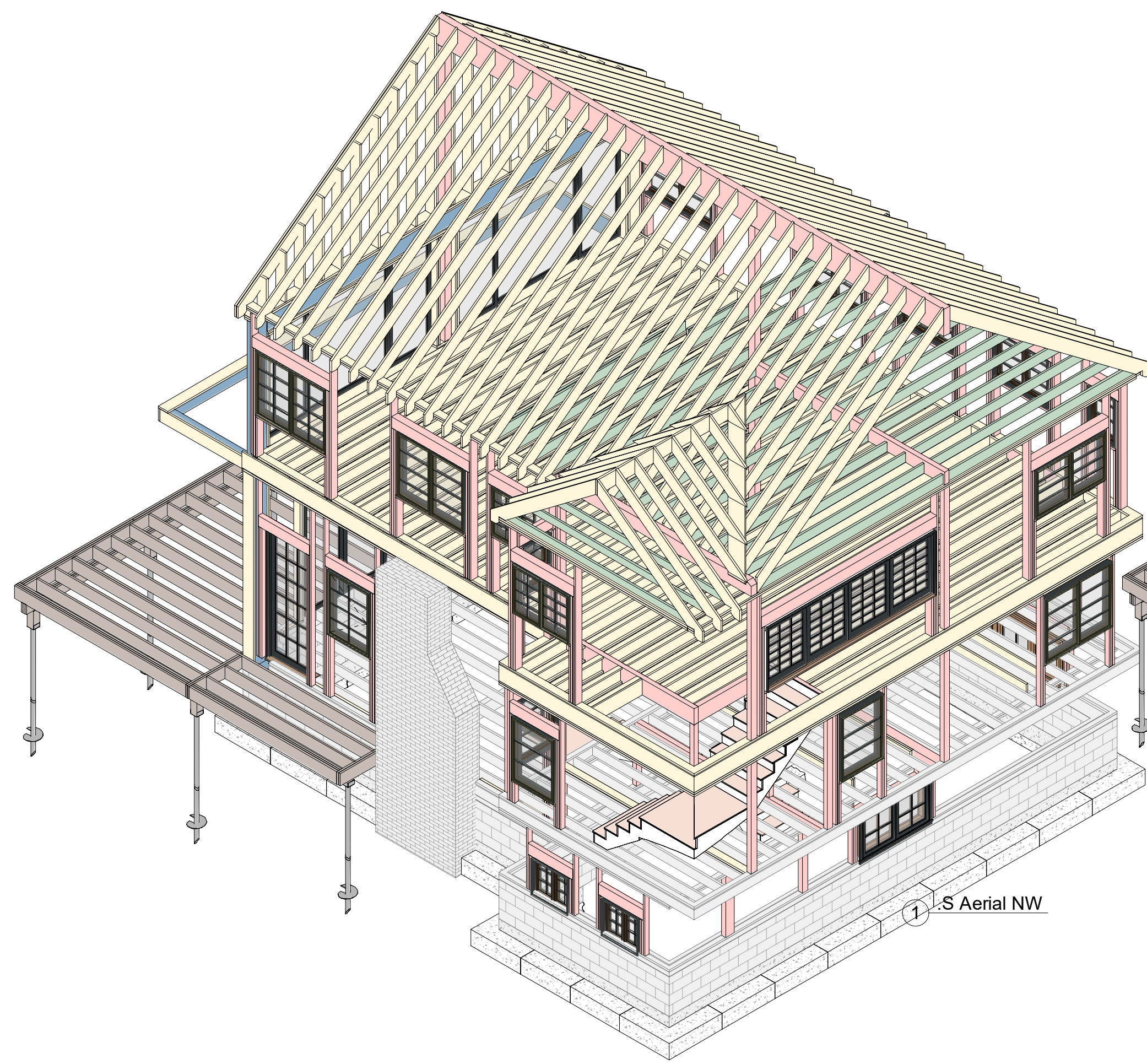
Elevations

N
↑

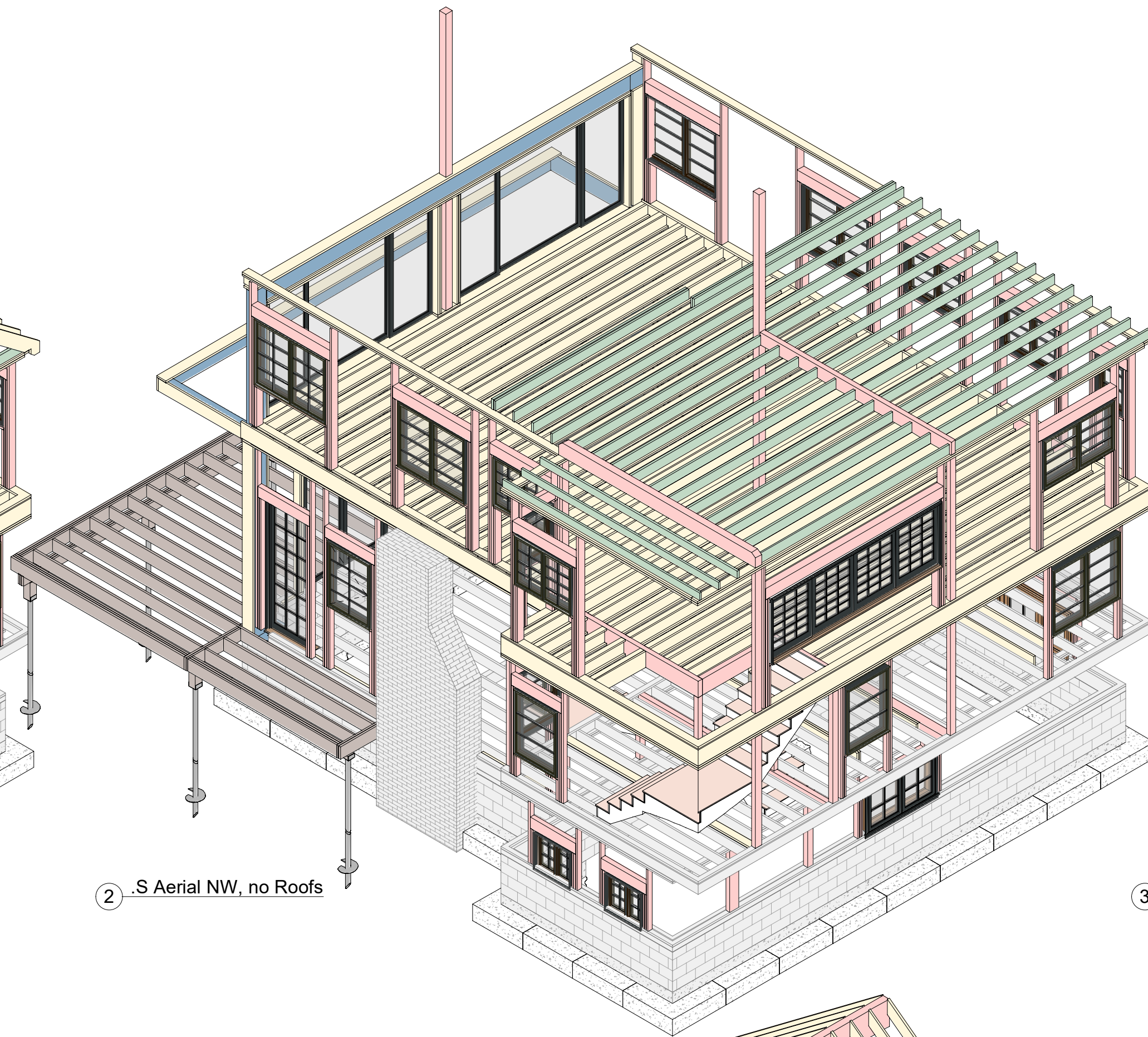
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Materials

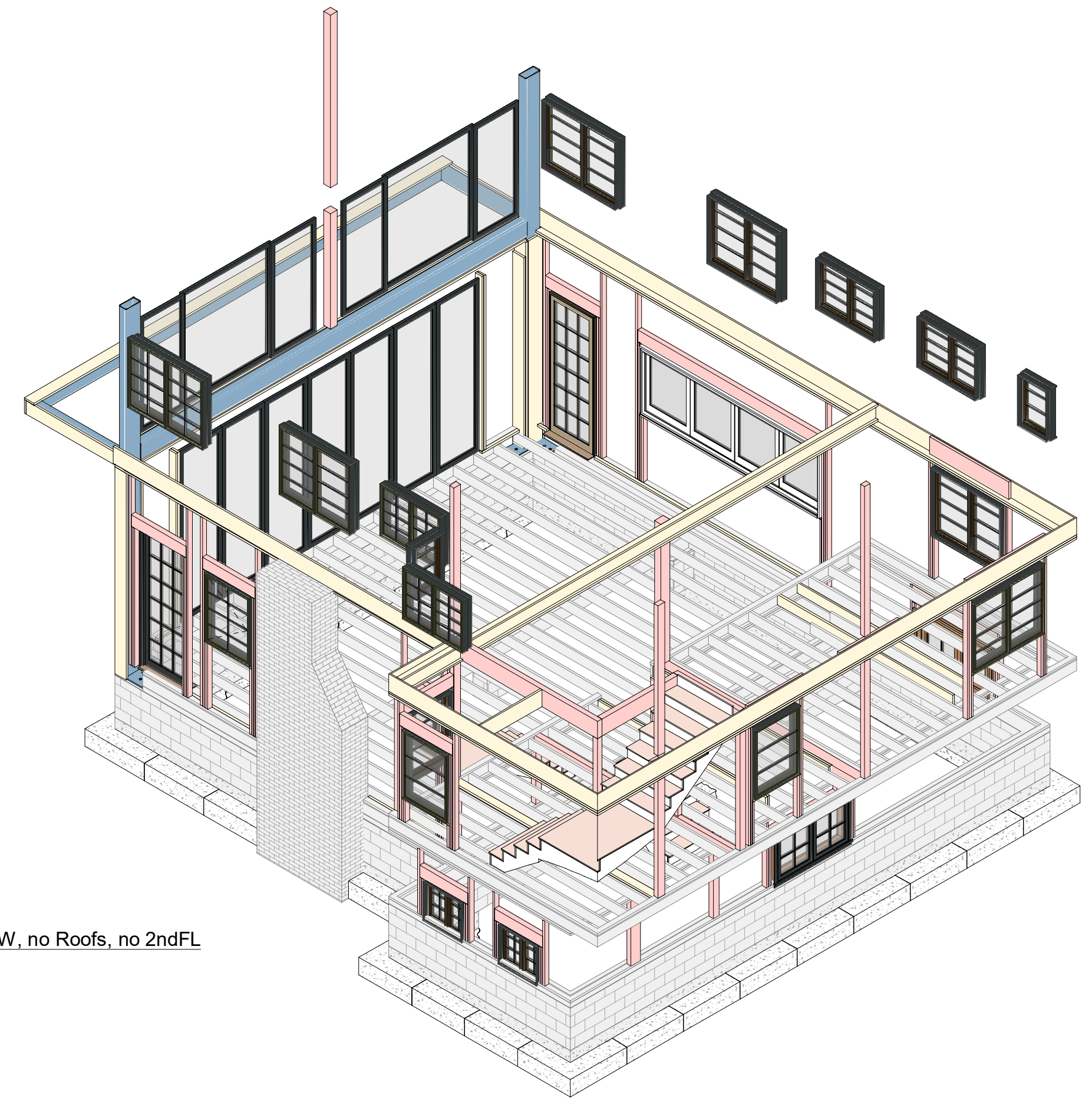
S1



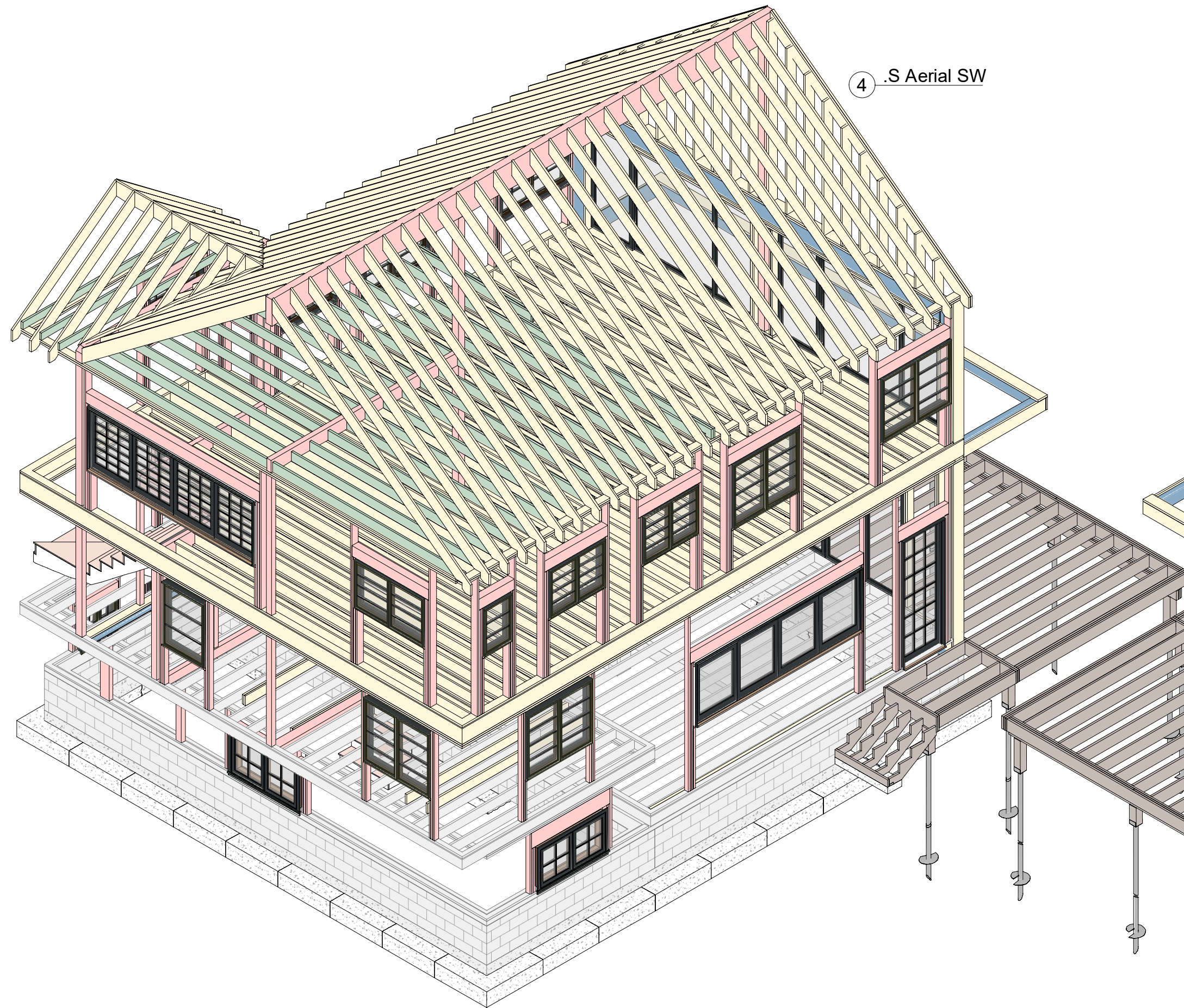
1 .S Aerial NW



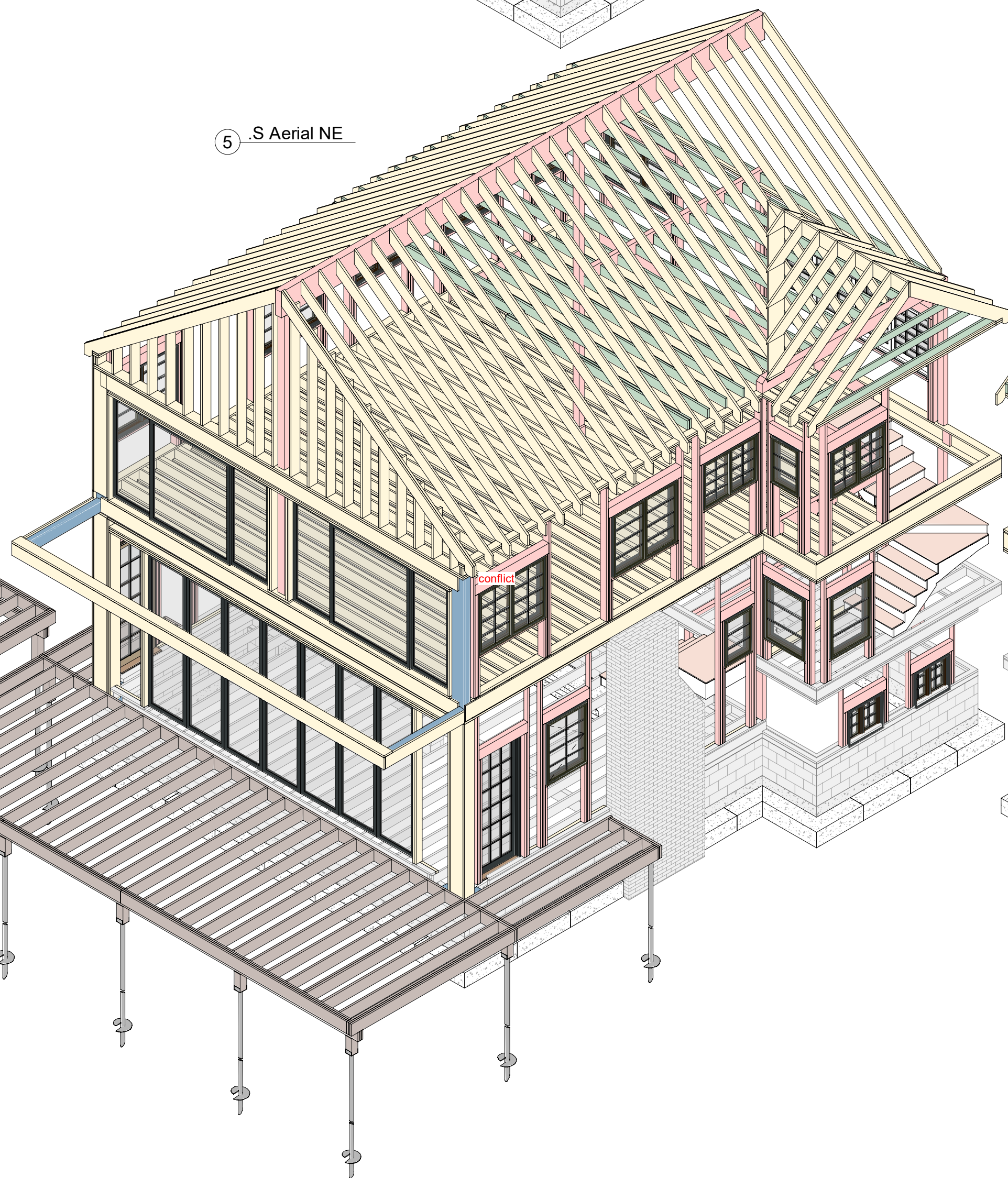
② .S Aerial NW, no Roofs



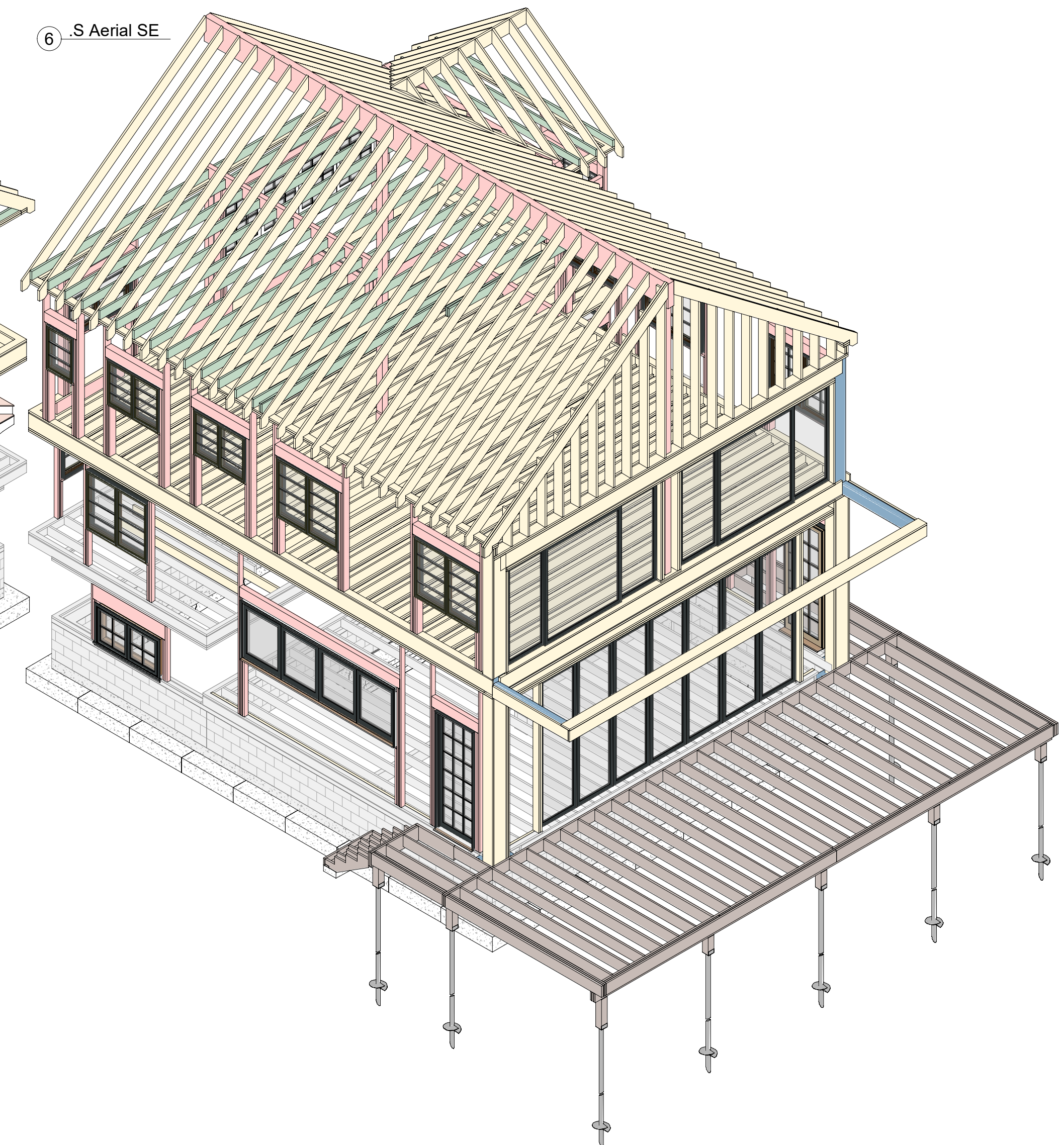
③ .S Aerial NW, no Roofs, no 2ndFL



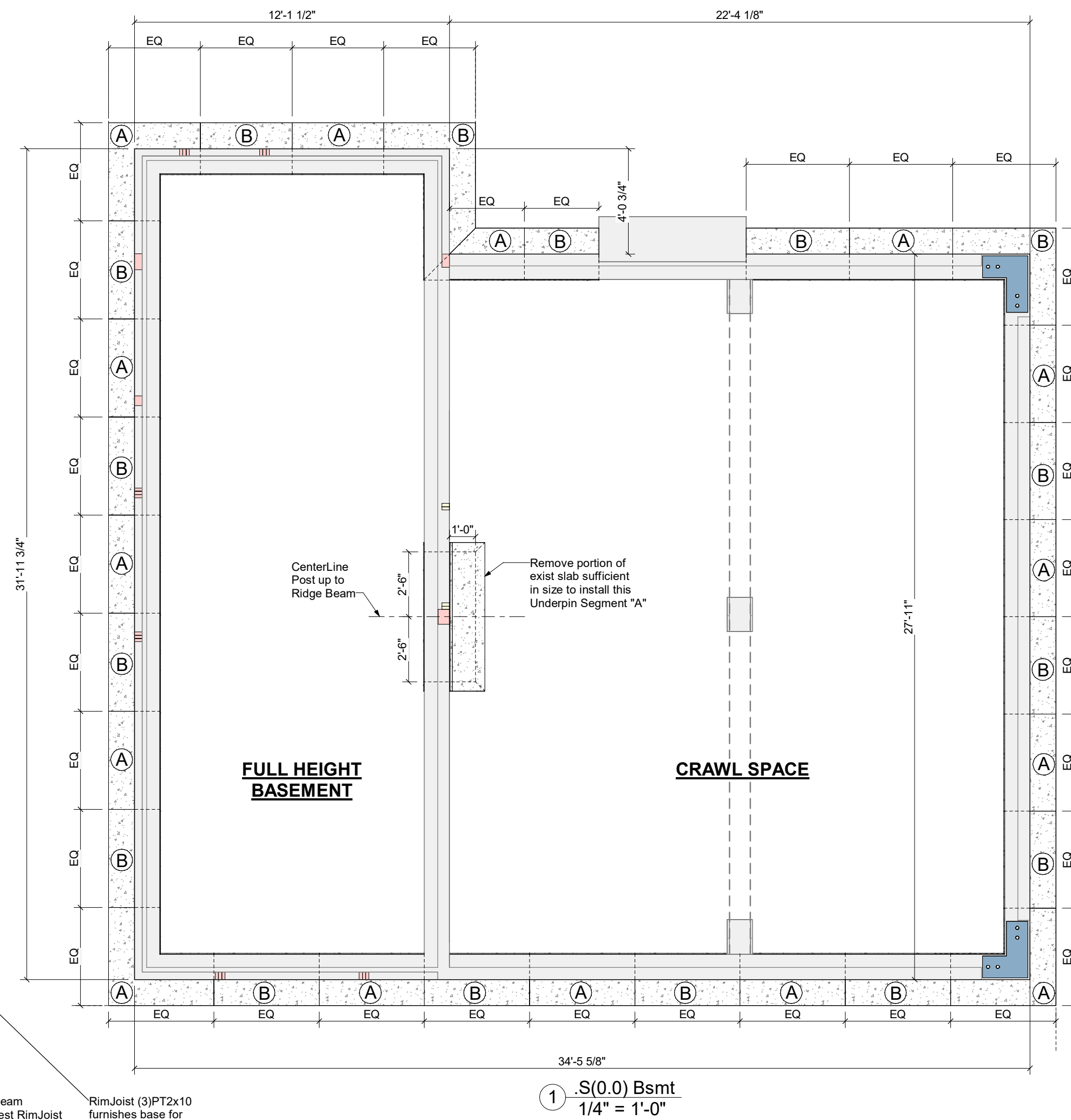
④ .S Aerial SW



5 .S Aerial NE



⑥ .S Aerial SE



See S5 for Foundation Details

STRUCTURAL NOTES:

GENERAL:

- 1) CONFORM TO MASSACHUSETTS STATE BUILDING CODE, CURRENT EDITION
- 2) VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS PRIOR TO ORDERING MATERIAL OR CONSTRUCTING

TEMPORARY SHORING & BRACING:

- 1) DESIGN AND INSTALLATION IS RESPONSIBILITY OF CONTRACTOR

TEMPORARY SHORING & BRACING

EXCAVATION & BACKFILL:

1) ALL WORK, INCLUDING FOOTING, SLAB AND TRENCH BEDS, AND ANY TRADES WORK ASSOCIATED WITH OR PLACED IN CONJUNCTION WITH EXCAVATION & BACKFILL, SHALL BE PROTECTED FROM SURFACE AND SUBSURFACE WATER

2) WATER PREVENTION AND DEWATERING SHALL NOT IMPINGE

EXCAVATION & BACKFILL:
1) ALL WORK INCLUDING

- 1) ANY TRADES WORK ASSOCIATED WITH OR PLACED IN CONJUNCTION WITH EXCAVATION & BACKFILL, SHALL BE PROTECTED FROM SURFACE AND SUBSURFACE WATER
- 2) WATER-PREVENTION AND DE-WATERING SHALL NOT IMPINGE ON ADJACENT PROPERTIES AND SHALL BE IN A MANNER ACCEPTABLE TO LOCAL AND STATE JURISDICTIONS.
- 3) DO NOT CAST FTGS ON FROZEN WATER OR FROZEN GROUND
- 4) SAND-GRAVEL SHALL CONSIST OF HARD, DURABLE, NATURAL SAND, CLEAN, FREE FROM FINE, MUD, WATER, OIL, RUBBISH AND OTHER DELETERIOUS OR ORGANIC MATERIAL GRADED TO THE FOLLOWING LIMITS:

SIEVE SIZE

<u>SOIL TYPE</u>	<u>DEPTH (FT) W/DEPTH</u>
3 INCH	100
1/2 INCH	50-85
NO. 4	40-75
NO. 50	8-28
NO. 200	0-8

5) GRANULAR FILL SHALL CONSIST OF INORGANIC SOIL FREE OF CLAY.

LOAM, ICE, SNOW, ROOTS, SOD, RUBBISH AND OTHER
DELETERIOUS
OR ORGANIC MATERIAL, GRADED TO THE FOLLOWING LIMITS:

<u>SIEVE SIZE</u>	<u>% FINER BY WEIGHT</u>
2/3 LOOSE LIFT THICKNESS	100
NO. 10	30-90
NO. 40	10-70
NO. 200	0-15

9. FOLLOWING EXCAVATION TO FOOTING BEARING ELEVATION, THE

SOIL SHALL BE SURFACE COMPACTED WITH AT LEAST 6 PASSES OF A WALK BEHIND VIBRATORY ROLLER HAVING A DYNAMIC FORCE RATED NOT LESS THAN 10,000 LBS.

7) BEFORE PLACEMENT OF CONCRETE FLOOR SLAB ON GRADE, THE SOIL SURFACE SHALL BE PROOF ROLLED WITH AT LEAST 6 PASSES OF A LARGE VIBRATORY

ROLLER HAVING A DRUM WEIGHT OF AT LEAST 10,000 LBS. AND A
DYNAMIC FORCE OF AT LEAST 20,000 LBS.

8) OVER-EXCAVATED OR DISTURBED SOIL SHOULD BE REPLACED
WITH GRANULAR
FILL AND COMPACTED IN LIFTS TO 95% OF THE MAXIMUM DRY
DENSITY PER
ASTM D-1557. LOOSE LIFT THICKNESS SHALL BE 6 INCHES FOR
HAND OPERATED
EQUIPMENT AND 12 INCHES FOR LARGE VIBRATORY ROLLERS.

9) MATERIAL WITHIN THE PERIMETER OF FOUNDATION SHALL BE
FREE OF
ORGANIC OR DELETERIOUS MATERIAL
10) SEE "CONCRETE" BELOW FOR OTHER REQ'TS.

CONCRETE:

- 1) CONCRETE 3000 PSI, 5% ENTRAINED IN FOOTINGS & WALLS; 0% IN ALL SLABS.
- 2) FOOTINGS 4' MIN. BELOW FINISH GRADE, KEYED TO RECEIVE WALLS.
- 3) FOOTINGS TO BE ON INORGANIC, STABLE, NON-EXPANSIVE BEARING MATERIAL.
VIRGIN MATERIAL OR COMPACTED STRUCTURAL GRAVEL FILL, 1.5 TSF OR BETTER.
- 4) MIN REINFORCING:
- FOUNDATION WALLS UP TO 8' HIGH; #4 CONTINUOUS
(1) IN TOP FT OF WALL, (1) IN BOT OF FT OF WALL, (1) AT MID-

HEIGHT:
 * FOUNDATION WALL OVER 8' HIGH: #4 CONTINUOUS
 (1) IN TOP FT OF WALL, (1) IN BOT OF FT OF WALL, (1) EACH AT
 THIRD-POINTS.
 * OVERLAPS AT OUTSIDE CORNERS AND STRAIGHTS 20" MIN.
 5) 5/8" SILL-PLATE A-BOLTS, 8" EMBED @ 6" OC AND WITHIN 12" OF
 CORDERS.
 6) TYPICAL REBAR CONNECTORS FROM FOUNDATION TO
 FOUNDATION:
 PROVIDE (2)#5 REBAR, 30" LONG, AT 3" FROM THE TOP & BOTTO
 OF

- 7) FOUNDATION, DRILL & EPOXY IN PLACE.
- 8) SLABS ON MIN 6" CLEAN, COMPACTED GRAVEL FILL. IF DEEPER, IN 12" MAX COMPACTED LIFTS. 95% PROCTER.
- 8) REBAR TO BE ASTM A615 GRADE 60
- 9) WIRE FOR SLABS TO BE WELDED WIRE FABRIC PER ASTM 185 - Laid IN FLAT SHTS.
- 10) FORM-TIE HOLES PLUG WITH HYDRAULIC CEMENT
- 11) CONSULT G.C. REGARDING SLEEVES & INSERTS AND COORDINATE THIS WORK.
- 12) FOLLOW ACI RECOMMENDATIONS IF PLACING CONCRETE IN

COLD-WEATHER
CONDITIONS.

WOOD: SPRUCE-PINE-FIR #2, KILN-DRIED 19% MAX MOISTURE. PLATE-LAPS 4" TO #1

DIMENSION LUMBER:

PT WOOD SOUTHERN YELLOW PINE #1

ENGINEERED LUMBER: BOISE-CASCADE
LVL'S ARE VLI 2.1 3100 SPI, 1.3/4" Plys
V-LAM POSTS = VERSA-LAM PLY 1.8E 2650 SPI
FOLLOW MANUF. DETAILS &
RECOMMENDATIONS. PLUG LIPS SO AS NOT
TO CREATE BUTTED BENDS. GLUE & SCREW
LAPS WITH PLY-TO-PLY FULL-DEPTH SDS'S @
16" STAGGERED. JOISTS PROTECTED BY
GYPSUM OR EQUAL COATED-PROTECTION BY
MANUF.

FLOOR SHEATHING: 3/4" T&G APA RATED PANELS "STURDI-FLOOR"
OR ADVANTECH, STAGGERED, GLUED & SCREWED.

WALL SHEATHING: 1/2" EXPOSURE-1 APA RATED PLYWOOD,
STAGGERED & EDGE-BLOCKED.

ROOF SHEATHING: 5/8" APA RATED PLYWOOD SHEATHING,
STAGGERED & EDGE-BLOCKED.

OTHER: - ADD JOIST WHERE UNDER PARALLEL-
RUNNING
BEARING WALL.
SO JO BLOCK BETWEEN JOISTS UNDER

- SOLID BLOCK BETWEEN JOISTS UNDER BEARING WALL
- OR OVER BEAM.
- SOLID BLOCK UNDER POSTS, WITH DIMENSION LUMBER GRAIN VERTICALLY ORIENTED, OR LVL/NON-SHRINK MTL.
- SOLID BLOCK BETWEEN RAFTER TIES & JOISTS AND/OR RAFTERS AS NECESSARY. THAT DO NOT PAIR UP EXACTLY, OR USE HOLD-DOWNS.
- SIMPSON GALV JOIST HANGERS ALL JOISTS
- SIMPSON GALV HURRICANE HOLD-DOWNS ALL RAFTERS.

STEEL COLUMNS:

- 1) LALLY COLUMNS ARE CONCRETE-FILLED BY DEAN COLUMN COMPANY OR EQUAL
 - A) TOP & BOT PLATES BY DEAN COLUMN COMPANY, FASTENED TO BEAMS/FLOOR
 - B) TYPICAL TOP&BOTTOM PLATES FOR 3.5"Ø STEEL LALLY'S U.O.N: 5.25X5.25X0.25 SPRINGFIELD
- 2) "STD. WGT." PIPE COLUMNS ARE PIPE3STD SCHEDULE 40, 36KSI
 - A) TOP & BOT PLATES 5/8" STEEL, Beam Width x 5-1/2" OR AS NOTED, FASTENED TO BEAMS/FLOOR

3) RECTANGULAR & SQ. COLUMNS: ASTM A500, GRADE B, 46 KSI

STEEL BEAMS:

1) ASTM A992 - 50 KSI

2) ALL OTHER SHAPES & PLATES ASTM A36 - 36 KSI

TYPICAL FRAMING NOTES ALL LEVELS:

Typical Interior Wall Framing:
SPF#2 2x4's @16" oc with
Bottom Plate & (2) Top Plates

Typical Exterior Wall Framing:
Below 2ndFL: 2" Furring on Existing 2x4's
SPF#2 2x6's @16" oc with
Bottom Plate & (2) Top Plates

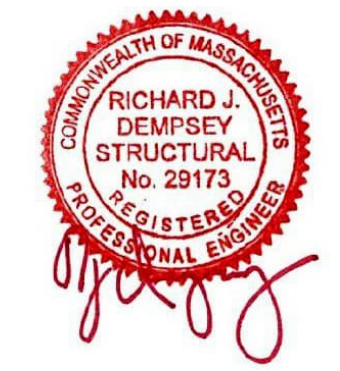
Typical Exterior Wall Headers U.O.N.:
Below 2ndFL: (2)2x10 with Plywood on (2)Jacks & (1)King Stud each end
2nd Floor: (3)2x8 with Plywood on (2)Jacks & (1)King Stud each end
Typical Sill Plates & other PT:
SP#1

Typical Simpson Joist Hangers:

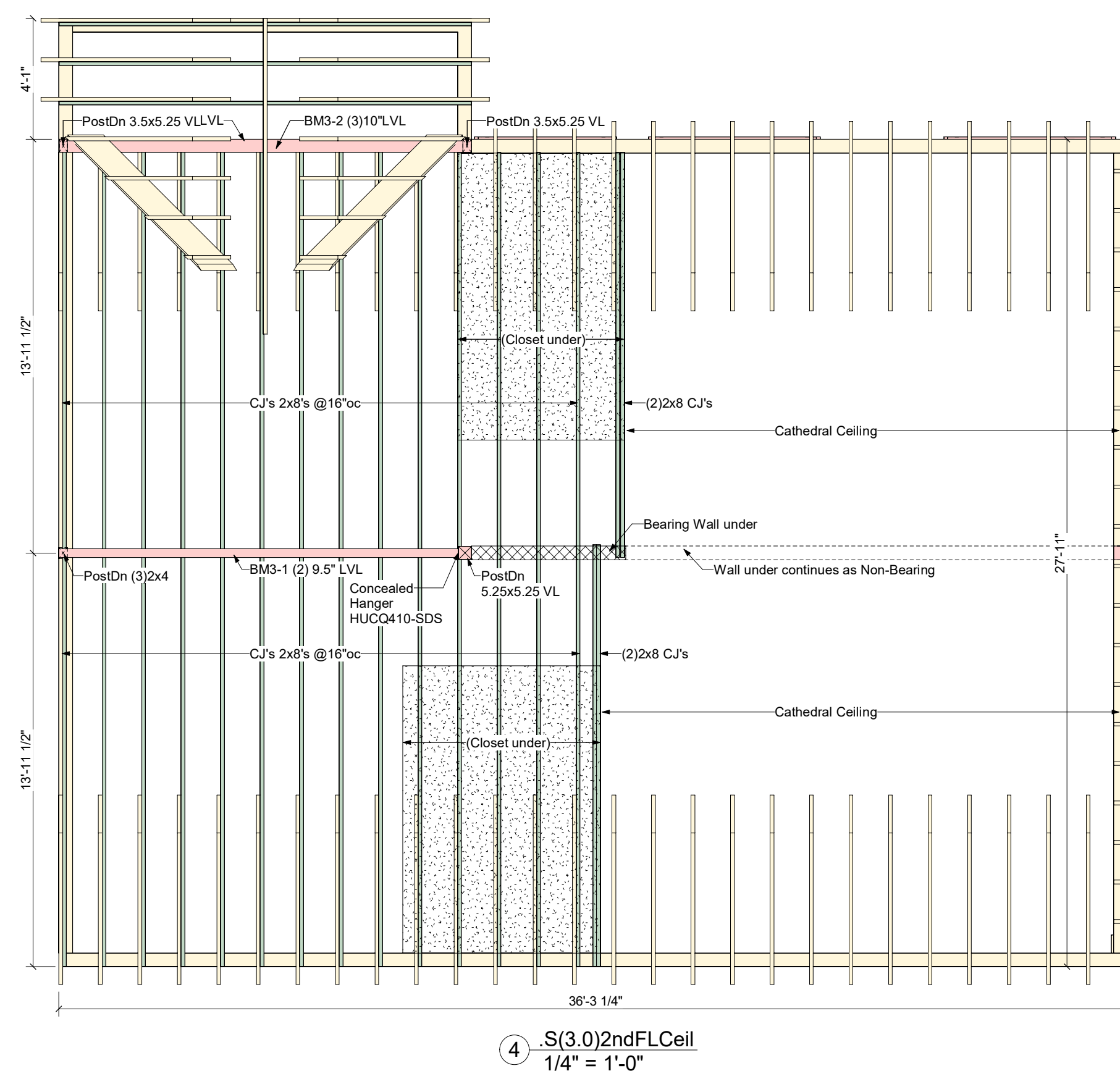
- IUS3.56/11.88 for BCI 90s 2.0 x 11.875"
- LUS26 for 2x6 or Concealed version as req'd.
- LUS26-2 for (2)2x6 or Concealed version as req'd.
- LUS28 for 2x8 or Concealed version as req'd.
- LUS28-2 for (2)2x8 or Concealed version as req'd.
- LUS210 for 2x10 or Concealed version as req'd.
- LUS210-2 for (2)2x10 or Concealed version as req'd.
- LUS210-for-2x10-Concealed-version-as-req'd

LUS210-2 for (2)2x12 or Concealed version as req'd.

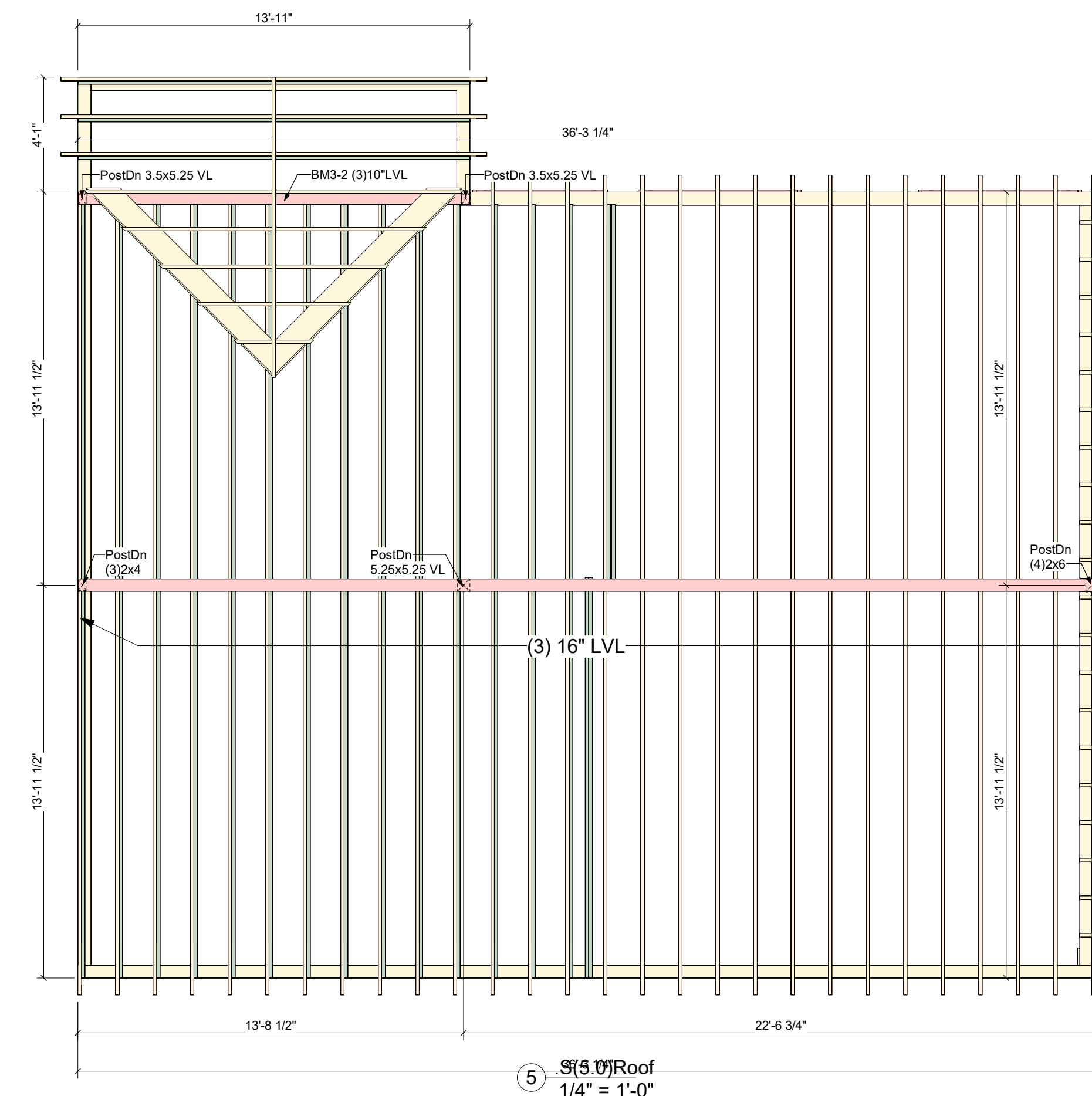
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④ .S(3.0)2ndFLCeil
1/4" = 1'-0"



5. $S(5.0'')$ Roof
 $1/4'' = 1'-0''$

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Plans, Notes

N
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S3



N
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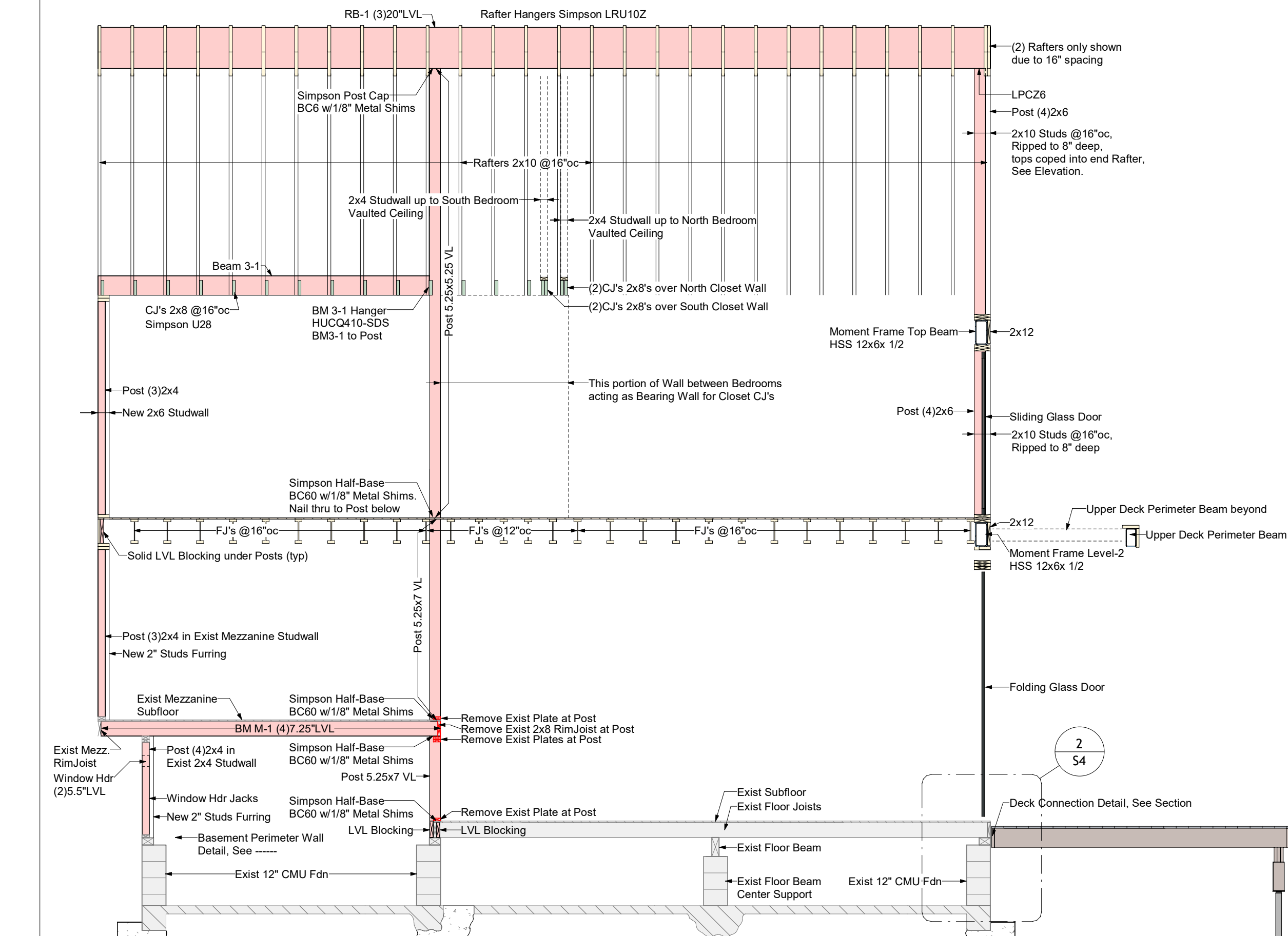
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Sections

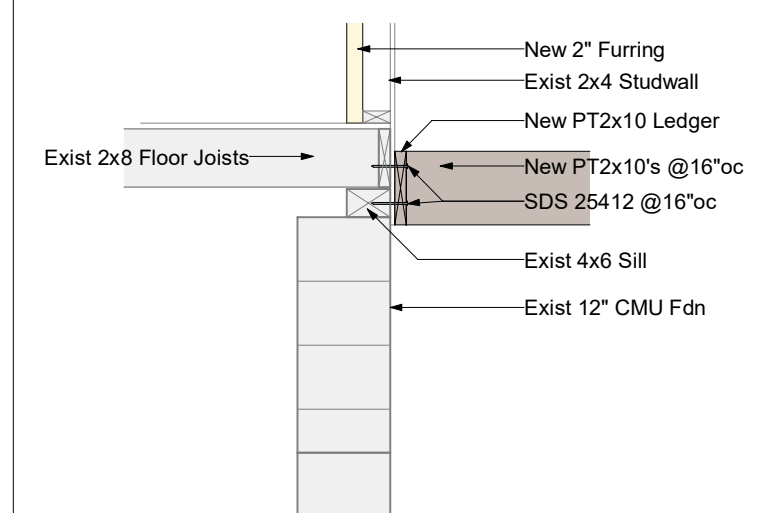
S4



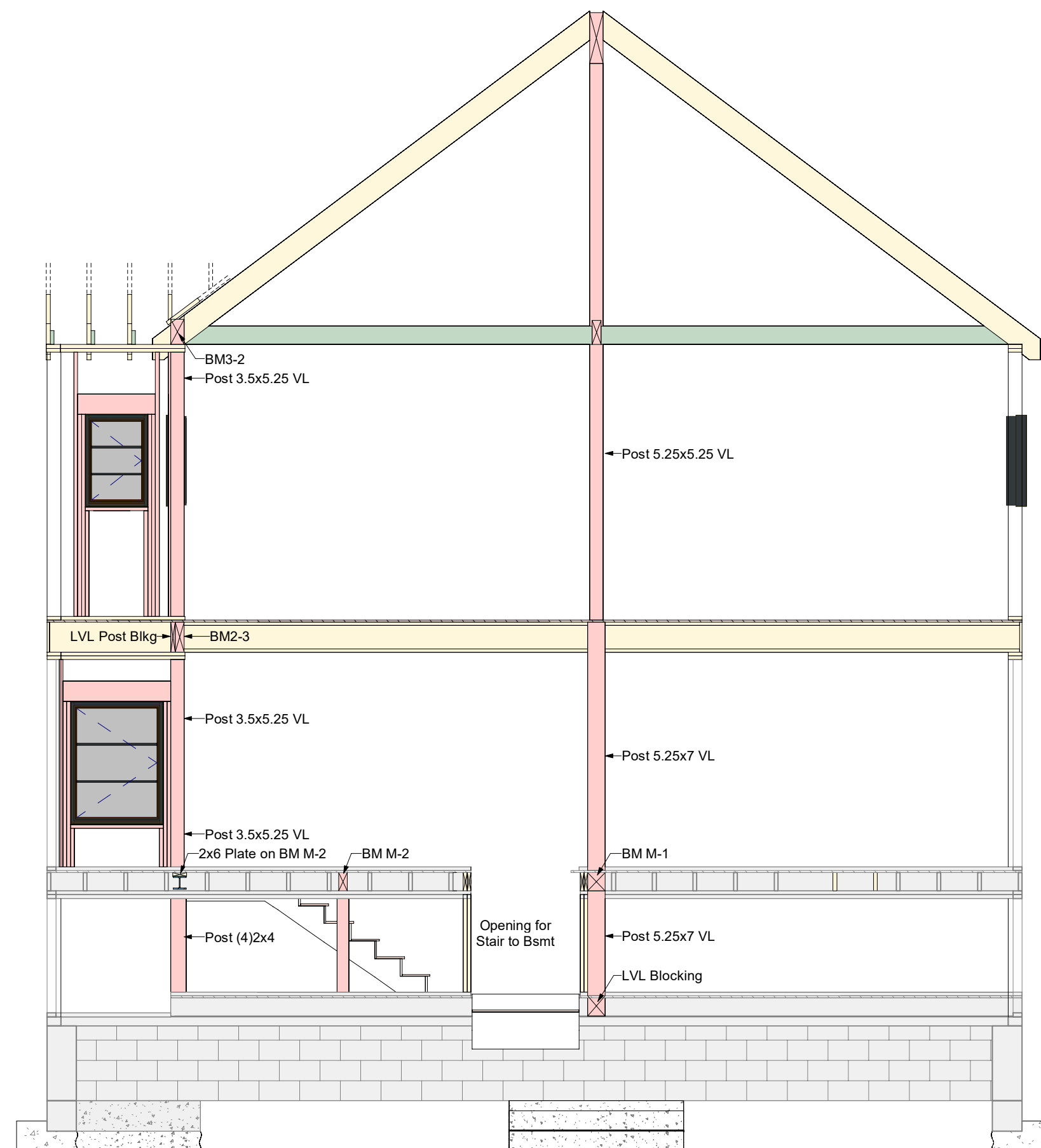
4 Section 18
1/4" = 1'-0"

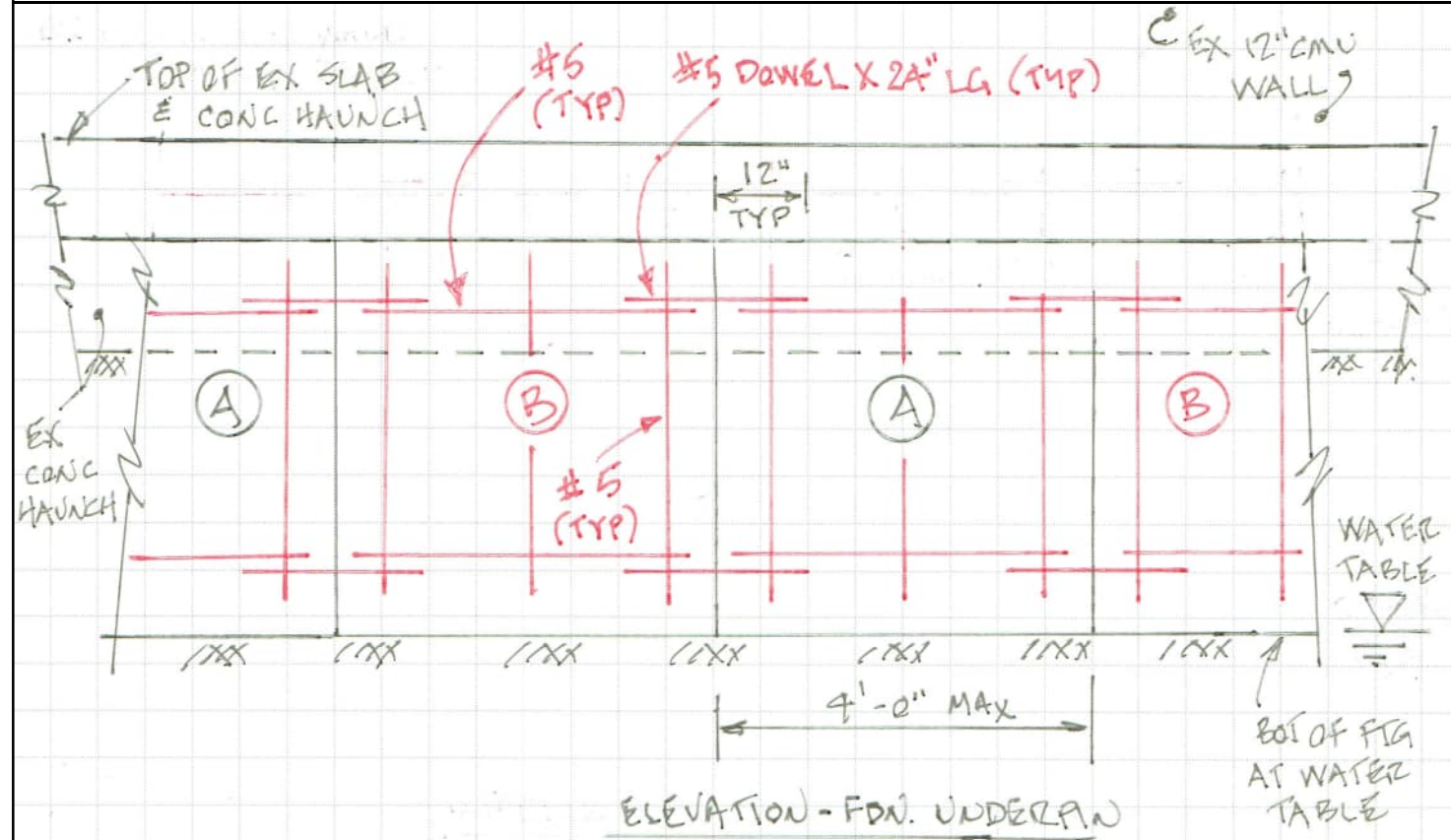
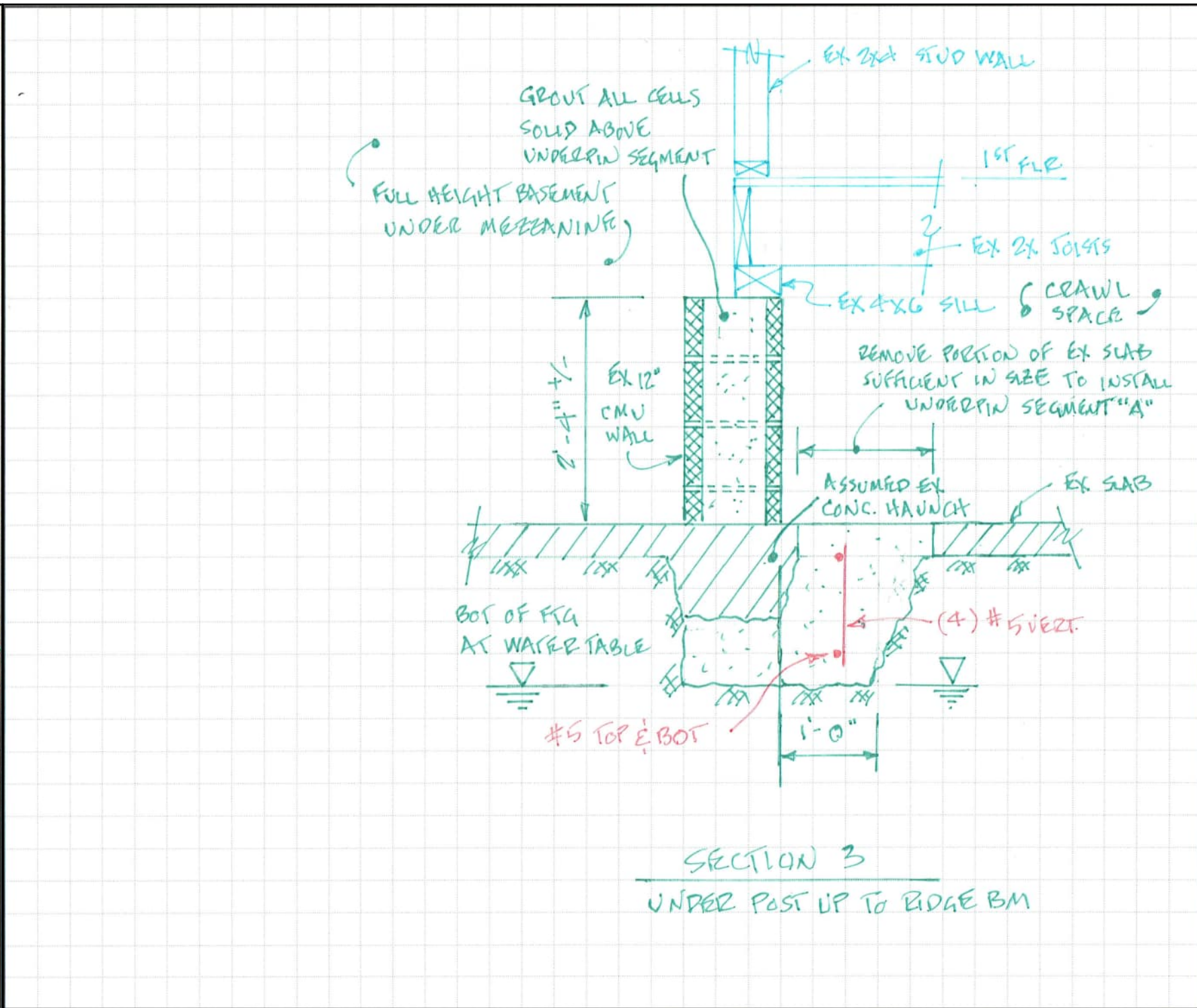
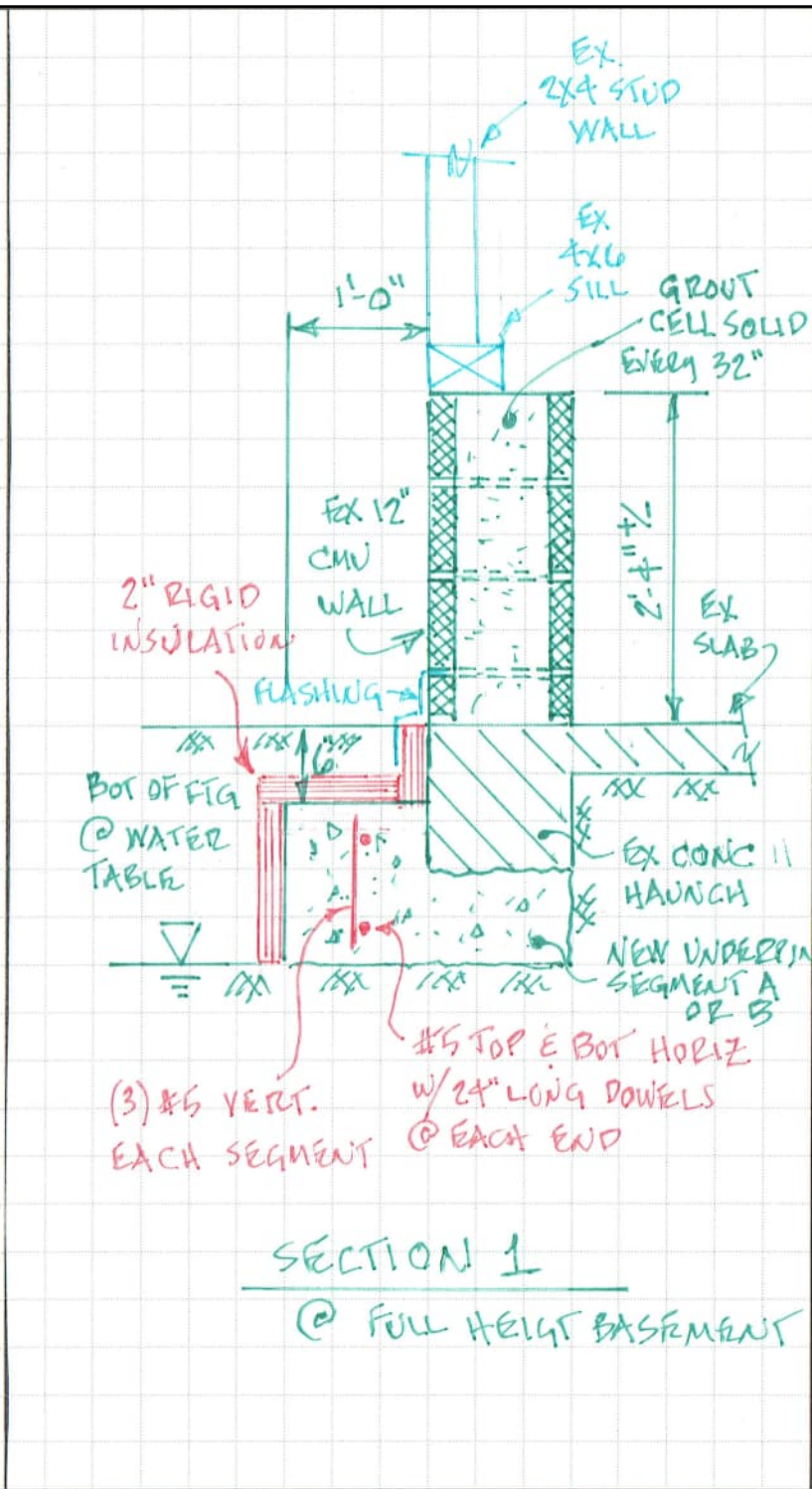
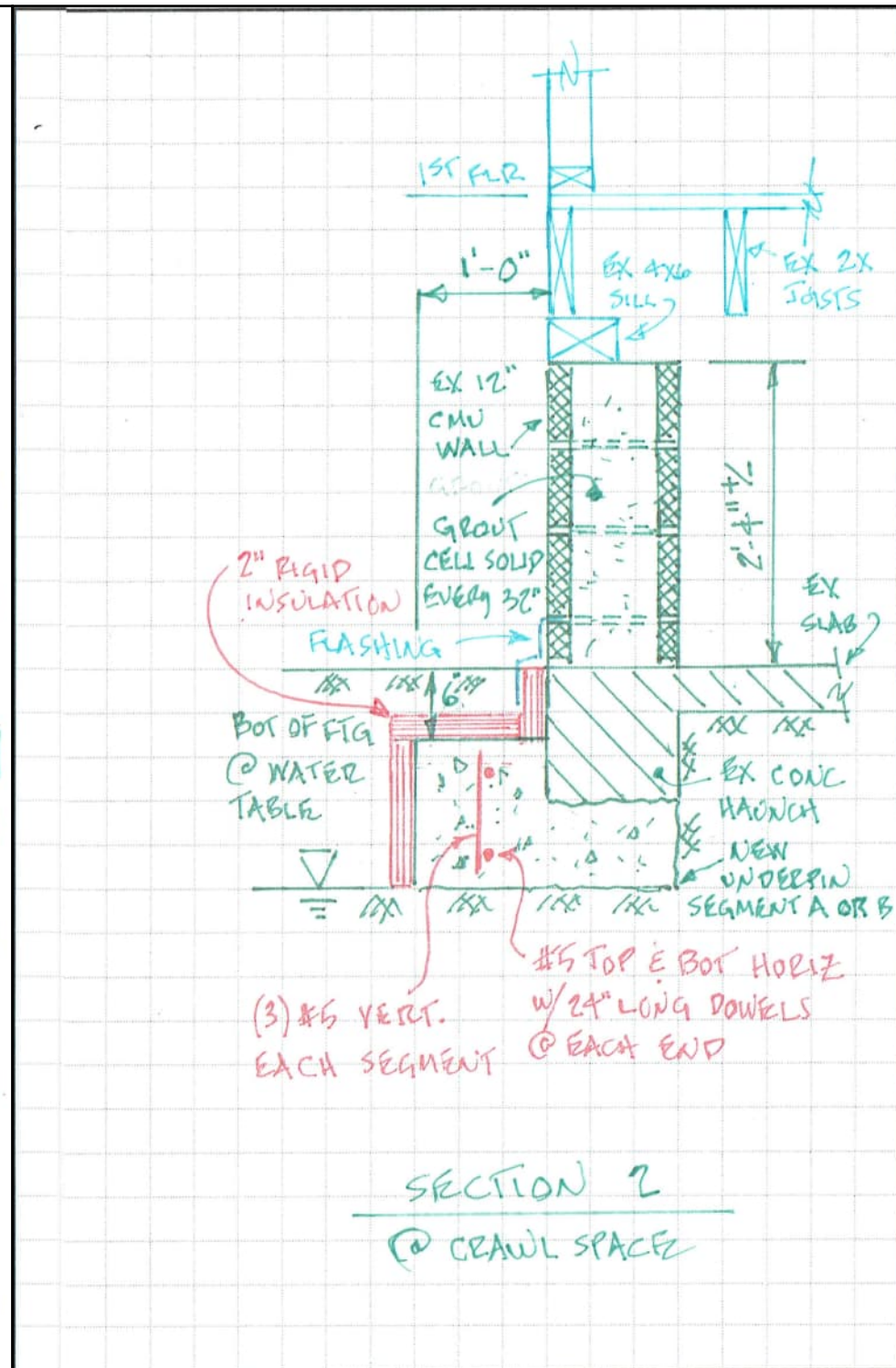
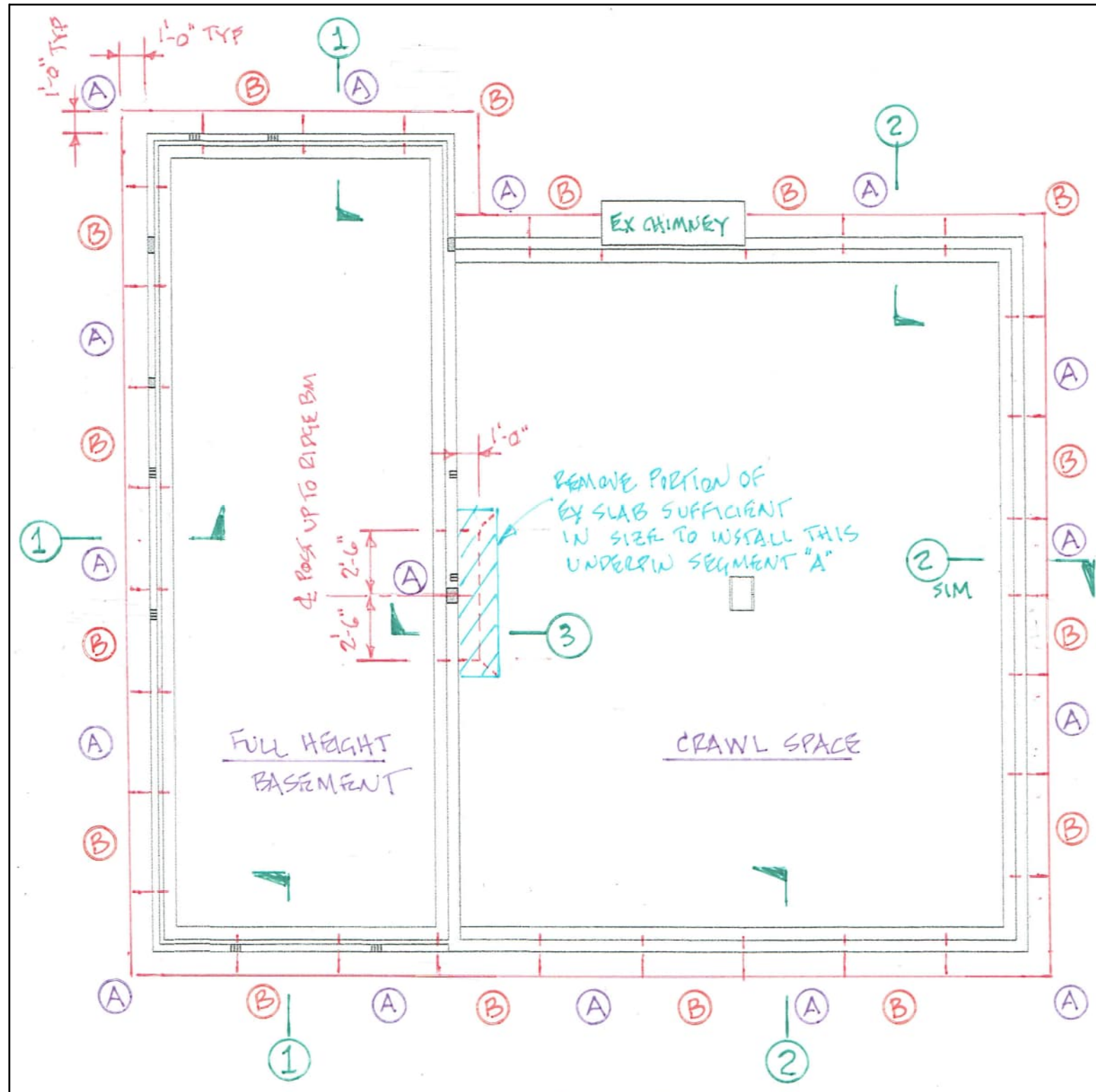


1 Section East-West thru Middle. View North
1/4" = 1'-0"



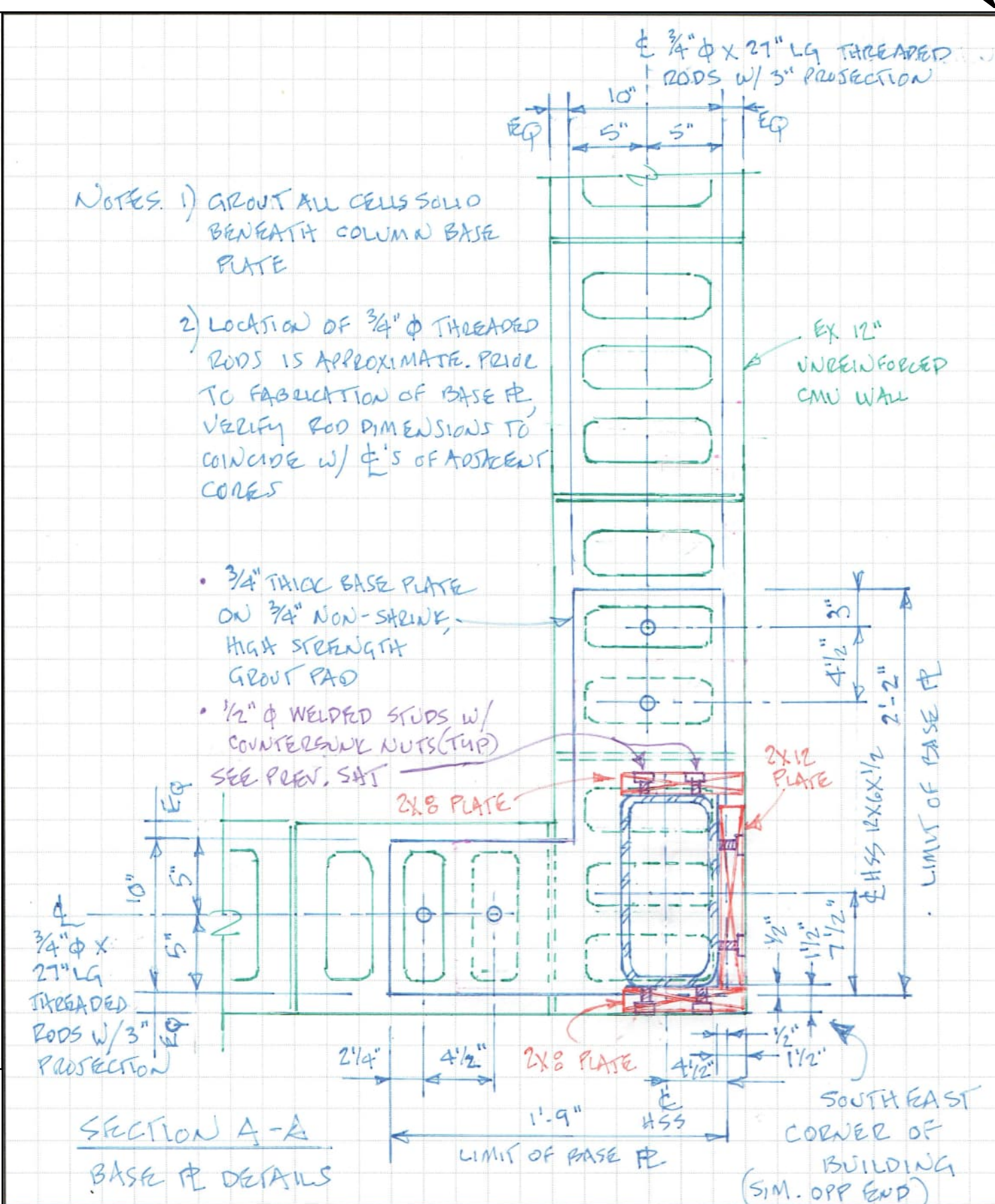
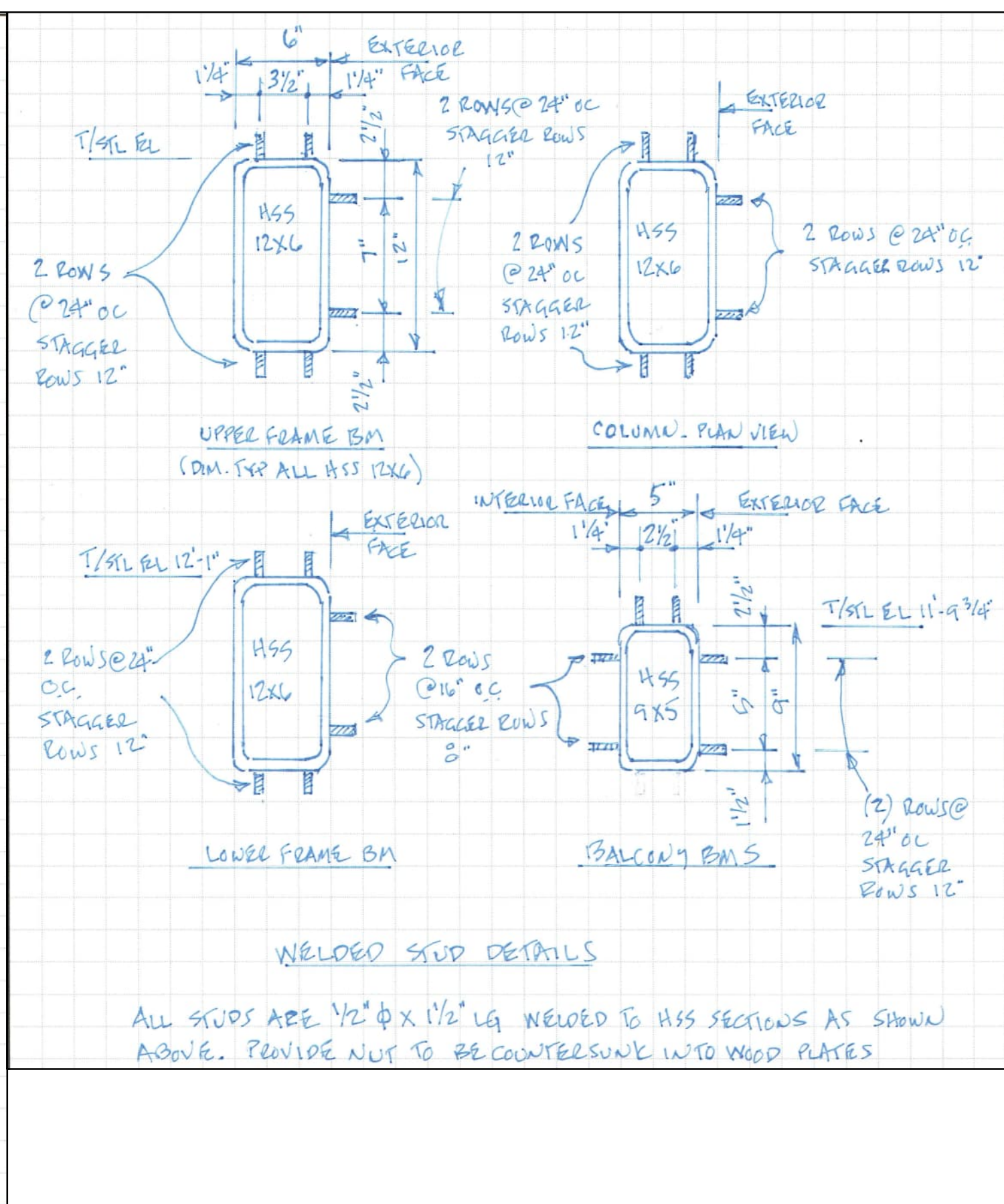
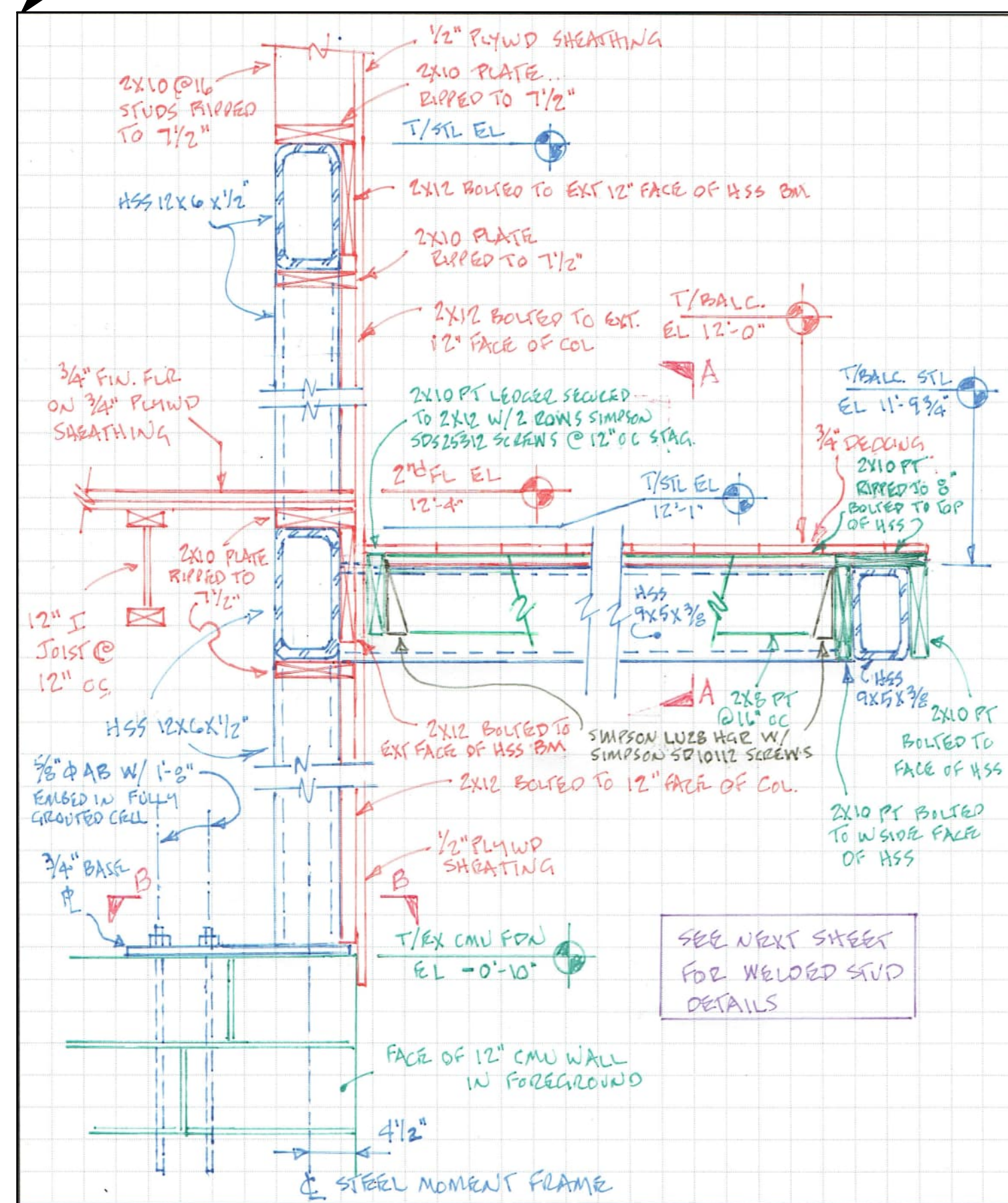
2 Section-Detail Lower Deck House Connection. View North
1/2" = 1'-0"





A-B FOUNDATIONS DETAILS

MOMENT FRAME DETAILS



- CONSTRUCTION SEQUENCE NOTES FOR A/B FOUNDATION UNDERPINNING
- 1) EXCAVATE TO BOTTOM OF NEW UNDERPIN WALL FOOTING AT SEGMENTS "A", LEAVING SOIL COLUMNS AT SEGMENTS "B" TO TEMPORARILY SUPPORT STRUCTURE
 - 2) DRIVE #5 X 24" LONG DOWELS 12" DEEP INTO SOIL COLUMNS OF SEGMENTS "B" AND WIRE TIE #5 BARS TO DOWELS
 - 3) SET ONE SIDED FORMS AT SEGMENTS "A" AND CAST CONCRETE
 - 4) AFTER 72 HOURS, STRIP FORMS AT SEGMENTS "A", EXCAVATE AND FORM SEGMENTS "B" IN SIMILAR FASHION TO SEGMENTS "A"
 - 5) STRIP FORMS AT SEGMENTS "B" W/ 24 HOURS
 - 6) CONCRETE STRENGTH @ 28 DAYS - 3000 PSI

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Rev.	Date	Description
1	8/21/25	
2		
3		
4		
5		
6		
7		
8		
9		
10		

Scale: NO SCALE

Details - A-B Foundations, Moment Frame

S5