

View Demolition Delay Application Details

General Information

Date Submitted

05/27/2022

Date Posted

Demolition Number

22.1300D2968

Application Status

Application Completed

Staff Assigned

Applicant Information

Applicant Name

John Horan

Relationship to Property

Project Manager

Applicant Mailing Address

401 lowell st
Lexington , Massachusetts
02420

Applicant Phone

(603) 557-2664

Applicant Email

johnh@topnotchcontracting.com

Property Owner Information

Property Owner

Sarah Forbes Charlie Forbes

Property Owner Contact Name

Sarah Forbes

Property Owner Address

105 moss hill rd
Jamaica Plain, MA 02130

Property Owner Phone

Project Details

Description of Proposed Demolition

Demolish a single family home. It is a 3 bed 2 bath @ 1640 sq ft.

We will be building a new single family home in its place.

Number of housing units in current construction

1

Number of housing units in proposed construction

1

Does this proposed project require zoning relief?

No

If YES, please indicate status of ZBA process

Required Documents

Photographs *

105_moss_hill_photos.pdf [remove](#)

No file chosen

Map *

105mosshilllocusandtopo.pdf [remove](#)

No file chosen

Plot Plan *

105mosshillrdsurvey1.pdf [remove](#)

No file chosen

Plans & Elevations *

2022.03.28_forbes21703cdpesealed.pdf [remove](#)

No file chosen

Proof of Ownership *

105mosshilltaxassessor.pdf [remove](#)

No file chosen

Signature Page *

scan2.pdf [remove](#)

No file chosen

Building Dimensions

What is the length (in feet) of the existing building?

48

What is the width (in feet) of the existing building?

50

What is the height (in feet) of the existing building?

32

Building Materials

Foundation Materials

Concrete

Building Frame

Wood

Facade Materials

Cedar Shake, Brick

Roof Materials

Asphalt Shingles

Waste Management

Will you consider Deconstruction as opposed to Demolition?

No

Estimate the total amount of waste (in cubic feet) the project will produce.

7,500

How do you plan to handle the waste generated by this project?

Send materials from demolition to Construction

(617) 721-7640

Property Owner Email

scforbes1@mac.com

Property Details

Property Address

105 Moss Hill Road
Boston, MA 02130

Alternate Address (Not Required)

Neighborhood

Jamaica Plain

Structure Type

Residential

Number of Buildings

1

Total Number of Stories

2

Parcel ID

1902347007

MACRIS Number

Missing Information

No file chosen

and Demolition Processing
Facility

Significant Trees

How many Significant Trees, defined by the City's Tree Ordinance as trees that are 8" or more in DBH, will be removed in the proposed demolition?

1

What species of tree(s), if applicable, will be removed in the proposed demolition?

maple



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

COMPLETE ON _____

SIGNIFICANT _____

HEARING DATE _____

PLEASE PRINT LEGIBLY. SCAN AND EMAIL TO BLC@BOSTON.GOV

I. PROPERTY ADDRESS 105 Moss Hill Rd Jamaica Plain MA 02130
ZIP CODE

NAME of PROPERTY _____

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicant.

II. APPLICANT _____

John Horan Project Manager
CONTACT NAME RELATIONSHIP TO PROPERTY

401 R Lowell St. Lexington MA 02420
MAILING ADDRESS CITY STATE ZIP CODE

603-557-2664 Johnh@topnotchContracting.com
PHONE EMAIL

Sarah Forbes, Charlie Forbes
PROPERTY OWNER CONTACT NAME

105 Moss Hill Rd Jamaica Plain MA 02130
MAILING ADDRESS CITY STATE ZIP CODE

617-721-7640 sforbes1@mac.com
PHONE EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? NO

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS _____
(If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION: (REQUIRED)

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST** BE GIVEN IN THE SPACE PROVIDED BELOW. Describe the structure(s) to be demolished, including the number of existing housing units, and the number of new housing units to be constructed. Attachments are required to show details about the proposed project.

Demolish single-family home. It is a 3 bed 2 bath @ 1640 sq ft

we will be building a new single family home


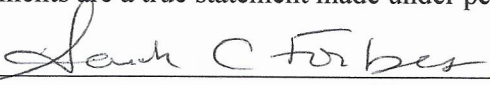
V. REQUIRED DOCUMENTATION: The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process.

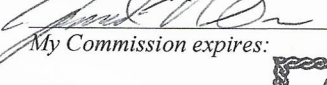
- 1. PHOTOGRAPHS:** *Current, clear, high-quality color photographs of the property, properties affected by the proposed demolition, and surrounding areas must be labeled with addresses and dates.* Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable. There are no file size limits in the application, but a file size less than or equal to 20MB per photograph is preferred.**
- 2. MAP:** A *current and clear* map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be a full-page-sized street map, such as from a BPDA locus map or an internet mapping site.
- 3. PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
- 4. PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.)
- 5. PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

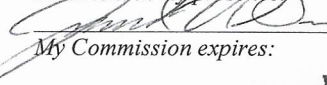
NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

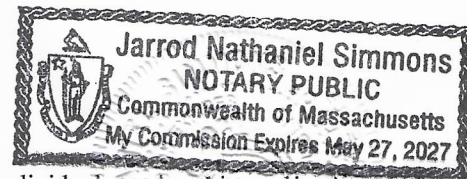
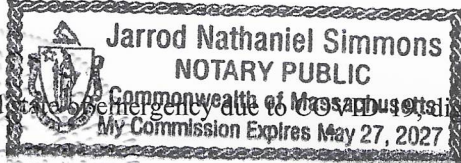
VI. NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT  OWNER* 
 PRINT John Horan PRINT Sarah C Forbes
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 15th day of May, 2022 before me, the undersigned Notary Public, personally** appeared John Horan (name of document signer), proved to me through satisfactory evidence of identification, which were NH Drivers License, to be the person whose name is signed on the preceding or attached document in my presence.
 (official signature and seal of Notary)
 My Commission expires:

On this 16th day of May, 2022 before me, the undersigned Notary Public, personally** appeared Sarah Forbes (name of document signer), proved to me through satisfactory evidence of identification, which were MA Drivers License, to be the person whose name is signed on the preceding or attached document in my presence.
 (official signature and seal of Notary)
 My Commission expires:



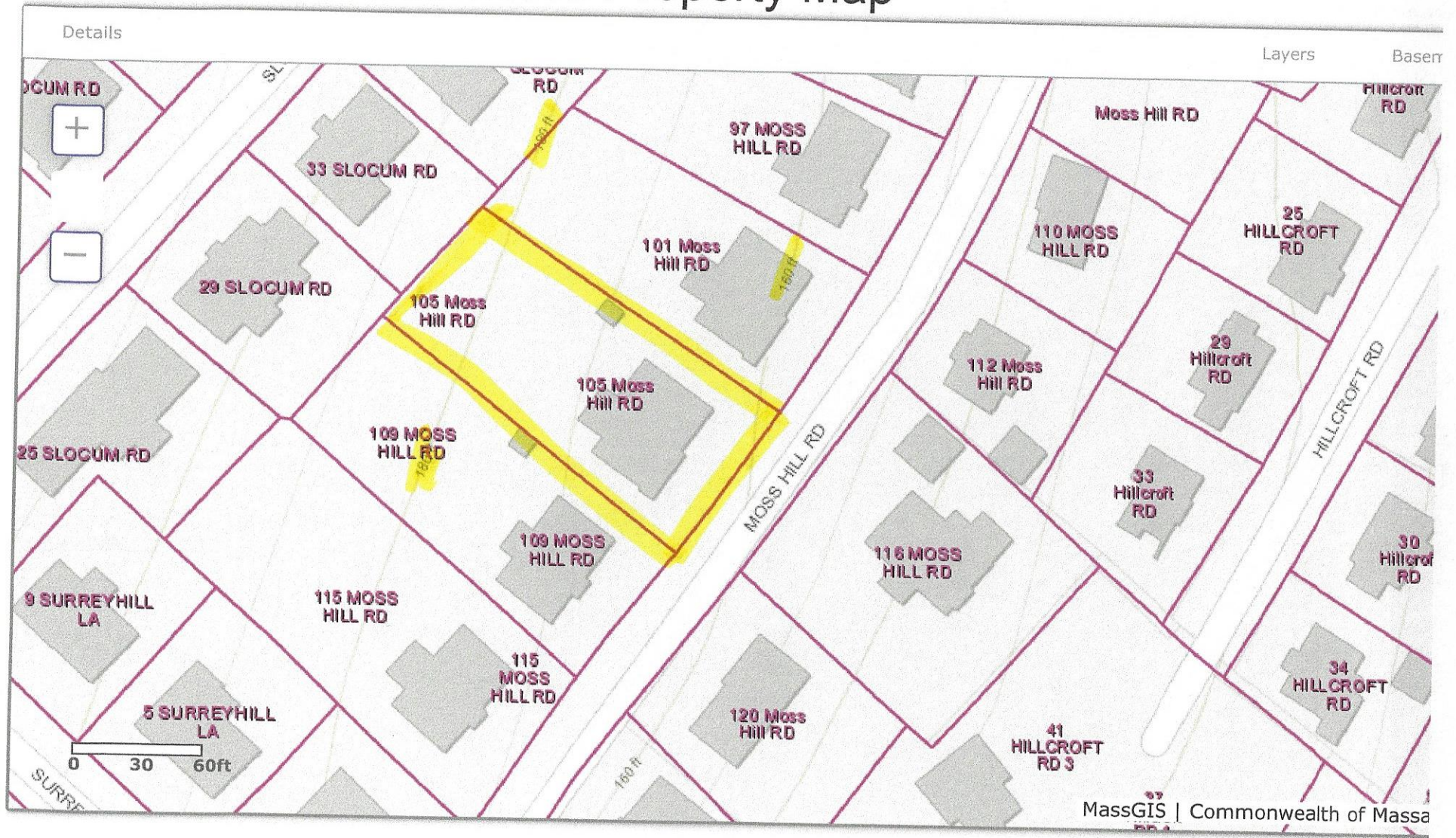
**During the declared state of emergency due to COVID-19, digital notarization is allowed.

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.

Massachusetts Interactive Property Map



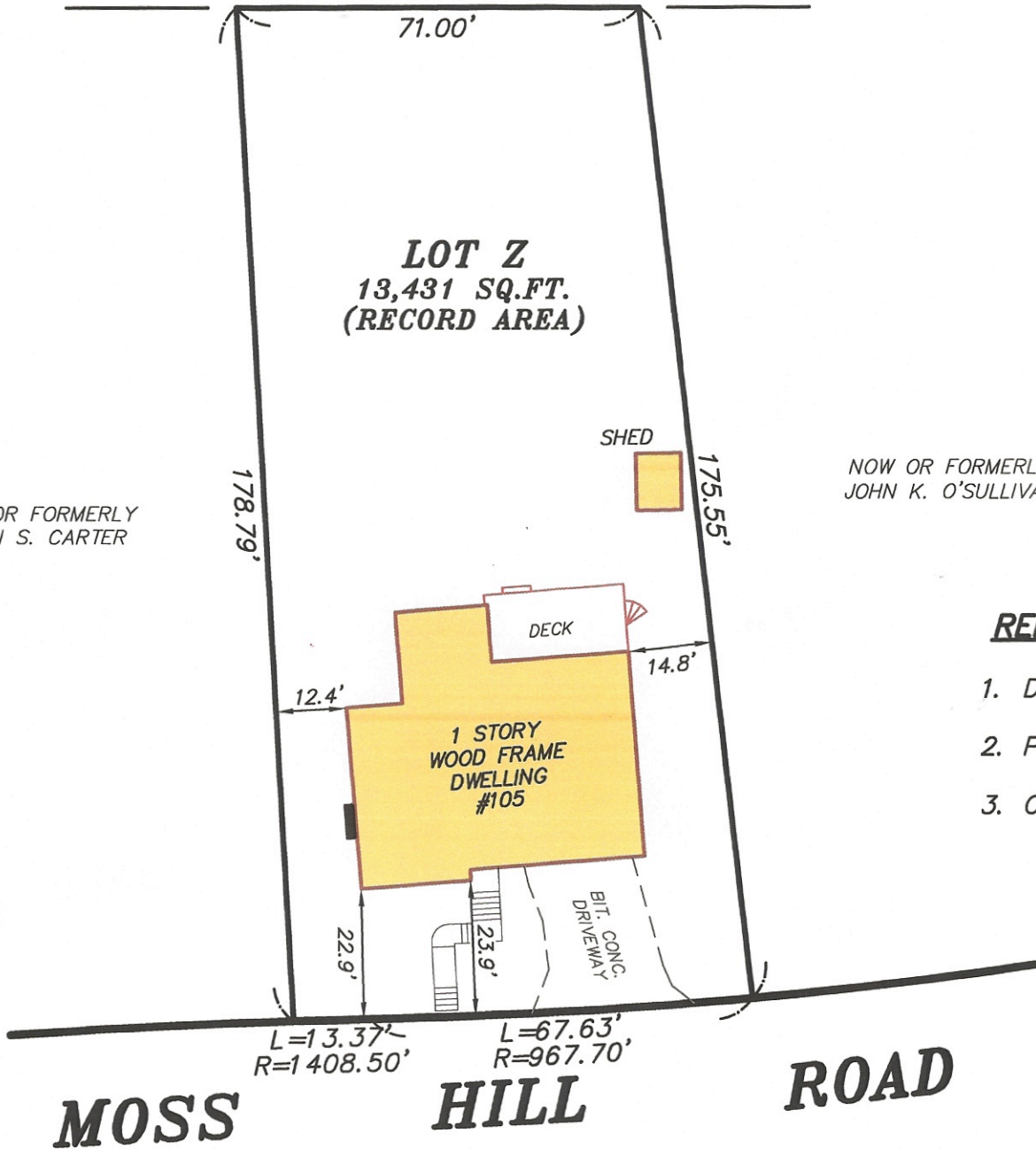
NOW OR FORMERLY
JANE A, MALATESTA

NOW OR FORMERLY
STEVEN B. WEISS

LOT Z
13,431 SQ.FT.
(RECORD AREA)

NOW OR FORMERLY
TOBIN S. CARTER

NOW OR FORMERLY
JOHN K. O'SULLIVAN



REFE

1. DEE
2. PLA
3. CIT

NOTES:

1. PHOTO REPRODUCTION OF THE SEAL AND SIGNATURE HEREON IS INDICATIVE OF UNAUTHORIZED REPRODUCTION AND USE OF THIS PLAN. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE IN RED TOGETHER WITH AN EMBOSSED SEAL, IT IS NOT AN AUTHORIZED PLAN FROM GRE SURVEYING AND CANNOT BE USED FOR ANY PURPOSE WHATSOEVER. ANY UNAUTHORIZED USE OR MODIFICATION OF THIS PLAN MAY CONSTITUTE FRAUD AND WILL RENDER THIS PLAN NULL AND VOID.
2. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.
3. THIS PLAN DOES NOT REPRESENT A CONFIRMATION OF BOUNDARY LINES NOR A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING STRUCTURE TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED IN PLAN IN BOOK 7477 AT PAGE 230
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 2347-7 ON BOSTON ASSESSOR'S MAP 19052
5. OWNERS OF RECORD ARE CHARLES L. & SARAH C. FORBES, 105 MOSS HILL ROAD, JAMAICA PLAIN, MA
6. ALL OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT.

REFERENCES:

IN BOOK 20303 AT PAGE 225

IN BOOK 7477 AT PAGE 230

OF BOSTON PLAN L-406

PLOT PLAN of LAND

LOCATED IN

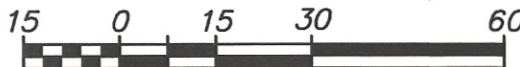
JAMAICA PLAIN

(SUFFOLK COUNTY)

PREPARED FOR

SARAH FORBES

SCALE: 1" = 30' DATE: DEC. 9, 2013

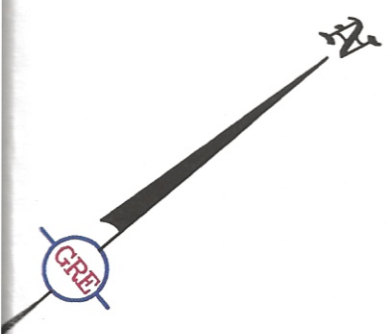
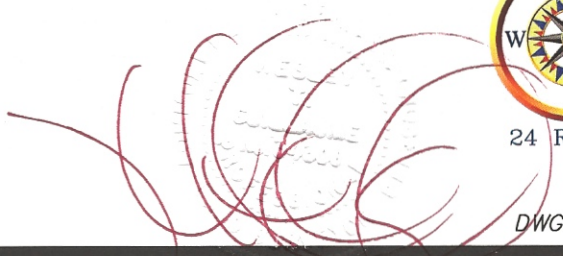


GRE
SURVEYING LLC

24 Raymond Place, Winchester, MA 01890
Telephone 781-721-1944

DWG No. 131101PP

GRE No. 131101



Parcel ID: 1902347007

Parcel ID: 1902347007

Address: 105 MOSS HILL RD, 02130

Owner: FORBES CHARLES L

Land Use: Residential Single Family

Lot Size: 13,431 SQ.FT

Living Area: 1,640 SQ.FT

Building Value: \$571,500

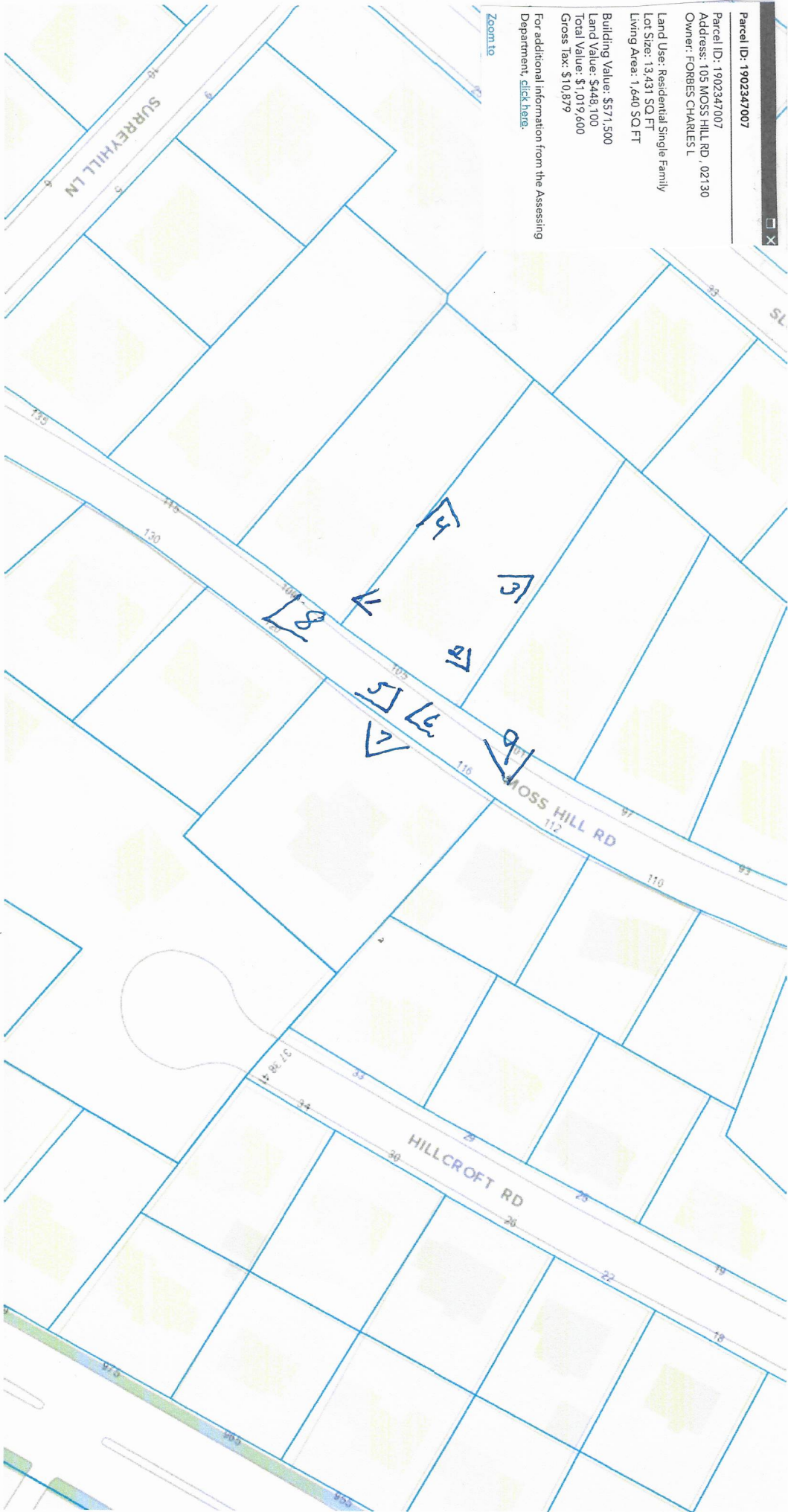
Land Value: \$448,100

Total Value: \$1,019,600

Gross Tax: \$10,879

Zoom In

For additional information from the Assessing Department, [click here.](#)























CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP | ICE SHIELD UNDERLAYMENT REQUIRED | FLOOD HAZARDS |
|------------------|-------------------------|--------------|---------------------|-------------------|-------------------------|------------------------|------------------|---------------|--------------------|----------------------------------|---------------|
| | SPEED (MPH) | TOPO EFFECTS | SPECIAL WIND REGION | WIND BORNE DEBRIS | | WEATHERING | FROST LINE DEPTH | TERMITES | | | |
| 40 | 128 (V _{ult}) | NO | NO | NO | NO | SEVERE | 48" | MOD. TO HEAVY | DRY BULB | YES | NO |

DESIGN LOADS

| TYPE | LIVE LOAD (PSF) | DEAD LOAD (PSF) |
|-------------|-----------------|-----------------|
| GROUND SNOW | 40 | |
| ROOF | Pf = 31 PSF | 15 |
| FLOOR | 40 | 15 |
| WALLS | | 12 |

AREAS

| | FINISHED AREA |
|------------------------|---------------|
| LOWER LEVEL | 1,270 SF |
| ENTRY LEVEL | 2,318 SF |
| UPPER LEVEL | 1,404 SF |
| TOTAL FINISHED | 4,992 SF |
| GARAGE | 914 SF |
| ROOF DECK | 433 SF |
| WIDOWS WALK | 155 SF |
| BALCONY DECK | 32 SF |
| LOWER LEVEL UNFINISHED | 170 SF |

BUILDING CODE COMPLIANCE

THE PLANS FOR THIS BUILDING HAVE BEEN PREPARED IN COMPLIANCE WITH THE DESIGN CRITERIA OF THE MASSACHUSETTS RESIDENTIAL CODE, 9TH EDITION. FOUNDATION, SITE WORK, MECHANICAL, ELECTRICAL, PLUMBING, AND BUILDING ITEMS SUPPLIED LOCALLY WILL BE SPECIFIED BY THE BUILDER FOR APPROVAL OF LOCAL AUTHORITIES.

THE ABOVE AREA CALCULATIONS ARE BASED ON RULES PUBLISHED IN THE AIA 12TH EDITION OF THE ARCHITECTURAL GRAPHIC STANDARDS HANDBOOK.

DRAWING LIST

| | |
|------|-------------------------------|
| A0.1 | GENERAL NOTES AND INFORMATION |
| A0.2 | STRUCTURAL NOTES |
| A1.0 | LOWER LEVEL PLAN |
| A1.1 | ENTRY LEVEL PLAN |
| A1.2 | UPPER LEVEL PLAN |
| A1.3 | ROOF PLAN |
| A2.1 | EXTERIOR ELEVATIONS |
| A2.2 | EXTERIOR ELEVATIONS |
| A3.1 | BUILDING SECTIONS |
| A3.2 | BUILDING SECTIONS |
| A3.3 | BUILDING SECTIONS |
| A3.4 | BUILDING SECTION |
| A5.1 | SCHEDULES |
| A6.1 | FOUNDATION DIAGRAM |
| A6.2 | ENTRY LEVEL FRAMING PLAN |
| A6.3 | UPPER LEVEL FRAMING PLAN |
| A6.4 | ROOF FRAMING PLAN |
| A7.1 | FRAMING DETAILS |
| A7.2 | FRAMING DETAILS |
| A7.3 | STRUCTURAL FRAMING DETAILS |

OPTIONS SELECTIONS

| | | |
|----------------------------|-----------------------------------|---|
| ROOF SYSTEMS | ROOF TYPE (SLOPED) | STANDARD ROOF: 2x12 FRAMING WITH 5/8" PLYWOOD (OR PER PLANS) - CAVITY INSULATION BY BUILDER |
| | ROOF TYPE (FLAT) | 16" TRUSSES W/ 3/4" PLYWOOD, TYP. (OR AS PER PLANS) CAVITY INSULATION BY BUILDER |
| | BEAM COLOR | SNOW PREFINISHED DOUGLAS FIR LAMINATED BEAM |
| | SOFFITS | PREFINISHED SNOW 1x6 T&G PONDEROSA PINE |
| FLOOR | SKYLIGHTS | METAL ROOF BY BUILDER SOLAR PANEL BY BUILDER PER OWNER TBD: MANUAL OPERATION WITH POLE SOLAR POWERED |
| | CEILING STRAPPING | 1x3 PINE (SUPPLIED FOR FINISHED INTERIOR SPACES) |
| | CEILING FINISH | PREFINISHED SNOW 1x6 T&G PONDEROSA PINE @ ENTRY, GREAT ROOM AND UPPER PITCHED ROOF STAIR HALL |
| WALL PANELS | OPEN WEB FLOOR TRUSSES | ENTRY LEVEL 16" @ 19.2" O.C. (OR AS PER FRAMING PLAN) UPPER LEVEL 11, 1/4" @ 19.2" O.C. (OR AS PER FRAMING PLAN) |
| | FRAMING | 2x6 @ 16" O.C. WITH 1/2" SHEATHING CAVITY INSULATION BY BUILDER VAPOR BARRIER BY BUILDER |
| EXTERIOR | HOUSE WRAP | TYVEK |
| | SIDING | HARDIE CLAPBOARDS COLOR: TBD FINISH: SMOOTH HARDIE PANELS COLOR: TBD FINISH: SMOOTH |
| | EXTERIOR TRIM | UNFINISHED CLEAR 1x4 VERTICAL WESTERN RED CEDAR AZEK PVC - PAINT BY BUILDER |
| DECKS & PORCHES | DECKING | COMPOSITE DECKING (W/ HIDDEN FASTENERS) STYLE: COLOR: |
| | DECK RAIL | TBD CABLE RAIL W/ MHG. TOP RAIL (1.1/4"x2") OR VIEW RAIL |
| ALUM. CLAD WINDOWS & DOORS | SERIES (OPERABLE WINDOWS & DOORS) | PELLA ARCHITECT SERIES W/O ILT MULTI-SLIDE DOOR (SEE SCHEDULES) OPERATOR POLE (FOR OUT OF REACH AWNINGS) |
| | SERIES (FIXED/SPECIALTY) | PELLA CLAD FRAME DIRECT SET |
| | GLAZING | ADVANCED INSULATED LOW-E, ARGON FILLED |
| | EXTERIOR FINISH | ENDURA CLAD |
| | EXTERIOR COLOR | TBD |
| | INTERIOR FINISH | PREFINISHED: TBD LINEN WHITE OR WHITE |
| HMG ENTRY DOOR | HARDWARE | ESSENTIAL COLLECTION |
| | SCREEN DOOR | WINDOWS: TBD DOORS: TBD |
| SECOND DOORS | SLABS | GLASS MAHOGANY (UNFINISHED) MORTISE LEVER IN BRUSHED CHROME |
| | HARDWARE | MAHOGANY SCREEN DOOR UNFINISHED (@ PORCH) |
| INTERIOR STAIRS | SLABS | STEEL, SMOOTH (20 MINUTE FIRE RATED) FIBERGLASS, SMOOTH |
| | HARDWARE | SARGENT KEY-IN-LEVER |
| INTERIOR RAILS | TO LOWER LEVEL | CLOSED: OAK TREADS, RISERS & STRINGERS (UNFINISHED) CLOSED*: ALL OAK (UNFINISHED) *MODIFIED OPEN |
| | TO UPPER LEVEL | |
| INTERIOR TRIM | WALL MOUNT RAIL | WALL MOUNT OAK RAIL (UNFINISHED) |
| | WALL CAPS | OAK CAP (UNFINISHED) |
| INTERIOR DOORS | OPEN RAILS | CABLE RAIL W/ OAK TOP RAIL TOP MOUNT |
| | BASEBOARD & DOOR CASING | PRE-PRIMED PINE CONTEMPORARY SQUARE EDGE |
| CLOSET ROD & SHELVING | WINDOW CASING | SAME AS ABOVE |
| | SLABS | PREMIUM MASONITE SOLID CORE FLUSH PRIMED DOOR |
| INTERIOR DOORS | JAMBS | PRE-PRIMED PINE |
| | HARDWARE TYPE | HELIOS LEVER W/ ROUND ROSETTE |
| | HARDWARE COLOR | SATIN NICKEL |
| CLOSET ROD & SHELVING | | BY BUILDER |

BY SIGNING, CLIENT ACKNOWLEDGES THAT CLIENT HAS REVIEWED THE ABOVE INFORMATION, ALONG WITH THE DETAILS OF THE REFERENCED PLANS. CLIENT AGREES THAT THE PROVIDED INFORMATION IS ACCURATE AND REFLECTS CLIENT'S DESIRED OPTION SPECIFICATIONS TO BE INCLUDED IN CLIENT'S COMPONENT PACKAGE.

CLIENT SIGNATURE _____ DATE _____

FORBES RESIDENCE

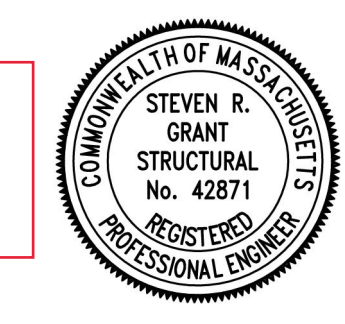
CHARLIE & SARAH FORBES
105 MOSS HILL RD
JAMAICA PLAIN MA 02130

ISSUE DATE: 2022 - 03.28

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 NEXT HOUSE 852 MAIN STREET, ACTON, MA. 01720 (978) 263-6800

JOB NO.
21703

THIS MASS. P.E. SEAL #42871 IS FOR THE STRUCTURE ONLY, TYPICAL.



ABBREVIATIONS

| | | | |
|---------|--|--------|-----------------------------------|
| A.D.H. | ACORN DECK HOUSE | I.H. | INVERTED HANGER |
| A/C | AIR CONDITIONING | I.L.O. | IN LIEU OF |
| ABV | ABOVE | INSUL | INSULATION |
| AFF | ABOVE FINISH FLOOR | INT | INTERIOR |
| ALUM | ALUMINUM | JST | JOIST |
| ANOD | ANODIZED | KIK | KEY IN KNOB (LOCKSET) |
| B.U. | BUILT-UP | L | LENGTH |
| BALC | BALCONY (DECK) | LF | LINEAR FOOT |
| BFD | BIFOLD DOOR | LH | LEFT HAND (DOOR) |
| BLKG | BLOCKING | LHRB | LEFT HAND REVERSE BEVEL DOOR |
| BLW | BELOW | LO | LOW |
| BM | BEAM | LS | LOW SIDE VERTICAL DIM. TRAP PANEL |
| BMSH | BEAM ABOVE SHOE | M | M-PANEL W/ MHG EXT. & GWB. INT. |
| BSMT | BASEMENT | MAX | MAXIMUM |
| BYND | BEYOND | MCP | MAHOGANY CAPPED PARTITION |
| BOT/BTM | BOTTOM | MO | MASONRY OPENING |
| CEO | CODE ENFORCEMENT OFFICIAL | MECH | MECHANICAL |
| CIP | CAST IN PLACE | MEMIR | MEMBRANE |
| CHNL | CHANNEL | MIN | MINIMUM |
| CJ | CONTROL JOINT | MM | M-PANEL W/ MHG EXT. & INT. |
| CLG | CEILING | MOD | MODIFIED |
| CLR | CLEAR | MPN | MILLWORK PANEL |
| CMU | CONCRETE MASONRY UNIT | MSGD | MAHOGANY SLIDING GLASS DOOR |
| COL | COLUMN | MTL | METAL |
| COMPR | COMPRESSIBLE | NIC | NOT IN CONTRACT |
| CONC | CONCRETE | NO | NUMBER |
| CONT | CONTINUOUS | NOM | NOMINAL |
| CNSRV | CONSERVATORY | NTS | NOT TO SCALE |
| CPT | CARPET | OBS | OBSCURE |
| CT | CERAMIC TILE | OC | ON CENTER |
| CTYD | COURTYARD | OH | OPPOSITE HAND |
| DIAG | DIAGONAL | OZ | OUNCE |
| DBL | DOUBLE | PCC | PRE-CAST CONCRETE |
| DEMO | DEMOLISH OR DEMOLITION | PKT | POCKET (FOR BEAM OR DOOR) |
| DH | DECK HOUSE | PLUMB | PLUMBING |
| DIA | DIAMETER | PLYD | PLYWOOD |
| DIM | DIMENSION | PT | PRESSURE TREATED |
| DKG | DECKING | PNT | PAINT |
| DN | DOWN | PVC | POLYVINYL CHLORIDE |
| DR | DOOR | RBR | RUBBER |
| DTL | DETAIL | RCP | REFLECTED CEILING PLAN |
| DWG | DRAWING | RD | ROOF DRAIN |
| EA | EACH | REQD | REQUIRED |
| EEW | EMERGENCY EGRESS WINDOW | RM | ROOM |
| EJ | EXPANSION JOINT | SC | SOLID CORE (DOOR) |
| EL | ELEVATION | SF | SQUARE FOOT |
| ELEC | ELECTRICAL | SGL | SINGLE |
| ELEV | ELEVATION | SGLV | SINGLE |
| EPDM | ETHYLENE PROPYLENE | SIM | SIMILAR |
| EQ | EQUAL | SPEC | SPECIFICATION |
| EXG | EXISTING | SSTL | STAINLESS STEEL |
| EXP JT | EXPANSION JOINT | STC | SOUND TRANSMISSION COEFFICIENT |
| EXT | EXTERIOR | STD | STANDARD |
| FD | FLOOR DRAIN | STOR | STORAGE |
| FEC | FIRE EXTINGUISHER CABINET | STL | STEEL |
| FG | FIXED GLASS | STRUCT | STRUCTURAL |
| FIN | FINISH | SYP | SOUTHERN YELLOW PINE |
| FXTR | FIXTURE | T.H.I. | TRUDEAU HOMES INTERNATIONAL |
| FLR | FLOOR | T | TREAD (OF STAIR) |
| FM | FILLED METAL | T/D | TELEPHONE/DATA |
| FO | FACE OF | T&G | TONGUE AND GROOVE |
| FND | FOUNDATION | TELE | TELEPHONE |
| FTG | FOOTING | TEMP | TEMPERED (GLASS) |
| GA | GAUGE | TLT | TOILET |
| GALV | GALVANIZED | TO | TOP OF |
| GL | GLASS, GLAZING | TOC | TOP OF CONCRETE |
| GWB | GYPSTUM WALL BOARD | TOS | TOP OF STEEL |
| H | HIGH SIDE OF VERTICAL DIM. TRAP PANEL | TRAP | TRAPEZOIDAL |
| HB | HOSE BIBB | TWRC | TEXTURED WESTERN RED CEDAR |
| HC | HOLLOW CORE | TYP | TYPICAL |
| HDG | HOT DIPPED GALVANIZED | UNO | UNLESS NOTED OTHERWISE |
| HDR | HEADER | U/S | UNDERSIDE |
| HDW | HARDWARE | VIF | VERIFY IN FIELD |
| HI | HIGH | VRT | VERTICAL |
| HM | HOLLOW METAL | W | WITH |
| HP | HIGH POINT | W/O | WITHOUT |
| HR | HOUR | WD | WOOD |
| HRZ | HORIZONTAL | WDW | WINDOW |
| HTR | HEATER | WFL | MAHOGANY WAFFLE DOOR |
| HWH | HOT WATER HEATER | WPN | WALL PANEL |
| HVAC | HEATING, VENTILATING, AND AIR CONDITIONING | WRC | WESTERN RED CEDAR |
| | | X2R | EXISTING TO REMAIN |

SYMBOLS LEGEND

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| | ENTRY LEVEL | VIEW NAME |
| | A101 | ELEVATION TAG |
| | 1 SIM A101 | SECTION TAG |
| | 0 | STRUCTURAL GRID |
| | 1 SIM A101 | CALLOUT TAG |
| | KITCHEN | ROOM NAME |
| | | NORTH ARROW |
| | 101 | KEYNOTE |
| | 01 | WINDOW TAG |
| | 101 | DOOR TAG |
| | 1 | REVISION TAG |
| | | EXTERIOR SLIDING DOOR |
| | | HINGED SIDE SWING DOOR |
| | | BY-PASS DOOR |
| | | POCKET DOOR |
| | | HINGED SIDE CASEMENT WINDOW (ELEVATION) |
| | | FG FIXED WINDOW (ELEVATION) |
| | | HINGED SIDE AWNING WINDOW (ELEVATION) |
| | | HINGED SIDE OPERABLE UNIT SLIDING WINDOW (ELEVATION) |

GRADE AND SPECIES OF DECK HOUSE COMPONENTS

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| LAMINATED BEAMS: DOUGLAS FIR, ARCHITECTURAL GRADE 24F-V8, Fb=2400 PSI, E=1,800,000 PSI, Fv=240 PSI | | | |
| 3 1/8" X 10 1/2" | 5" X 10 1/2" | 5" X 24" | |
| 3 1/8" X 12" | 5" X 11 1/4" | | |
| 3 1/8" X 13 1/2" | 5" X 13 1/2" | | |
| 3 1/8" X 15" | 5" X 16 1/2" | | |
| 3 1/8" X 19 1/2" | 5" X 19 1/2" | | |
| LAMINATED POSTS: DOUGLAS FIR, COMB. 3, Fb=1850 PSI, E=1,800,000 PSI, Fv=190 PSI H&M, Fc=1650 PSI | | | |
| 3 1/2" X 3 1/2" | 3 1/2" X 5" | 5" X 5 1/2" | 5 1/2" X 5 1/2" |
| | | | 5" X 7" |
| PRESSURE TREATED LAMINATED BEAMS: GRADE 24F-V5, Fb=2400 PSI, E=1,800,000 PSI, Fv=240 PSI | | | |
| 3 1/2" X 11 7/8" | 3 1/2" X 14" | 5 1/4" X 11 7/8" | |
| LAMINATED DECKING: 3X6 NOMINAL (2 3/16" X 5 1/4") E=1,200,000 PSI | | | |
| INLAND RED CEDAR | Fb=1380 | E=1,300,000 PSI | I=10.29 IN(4) |
| PONDEROSA PINE | Fb=1380 | E=1,300,000 PSI | I=10.29 IN(4) |
| DIMENSIONAL LUMBER | SPECIES AND GRADE* | Fb (MIN.) | E Fv |
| 2x4: 8' OR LESS | SPF(S) #2 OR HEM FIR STD. | 775 | 1,100,000 135 |
| 2x4: GREATER THAN 8' | HEM FIR #2 OR SPF #1 & 2 | 775 | 1,100,000 135 |
| 2x8, 2x10 | SPF #1 & 2 | 775 | 1,100,000 135 |
| 2x12 | HEM FIR #2 OR DOUG. FIR 18' | 850 | 1,300,000 180 |
| * CERTAIN NON-STRUCTURAL USES MAY USE ALTERNATE SPECIES OR GRADE | | | |
| TREATED DIMENSIONAL LUMBER | | | |
| 2x8, 2x10 NO. 2 & BETTER, SOUTHERN PINE | Fb=1,200 PSI | E=1,600,000 PSI | PRESSURE TREATED (.40 CCA) |
| EXTERIOR BALCONY DECKING | 3x6 NOMINAL (2 1/4" x 5 1/2") | | |
| WESTERN RED CEDAR | Fb=1150 | E=1,0x106 PSI | I=8.29 IN4 |
| SHEATHING | | | |
| PLYWOODS, 1/2", 5/8" AND 3/4" CDX FIR PLYWOOD, 4 OR 5 PLY, APA RATED OSB (ORIENTED STRAND BOARD), 7/16", APA RATED | | | |
| ROOF & FLOOR TRUSSES | | | |
| ENGINEERING CERTIFICATE PROVIDED WITH APPROPRIATE REGISTRATION | | | |

NOTICE TO BUILDER

BUILDER MUST REVIEW AND UNDERSTAND DRAWINGS AND DETAILS PRIOR TO PACKAGE SHIPMENT TO ALLOW FOR RESOLUTION OF ANY QUESTIONS. IF REQUIRED, ADDITIONAL DETAILS CAN BE PREPARED TO CLARIFY ANY AREA RELATIVE TO THE CONSTRUCTION OF THE PACKAGED MATERIALS. IF A PROBLEM ARISES WITH THE DRAWINGS OR PACKAGE MATERIALS AFTER THE START OF CONSTRUCTION, CONTACT THE BUILDER SERVICE REPRESENTATIVES IMMEDIATELY SO THAT WE MAY PARTICIPATE IN THE SOLUTION TO THE PROBLEM. TRUDEAU HOMES INTERNATIONAL WILL NOT ASSUME RESPONSIBILITY FOR FIELD CORRECTIONS IF YOU DO NOT FOLLOW THIS PROCEDURE.

BUILDER SERVICE

FOR ANY IN FIELD QUESTIONS WITH FRAMING PROCEDURES CONCERNING THE COMPONENT PACKAGE ASSEMBLY, DIRECT YOUR CALLS TO OUR BUILDER SERVICE REPRESENTATIVES USING OUR MAIN LINE: 1-800-727-DECK

SIDING COVERAGE

SIDING IS SUPPLIED IN RANDOM LENGTHS AND WILL REQUIRE SPLICING FOR COMPLETE COVERAGE. CAREFUL LAYOUT/PLANNING CAN MINIMIZE THE NUMBER OF JOINTS REQUIRED.

STAIN/SEAL WARRANTY NOTICE TO BUILDER

* BUILDER MUST SEAL ALL EXPOSED WOOD (TOP, BOTTOM, FRONT, BACK AND SIDES) WITH PROPER EXTERIOR AND INTERIOR PRODUCTS WITHIN (7) DAYS OF DELIVERY, OR THE WARRANTY WILL BE VOID *

STRUCTURAL ENGINEER:
SRG ENGINEERING, INC.
P.O. BOX 925
GRAY, ME 04039
(207)657-7323

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A DIVISION OF TRUDEAU HOMES INTERNATIONAL
NEXT HOUSE
852 MAIN STREET, ACTON, MA. 01720
(978) 263-6800

PROJECT: FORBES RESIDENCE

CHARLIE & SARAH FORBES
105 MOSS HILL RD
JAMAICA PLAIN MA 02130

ISSUE DATE: 2022 - 03-28
DRAWN BY: MH, AL CHECKED BY: MH

GENERAL NOTES AND INFORMATION

SCALE: 1/4" = 1'-0" ON 24"x36" 1/8" = 1'-0" ON 11"x17"
JOB NO. PAGE NO.

21703 **A0.1**



| SOIL NOTES |
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| <p>1. A GEOTECHNICAL ENGINEER SHALL PROVIDE VERIFICATION THAT THE SOILS ARE SUITABLE FOR THE DESIGN LOADS. THE CONTRACTOR OR OWNER SHALL ASSUME RESPONSIBILITY FOR A GEOTECHNICAL ENGINEER IS NOT RETAINED.</p> <p>2. REFER TO PROJECT GEOTECHNICAL ENGINEER FOR BACKFILL, FOUNDATION, DRAINAGE, SUBGRADE PREPARATION, FROST DEPTH, AND SUB-SLAB RECOMMENDATIONS.</p> <p>3. FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2000psf.</p> <p>4. REMOVE ALL EXISTING TOPSOIL, PAVEMENT, ORGANIC MATERIALS, FROZEN SOIL, DELETERIOUS MATTER, AND OTHER SOIL THAT APPEARS TO BE UNSUITABLE PRIOR TO PREPARING THE FOOTING SUBGRADE.</p> <p>5. UNLESS OTHERWISE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER, ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED NATIVE SOIL, COMPACTED STRUCTURAL FILL, COMPACTED CRUSHED STONE, OR CLEAN/SOUND DURABLE LEDGE. COMPACTED STRUCTURAL FILL SHALL BE COMPACTED IN MAXIMUM 12 INCH LAYERS TO MINIMUM 95% COMPACTION. CRUSHED STONE SHALL BE COMPACTED TO 100% OF ITS DRY RODDED WEIGHT, PER ASTM.</p> <p>6. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW THE DESIGN FROST DEPTH PER THE LOCAL CODE ENFORCEMENT OFFICE UNLESS OTHERWISE DIRECTED TO EXTEND MORE BY THE PROJECT GEOTECHNICAL ENGINEER.</p> <p>7. IF ANY ADVERSE SOIL CONDITIONS ARE ENCOUNTERED WHICH EXTEND BELOW FOOTING LEVEL, SUCH AS THOSE LISTED ABOVE, THE GENERAL CONTRACTOR SHALL CONTACT THE PROJECT GEOTECHNICAL ENGINEER IMMEDIATELY FOR DETERMINATION OF HOW TO REMEDY THE CONDITION BEFORE CONTINUATION OF THE WORK.</p> <p>8. IF ADEQUATED SOIL BEARING IS NOT ENCOUNTERED AT THE INDICATED BOTTOM OF FOOTING FOUNDATION, THE CONTRACTOR IS TO REPORT TO THE ENGINEER BEFORE PROCEEDING WITH THAT PART OF WORK.</p> <p>9. PROVIDE AT LEAST 6" OF COMPACTED STRUCTURAL FILL BELOW ALL INTERIOR SLABS-ON-GRADE. STRUCTURAL FILL TO BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY, PER ASTM D1557. USE ¾" CRUSHED STONE AND COMPACT TO 100% OF ITS DRY RODDED WEIGHT PER ASTM.</p> <p>10. DO NOT PLACE BACKFILL AGAINST BASEMENT FOUNDATION WALLS UNTIL THE FIRST FLOOR STRUCTURE HAS BEEN CONSTRUCTED.</p> <p>11. SEE FOUNDATION PLAN FOR ALL TOP OF WALL AND SHELF ELEVATIONS.</p> <p>12. ALL DRAINAGE FILL TO BE ¾" WASHED CRUSHED STONE.</p> <p>13. ALL DRAINAGE PIPE TO BE SLOPED POSITIVELY AT LEAST 2% AND EXTEND TO DAYLIGHT AT GRADE, UNLESS OTHERWISE NOTED ON PLANS.</p> <p>14. PROVIDE RIGID DRAINAGE PROTECTION BOARD AT ALL FOUNDATION BASEMENT WALLS WITH WATERPROOFING SYSTEM PRIOR TO BACKFILLING WALLS.</p> <p>15. SUBGRADE EXCAVATIONS TO BE KEPT DRY.</p> <p>16. PITCH EXTERIOR GRADE AWAY FROM THE STRUCTURE.</p> |

P.T. LUMBER NOTES

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| <p>1. PRESSURE TREATED LUMBER SHALL BE TREATED WITH AN ACO PROCESS SUITABLE TO EXTERIOR EXPOSED SERVICE. ACO TREATMENT WITH AMMONIA IS NOT PERMITTED.</p> <p>2. USE PT SOUTHERN PINE LUMBER FOR ALL EXTERIOR FRAMING (UNLESS NOTED OTHERWISE ON PLANS) AND FOR SILL PLATES ON FOUNDATION WALLS AND INTERIOR SLABS-ON-GRADE.</p> <p>3. SEE "SILL PLATE AND ANCHOR BOLTS" NOTES FOR FASTENING PT LUMBER TO FOUNDATIONS.</p> <p>4. USE G185 GALVANIZED CONNECTORS (SIMPSON ZMAC OR EQUAL) AND HOT DIPPED GALVANIZED NAILS (G185 OR EQUAL) FOR ALL PT CONNECTIONS. USE STAINLESS STEEL CONNECTORS AND STAINLESS STEEL NAIL/FASTENERS IN HIGHLY CORROSIVE AREAS SUCH AS OCEAN FRONT.</p> <p>5. FAILURE TO FOLLOW THESE NOTES MAY RESULT IN A RAPID DETERIORATION OF METAL FASTENERS AND CONNECTORS; AND THEREFORE, MAY RESULT IN STRUCTURAL FAILURE.</p> <p>6. PT WOOD POST CAPS: USE SIMPSON STAINLESS STEEL "BSC" TYPE, UNLESS OTHERWISE NOTED ON PLANS.</p> <p>7. PT WOOD POST BASES: USE SIMPSON "CBSQ66-SDS2" SERIES MADE WITH STAINLESS STEEL. PROVIDE ½" DIAMETER STAINLESS STEEL THREADED ROD WITH EMBEDDED NUT PER SIMPSON.</p> |
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HOLDOWN NOTES

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| <p>1. UNLESS OTHERWISE NOTED ON THE FOUNDATION PLAN, HOLDOWNS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY.</p> <p>2. REFER TO "HOLDOWN SCHEDULE" FOR MODEL # AND ANCHOR ROD REQUIRED.</p> <p>3. PROVIDE STANDARD GALVANIZED WASHER BETWEEN HOLDOWN AND TITEN ANCHOR HEAD.</p> <p>4. PROVIDE SIMPSON "ROD COUPLER" AT FLOOR JOIST SPACE FOR BOX SILL LOCATIONS.</p> <p>5. FASTEN EACH HOLDOWN TO 2-2x6 STUD POST (MINIMUM) WITH MANUFACTURER REQUIRED ½" DIA. x 2 ½" LONG SDS SCREWS.</p> <p>6. SEE HOLDOWN DETAILS FOR ADDITIONAL REQUIREMENTS.</p> |
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CONCRETE NOTES

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| <p>1. CODES AND STANDARDS (LATEST EDITION WITH CURRENT AMENDMENTS): ACI 301-"SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 318-"BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". COMPLY WITH APPLICABLE PROVISIONS, UNLESS OTHERWISE INDICATED.</p> <p>2. CONCRETE FOR WALLS AND FOOTINGS: 3000 PSI @ 28 DAYS, ¾" AGGREGATE, MAXIMUM WATER/CEMENT RATIO = 0.50, SLUMP 1" MINIMUM AND 3" MAXIMUM, WITH 5% TO 7% AIR ENTRAINMENT. USE A MID-RANGE WATER REDUCER IF A HIGHER SLUMP IS DESIRED.</p> <p>3. CONCRETE FOR HOUSE BASEMENT SLAB-ON-GRADE: 3000 PSI @ 28 DAYS, ¾" AGGREGATE, MAXIMUM WATER/CEMENT RATIO = 0.50, SLUMP 1" MINIMUM AND 3" MAXIMUM, NO ENTRAINED AIR. USE A MID-RANGE WATER REDUCER IF A HIGHER SLUMP IS DESIRED.</p> <p>4. CONCRETE FOR GARAGE INTERIOR SLAB: 4500 PSI @ 28 DAYS, ¾" AGGREGATE, MAXIMUM WATER/CEMENT RATIO = 0.50, SLUMP 1" MINIMUM AND 3" MAXIMUM, NO ENTRAINED AIR. USE A MID-RANGE WATER REDUCER IF A HIGHER SLUMP IS DESIRED.</p> <p>5. ALL CONCRETE TO BE NORMAL WEIGHT, TYPE I OR 8.</p> <p>6. CONTRACTOR TO PROVIDE CHLORIDE PROTECTING SEALANT AT GARAGE SLAB. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE COATS.</p> <p>7. CALCIUM CHLORIDE AND/OR MATERIALS CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.</p> <p>8. CONCRETE CURING: USE WET BURLAP METHOD WITH POLYETHYLENE COVER. PROVIDE MINIMUM 7 DAY WET CURE TO ACI 302-UPPER GUIDE FOR CONCRETE SLAB AND FLOOR CONSTRUCTION. NO CONCRETE TO BE PLACED ON FROZEN GROUND.</p> <p>10. PROVIDE A 10-MIL MOISTURE VAPOR RETARDER EQUAL TO "STEGO WROTH" DIRECTLY BELOW ALL INTERIOR SLABS-ON-GRADE. UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS, OVERLAP AND SEAL/TAPE ALL SEAMS PER MANUFACTURER REQUIREMENTS.</p> <p>11. CONCRETE SHALL BE ADEQUATELY PROTECTED FROM HOT OR COLD WEATHER AS REQUIRED BY ACI PUBLICATIONS ACI 305 AND ACI 306, RESPECTIVELY.</p> <p>12. REINFORCEMENT SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVER UNLESS OTHERWISE NOTED: A. CONCRETE DEPOSITED ON GROUND: 3" B. CONCRETE EXPOSED TO THE OUTSIDE OR WEATHER: 2" C. CONCRETE NOT EXPOSED TO THE GROUND OR WEATHER: 1"</p> <p>13. SLAB-ON-GRADE REINFORCEMENT TO BE LOCATED AT MID-DEPTH OF CONCRETE SLABS UNLESS OTHERWISE NOTED.</p> <p>14. CHAMFER ALL EXPOSED CONCRETE EDGES ¾".</p> <p>15. ALL WOOD NAILERS AND/OR SILLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED #2 GRADE SOUTHERN PINE OR BETTER.</p> <p>16. WATERPROOF (WATERSTOP) BETWEEN ALL BASEMENT FOUNDATION WALLS AND FOOTINGS, AND AT CONTROL JOINTS BETWEEN CONCRETE PLACEMENTS WITH A CONTINUOUS STRIP OF "SIKA GREENSTREAK PVC WATERSTOP"; "WELD" ENDS TO MAKE CONTINUOUS PER MANUFACTURER SPECIFICATIONS. CONTRACTOR ALTERNATE, IF APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER IS A CONTINUOUS STRIP OF BENTONITE MANUFACTURED BY AMERICAN COLLOID CORPORATION, ARLINGTON HEIGHTS, IL, UNDER THE TRADE NAME "EX-102".</p> <p>17. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND/OR BRACING REQUIRED UNTIL ALL CONCRETE HAS REACHED ITS FULL DESIGN STRENGTH AND FLOOR DIAPHRAGMS ARE FULLY ERECTED.</p> <p>18. BACKFILL BOTH SIDES OF THE FOUNDATION WALL SIMULTANEOUSLY TO THE MAXIMUM HEIGHT POSSIBLE.</p> <p>19. REINFORCING BARS AND ALL EMBEDDED ITEMS, INCLUDING ANCHOR BOLTS, MUST BE ACCURATELY PLACED AND WELDED TOGETHER BEFORE CONCRETE IS PLACED. "WET-STICKING" OF ANCHOR BOLTS, VERTICAL PIER REINFORCING OR VERTICAL WALL REINFORCING IS NOT ACCEPTABLE. (EXCEPT FROST WALL DOWELS).</p> |
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| <p>1. ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS IN THE SIMPSON CATALOG. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL, FOR EXAMPLE: 16d FASTENERS ARE COMMON NAILS (8 GAGE X 3-1/2") AND CANNOT BE REPLACED WITH 16d SINKERS (9 GAGE X 3-1/4").</p> <p>2. PRIOR TO LOCATING A CONNECTOR, ALL HOLES IN SIMPSON HARDWARE TO BE FILLED WITH NAIL, SCREW, OR BOLT SIZE REQUIRED TO OBTAIN MAXIMUM SAFE WORKING LOAD OF THE CONNECTION.</p> <p>3. BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER SPECIFIED (PER THE 2015 NDS, SECTION 12.1.3.2).</p> <p>4. PNEUMATIC NAILERS MAY BE USED TO INSTALL CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. TOOLS WITH NAIL HOLE-LOCATING MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT. JOISTS AND/OR RAFTERS SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT AND THE GAP BETWEEN THE JOISTS AND/OR RAFTERS AND SUPPORTING HEADER SHALL NOT EXCEED 1/8".</p> <p>5. BEAMS NOTED AS "LVL" INDICATES 1 ½" WIDE LAMINATED VENEER LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=2,000,000 PSI, Fb=3,100 PSI, Fv=285 PSI.</p> <p>6. WOOD COLUMNS NOTED AS "VLC" INDICATES "VERSA-LAM" AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=1,800,000 PSI, Fb=2,750 PSI, Fc=3000 PSI.</p> <p>17. ALL POSTS AND STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION, OR SUPPORT FRAMING BELOW.</p> <p>18. ALL POSTS AND COLUMNS TO BE BLOCKED SOLID AT ALL FOUR (4) SIDES WHEN EXTENDING THROUGH CEILING AND/OR FLOOR FRAMING. (THIS IS REQUIRED TO KEEP COLUMN/POST FROM BUCKLING.)</p> <p>19. WHERE POSTS FRAME THROUGH FLOOR LEVELS, PROVIDE A CONTINUOUS LOAD PATH THROUGH FLOORS TO BEAM OR FOUNDATION BELOW. POSTS MAY BE SPLICED AT FLOOR LEVEL. PROVIDE SOLID BLOCKING WITH CROSS SECTIONAL AREA AND COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN POST ABOVE IF TOP AND BOTTOM POSTS ARE NOT IN CONTACT WITH EACH OTHER.</p> <p>20. NON-TREATED WOOD POSTS: CAPS TO BE SIMPSON LPC SERIES WITH Z-MAX PROTECTION, UNLESS OTHERWISE NOTED ON PLANS.</p> |
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SLAB-ON-GRADE CONTROL JOINT NOTES

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| <p>1. SLAB CONTROL JOINTS SHALL BE SAW-CUT IMMEDIATELY AFTER FINISHING. JOINT DEPTH SHALL BE A MINIMUM OF ¼ OF THE SLAB THICKNESS.</p> <p>2. JOINTS ARE SPACED TO CONTROL THE LOCATION OF CRACKS THAT MAY OCCUR DUE TO CURING SHRINKAGE AND THE THERMAL MOVEMENT OF CONCRETE. WELDED WIRE FABRIC DOES NOT INHIBIT CRACKING BUT HOLDS CONCRETE TIGHTLY TOGETHER AFTER CRACKING HAS OCCURRED. IN ORDER TO BETTER CONTROL RANDOM CRACKING OF CONCRETE, THE FOLLOWING MEASURES ARE RECOMMENDED: A. LIMIT THE VOLUME OF WATER IN THE MIX. B. SUPPLY ADEQUATE CURING MEASURES. C. WET CURE OR USE CURING SEALERS. D. LIMIT JOINT SPACING TO 2 TIMES THE SLAB THICKNESS IN FEET. (IE. 8FT O.C. MAXIMUM FOR 4" THICK SLAB). E. PROVIDE A WELL-COMPACTED A CONSISTENT SUBGRADE.</p> <p>3. SLAB CURLING IS A PROBLEM WHICH HAS BECOME MORE PREVALENT IN RECENT YEARS, THE FOLLOWING MEASURES IN ADDITION TO THOSE STATED ABOVE ARE RECOMMENDED TO LIMIT CURLING OF CONCRETE SLABS-ON-GRADE: A. CURE THE SLAB PROPERLY. B. USE A LOWER AMOUNT OF CEMENT. C. USE A HIGHER QUANTITY OF COURSE AGGREGATES IN THE MIX.</p> |
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WOOD FRAMING NOTES

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| <p>1. ALL DIMENSIONAL FRAMING LUMBER INCLUDING STUDS (UNLESS NOTED ON PLANS) TO BE SPRUCE-PINE-FIR (SPF) NO. 1 NO. 2 GRADE OR BETTER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES: Fb=875 PSI, Fv=135 PSI, Fc (PARALLEL TO GRAIN)=1150 PSI, E=1,200,000 PSI.</p> <p>2. ALL DIMENSIONAL FRAMING LUMBER EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED #2 GRADE SOUTHERN PINE OR BETTER, UNLESS NOTED ON PLANS.</p> <p>3. DO NOT SUBSTITUTE MULTIPLE "2x" MEMBERS FOR SOLID POSTS INDICATED.</p> <p>4. SOLID SAWN POSTS TO BE #1 GRADE SPF, UNLESS OTHERWISE NOTED ON PLANS.</p> <p>5. ALL TWO (2) INCH NOMINAL LUMBER SHALL BE SEASONED TO 19% MAXIMUM MOISTURE CONTENT.</p> <p>6. ALL LUMBER AND PLYWOOD SHALL BE GRADE- STAMPED BY THE APPROPRIATE MANUFACTURER'S ASSOCIATION FOR THE APPROPRIATE USE.</p> <p>7. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESURVE TREATED SOUTHER PINE, #2 GRADE OR BETTER.</p> <p>8. FRAMING CONNECTIONS SHALL BE ACCURATELY CUT AND TIGHTLY FITTED AS NECESSITATED BY THE CONDITIONS ENCOUNTERED TO PROVIDE FULL SURFACE CONTACT WITHOUT USE OF SHIMS.</p> <p>9. ALL WOOD FRAMING SHALL BE BUILT PLUMB, LEVEL, SQUARE, AND TRUE WITH BRACING AND CONNECTION HARDWARE TO ENSURE A RIGID STRUCTURE.</p> <p>10. ALL FLOOR SHEATHING SHALL BE APA RATED EXPOSURE 1, UNLESS NOTED OTHERWISE. SHEATHING SHALL BE ADEQUATELY SPACED AT JOINTS (1/8" TYP) AS RECOMMENDED BY THE APA FOR EXPANSION.</p> <p>11. ALL FLOOR SHEATHING (SEE NOTE 10 ABOVE) TO BE ¾" TONGUE AND GROOVE, GLUED AND NAILED, UNLESS OTHERWISE NOTED ON PLANS. SEE NOTE 10 ABOVE FOR APA RATING.</p> <p>12. ALL FLOOR SHEATHING SHALL BE LAID WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTS AND BE CONTINUOUS OVER TWO OR MORE SUPPORTS; STAGGER ALL JOINTS.</p> <p>13. ALL FLOOR SHEATHING SHALL BE SCREWED 6" ON CENTER AT SUPPORTED PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS, UNLESS OTHERWISE SHOWN OR NOTED (SPECIFIC SHEAR WALLS AND/OR DIAPHRAGMS). FASTENERS MUST NOT BE OVERDRIVEN; HEADS MUST BE FLUSH WITH FACE OF SHEATHING.</p> <p>14. SIMPSON CONSTRUCTION HARDWARE (OR APPROVED EQUAL) SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND NAILING/FASTENING SCHEDULE. THE GENERAL CONTRACTOR MUST BE FAMILIAR WITH AND HAVE THE APPROPRIATE CATALOGS ON SITE.</p> <p>A. ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS IN THE SIMPSON CATALOG. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL, FOR EXAMPLE: 16d FASTENERS ARE COMMON NAILS (8 GAGE X 3-1/2") AND CANNOT BE REPLACED WITH 16d SINKERS (9 GAGE X 3-1/4").</p> <p>B. PRIOR TO LOCATING A CONNECTOR, ALL HOLES IN SIMPSON HARDWARE TO BE FILLED WITH NAIL, SCREW, OR BOLT SIZE REQUIRED TO OBTAIN MAXIMUM SAFE WORKING LOAD OF THE CONNECTION.</p> <p>C. BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER SPECIFIED (PER THE 2015 NDS, SECTION 12.1.3.2).</p> <p>D. PNEUMATIC NAILERS MAY BE USED TO INSTALL CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. TOOLS WITH NAIL HOLE-LOCATING MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT. JOISTS AND/OR RAFTERS SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT AND THE GAP BETWEEN THE JOISTS AND/OR RAFTERS AND SUPPORTING HEADER SHALL NOT EXCEED 1/8".</p> <p>15. BEAMS NOTED AS "LVL" INDICATES 1 ½" WIDE LAMINATED VENEER LUMBER AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=2,000,000 PSI, Fb=3,100 PSI, Fv=285 PSI.</p> <p>16. WOOD COLUMNS NOTED AS "VLC" INDICATES "VERSA-LAM" AS MANUFACTURED BY THE BOISE CASCADE CORPORATION HAVING THE FOLLOWING MINIMUM DESIGN PROPERTIES: E=1,800,000 PSI, Fb=2,750 PSI, Fc=3000 PSI.</p> <p>17. ALL POSTS AND STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION, OR SUPPORT FRAMING BELOW.</p> <p>18. ALL POSTS AND COLUMNS TO BE BLOCKED SOLID AT ALL FOUR (4) SIDES WHEN EXTENDING THROUGH CEILING AND/OR FLOOR FRAMING. (THIS IS REQUIRED TO KEEP COLUMN/POST FROM BUCKLING.)</p> <p>19. WHERE POSTS FRAME THROUGH FLOOR LEVELS, PROVIDE A CONTINUOUS LOAD PATH THROUGH FLOORS TO BEAM OR FOUNDATION BELOW. POSTS MAY BE SPLICED AT FLOOR LEVEL. PROVIDE SOLID BLOCKING WITH CROSS SECTIONAL AREA AND COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN POST ABOVE IF TOP AND BOTTOM POSTS ARE NOT IN CONTACT WITH EACH OTHER.</p> <p>20. NON-TREATED WOOD POSTS: CAPS TO BE SIMPSON LPC SERIES WITH Z-MAX PROTECTION, UNLESS OTHERWISE NOTED ON PLANS.</p> |
| <p>21. ALL BUILT-UP LVL BEAMS (1 ½" WIDE PLY) TO BE GLUED AND SCREWED TOGETHER WITH SIMPSON "SDW" SCREWS AT 12" OC AS FOLLOWS: § 2-PLY: ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 3 3/8" LONG SCREWS, STAGGERED. § 3-PLY: ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 5" LONG SCREWS, STAGGERED. § 4-PLY: ONE ROW TOP, MIDDLE, AND BOTTOM USING SDW 6 3/4" LONG SCREWS, STAGGERED.</p> <p>22. ALL BUILT-UP STUD COLUMNS AND SOLID SAWN BEAMS TO BE GLUED AND SPIKED TOGETHER WITH 16D SPIKES AT 8" OC AS FOLLOWS: UP TO 12" DEEP, ONE ROW TOP AND BOTTOM, STAGGERED. GREATER THAN 12" DEEP, 3 ROWS, STAGGERED.</p> <p>23. UNLESS NOTED OTHERWISE, MINIMUM FASTENING OF WOOD MEMBERS SHALL CONFORM TO TABLE 2304.1.0.1 OF THE IBC 2015.</p> <p>24. ALL NAILS/FASTENERS PENETRATING INTO PRESERVATIVE TREATED (PT) LUMBER MUST BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.</p> <p>25. ALL FLUSH BEAM WOOD MEMBERS BE FRAMED WITH JOIST AND FRAMED HANGERS.</p> <p>26. ALL HANGERS, HURRICANE TIES, POST CAPS/BASES, ETC. AND STRUCTURAL CONNECTORS LOCATED WITHIN THE BUILDING ENVELOPE, AND NOT EXPOSED TO THE WEATHER AND/OR FULLY PROTECTED FROM SALT AIR INFILTRATION, TO BE STANDARD G-60 GALVANIZED COATED.</p> <p>27. ALL HANGERS, HURRICANE TIES, POST CAPS/BASES, ETC. AND STRUCTURAL CONNECTORS EXPOSED TO THE WEATHER AND/OR NOT FULLY PROTECTED FROM SALT AIR INFILTRATION, TO BE MADE OF STAINLESS STEEL.</p> <p>28. PROVIDE SIMPSON H2.5A HURRICANE ANCHOR AT EACH BEARING LOCATION OF WOOD ROOF RAFTERS, UNLESS OTHERWISE NOTED ON PLANS.</p> <p>29. PROVIDE SIMPSON H1 FRAMING ANCHOR AT EACH BEARING LOCATION OF WOOD ROOF TRUSSES, UNLESS OTHERWISE NOTED ON PLANS.</p> <p>30. ALL TRUSSES TO BE DESIGNED FOR GRAVITY AND WIND LOADS IN ACCORDANCE WITH LATEST TPI AND IBC CODE STANDARDS, AND BE MANUFACTURED IN A TPI APPROVED PLANT. FIELD ASSEMBLED TRUSSES ARE NOT ALLOWED.</p> <p>31. ALL TRUSSES TO BE TEMPORARILY AND PERMANENTLY BRACED IN ACCORDANCE WITH TRUSS MANUFACTURER'S SHOP DRAWINGS AND LATEST TPI STANDARDS. FAILURE TO PROVIDE REQUIRED BRACING CAN RESULT IN INJURY AND/OR DEATH.</p> <p>32. TRUSSES TO BE PRE-ENGINEERED WOOD TRUSSES; SIZE AND SPACING AS INDICATED ON PLANS. DESIGN FOR SNOW/DRIFTING SNOW/ICE AND DEAD LOADS (INCLUDING POINT LOADS) INDICATED ON PLANS. DO NOT SUBSTITUTE WITHOUT APPROVAL BY SRG ENGINEERING.</p> <p>33. PROVIDE CONTINUOUS 2x6 "STRONGBACK" TRUSS BRIDGING AT MAXIMUM 8'-0" O.C. PROXIMATE TO EACH TRUSS CROSSED AND AT ENDS.</p> <p>34. TRUSS SPACING SHOWN IS MAXIMUM, TRUSS MANUFACTURER MAY REDUCE SPACING AS NECESSARY TO ACCOMMODATE DESIGN LOADS ACCORDINGLY.</p> <p>35. TREATED WOOD POSTS: CAPS TO BE SIMPSON STAINLESS STEEL "BSC" TYPE, UNLESS OTHERWISE NOTED ON PLANS.</p> <p>36. TREATED WOOD POST BASES ARE TO BE SIMPSON "CBSQ66-SDS2" SERIES MADE WITH STAINLESS STEEL. PROVIDE ½" DIAMETER STAINLESS STEEL THREADED ROD WITH EMBEDDED NUT PER SIMPSON.</p> <p>37. LALLY COLUMNS AT BASEMENT/CRAWL SPACE LEVELS TO BE STANDARD CONCRETE FILLED STEEL COLUMN (SIZE AS NOTED ON THE PLANS) EQUAL TO "LALLY LOCK COLUMN SYSTEMS" BY DEAN COLUMN CO.</p> <p>38. AT ALL LALLY COLUMN LOCATIONS, PROVIDE SIMPSON "LCC" OR "CCO" LALLY COLUM CAP. DO NOT USE LALLY COLUMN MANUF. STANDARD CAP PLATE PROVIDED.</p> |

SILLS & ANCHOR BOLTS

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| <p>1. ANCHOR BOLTS: A. 1/2" DIA. SIMPSON STRONG-TIE ZINC COATED "TITEN HD" ANCHORS (SCREW TYPE), NO EXCEPTION.</p> <p>B. ALL ANCHORS TO EXTEND A MINIMUM OF 6" INTO CONCRETE OR MASONRY.</p> <p>C. UNLESS NOTED OTHERWISE ON PLANS, SPACE ANCHORS @ 4'-0" O.C. MAXIMUM AND LOCATE WITHIN 4" MINIMUM / 12" MAXIMUM FROM EACH END OF EACH SECTION AND ALSO AT ALL DOOR JAMBS AND CORNERS. PROVIDE A MINIMUM OF 2 ANCHOR BOLTS PER SECTION IF LESS THAN 4'-0" IN LENGTH, TYP.</p> <p>D. ANCHORS TO EXTEND A MINIMUM OF 6" INTO CONCRETE OR MASONRY.</p> <p>E. PROVIDE SIMPSON STRONG-TIE "BP ¾" HOT DIPPED GALVANIZED (HDG) BEARING PLATE BETWEEN ALL TITEN HD ANCHOR BOLT HEAD AND SILL PLATE.</p> <p>2. PT SILL WIDTH TO MATCH WALL FRAMING. SEE PLANS FOR SIZE REQUIRED.</p> <p>3. ANCHOR BOLTS ARE BY BUILDER.</p> |
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STRUCTURAL STEEL NOTES

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| <p>1. STRUCTURAL STEEL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE.</p> <p>2. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO THE LATEST EDITION OF AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL".</p> <p>3. STRUCTURAL STEEL SHAPES SHALL BE NEW SHAPES CONFORMING TO: 1. ROLLED SHAPES AND PLATES - ASTM A36 (EXCEPT AS NOTED BELOW) 2. WIDE FLANGE SHAPES - ASTM A992, 50 KSI 3. STRUCTURAL TUBES - ASTM A500, GRADE B, 46 KSI 4. STRUCTURAL PIPES - ASTM A36 5. ANCHOR RODS - ASTM F1554 GRADE 36 (HEADED BOLTS)</p> <p>4. STEEL BEAMS AND COLUMNS SHALL BE CUT FROM NEW, FULL-LENGTH STOCK. UNAUTHORIZED SPLICES WILL BE CAUSE FOR REJECTION.</p> <p>5. STRUCTURAL STEEL SHALL BE TRUE AND PLUMB BEFORE CONNECTIONS ARE FINALLY BOLTED OR WELDED. II. 6. ALL BOLTED CONNECTIONS SHALL USE NEW ½" INCH DIAMETER HI-STRENGTH ASTM A325 BOLTS. SLIP-CRITICAL BOLTS ARE PROHIBITED FROM ALL CONNECTIONS. SHORT SLOTTED HORIZONTAL BOLT HOLES ARE PROHIBITED AT SHEAR CONNECTIONS. ALL BOLTS SHALL BE INSTALLED AS BEARING TO A "SNUG-TIGHTENED" CONDITION, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL BOLTED CONNECTIONS SHALL BE DESIGNED, FABRICATED, AND INSTALLED IN COMPLIANCE WITH AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS", DATED AUGUST 1, 2014.</p> <p>7. AT BEAM-TO-BEAM CONNECTIONS; PROVIDE STANDARD 3/8" THICK ASTM A36 PLATE SHEAR TAB WITH ¾" DIAMETER ASTM A325 BOLTS; SEE DETAILS FOR NUMBER OF BOLT ROWS REQUIRED. FILLET WELD EACH SIDE OF PLATE TO SUPPORTING MEMBER WITH ½" EACH SIDE.</p> <p>8. AT BEAM-TO-COLUMN CONNECTIONS; PROVIDE STANDARD 3/8" THICK ASTM A36 PLATE SHEAR TAB WITH ¾" DIAMETER ASTM A325 BOLTS; SEE DETAILS FOR NUMBER OF BOLT ROWS REQUIRED. FILLET WELD EACH SIDE OF PLATE TO SUPPORTING MEMBER WITH ½" EACH SIDE.</p> <p>9. WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1-LATEST EDITION. WELDS SHALL BE MADE WITH E70XX ELECTRODES BY CURRENT AISC CERTIFIED WELDERS CERTIFIED FOR THE TYPE OF WELDS TO BE PERFORMED, NO EXCEPTION.</p> <p>10. ALL STRUCTURAL STEEL SHAPES, COLUMNS, PLATES, AND BARS NOT EXPOSED TO THE WEATHER DOES NOT NEED TO BE PRIMED AND/OR PAINTED. SHOULD PAINTING OF STEEL BE DESIRED, SHOP PRIME AND THEN SHOP PAINT WITH 2 COATS OF ZINC RICH PAINT. PROVIDE FIELD APPLIED TOUCH-UP PAINT FOR ALL AREAS DISTURBED AFTER FIELD WELDING AND ERECTION. DO NOT PAINT STEEL WHERE FIELD WELDS MUST BE PERFORMED. PROVIDE FIELD APPLIED PRIMER AND PAINT AFTER FIELD WELDING IS DONE AND APPROVED.</p> <p>11. COAT ALL STEEL BELOW GRADE WITH TWO (2) COATS OF TMEMEC H-BULLD TMEME-TAR SERIES 46H-413 COAL TAR EPOXY. USE TMEMEC APPROVED PRIMER FOR MATERIAL BEING COATED.</p> <p>12. SUBMIT COMPLETE STRUCTURAL STEEL SHOP DRAWINGS TO SRG ENGINEERING, INC. FOR REVIEW AND APPROVAL PRIOR TO ANY STEEL FABRICATION AND/OR ERECTION. NO EXCEPTION. STANDARD OF CARE IS FOR SRG ENGINEERING TO REVIEW SHOP DRAWINGS WITHIN 10 BUSINESS DAYS FROM DATE OF RECEIVING. STEEL FABRICATOR SHALL NOT FABRICATE ANY STEEL UNTIL SRG ENGINEERING REVIEWS SHOP DRAWINGS THAT HAVE ALSO BEEN PREVIOUSLY REVIEWED BY THE GENERAL CONTRACTOR AND PROJECT ARCHITECT.</p> <p>13. ALL COLUMNS TO HAVE FOUR (4) ANCHOR RODS PER LATEST OSHA REQUIREMENTS, UNLESS NOTED OTHERWISE ON PLANS. EACH ANCHOR ROD TO HAVE STANDARD ½" THICK A36 STEEL PLATE WASHER BETWEEN NUT AND BASE PLATE; FIELD WELD PLATE WASHER TO BASE PLATE, AND TACK WELD NUT TO PLATE WASHER.</p> <p>14. ALL BEAMS ARE TO BE SINGLE SPAN (NOT CONTINUOUS) BETWEEN SUPPORTING MEMBERS, UNLESS NOTED OTHERWISE ON PLANS.</p> <p>15. CONTRACTOR SHALL RETAIN A TESTING AGENCY (TO BE APPROVED BY SRG ENGINEERING) TO HAVE A CERTIFIED WELD INSPECTOR INSPECT ALL FIELD WELDS. WELD INSPECTOR TO BE INDEPENDANT AND CURRENTLY CERTIFIED FOR THE WELD(S) PERFORMED, NO EXCEPTION. PROVIDE WRITTEN REPORT(S) TO SRG ENGINEERING, INC. BEFORE PROCEEDING WITH THE WORK. WELDS INITIALLY REJECTED BY THE WELD INSPECTOR MUST BE MADE COMPLIANT AND THEN APPROVED BEFORE PROCEEDING WITH WORK.</p> <p>16. CONTRACTOR TO SUBMIT COPY OF WELDER CERTIFICATIONS TO SRG ENGINEERING, INC. FOR REVIEW AND APPROVAL PRIOR TO PERFORMING SHOP AND/OR FIELD WELDING.</p> <p>17. STEEL TO BE FABRICATED BY AN AISC CERTIFIED FABRICATION SHOP.</p> <p>18. SHOP DRAWINGS SHALL BE PREPARED BY THE FABRICATOR. COPIES OF THE STRUCTURAL DRAWINGS ARE NOT ACCEPTABLE.</p> <p>19. FIELD CUTTING OF STRUCTURAL STEEL OR ANY MODIFICATIONS SHALL NOT BE MADE WITHOUT APPROVAL BY SRG ENGINEERING.</p> |
| <p>20. PROVIDE TEMPORARY ERECTION BRACING TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN PLACE. MAINTAIN BRACING UNTIL PERMANENT LATERAL BRACING IS FULLY INSTALLED. BRACING REQUIREMENTS ARE NOT PROVIDED BY SRG ENGINEERING.</p> <p>21. PROVIDE 1" DIAMETER DRAIN HOLE AT BOTTOM OF ALL HSS COLUMNS.</p> <p>22. PROVIDE 3/8" THICK FULL-HEIGHT WEB STIFFENERS EACH SIDE OF ALL BEAM WEBS WHERE COLUMN FRAMES OVER BEAM, OR WHERE BEAM SUPPORTS COLUMN FROM ABOVE.</p> <p>23. BEAM FLANGE NAILERS TO BE CONNECTED WITH 0.157" DIA. X 1/4" HLT PAFS @ 16" O.C. STAGGERED. BEAM NAILER WIDTH TO MATCH BEAM FLANGE WIDTH, TRIM TO FIT.</p> <p>24. ALL BEAM WEB WOOD BLOCKING TO BE CONNECTED WITH ¾" DIA. A307 GALVANIZED ASTM A307 THROUGH-BOLTS @ 2'-0" O.C. STAGGERED. WOOD BLOCKING MUST BE CONTINUOUS FULL-HEIGHT AND BEARING ON TOP OF BOTTOM FLANGE, NO EXCEPTIONS.</p> |

SUBMITTAL NOTES

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| <p>1. CONTRACTOR TO SUBMIT STRUCTURAL SHOP DRAWINGS AND/OR SUBMITTALS FOR THE FOLLOWING ITEMS, INCLUDING BUT NOT LIMITED TO: CONCRETE MIX DESIGN FOUNDATION REBAR EMBEDDED ITEMS STRUCTURAL STEEL ENGINEERED LUMBER CONNECTORS AND FASTENERS TRUSSES 2. CONTRACTOR TO ALLOW A MAXIMUM OF TEN (10) BUSINESS DAYS AFTER SRG ENGINEERING (SRG) RECEIVES THE SHOP DRAWINGS/SUBMITTALS FOR REVIEW. 3. DO NOT FABRICATE AND/OR PURCHASE ANY STRUCTURAL ITEM UNTIL REVIEW AND APPROVAL BY SRG.</p> |
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DESIGN LOADS

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| <p>1. THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS 780CMR CODE TO SUPPORT THE DEAD LOADS OF THE STRUCTURAL, ARCHITECTURAL, AND MECHANICAL SYSTEMS SHOWN; AS WELL AS THE FOLLOWING MINIMUM CODE REQUIRED LIVE LOADS: FIRST FLOOR 40 PSF UPPER FLOORS (SLEEPING AREAS) 30 PSF ATTIC 20 PSF ROOF DECK 60 PSF WINDOWS WALK 60 PSF BASIC GROUND SNOW LOAD (Pg) 40 PSF BASIC FLAT ROOF SNOW LOAD (Pf) 31 PSF <small>(Ce=1.0, Cs=1.1, I=1.0)</small> Vult WIND SPEED 128 MPH Vasd WIND SPEED 99 MPH EXPOSURE B IMPORTANCE FACTOR (Iw) 1.0 INTERNAL PRESSURE COEFFICIENT (GCP) +/-0.18</p> <p>2. DESIGN DEAD LOADS: ROOF (CATHEDRAL) 15 PSF ROOF DECK 20 PSF TRUSS TOP CHORD 10 PSF TRUSS BOTTOM CHORD 10 PSF FLOOR 15 PSF</p> |
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WALL SHEATHING & SHEAR WALL NOTES

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| <p>1. 2ND FLOOR EXTERIOR WALLS: SHEATH EXTERIOR WALLS WITH 1/2" CDX PLYWOOD, ADVANTEC, OSB STRUCTURAL GRADE SHEATHING AND FASTEN WITH 8d x 0.131" DIAMETER NAILS @ 4" OC AT PANEL EDGES, 12" OC AT FIELD; BLOCKING IS REQUIRED AT PANEL EDGES.</p> <p>2. 1ST FLOOR EXTERIOR WALLS: UNLESS NOTED OTHERWISE ON PLANS, SHEATH EXTERIOR WALLS WITH 1/2" CDX PLYWOOD, ADVANTEC, OSB STRUCTURAL GRADE SHEATHING AND FASTEN WITH 8d x 0.131" DIAMETER NAILS @ 4" OC AT PANEL EDGES, 12" OC AT FIELD; BLOCKING IS REQUIRED AT PANEL EDGES.</p> <p>3. "SW1": INDICATES SHEATH ONE FACE OF INTERIOR WALL, WHERE NOTED ON PLANS, WITH 1/2" CDX PLYWOOD, ADVANTEC, OSB STRUCTURAL GRADE SHEATHING AND FASTEN WITH 8d x 0.131" DIAMETER NAILS @ 4" OC AT PANEL EDGES, 12" OC AT FIELD; BLOCKING IS REQUIRED AT PANEL EDGES.</p> <p>4. "SW2": INDICATES SHEATH BOTH FACES OF INTERIOR WALL, WHERE NOTED ON PLANS, WITH 1/2" CDX PLYWOOD, ADVANTEC, OSB STRUCTURAL GRADE SHEATHING AND FASTEN WITH 8d x 0.131" DIAMETER NAILS @ 4" OC AT PANEL EDGES, 12" OC AT FIELD; BLOCKING IS REQUIRED AT PANEL EDGES.</p> <p>5. NAILS PENETRATING "PT" LUMBER TO BE EITHER HOT DIPPED GALVANIZED OR STAINLESS STEEL; SIZE AND SPACING AS INDICATED ABOVE.</p> <p>6. NAILS PENETRATING NON-TREATED LUMBER TO BE HOT-DIPPED GALVANIZED; SIZE AND SPACING AS INDICATED ABOVE.</p> <p>7. WALL SHEATHING NAILING MUST PENETRATE THE PT SILL ATTACHED DIRECTLY TO THE CONCRETE FOUNDATION.</p> |
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GENERAL NOTES

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| <p>1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING (USE THE LATEST EDITION AND CURRENT AMENDMENTS IF NO DATE IS REFERENCED): 9TH EDITION 780 CMR (MASSACHUSETTS STATE BUILDING CODE) 2015 INTERNATIONAL BUILDING CODE (IBC) ASCE/SEI 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ACI 318-14 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AISC STEEL CONSTRUCTION MANUAL, 14TH EDITION ANSI/AISC NDS-2015 "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" ANY DISCREPANCIES BETWEEN THE ABOVE LISTED CODES AND THE CONSTRUCTION CONTRACT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK.</p> <p>2. ALL WORK SHALL BE PERFORMED BY PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE IN THE STATE IN WHICH THE PROJECT IS LOCATED.</p> <p>3. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS IN ADDITION TO SPECIFICATIONS AND ANY SHOP DRAWINGS PROVIDED BY SUBCONTRACTORS AND SUPPLIERS.</p> <p>4. ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR (G.C.) AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK.</p> <p>5. UNLESS OTHERWISE NOTED, DETAILS, NOTES, AND SECTIONS SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.</p> <p>6. THESE DRAWINGS DO NOT SHOW THE SIZE, LOCATION, OR TYPE OF OPENINGS IN THE FOUNDATION SYSTEM FOR ELECTRICAL, PLUMBING, OR MECHANICAL EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THESE ITEMS.</p> <p>7. ALL SHOP DRAWINGS PROVIDED BY OTHERS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF MATERIAL OR THE PURCHASE OF NON-RETURNABLE STOCK. QUANTITY AND DIMENSIONAL REVIEW IS THE CONTRACTOR'S RESPONSIBILITY.</p> <p>THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND/OR SHORING NEEDED TO HOLD THE STRUCTURE IN A SAFE AND STABLE POSITION UNTIL THE BUILDING IS COMPLETE. CONSULT AN INDEPENDENT ENGINEER IF DESIGN ASSISTANCE OR REVIEW IS NEEDED.</p> |
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| <p>STRUCTURAL ENGINEER: SRG ENGINEERING, INC. P.O. BOX 925 GRAY, ME 04039 (207)657-7323</p> |
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| PROJECT: | FORBES RESIDENCE | |
| CHARLIE & SARAH FORBES | 105 MOSS HILL RD JAMAICA PLAIN MA 02130 | |
| ISSUE DATE: | 2022 - 03-28 | |
| DRAWN BY: ACL | CHECKED BY: MH | |

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GENERAL NOTES

- A. ITEMS INDICATED "BY BUILDER" ARE NOT PRICED OR INCLUDED IN THE TRUDEAU HOMES INTERNATIONAL, INC. PACKAGE. IT IS THE CLIENT AND CONTRACTORS RESPONSIBILITY TO ACQUAINT THEMSELVES WITH THESE AND COME TO A CONTRACTUAL AGREEMENT.
 - B. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS AND SIZES OF LOAD BEARING POSTS AND BEAMS.
- KEYNOTES - FLOOR PLAN**
- 01 BUILDER TO REFER TO DETAILED DRAWINGS (BY OTHERS) FOR FINAL KITCHEN AND BATH LAYOUT, APPLIANCE AND FIXTURE LOCATIONS, AND RELATED PARTITIONS
 - 02 LANDING AND ACCESS TO FINISH GRADE TO BE SUPPLIED AND DETAILED BY BUILDER. STEPS NOT TO EXCEED A RISER HGT. OF 7" AND HAVE A MINIMUM TREAD DEPTH OF 11"
 - 03 GUTTERS AND DOWNSPOUTS BY BUILDER AS REQUIRED
 - 04 BUILDER TO APPLY 5/8" TYPE 'X' GWB AS PER CODE
 - 05 20 MIN. STEEL RATED FIRE DOOR WITH SPRING CLOSURE
 - 06 FACTORY-BUILT STAIR TO BE INSTALLED PRIOR TO GYPSUM BOARD WALL FINISH
 - 07 INDICATES LOCATION OF DUCT/PLUMBING CHASE. EXACT DIMENSIONS TO BE DETERMINED ACCORDING TO REQUIRED DUCTWORK SIZE AS DET. BY BUILDER. BUILDER TO COORDINATE HVAC LAYOUT WITH FRAMING PLANS PRIOR TO CONSTRUCTION
 - 08 FIREPLACE AND HEARTH BY BUILDER AS PER OWNER. FACTORY-BUILT FREE STANDING OR ZERO CLEARANCE TYPE FIREPLACES ARE NOT IN THE THH CONTRACT. BUILDER TO INSTALL PER MANUFACTURER'S INSTRUCTIONS AND LOCAL CODES. FLUE AND VENTING BY BUILDER PER CODE. ALL MATERIALS BY BUILDER
 - 09 BUILT-INS BY BUILDER (OR FURNITURE PLACEMENT PER OWNER)
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 - 12 FURRED DOWN CEILING / SOFFIT. THH TO SUPPLY LOOSE STOCK OF 2x FRAMING, BUILDER TO SITE FRAME AS REQUIRED

FLOOR PLAN LEGEND

- FOUNDATION WALL
- EXTERIOR WALL PANEL
- SITE FRAMED INTERIOR PARTITION (2x4 STUDS U.N.O.)
- CAPPED PARTITION WALL: EL. (+) 36" AFF U.N.O.
- BEAM ABOVE
- POINT LOAD FROM ABOVE

STRUCTURAL ENGINEER:
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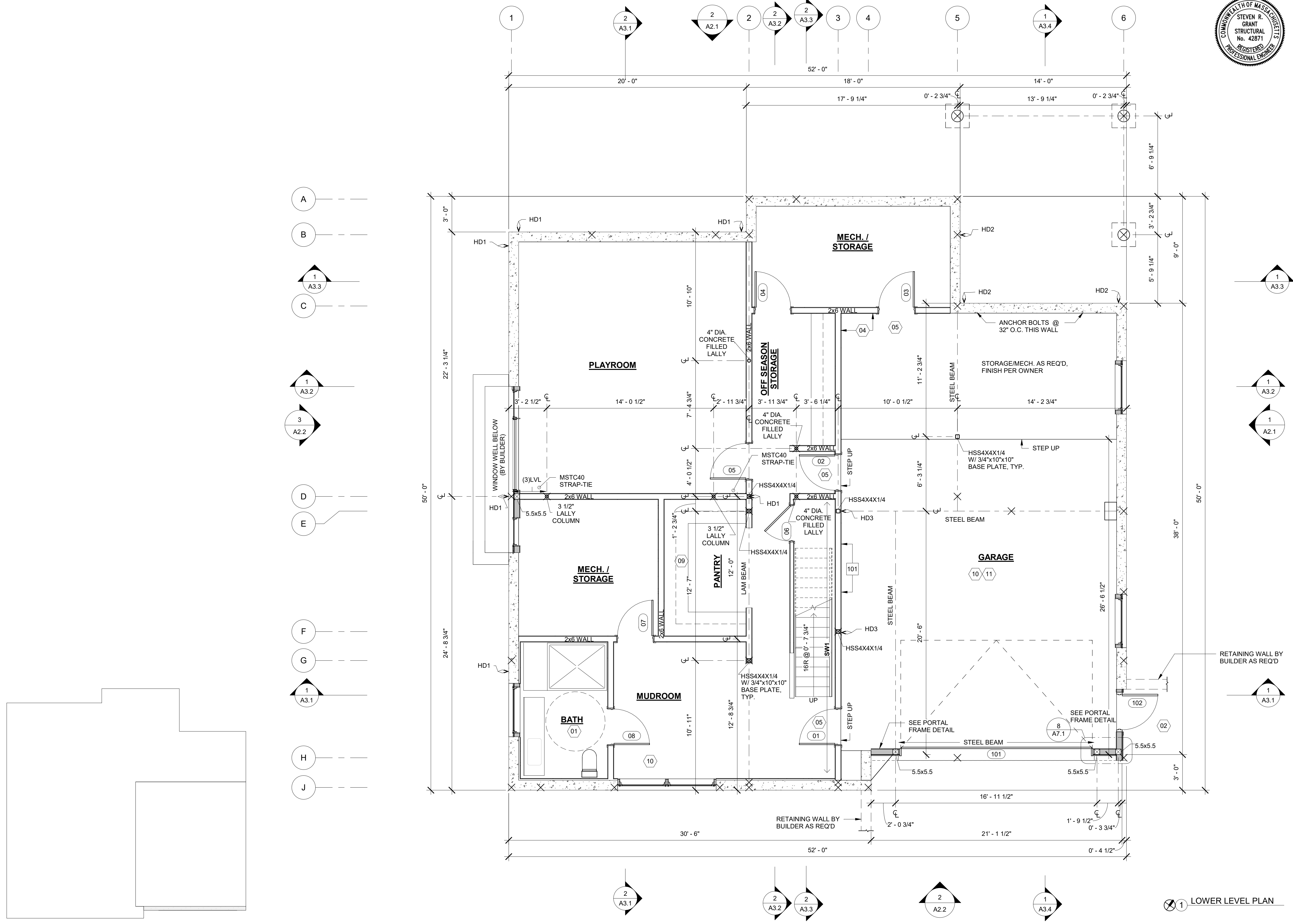
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 105 MOSS HILL RD
 JAMAICA PLAIN MA 02130

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LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0" ON 24"x36" 1/8" = 1'-0" ON 11"x17"
 JOB NO. PAGE NO.

21703 A1.0



② LOWER LEVEL SOFFIT DIAGRAM

① LOWER LEVEL PLAN



GENERAL NOTES

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KEYNOTES - FLOOR PLAN

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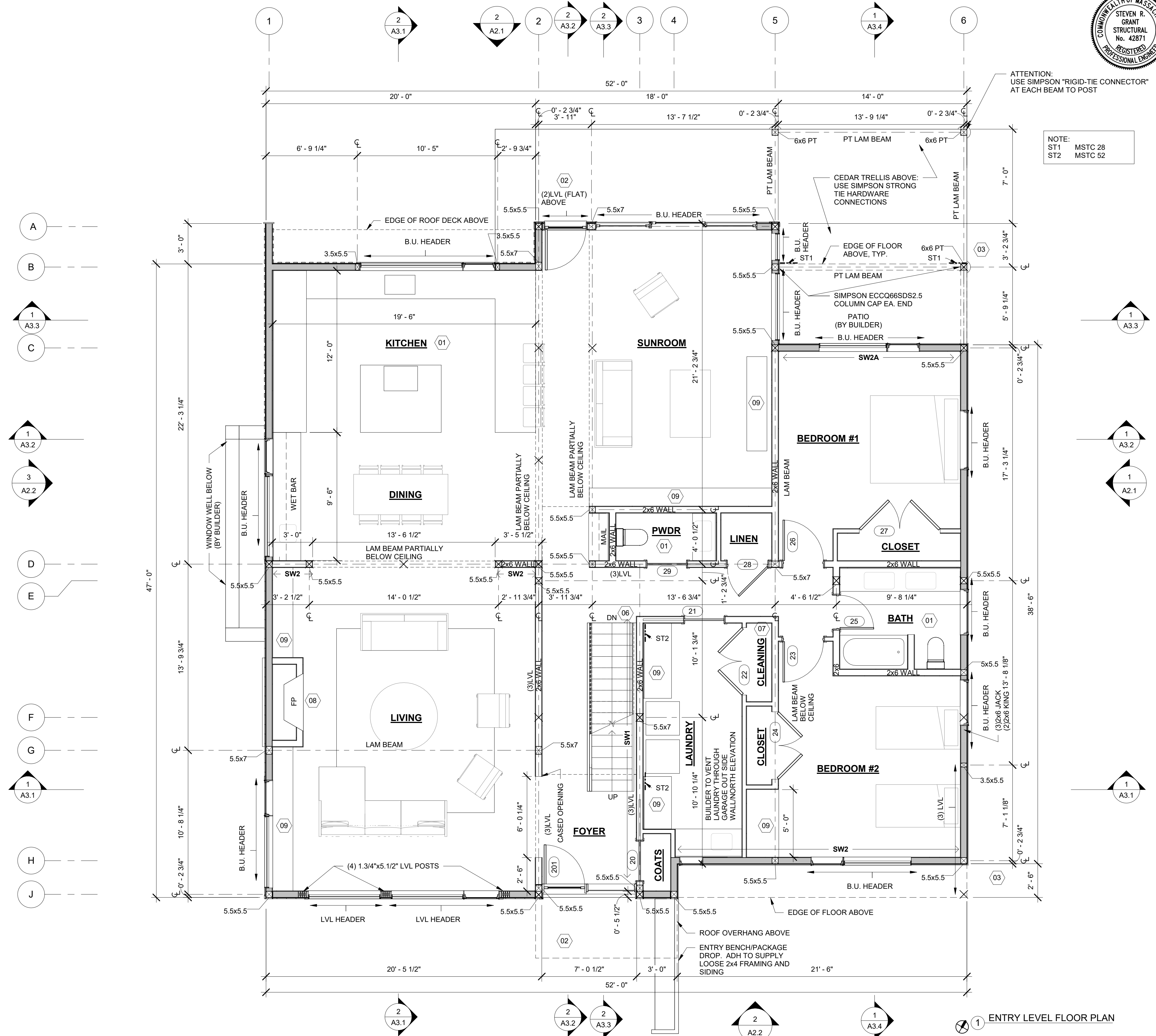
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ENTRY LEVEL PLAN

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 JOB NO. 21703 PAGE NO. A1.1



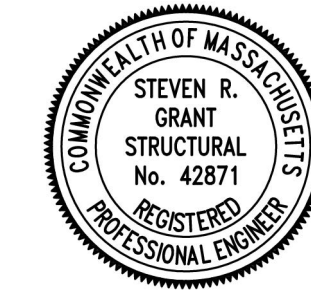
NOTE:
 ST1 MSTC 28
 ST2 MSTC 52

ATTENTION:
 USE SIMPSON "RIGID-TIE CONNECTOR"
 AT EACH BEAM TO POST

2 ENTRY LEVEL SOFFIT DIAGRAM

1 ENTRY LEVEL FLOOR PLAN

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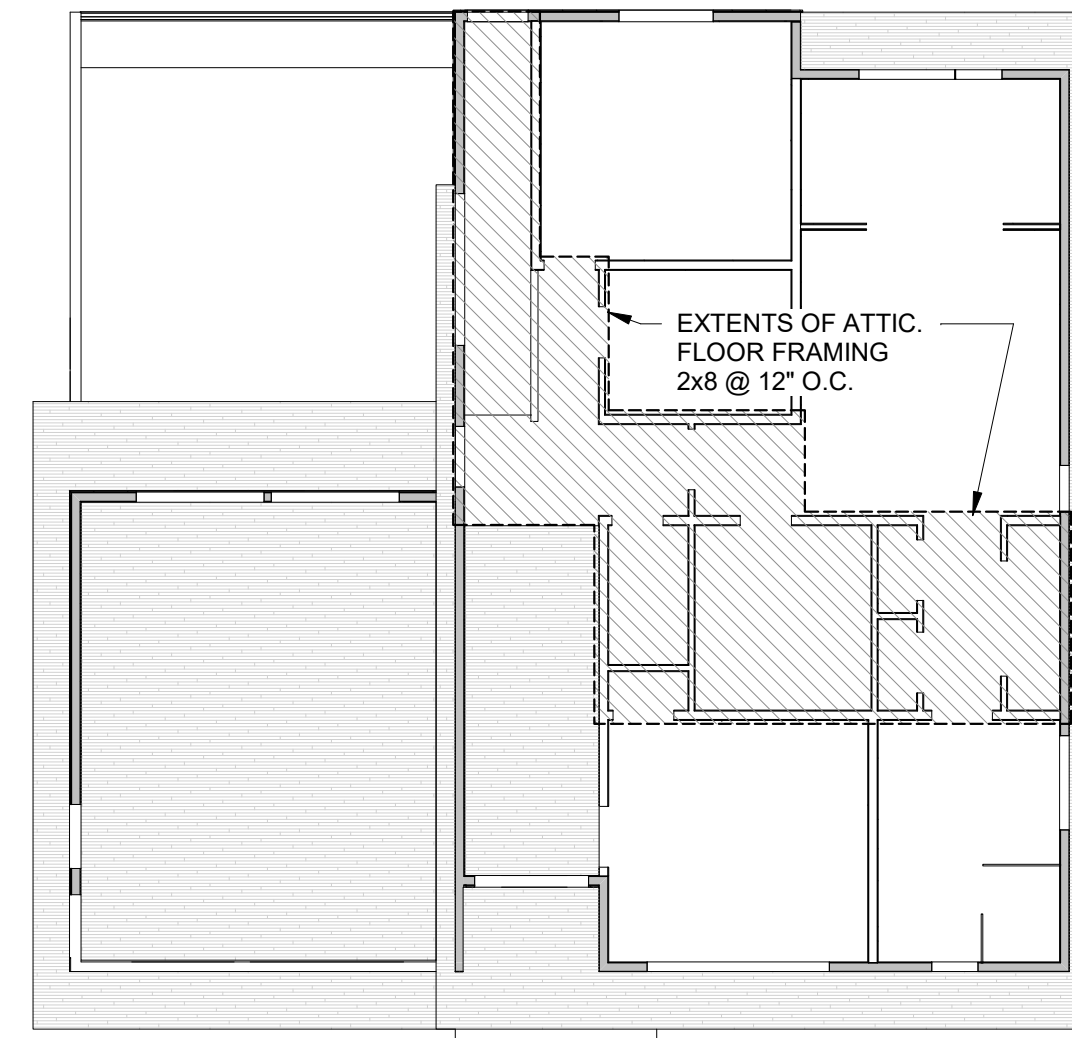
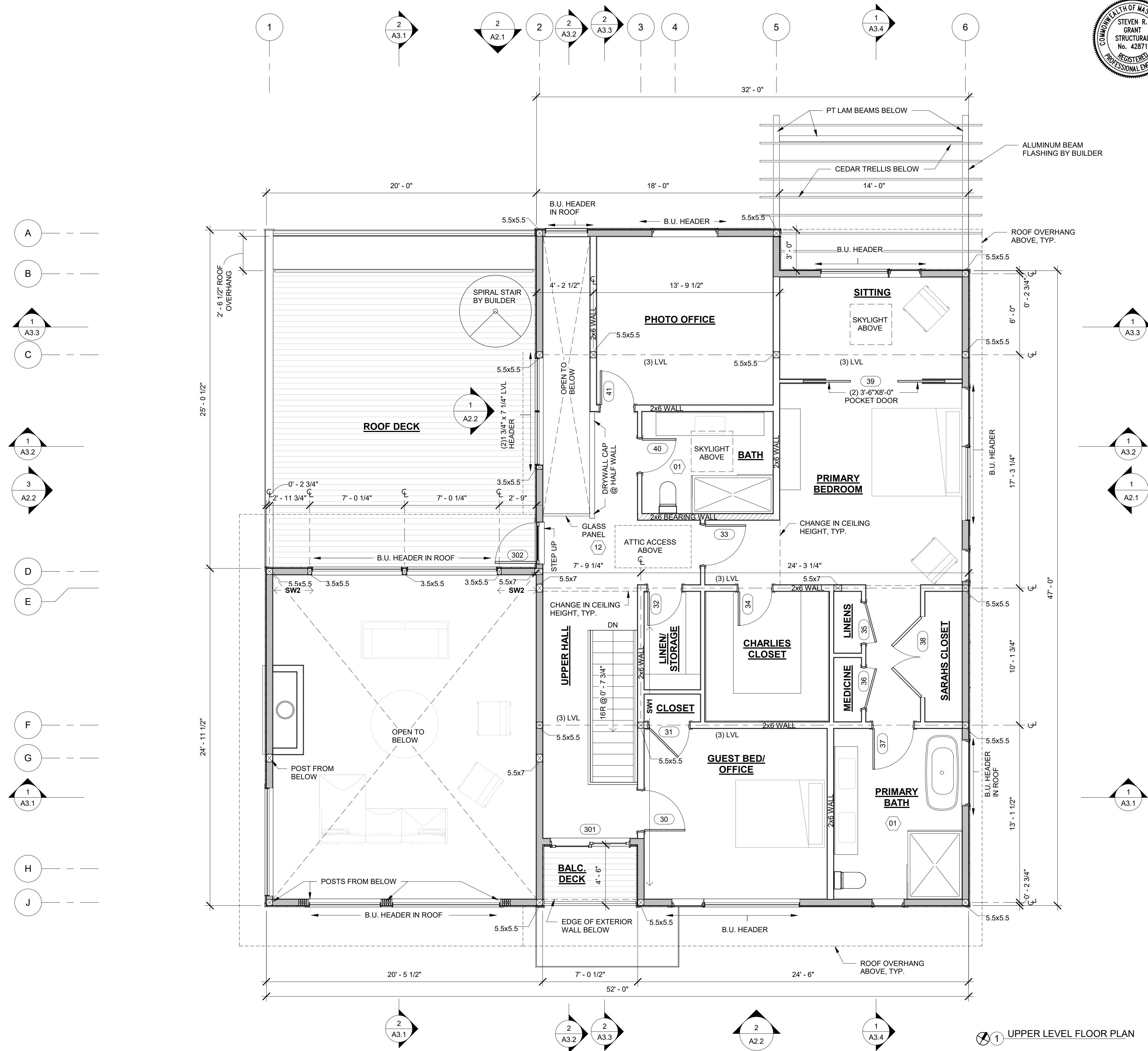
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UPPER LEVEL PLAN

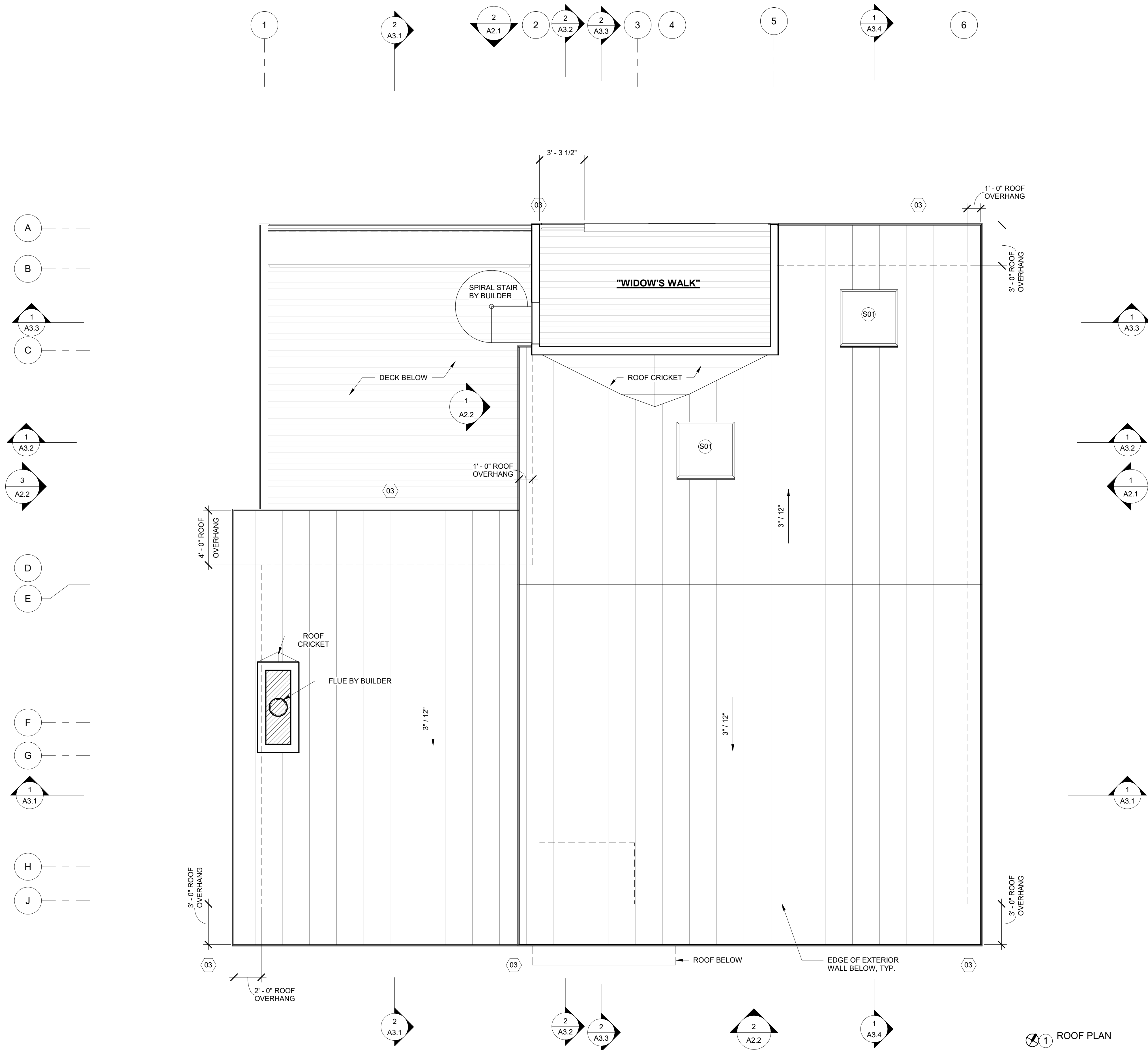
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2 UPPER LEVEL SOFFIT/ATTIC DIAGRAM

1 UPPER LEVEL FLOOR PLAN





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ROOF PLAN LEGEND

-  METAL ROOF
-  ASPHALT ROOF

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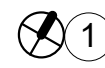
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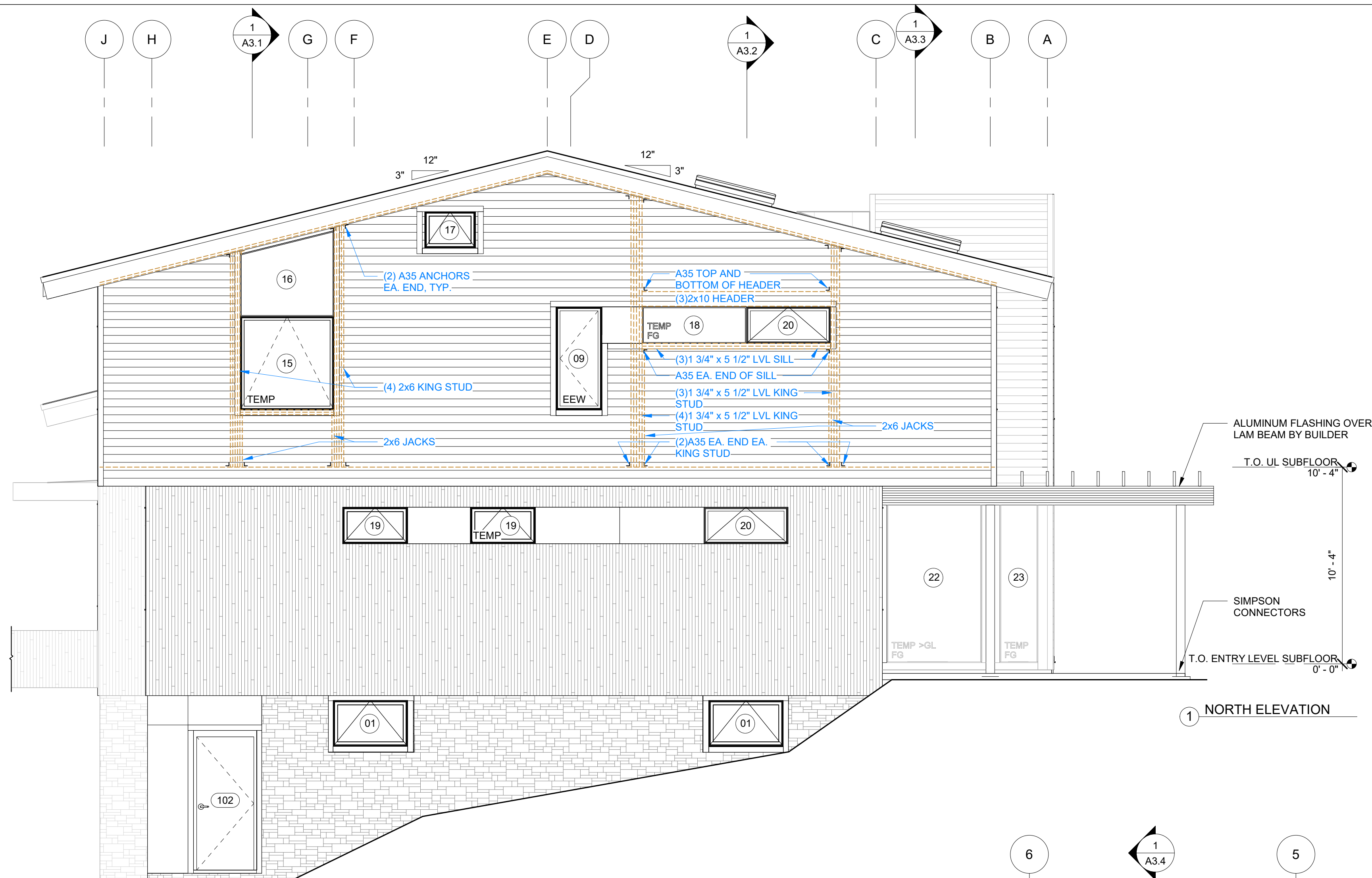
ROOF PLAN

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 1 ROOF PLAN

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1 NORTH ELEVATION



2 WEST ELEVATION

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EXTERIOR ELEVATIONS LEGEND

- MODIFIED BOARD AND BATTEN; 1x4 VERTICAL TRIM @ 7" O.C. OVER HARDIE PANEL
- HARDIE PANEL
- CLAPBOARDS
- VERTICAL CEDAR SIDING
- STONE VENEER (BY BUILDER)
- FG FIXED GLAZING (NON-OPERABLE)
- (T) or TEMP. TEMPERED GLAZING
- >GL OVERSIZED GLAZING
- EEW EMERGENCY EGRESS WINDOW

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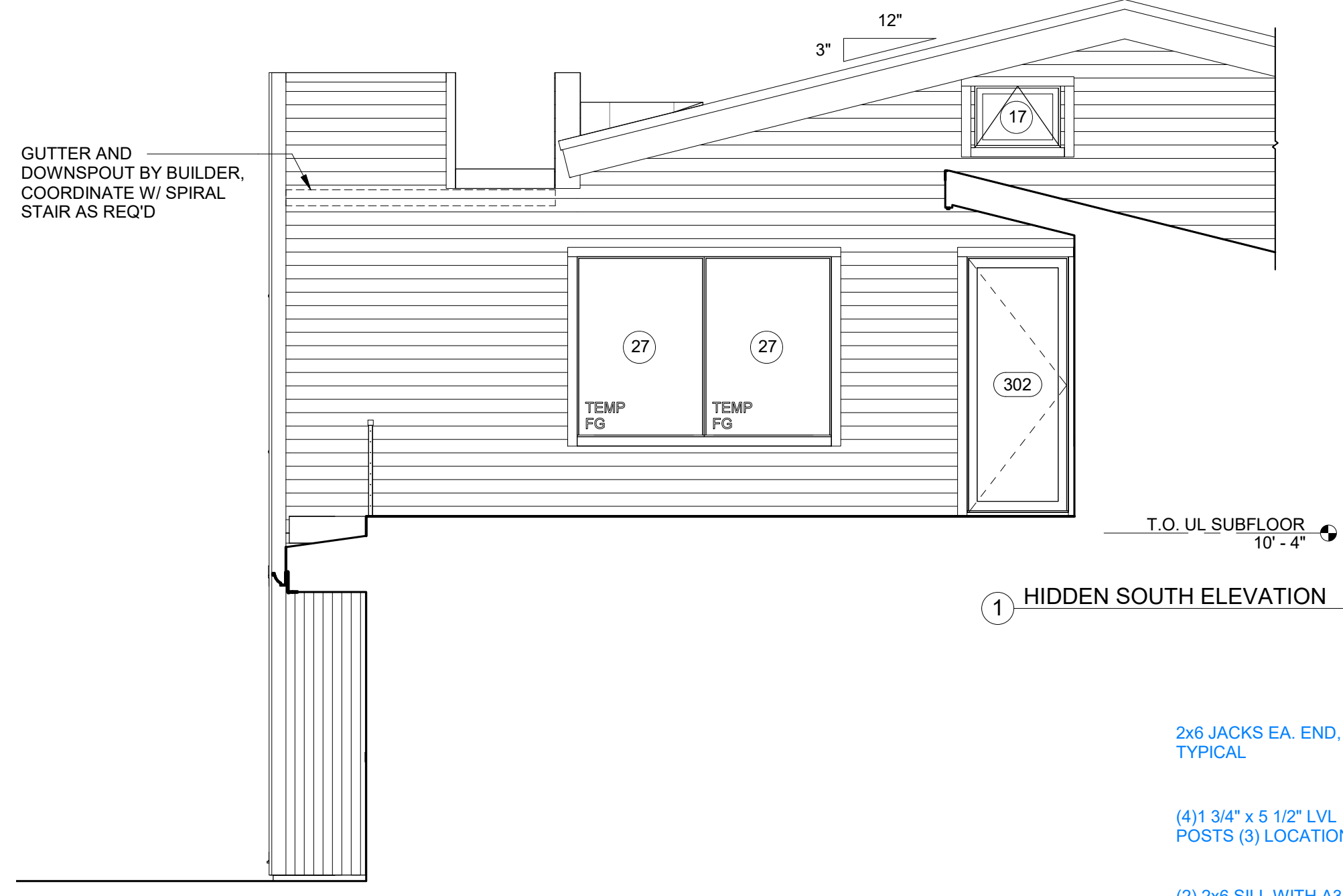
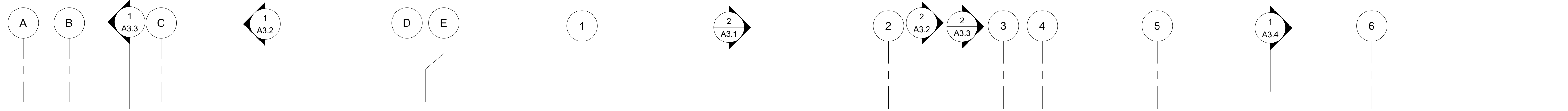
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EXTERIOR ELEVATIONS

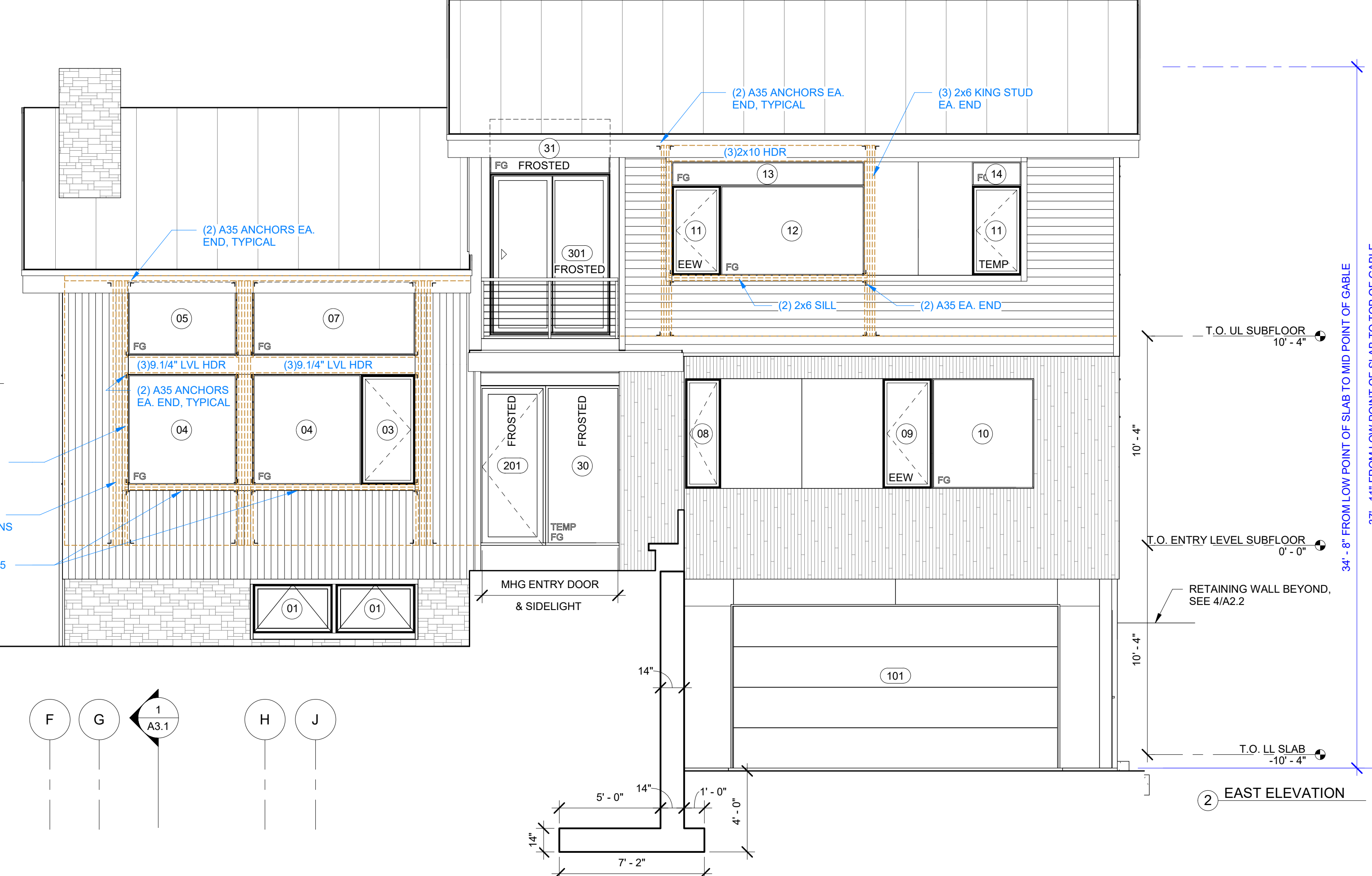
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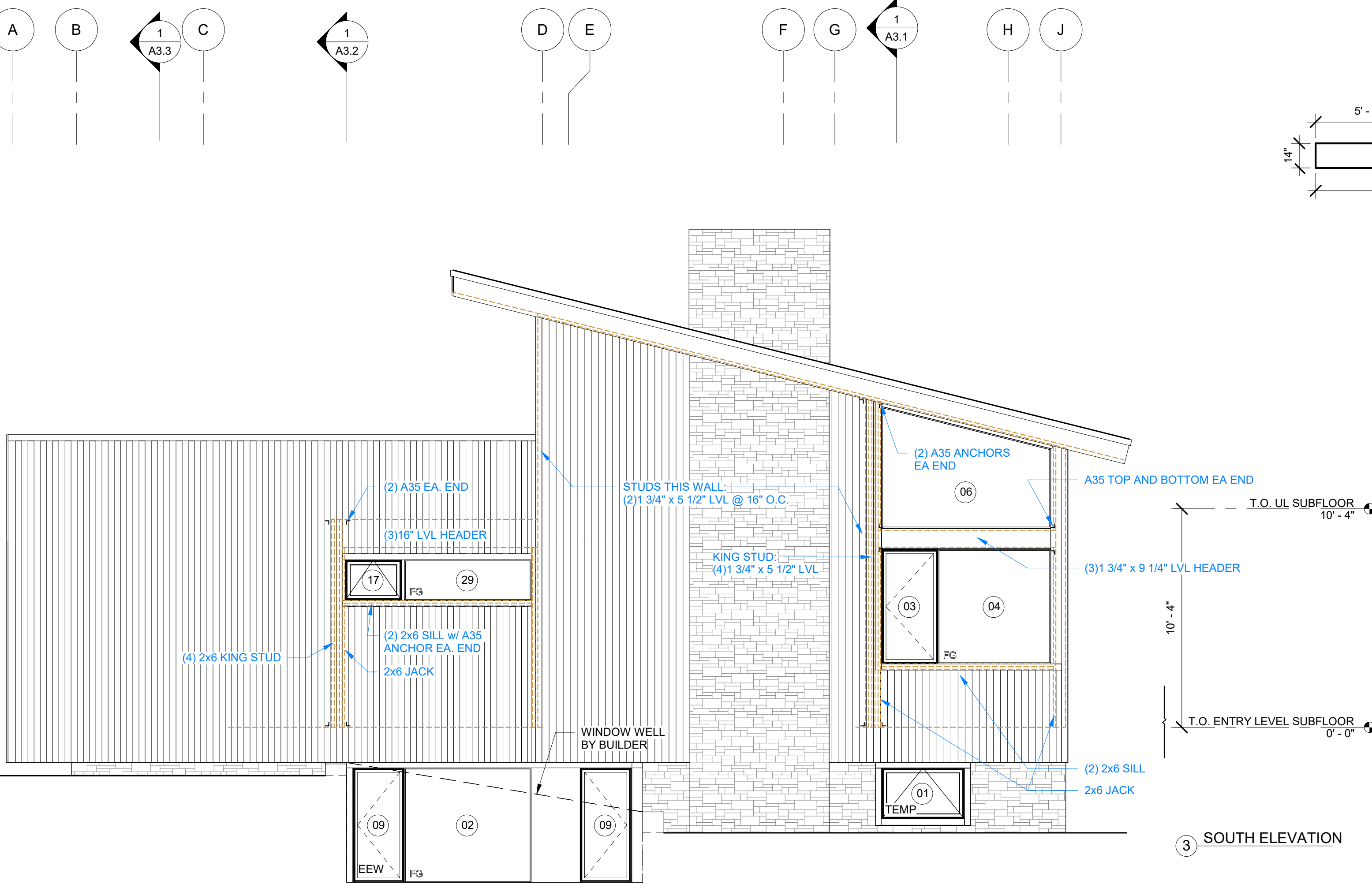
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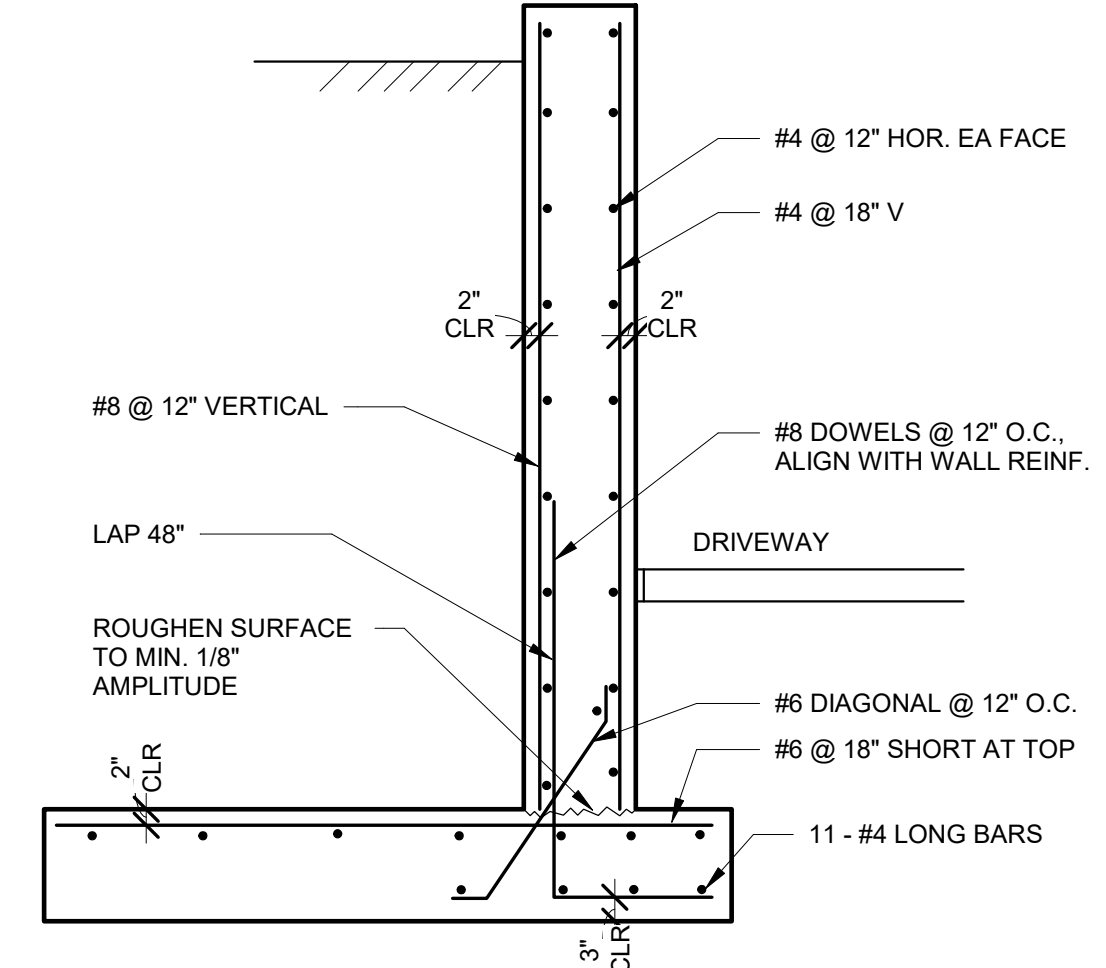
1 HIDDEN SOUTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 RETAINING WALL DETAIL
1/2" = 1'-0"

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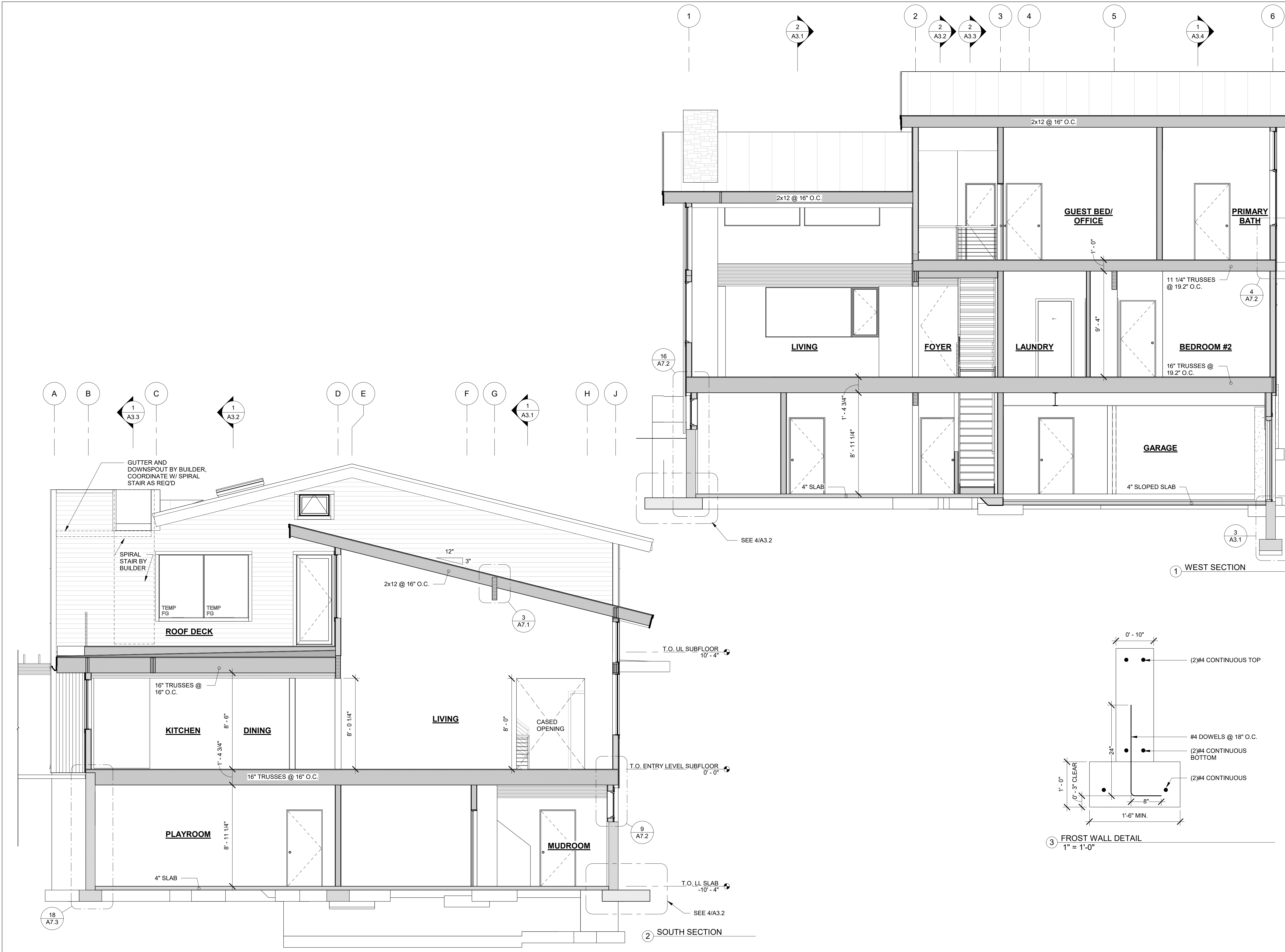
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EXTERIOR ELEVATIONS

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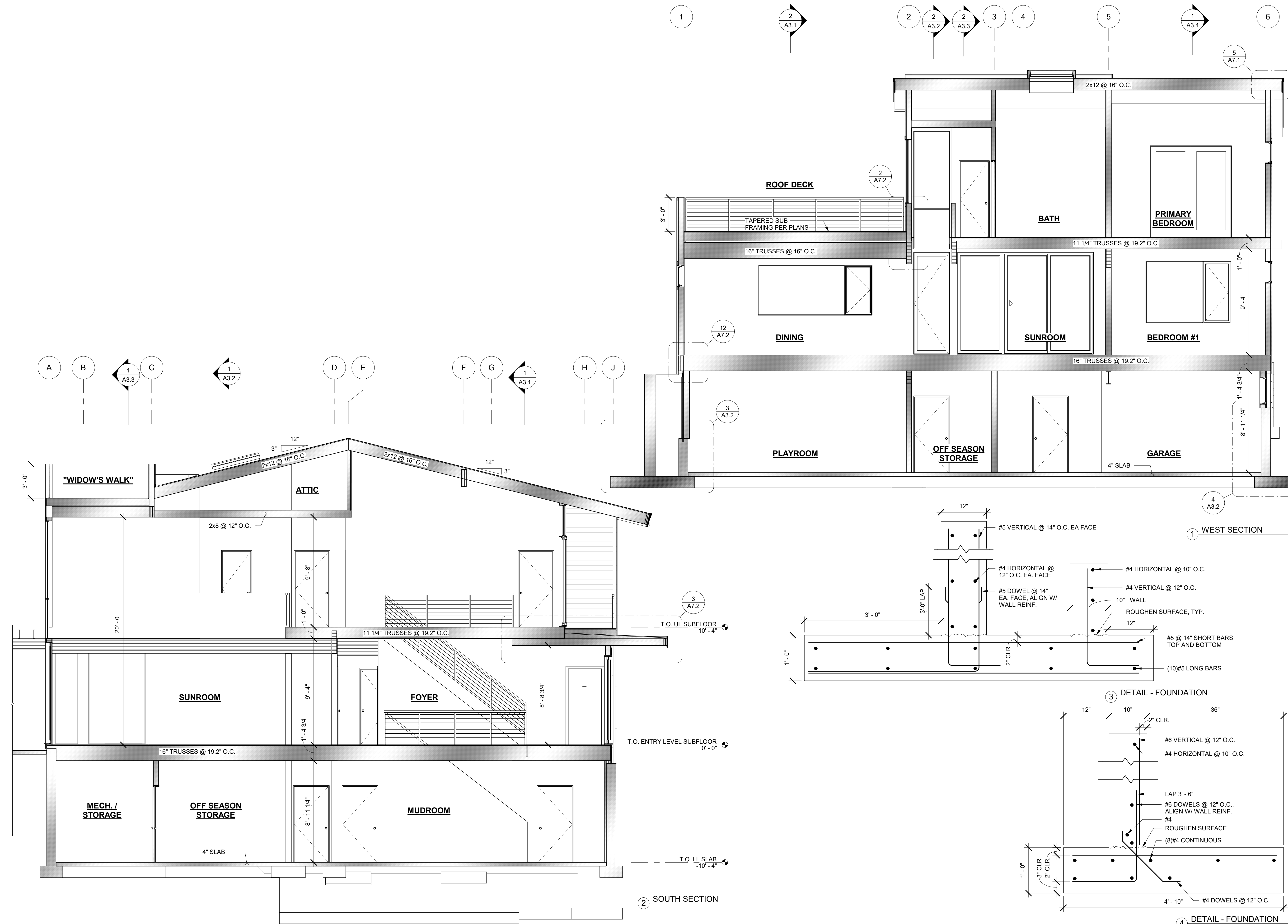
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BUILDING SECTIONS

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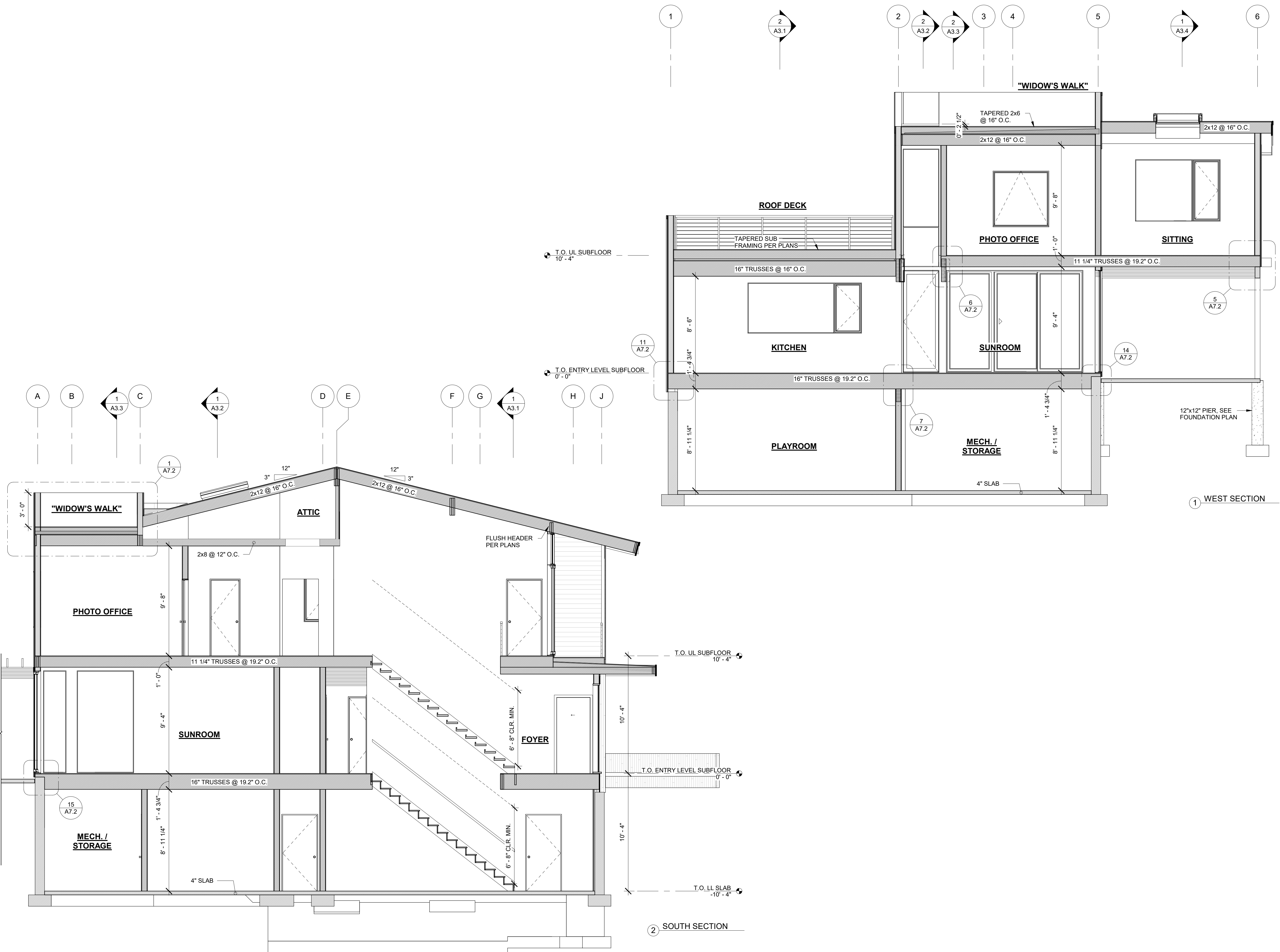
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GENERAL NOTES

A. ITEMS INDICATED "BY BUILDER" ARE NOT PRICED OR INCLUDED IN THE TRUDEAU HOMES INTERNATIONAL, INC. PACKAGE. IT IS THE CLIENT AND CONTRACTORS RESPONSIBILITY TO ACQUAINT THEMSELVES WITH THESE AND COME TO A CONTRACTUAL AGREEMENT.

B. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS AND SIZES OF LOAD BEARING POSTS AND BEAMS.



EXTERIOR ELEVATIONS LEGEND

- MODIFIED BOARD AND BATTEN, 1x4 VERTICAL TRIM @ 7" O.C. OVER HARDIE PANEL
- HARDIE PANEL
- CLAPBOARDS
- VERTICAL CEDAR SIDING
- STONE VENEER (BY BUILDER)
- FG FIXED GLAZING (NON-OPERABLE)
- (T) or TEMP. TEMPERED GLAZING
- >GL OVERSIZED GLAZING
- EEW EMERGENCY EGRESS WINDOW

STRUCTURAL ENGINEER:
 SRG ENGINEERING, INC.
 P.O. BOX 925
 GRAY, ME 04039
 (207)657-7323

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 A DIVISION OF:
 TRUDEAU HOMES INTERNATIONAL
 852 MAIN STREET, ACTON, MA. 01720
 (978) 263-6800

PROJECT:
FORBES RESIDENCE

CHARLIE & SARAH FORBES
 105 MOSS HILL RD
 JAMAICA PLAIN MA 02130

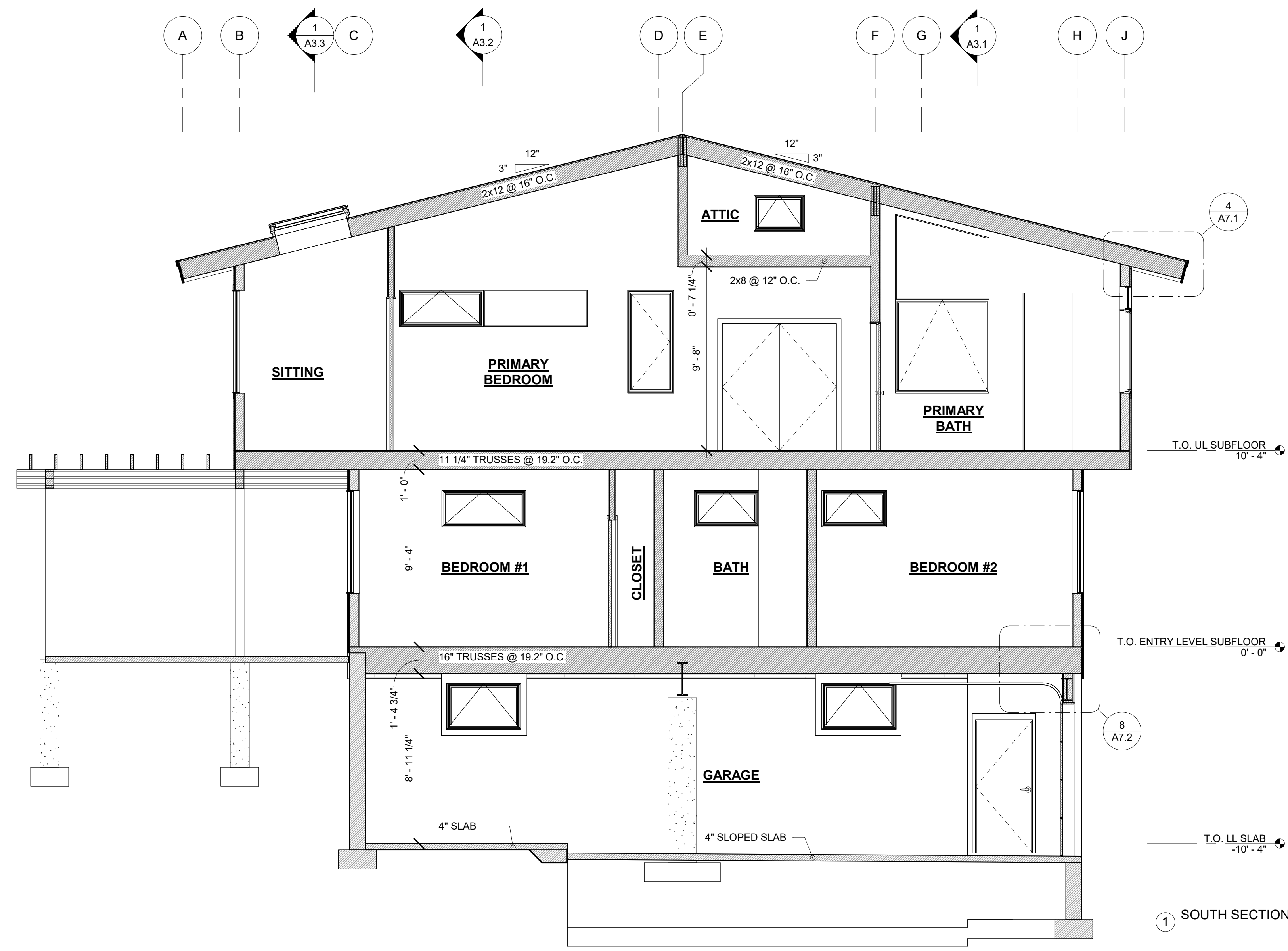
ISSUE DATE: 2022 - 03.28
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BUILDING SECTIONS

SCALE: 1/4" = 1'-0" ON 24"x36" 1/8" = 1'-0" ON 11"x17"

JOB NO. **21703** PAGE NO. **A3.3**

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ISSUE DATE: 2022 - 03.28
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BUILDING SECTION

SCALE: 1/4" = 1'-0" ON 24"x36" 1/8" = 1'-0" ON 11"x17"
 JOB NO. PAGE NO.

21703 **A3.4**

1 SOUTH SECTION

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| INTERIOR DOOR SCHEDULE | | | | | |
|------------------------|-------------|-------|---------|---------|----------|
| MARK | DESCRIPTION | MODEL | WIDTH | HEIGHT | COMMENTS |
| 01 | | | 3' - 0" | 6' - 8" | |
| 02 | | | 3' - 0" | 6' - 8" | |
| 03 | | | 3' - 0" | 6' - 8" | |
| 04 | | | 3' - 0" | 6' - 8" | |
| 05 | | | 3' - 0" | 6' - 8" | |
| 06 | | | 3' - 0" | 6' - 8" | |
| 07 | | | 3' - 0" | 6' - 8" | |
| 08 | | | 3' - 0" | 6' - 8" | |
| 20 | | | 3' - 0" | 6' - 8" | |
| 21 | | | 3' - 0" | 6' - 8" | |
| 22 | | | 5' - 0" | 6' - 8" | |
| 23 | | | 3' - 0" | 6' - 8" | |
| 24 | | | 5' - 0" | 6' - 8" | |
| 25 | | | 2' - 6" | 6' - 8" | |
| 26 | | | 3' - 0" | 6' - 8" | |
| 27 | | | 6' - 0" | 6' - 8" | |
| 28 | | | 3' - 0" | 6' - 8" | |
| 29 | | | 3' - 0" | 6' - 8" | |
| 30 | | | 3' - 0" | 6' - 8" | |
| 31 | | | 3' - 0" | 6' - 8" | |
| 32 | | | 2' - 6" | 6' - 8" | |
| 33 | | | 3' - 0" | 6' - 8" | |
| 34 | | | 2' - 6" | 6' - 8" | |
| 35 | | | 3' - 0" | 6' - 8" | |
| 36 | | | 3' - 0" | 6' - 8" | |
| 37 | | | 3' - 0" | 6' - 8" | |
| 38 | | | 6' - 0" | 6' - 8" | |
| 39 | | | 7' - 0" | 8' - 0" | |
| 40 | | | 2' - 6" | 6' - 8" | |
| 41 | | | 2' - 6" | 6' - 8" | |

| EXTERIOR DOOR SCHEDULE | | | | | | | | | | |
|------------------------|--------------|-------|--------------------------------|-------------|--------------|--------------|--------------|--------------|------------------------|---------------------|
| MARK | MANUFACTURER | COUNT | TYPE | MODEL | WIDTH | HEIGHT | ROUGH WIDTH | ROUGH HEIGHT | DESCRIPTION | COMMENTS |
| 101 | | 1 | 192" x 96" | | 16' - 0" | 8' - 0" | 16' - 3" | 8' - 1" | | BY BUILDER |
| 102 | | 1 | 3'-0" x 7'-0" Metal_5.75" x 4" | | 3' - 0" | 7' - 0" | 3' - 4" | 7' - 4" | | |
| 201 | ADH | 1 | 3-0 x 8-0 | | 3' - 3 1/8" | 7' - 10 1/2" | 3' - 3 3/8" | 7' - 10 3/4" | ENTRY DOOR | FROSTED |
| 202 | PELLA | 1 | 38108 | | 3' - 1 7/8" | 8' - 11 1/2" | 3' - 2 5/8" | 9' - 0" | ENTRY GLASS DOOR | |
| 203 | Pella | 1 | 144108 | Sliding OXO | 12' - 0" | 8' - 11 1/2" | 12' - 0 3/4" | 9' - 0 1/4" | Fixed Patio Door Panel | CONTEMPORARY SERIES |
| 301 | Pella | 1 | 7296 | Sliding OX | 5' - 11 1/4" | 7' - 11 1/2" | 6' - 0" | 8' - 0 1/4" | Fixed Patio Door Panel | FROSTED |
| 302 | PELLA | 1 | 3896 | | 3' - 1 7/8" | 7' - 11 1/2" | 3' - 2 5/8" | 8' - 0" | ENTRY GLASS DOOR | |

| WINDOW SCHEDULE | | | | | | | | | | |
|-----------------|--------------|-------|---------|-------|--------------|--------------|--------------|--------------|---------------------|----------|
| MARK | MANUFACTURER | COUNT | TYPE | SWING | WIDTH | HEIGHT | ROUGH WIDTH | ROUGH HEIGHT | DESCRIPTION | COMMENTS |
| 01 | Pella | 5 | 4729 | | 3' - 11" | 2' - 5" | 3' - 11 3/4" | 2' - 5 3/4" | | |
| 02 | Pella | 1 | FG | | 6' - 0" | 5' - 5" | 6' - 0 3/4" | 5' - 5 3/4" | | |
| 03 | Pella | 2 | 3265 | | 2' - 8" | 5' - 5" | 2' - 8 3/4" | 5' - 5 3/4" | | |
| 04 | Pella | 3 | FG | | 5' - 4" | 5' - 5" | 5' - 4 3/4" | 5' - 5 3/4" | | |
| 05 | Pella | 1 | FG | | 5' - 4" | 3' - 7" | 5' - 4 3/4" | 3' - 7 3/4" | | |
| 06 | Pella | 1 | FG TRAP | | 8' - 0" | 5' - 9" | 8' - 0 3/4" | 5' - 9 3/4" | | |
| 07 | Pella | 1 | FG | | 8' - 0" | 3' - 7" | 8' - 0 3/4" | 3' - 7 3/4" | | |
| 08 | Pella | 1 | 2165 | | 1' - 9" | 5' - 5" | 1' - 9 3/4" | 5' - 5 3/4" | | |
| 09 | Pella | 6 | 2965 | | 2' - 5" | 5' - 5" | 2' - 5 3/4" | 5' - 5 3/4" | | |
| 10 | Pella | 1 | FG | | 5' - 0" | 5' - 5" | 5' - 0 3/4" | 5' - 5 3/4" | | |
| 11 | Pella | 3 | 2953 | | 2' - 5" | 4' - 5" | 2' - 5 3/4" | 4' - 5 3/4" | | |
| 12 | Pella | 1 | FG | | 7' - 1" | 4' - 5" | 7' - 1 3/4" | 4' - 5 3/4" | | |
| 13 | Pella | 1 | FG | | 9' - 6" | 1' - 2 1/4" | 9' - 6 3/4" | 1' - 3" | | |
| 14 | Pella | 1 | FG | | 2' - 5" | 1' - 2 1/4" | 2' - 5 3/4" | 1' - 3" | | |
| 15 | Pella | 2 | 5959 | | 4' - 11" | 4' - 11" | 4' - 11 3/4" | 4' - 11 3/4" | CONTEMPORARY SERIES | |
| 16 | Pella | 1 | FG TRAP | | 4' - 11" | 4' - 6" | 4' - 11 3/4" | 4' - 6 3/4" | | |
| 17 | Pella | 3 | 3223 | | 2' - 8" | 1' - 11" | 2' - 8 3/4" | 1' - 11 3/4" | | |
| 18 | Pella | 1 | FG | | 5' - 5 1/2" | 1' - 11" | 5' - 6 1/4" | 1' - 11 3/4" | | |
| 19 | Pella | 2 | 4123 | | 3' - 5" | 1' - 11" | 3' - 5 3/4" | 1' - 11 3/4" | | |
| 20 | Pella | 2 | 5323 | | 4' - 5" | 1' - 11" | 4' - 5 3/4" | 1' - 11 3/4" | | |
| 21 | Pella | 2 | FG | | 5' - 0" | 5' - 5" | 5' - 0 3/4" | 5' - 5 3/4" | | |
| 22 | Pella | 1 | FG | | 4' - 11 3/4" | 8' - 11 1/2" | 5' - 0 1/2" | 9' - 0 1/4" | | |
| 23 | Pella | 1 | FG | | 2' - 0" | 8' - 11 1/2" | 2' - 0 3/4" | 9' - 0 1/4" | | |
| 24 | Pella | 1 | FG | | 3' - 1 7/8" | 3' - 6" | 3' - 2 5/8" | 3' - 6 3/4" | | |
| 25 | Pella | 1 | FG | | 3' - 1 7/8" | 6' - 10 1/4" | 3' - 2 5/8" | 6' - 11" | | |
| 26 | Pella | 1 | FG | | 7' - 7" | 4' - 5" | 7' - 7 3/4" | 4' - 5 3/4" | | |
| 27 | Pella | 2 | FG | | 3' - 11 1/2" | 5' - 7 1/4" | 4' - 0 1/4" | 5' - 8" | | |
| 28 | Pella | 2 | FG | | 6' - 8" | 5' - 7 1/4" | 6' - 8 3/4" | 5' - 8" | | |
| 29 | Pella | 1 | FG | | 6' - 0" | 1' - 11" | 6' - 0 3/4" | 1' - 11 3/4" | | |
| 30 | ADH | 1 | FG | | 3' - 8 3/8" | 7' - 10 1/2" | 3' - 8 5/8" | 7' - 10 3/4" | FROSTED | |
| 31 | Pella | 1 | FG | | 5' - 11 1/4" | 2' - 8 1/4" | 6' - 0" | 2' - 9" | FROSTED | |
| S01 | VELUX | 2 | 4646 | | 4' - 1 1/2" | 4' - 1 1/2" | 3' - 10 1/2" | 3' - 10 1/2" | | |

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B. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS AND SIZES OF LOAD BEARING POSTS AND BEAMS.

STRUCTURAL ENGINEER:
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PROJECT:
FORBES RESIDENCE

CHARLIE & SARAH FORBES
 105 MOSS HILL RD
 JAMAICA PLAIN MA 02130

ISSUE DATE: 2022 - 03.28

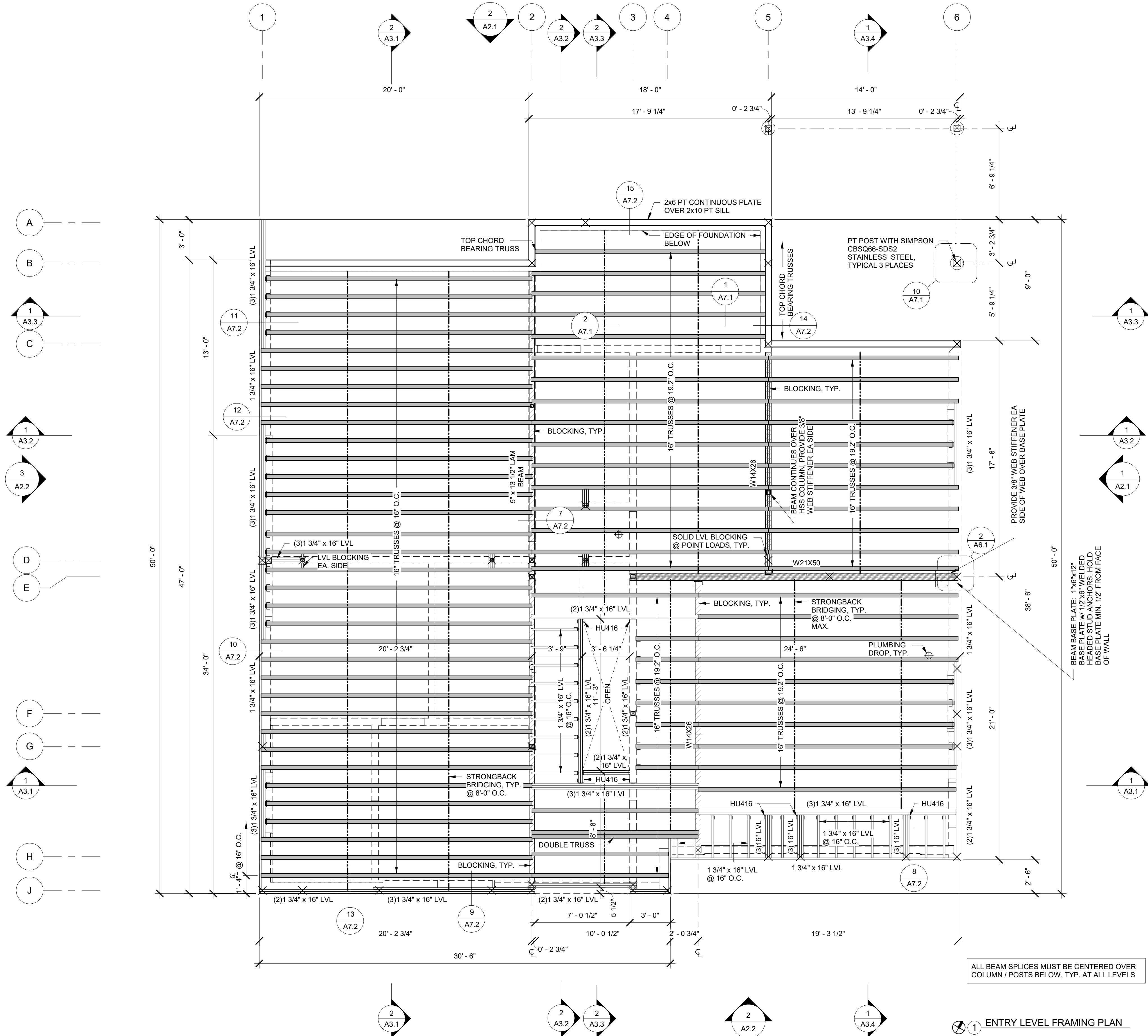
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SCHEDULES

SCALE: 1/4" = 1'-0" ON 24"x36" 1/8" = 1'-0" ON 11"x17"

JOB NO. PAGE NO.

21703 A5.1



ALL BEAM SPLICES MUST BE CENTERED OVER COLUMN / POSTS BELOW, TYP. AT ALL LEVELS

ENTRY LEVEL FRAMING PLAN

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TYPICAL HANGERS, U.N.O. ON PLANS

| | |
|------------|--------------------------------------|
| LSSR1.81Z | SINGLE SKEWED/SLOPED 2x8, 2x10, 2x12 |
| LSSR210-2Z | DOUBLE SKEWED/SLOPED 2x10, 2x12 |
| LSSR 410Z | DOUBLE SKEWED/SLOPED LVL |
| LUS26 | SINGLE 2x6 |
| LUS26-2 | DOUBLE 2x6 |
| LUS28 | SINGLE 2x8, 2x10 |
| LUS28-2 | DOUBLE 2x8 |
| LUS210 | SINGLE 2x10, 2x12 |
| LUS210-2 | DOUBLE 2x10, 2x12 |
| HUC210-2 | DOUBLE IN-FLANGE |
| HUC416 | (2) 1 3/4" x 16" LVL IN-FLANGE |
| HU5.125/12 | 5" LAM BEAM |
| HUC610 | (3) 1 3/4" x 9 1/4" LVL IN-FLANGE |
| IUS1.81/16 | 1 3/4" x 16" LVL |
| CJT6Z | 5" LAM BEAM (SHOP-PREP) |

FLOOR TRUSS HANGERS:
 THA218-2 3" DOUBLE 2X ADJ STRAP (MSH218-2 USP)
 THA422-2 7" WEB (DOUBLE) TRUSS (MSH422-2 USP)
 US10 3.5" WEB TRUSS (THF35112 USP)



FRAMING PLAN LEGEND

- WALL BELOW
- BEAM BELOW
- FLOOR TRUSS
- RIM JOIST/HEADER LOCATION
- BEAM/JOIST HANGER
- PLUMBING DROP (DO NOT CUT FLOOR TRUSSES)
- POINT LOAD FROM ABOVE
- STRONGBACK BRIDGING

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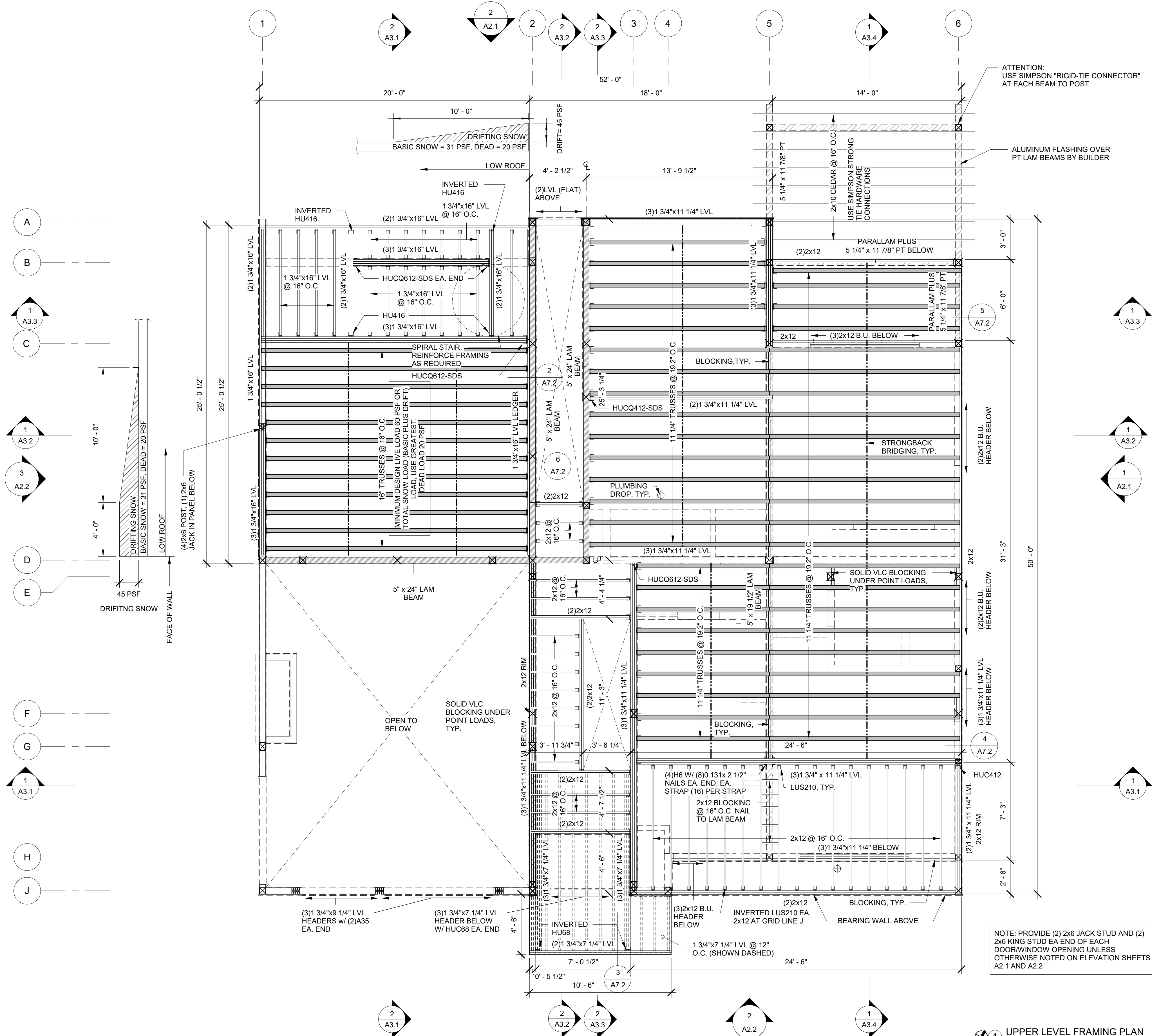
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ISSUE DATE: 2022-03-28
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ENTRY LEVEL FRAMING PLAN

SCALE: 1/4" = 1'-0" ON 24"x36" 1/8" = 1'-0" ON 11"x17"
 JOB NO. PAGE NO.

21703 A6.2



NOTE: PROVIDE (2) 2x6 JACK STUD AND (2) 2x6 KING STUD EA END OF EACH DOOR/WINDOW OPENING UNLESS OTHERWISE NOTED ON ELEVATION SHEETS A2.1 AND A2.2

UPPER LEVEL FRAMING PLAN

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| | |
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| LSSR210-2Z | DOUBLE SKEWED/SLOPED 2x10, 2x12 |
| LSSR 410Z | DOUBLE SKEWED/SLOPED LVL |
| LUS26 | SINGLE 2x6 |
| LUS28-2 | DOUBLE 2x6 |
| LUS28 | SINGLE 2x8, 2x10 |
| LUS28-2 | DOUBLE 2x8 |
| LUS210 | SINGLE 2x10, 2x12 |
| LUS210-2 | DOUBLE 2x10, 2x12 |
| HUC210-2 | DOUBLE IN-FLANGE |
| HUC416 | (2) 1 3/4" x 16" LVL IN-FLANGE |
| HU5.125/12 | 5" LAM BEAM |
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FRAMING PLAN LEGEND

- WALL BELOW
- BEAM BELOW
- FLOOR TRUSS
- RIM JOIST/HEADER LOCATION
- BEAM/JOIST HANGER
- PLUMBING DROP (DO NOT CUT FLOOR TRUSSES)
- POINT LOAD FROM ABOVE
- STRONGBACK BRIDGING

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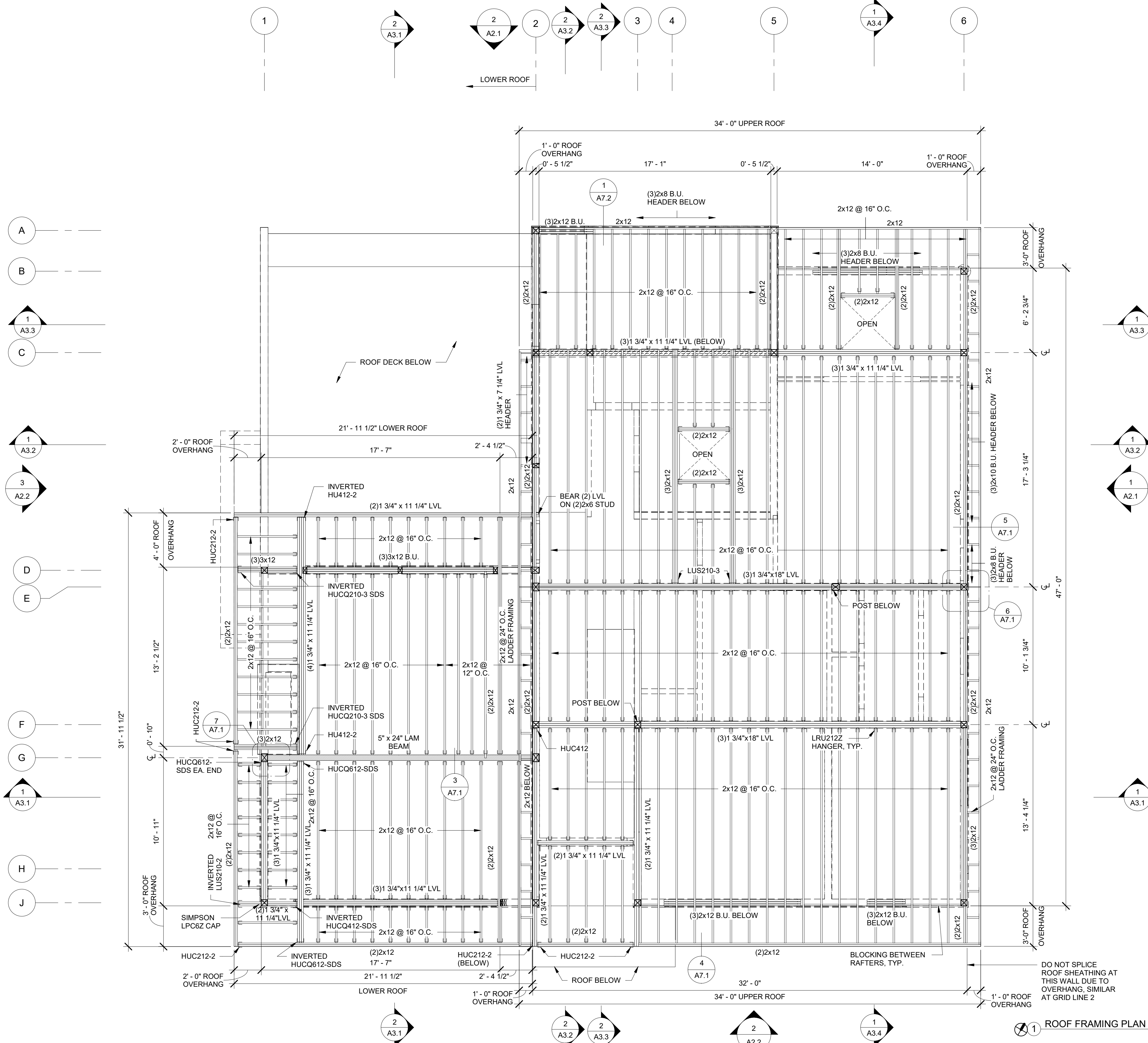
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UPPER LEVEL FRAMING PLAN

SCALE: 1/4" = 1'-0" ON 24"x36" 1/8" = 1'-0" ON 11"x17"
 JOB NO. PAGE NO.

21703 A6.3

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| TYPICAL HANGERS, U.N.O. ON PLANS | |
| LSSR1.81Z LSSR210-2Z LSSR 410Z LUS26 LUS28-2 LUS28 LUS28-2 LUS210 LUS210-2 HUC210-2 HUC416 HUS.125/12 HUC610 IUS1.81/16 CJT6Z | SINGLE SKEWED/SLOPED 2x8, 2x10, 2x12 DOUBLE SKEWED/SLOPED 2x10, 2x12 DOUBLE SKEWED/SLOPED LVL SINGLE 2x6 DOUBLE 2x6 SINGLE 2x8, 2x10 DOUBLE 2x8 SINGLE 2x10, 2x12 DOUBLE 2x10, 2x12 DOUBLE IN-FLANGE (2) 1 3/4" x 16" LVL IN-FLANGE 5" LAM BEAM (3) 1 3/4" x 9 1/4" LVL IN-FLANGE 1 3/4" x 16" LVL 5" LAM BEAM (SHOP-PREP) |
| FLOOR TRUSS HANGERS: THA218-2 3" DOUBLE 2X ADJ STRAP (MSH218-2 USP) THA422-2 7" WEB (DOUBLE) TRUSS (MSH422-2 USP) US10 3.5" WEB TRUSS (THF35112 USP) | |



| ROOF FRAMING PLAN LEGEND | |
|--------------------------|--|
| | BEAM BELOW ROOF PLANE |
| | BEAM IN ROOF PLANE |
| | RAFTER/ROOF TRUSS LOCATION |
| | BEAM/JOIST HANGER |
| | LOCATION OF WALL PANEL OR INTERIOR PARTITION BELOW |
| | LOCATION OF WINDOW/DOOR OPENING BELOW |

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ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0" ON 24"x36" 1/8" = 1'-0" ON 11"x17"
JOB NO. 21703 PAGE NO. A6.4

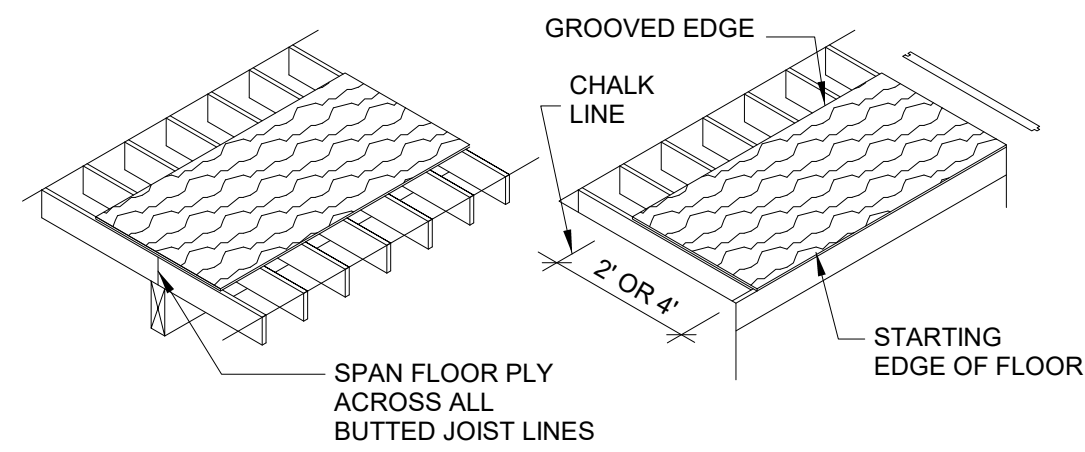
NOTE: PROVIDE (2) 2x6 JACK STUD AND (2) 2x6 KING STUD EA END OF EACH DOOR/WINDOW OPENING UNLESS OTHERWISE NOTED ON ELEVATION SHEETS A2.1 AND A2.2

DO NOT SPLICE ROOF SHEATHING AT THIS WALL DUE TO OVERHANG, SIMILAR AT GRID LINE 2

1 ROOF FRAMING PLAN

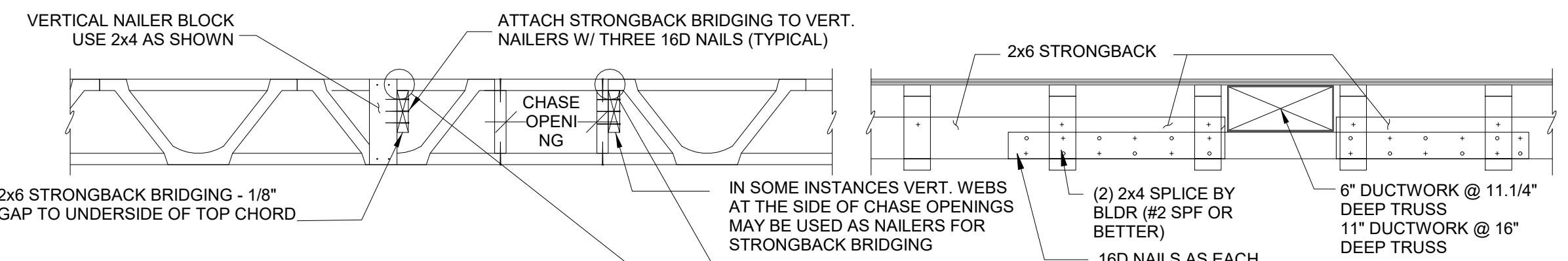
IMPORTANT:

THE BUILDER SHOULD BRIDGE THE BUTTED JOISTS W/ A FULL SHEET OF PLY UNDERLAYMENT GRADE. BE SURE TO PLACE PLUGGED & SANDED SIDE UP.



POINTERS FOR INSTALLATION:

- WIPE MUD, STANDING WATER, ICE, ETC. OFF FRAMING.
- SNAP CHALK LINE ACROSS JOISTS AT 2' (OR 4') IN FROM STARTING EDGE OF FLOOR AS A GUIDE FOR PLACING GROOVED EDGES OF FIRST ROW OF PLYWOOD. MEASURE FROM WHERE JOISTS BREAK OVER BEAM TO SEE IF A 2" WIDE PIECE IS NEEDED TO START
- PUTTING DOWN GROOVED PIECE FIRST, THEN SLIDING TONGUED PIECE INTO IT, WORKS MUCH BETTER THAN OTHER WAY AROUND
- APPLY GLUE IN BEAD ABOUT 1/8" Ø ALONG JOISTS AND HEADERS. APPLY TWO BEADS TO FRAMING WHERE TWO SHEETS OF PLYWOOD MEET. A THIN BEAD OF GLUE IN GROOVES WILL EASE SLIDING PIECES TOGETHER AND INCREASE STRENGTH OF FLOOR APPRECIABLY.
- DROP PLYWOOD ONTO GLUE BEADS -- AVOID SLIDING IT ACROSS JOISTS.
- SPREAD GLUE ONLY AS FAR AHEAD AS CREW CAN PUT DOWN PLYWOOD AND COMPLETELY NAIL IT OFF BEFORE GLUE SKIMS OVER (ABOUT 1 HR.). SPACE 6d RING NAILS 6" O/C AT EDGES & 10" O/C @ INTERMEDIATE JOISTS.
- SPACE PLYWOOD SHEETS 1/4" APART AT ENDS TO ALLOW FOR EXPANSION. T&G EDGES ARE MILLED TO SPACE AUTOMATICALLY IF NOT DRIVEN TOO HARD. IN EXTREME COLD KEEP GLUE ABOVE FREEZING FOR EASY FLOW.



NOTES:

- 2x6 STRONGBACK BRIDGING, LOCATED AS SHOWN ON FRAMING PLANS.
- INSTALL 2x4 NAILER BLOCK & 2x6 AS JOISTS ARE BEING ERECTED AND BEFORE SHEATHING IS APPLIED.
- STRONGBACKS TO BE CONTINUOUS FROM SIDEWALL TO SIDEWALL.
- FASTEN STRONGBACK TO 2x4 BLOCK NAILED SECURELY TO RIM JOIST. IF SPLICING IS NECESSARY, USE 4'-0" LONG SCAB CENTERED OVER SPLICE AND JOIN WITH 12 10D NAILS EQUALLY SPACED.

TYPICAL: STRONGBACK FASTENED TO VERTICAL NAILER

ALTERNATE: SPLICED STRONGBACK @ DUCTWORK

NOTES:

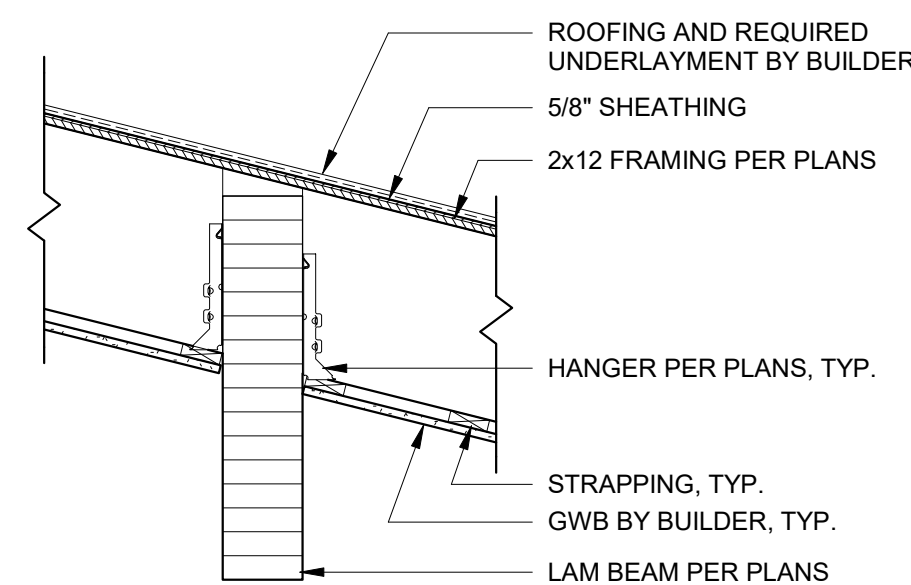
- THIS DETAIL MAY BE USED TO ALLOW CLEARANCE FOR UP TO A 6" DEEP DUCT @ 11.1/4" DEEP TRUSS, 11" @ 16" DEEP TRUSS.
- LOCATE SPLICES NO CLOSER THAN 10' O.C.
- REMAINING 2x6 STRONGBACK TO EITHER SIDE OF SPLICE MUST BE ATTACHED TO A MINIMUM OF 3 JOISTS.
- TO PREVENT POTENTIAL SQUEAKS IN THE FLOOR SYSTEM, ALL METAL DUCTWORK SHOULD BE ISOLATED FROM METAL WEBS BY ADEQUATE FOAM PADS OR HANGERS TO MAINTAIN SEPARATION.

GENERAL NOTES

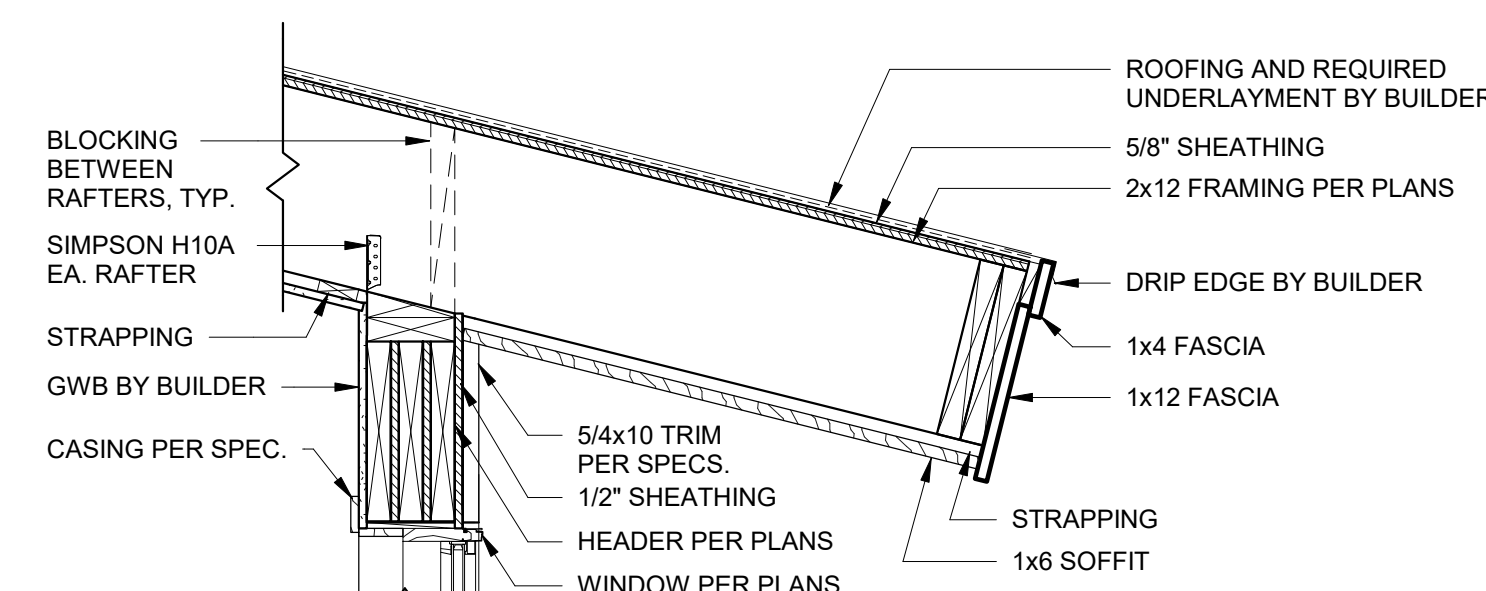
- A. ITEMS INDICATED "BY BUILDER" ARE NOT PRICED OR INCLUDED IN THE TRUDEAU HOMES INTERNATIONAL, INC. PACKAGE. IT IS THE CLIENT AND CONTRACTORS RESPONSIBILITY TO ACQUAINT THEMSELVES WITH THESE AND COME TO A CONTRACTUAL AGREEMENT.
- B. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS AND SIZES OF LOAD BEARING POSTS AND BEAMS.

1 T&G SUBFLOOR

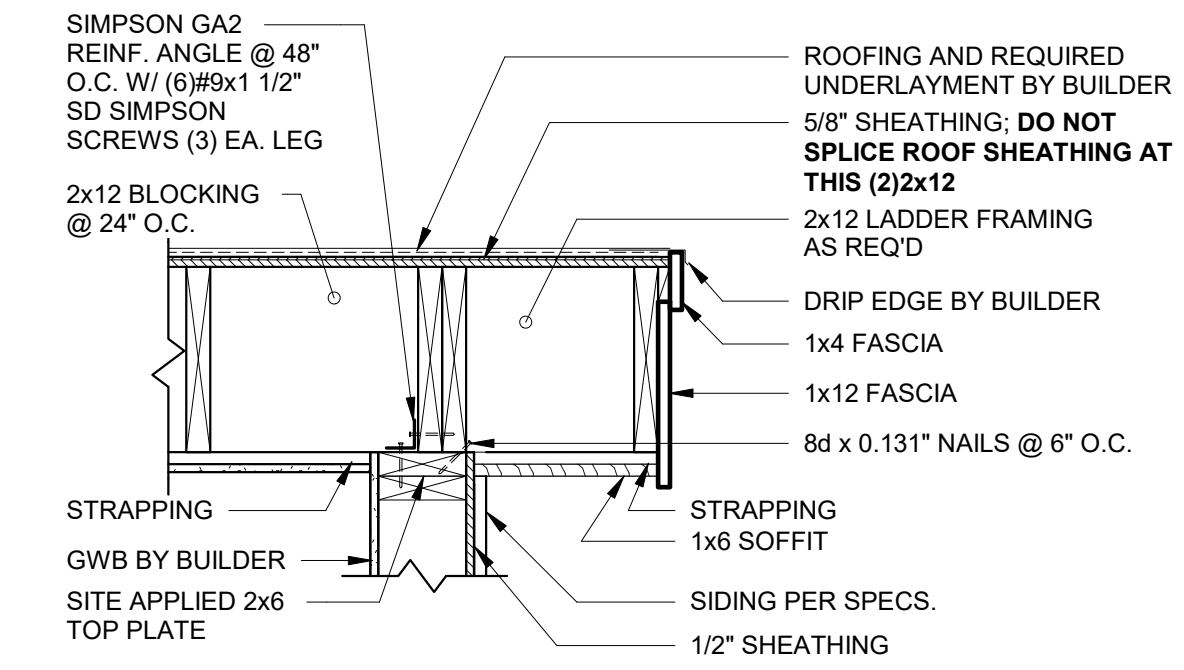
2 STRONGBACK BRIDGING



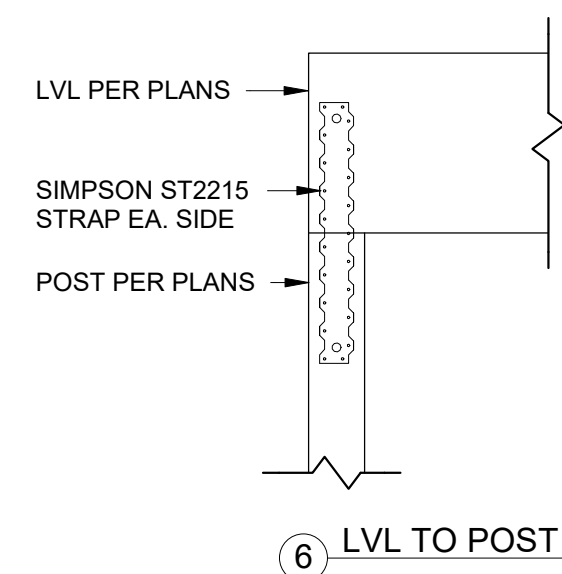
3 DETAIL - ROOF



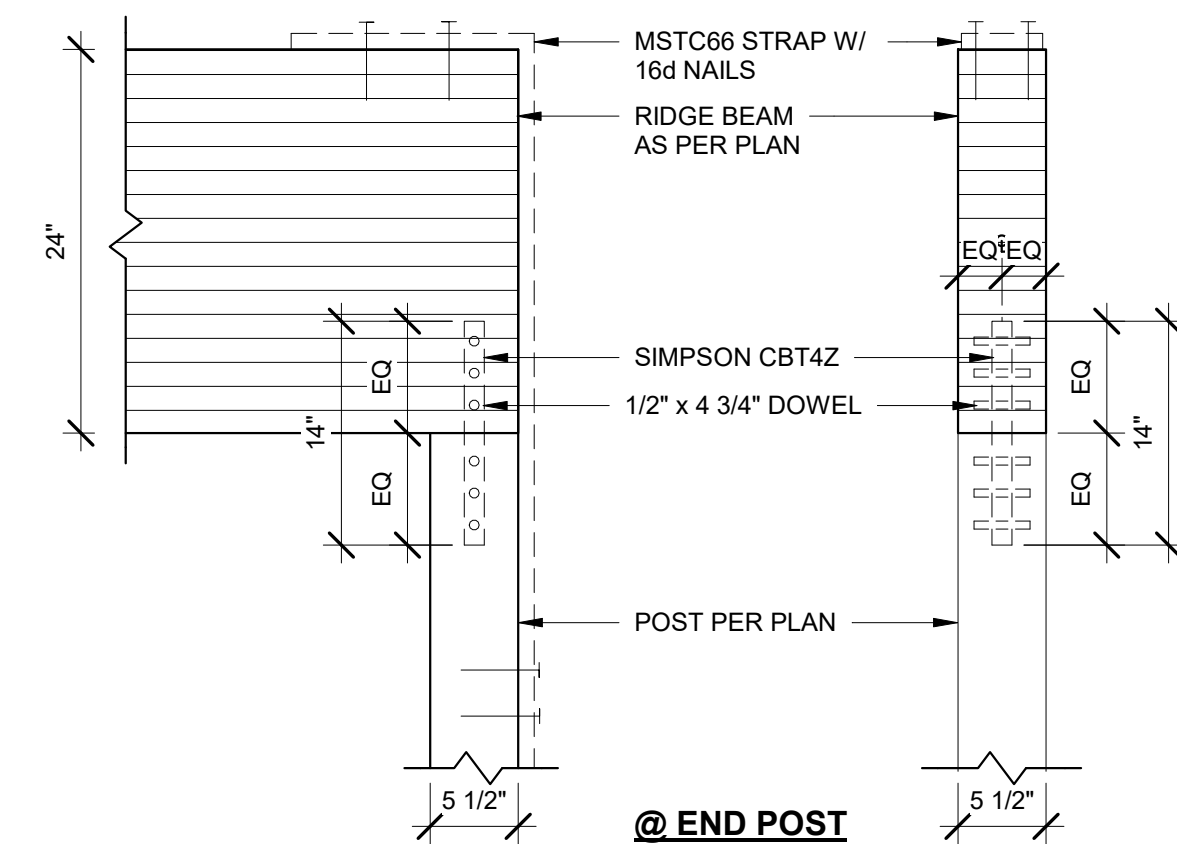
4 DETAIL - ROOF OVERHANG



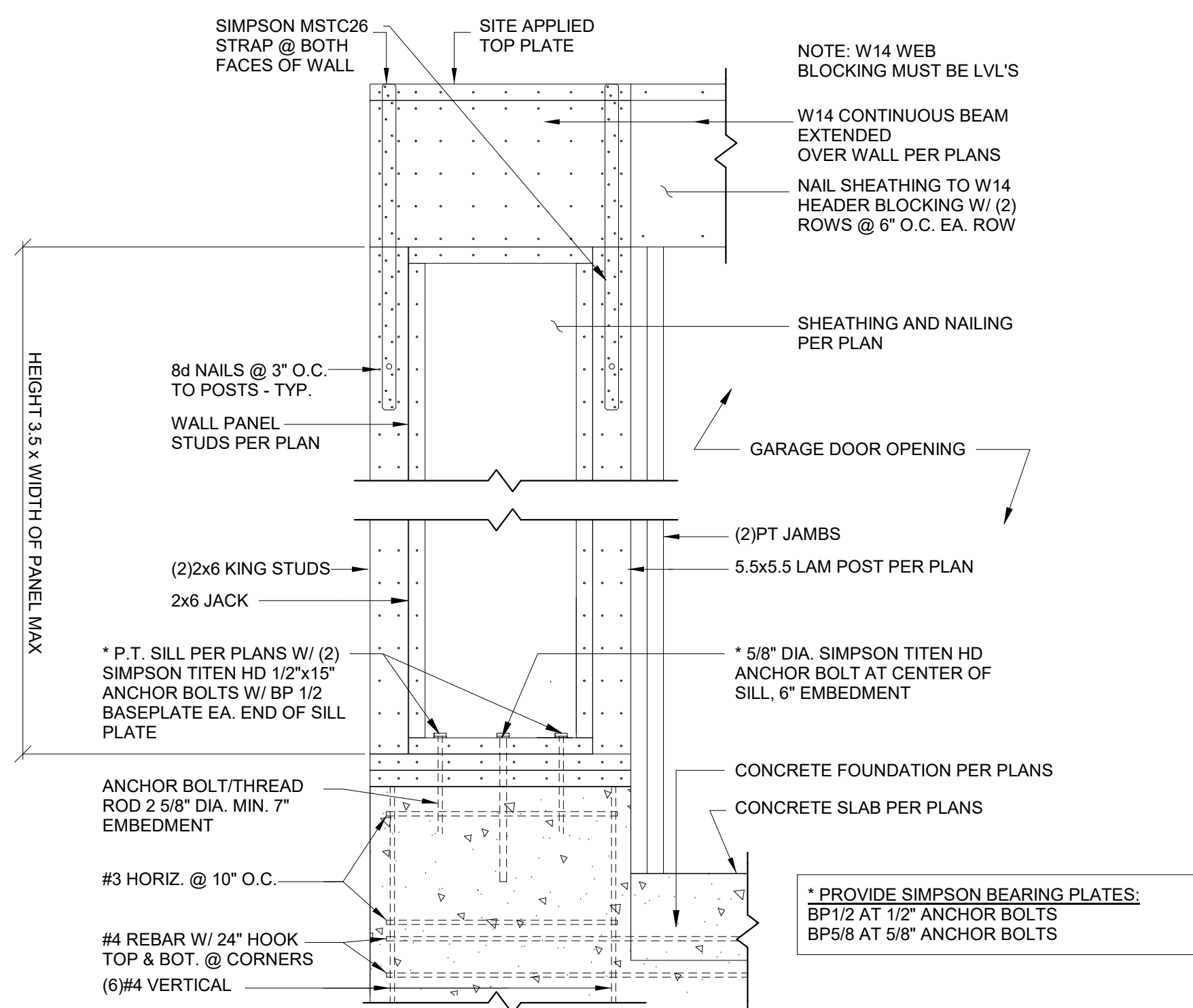
5 DETAIL - ROOF RAKE



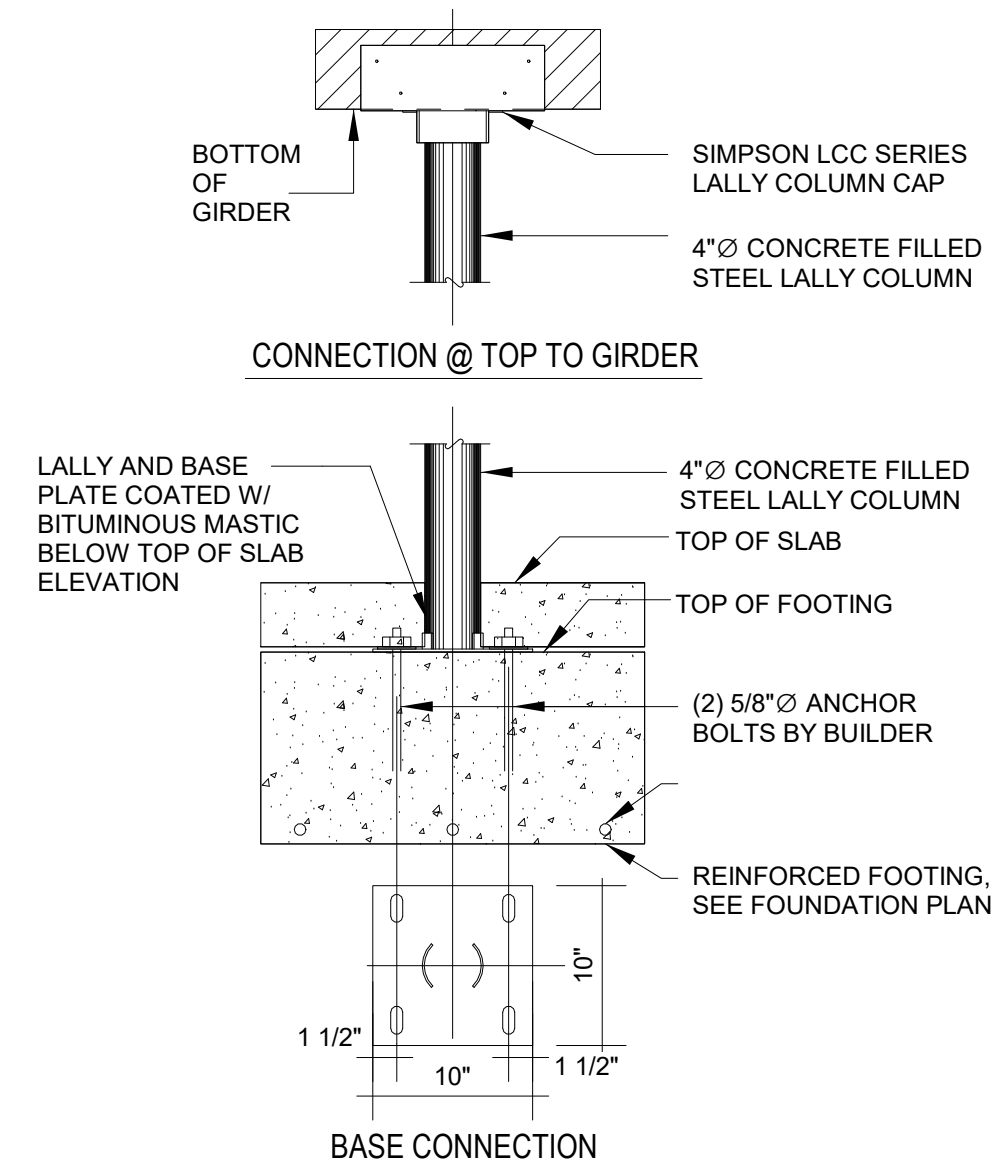
6 LVL TO POST



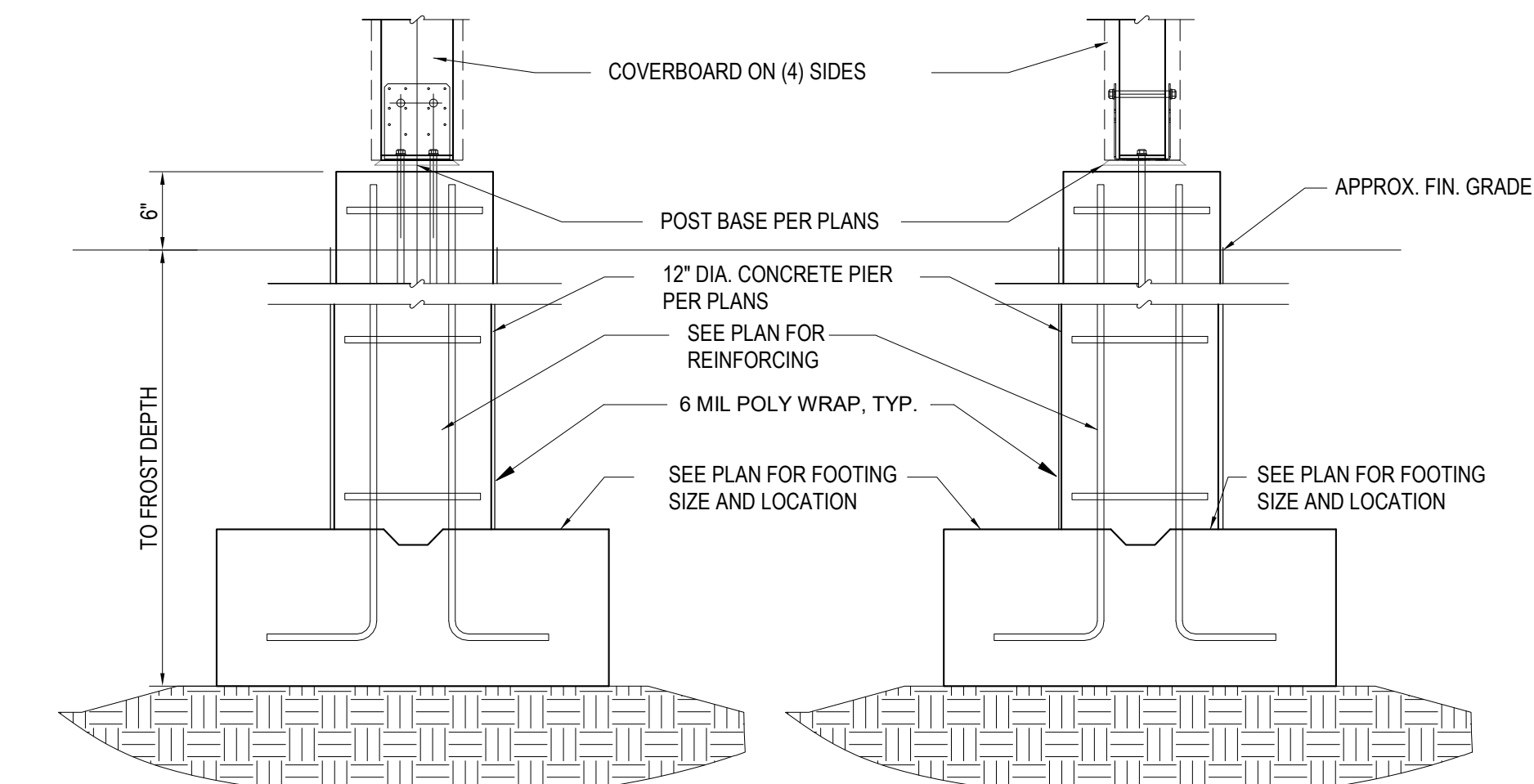
7 CBTZ - LAM BEAM TO POST



8 GARAGE - PORTAL FRAME



9 LALLY COLUMN CONNECTION



10 TYPICAL PIERS @ PERGOLA



STRUCTURAL ENGINEER:
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NEXT HOUSE
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(978) 263-6800

PROJECT: FORBES RESIDENCE

CHARLIE & SARAH FORBES
105 MOSS HILL RD
JAMAICA PLAIN MA 02130

ISSUE DATE: 2022 - 03.28
DRAWN BY: ACL CHECKED BY: MH

FRAMING DETAILS

SCALE: 1" = 1'-0" ON 24"x36" 1/2" = 1'-0" ON 11"x17"
JOB NO. PAGE NO.

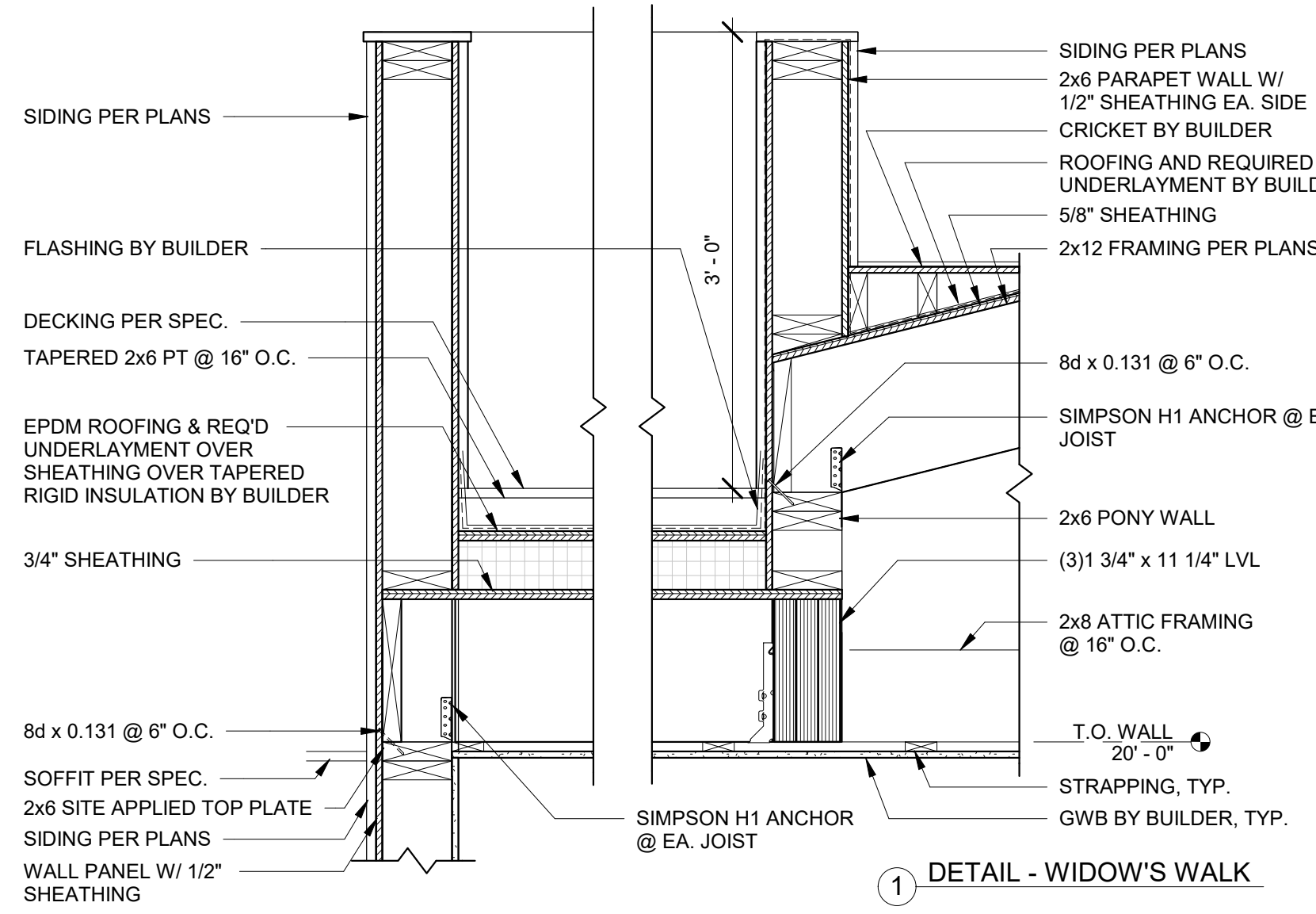
21703 A7.1

3/28/2022 8:58:13 AM C:\Users\mhwes\Acrom Deckhouse\Design - Documents\21703 FORBES CHARLIE - Jamaica Plain MA\01 BIM-CAD\FORBES CHARLIE V21.LT.M

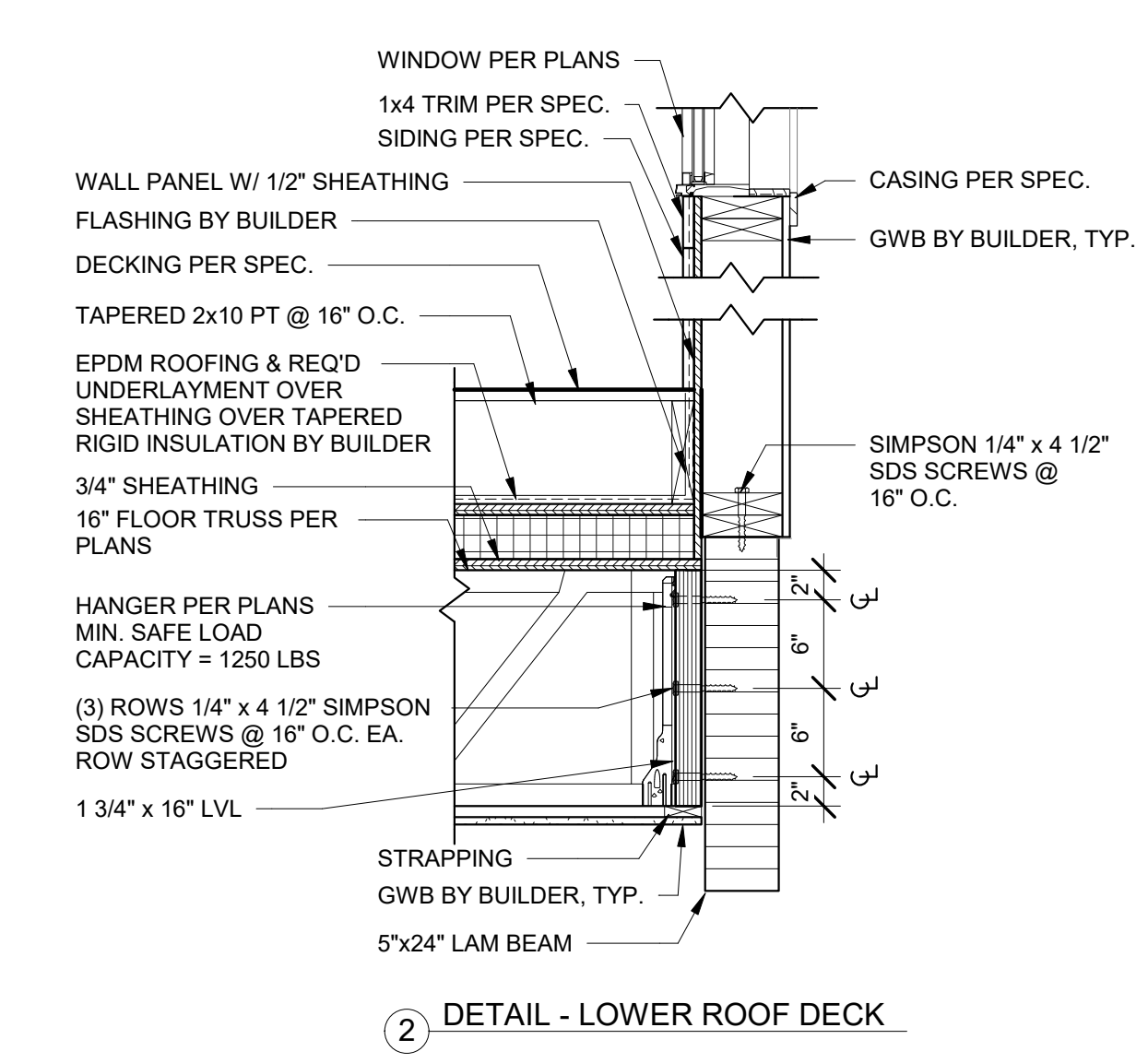
GENERAL NOTES

A. ITEMS INDICATED "BY BUILDER" ARE NOT PRICED OR INCLUDED IN THE TRUDEAU HOMES INTERNATIONAL, INC. PACKAGE. IT IS THE CLIENT AND CONTRACTORS RESPONSIBILITY TO ACQUAINT THEMSELVES WITH THESE AND COME TO A CONTRACTUAL AGREEMENT.

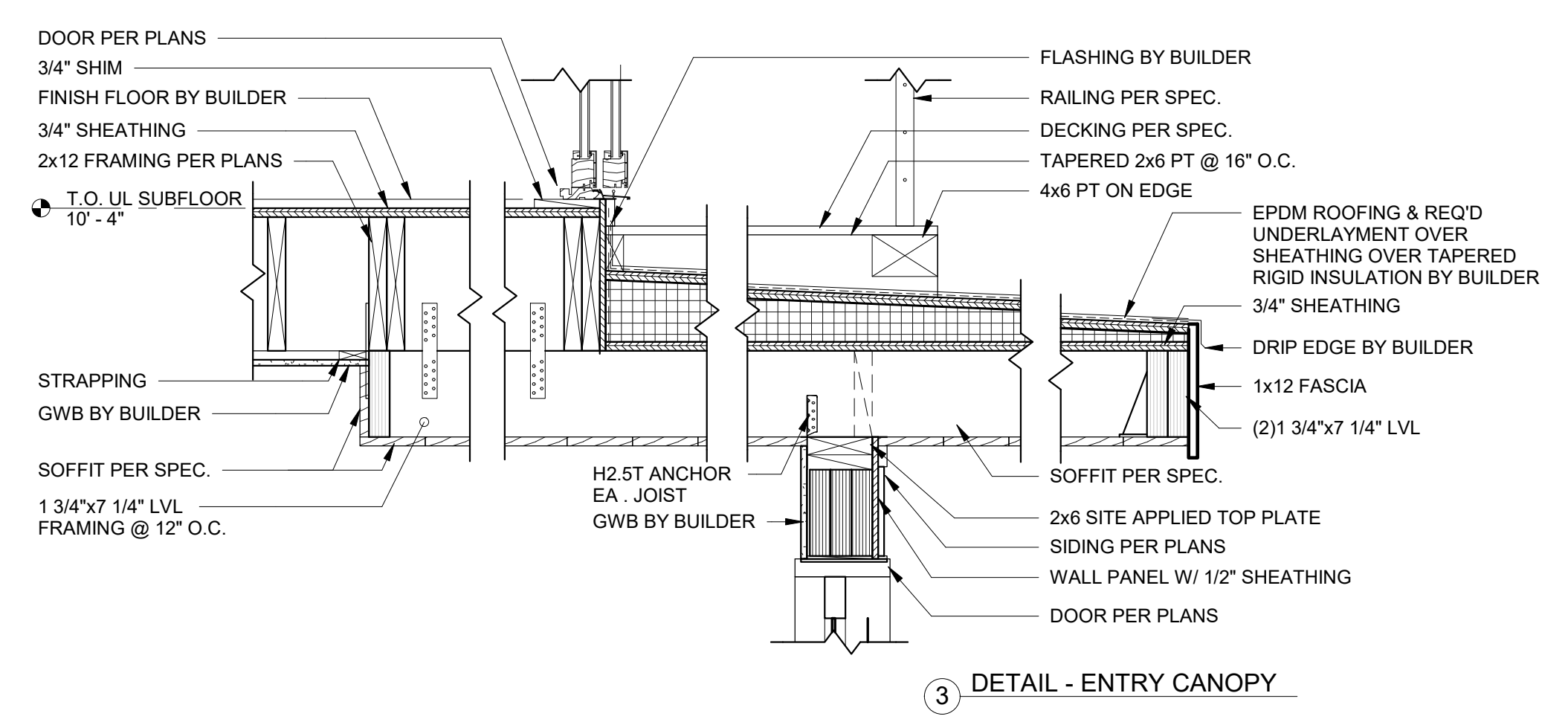
B. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS AND SIZES OF LOAD BEARING POSTS AND BEAMS.



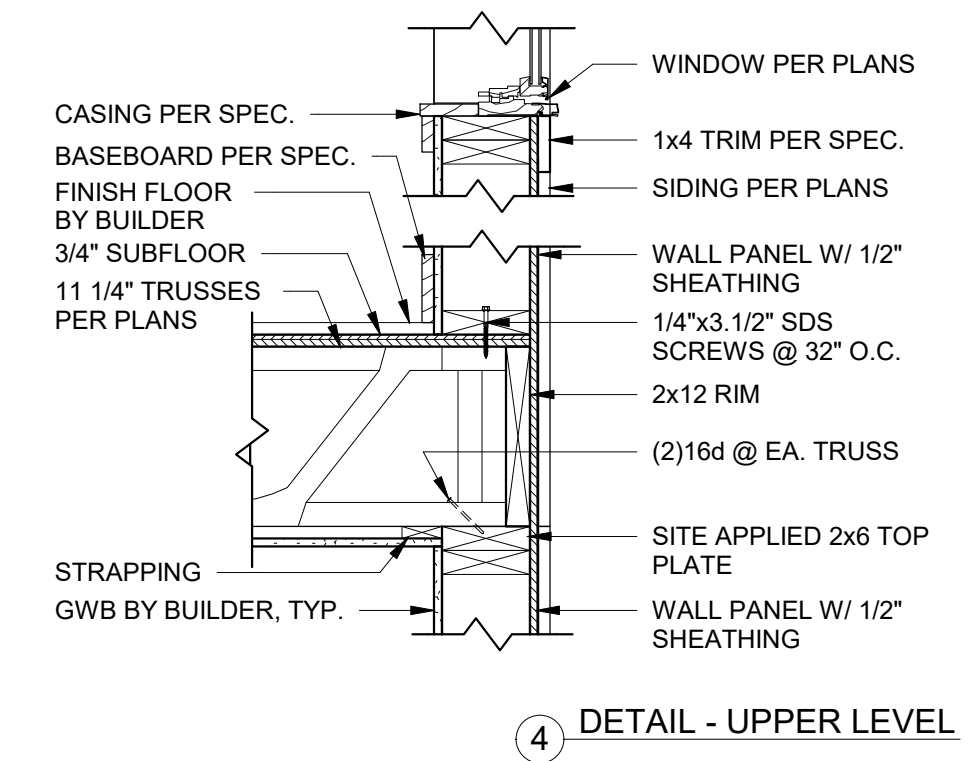
1 DETAIL - WIDOW'S WALK



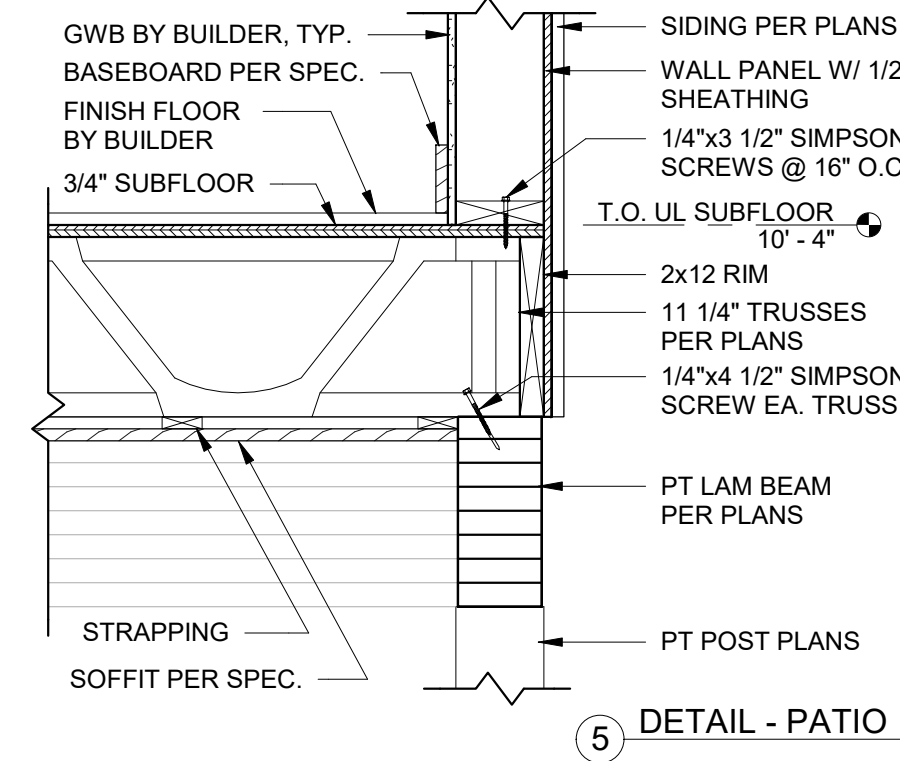
2 DETAIL - LOWER ROOF DECK



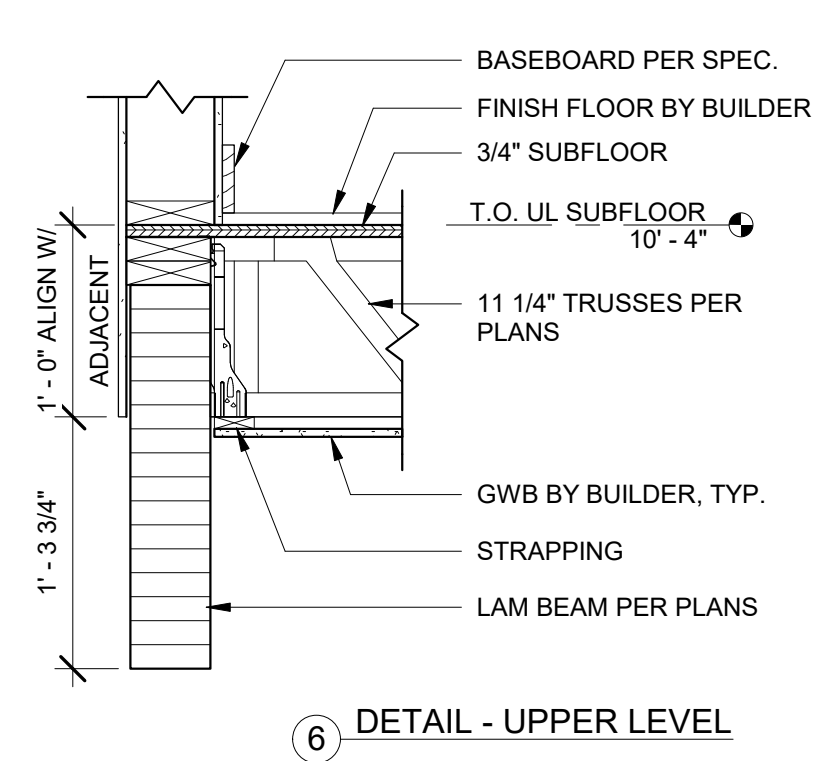
3 DETAIL - ENTRY CANOPY



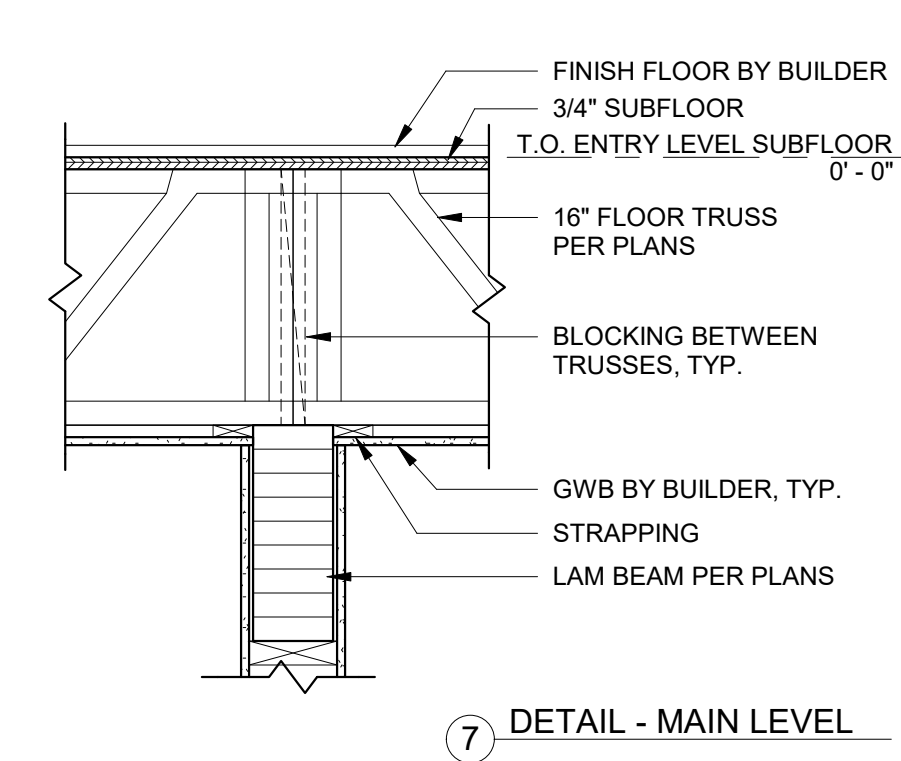
4 DETAIL - UPPER LEVEL



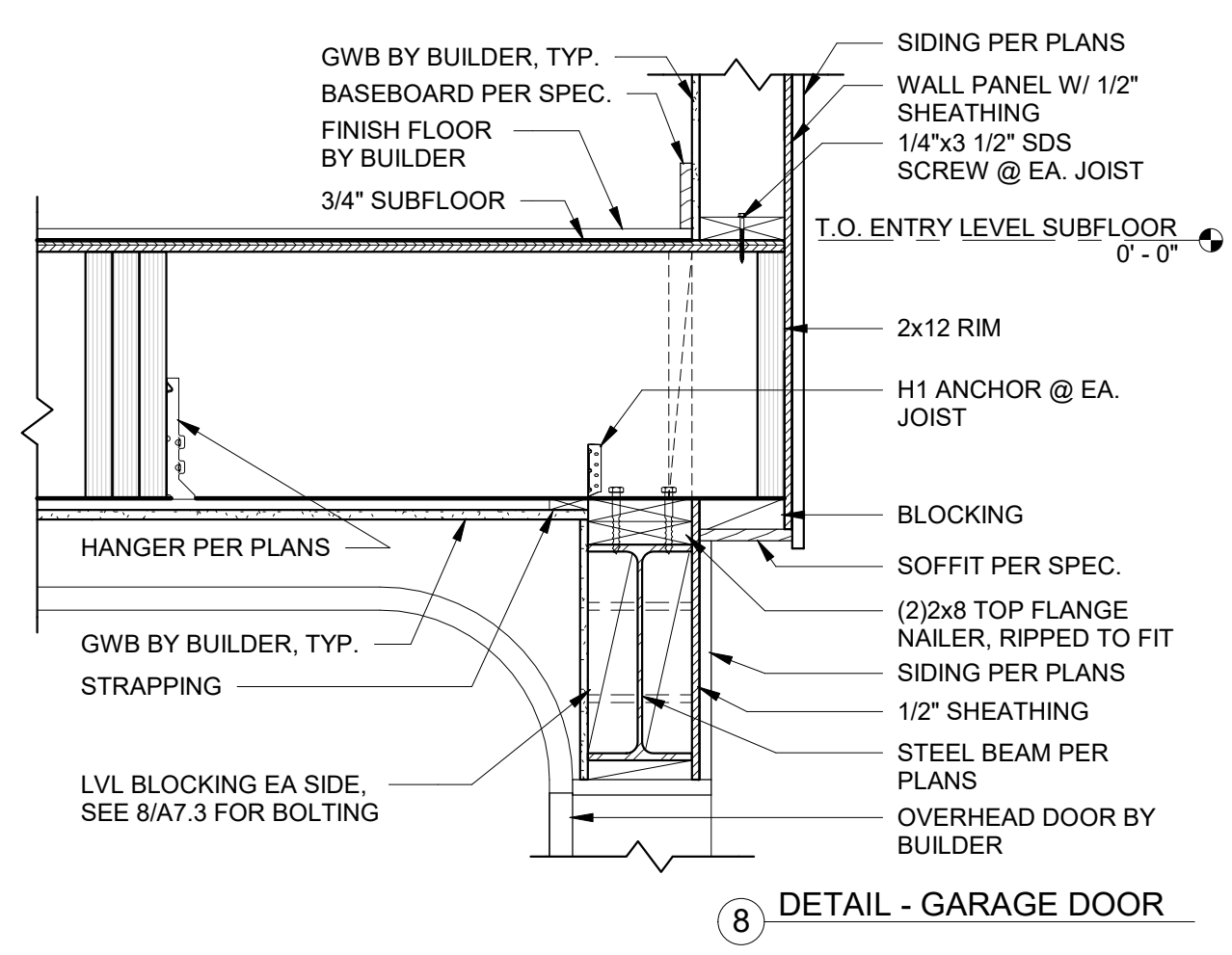
5 DETAIL - PATIO



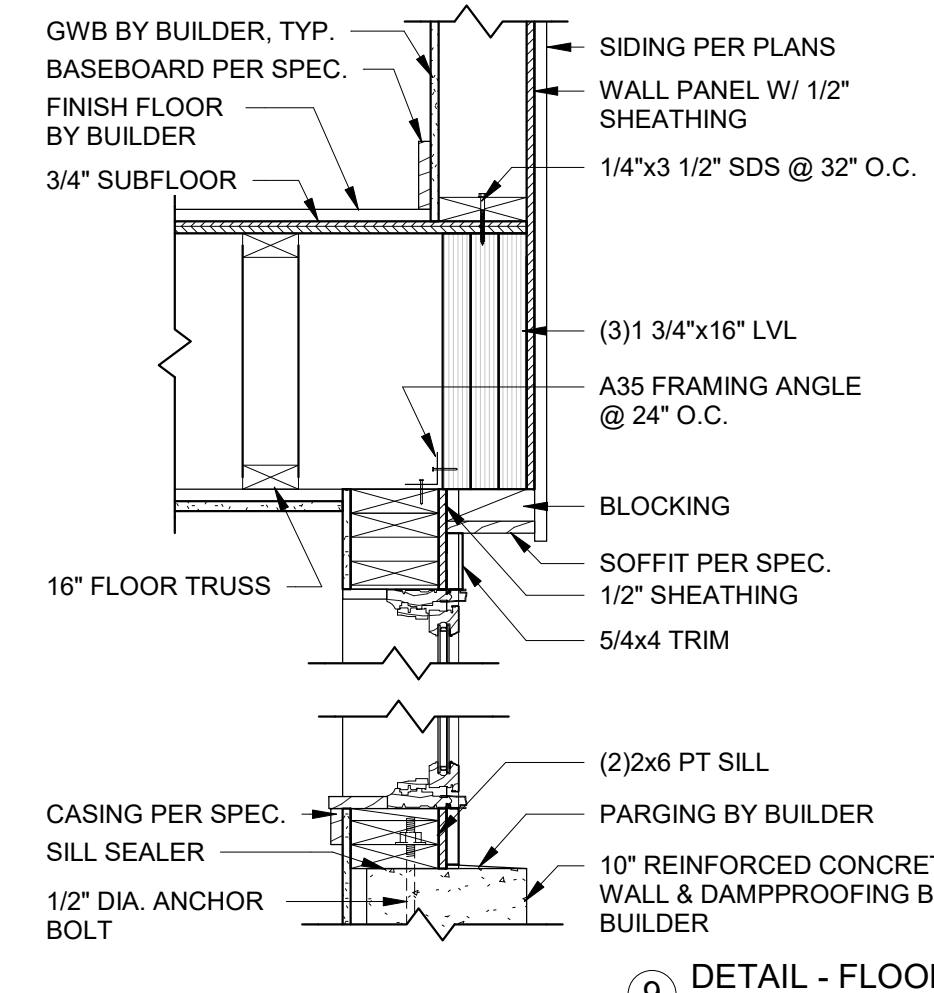
6 DETAIL - UPPER LEVEL



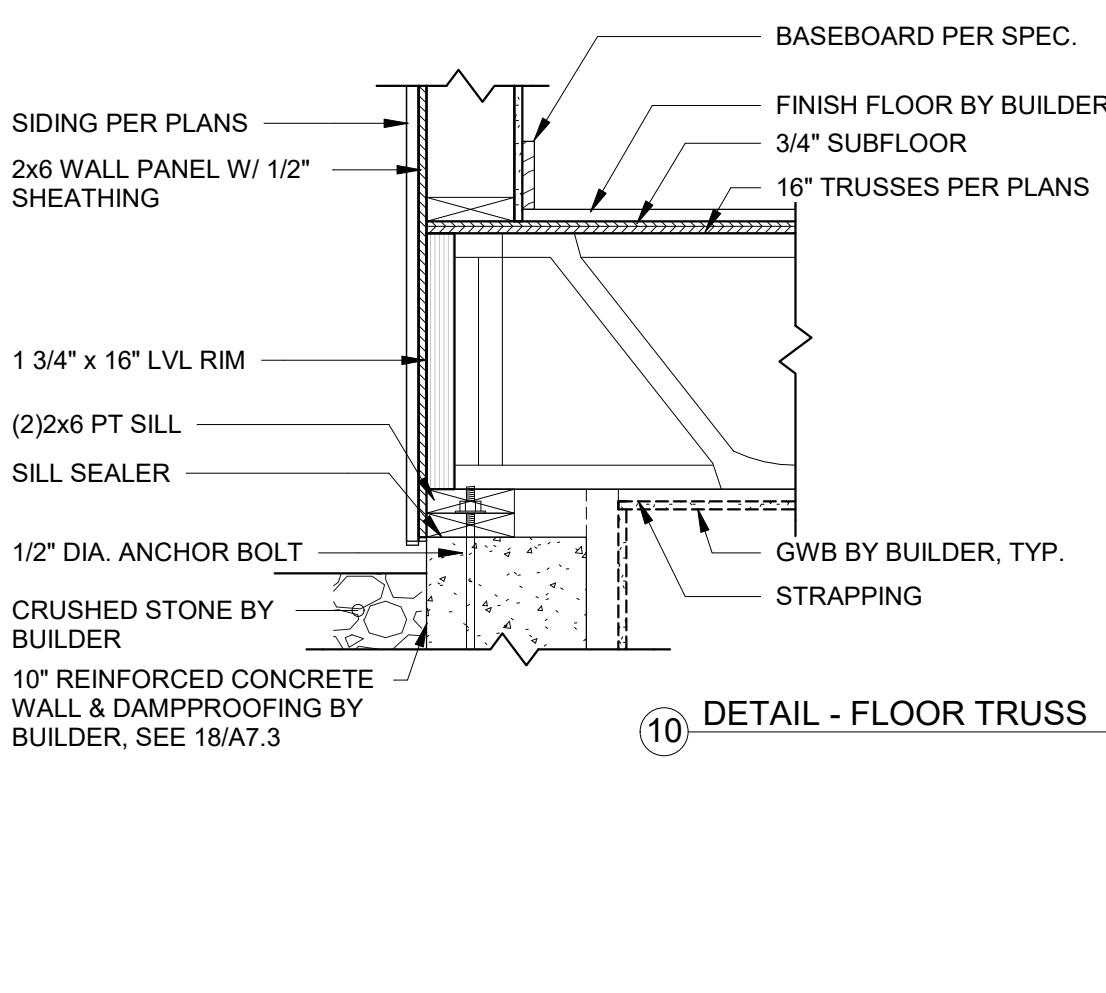
7 DETAIL - MAIN LEVEL



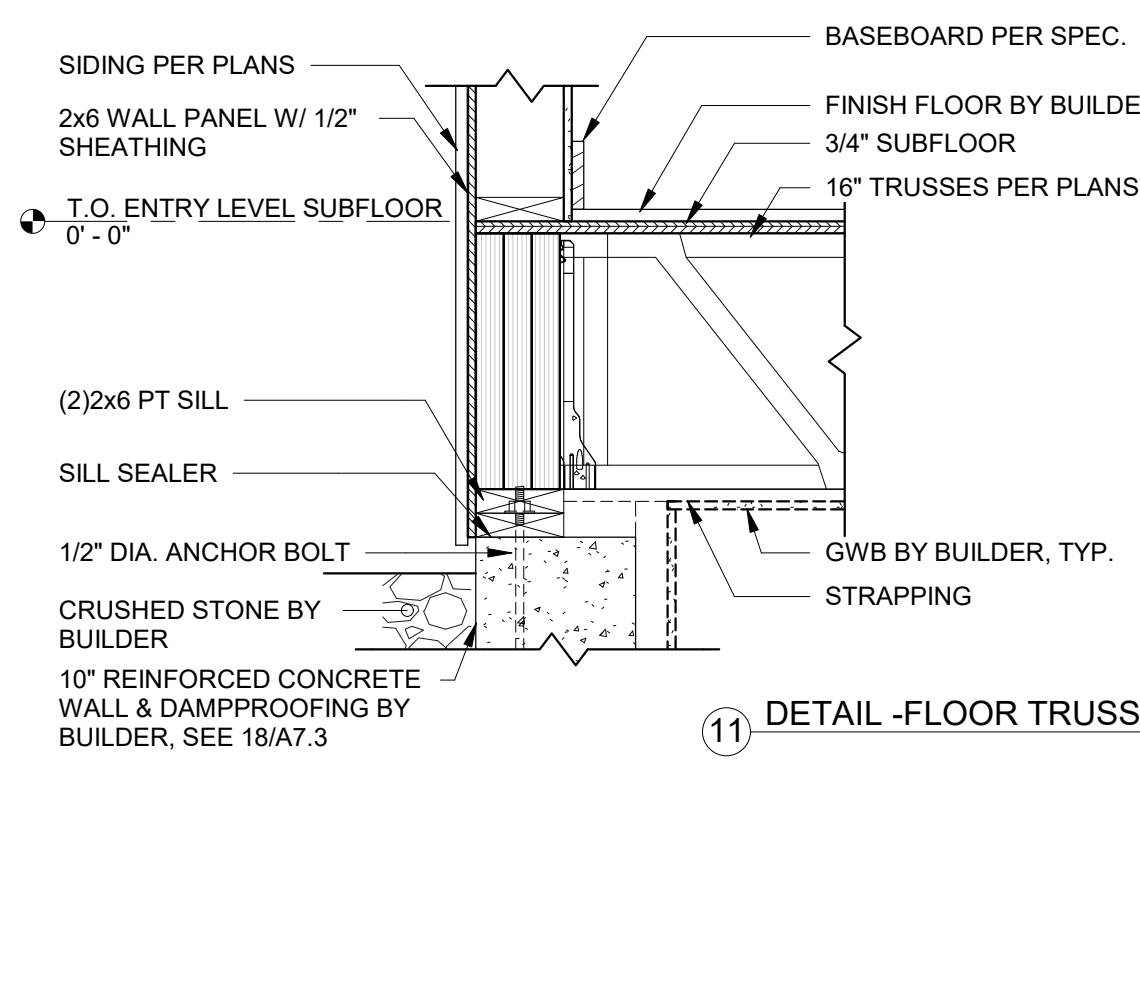
8 DETAIL - GARAGE DOOR



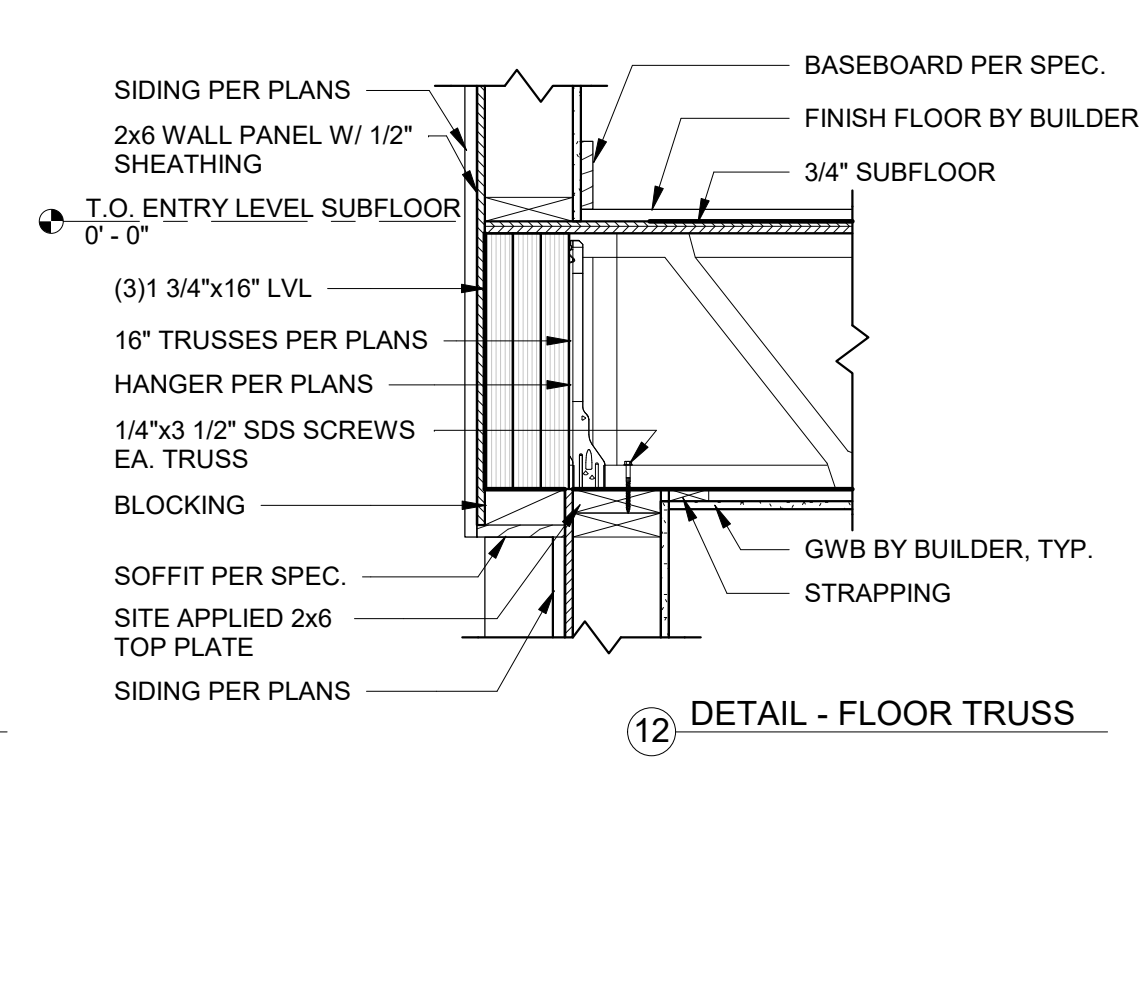
9 DETAIL - FLOOR



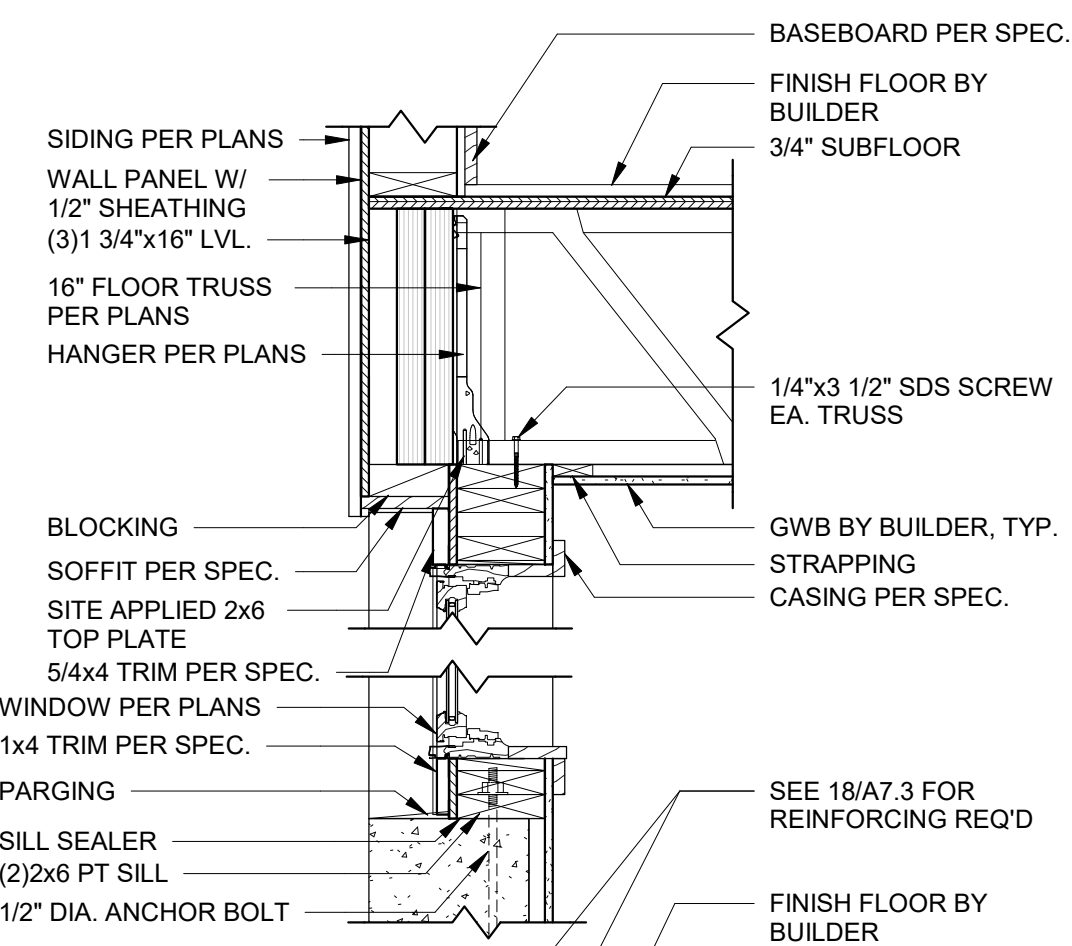
10 DETAIL - FLOOR TRUSS



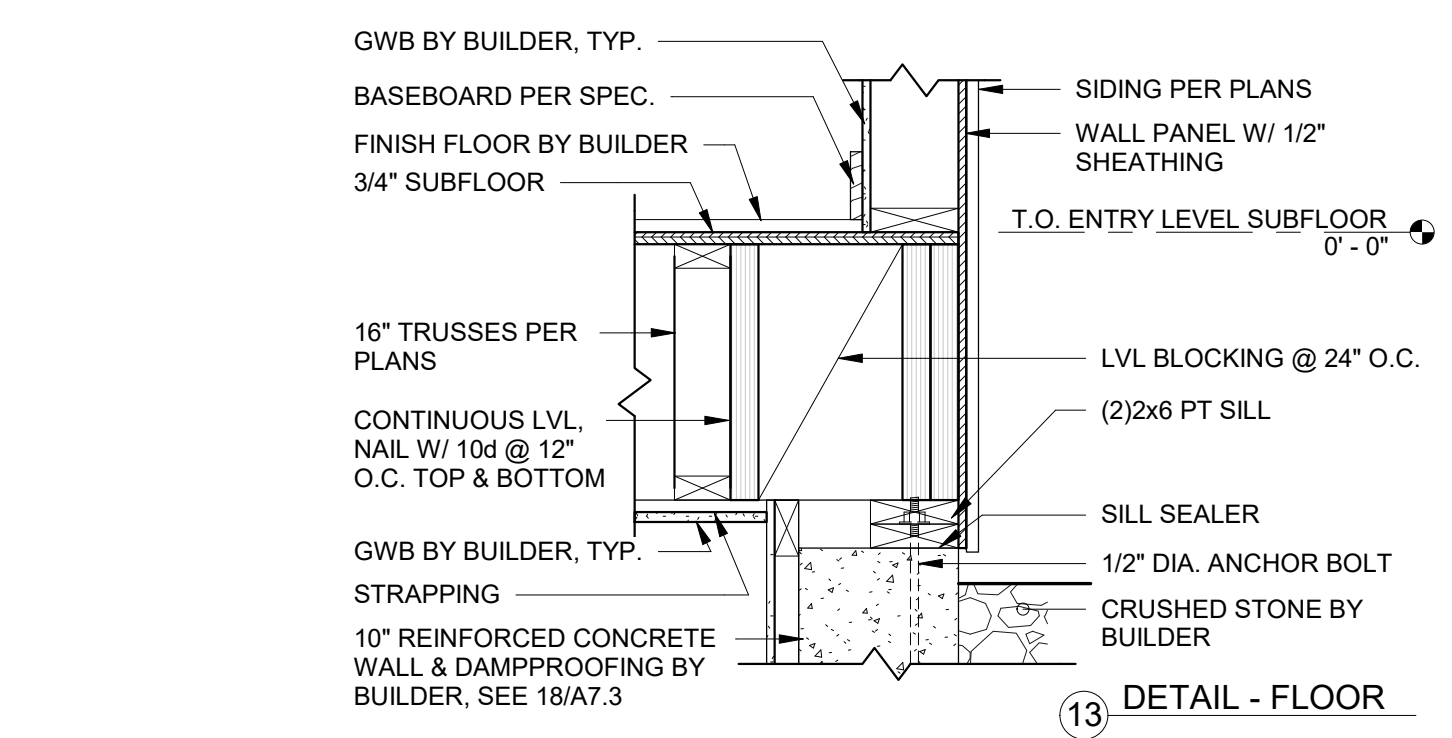
11 DETAIL - FLOOR TRUSS



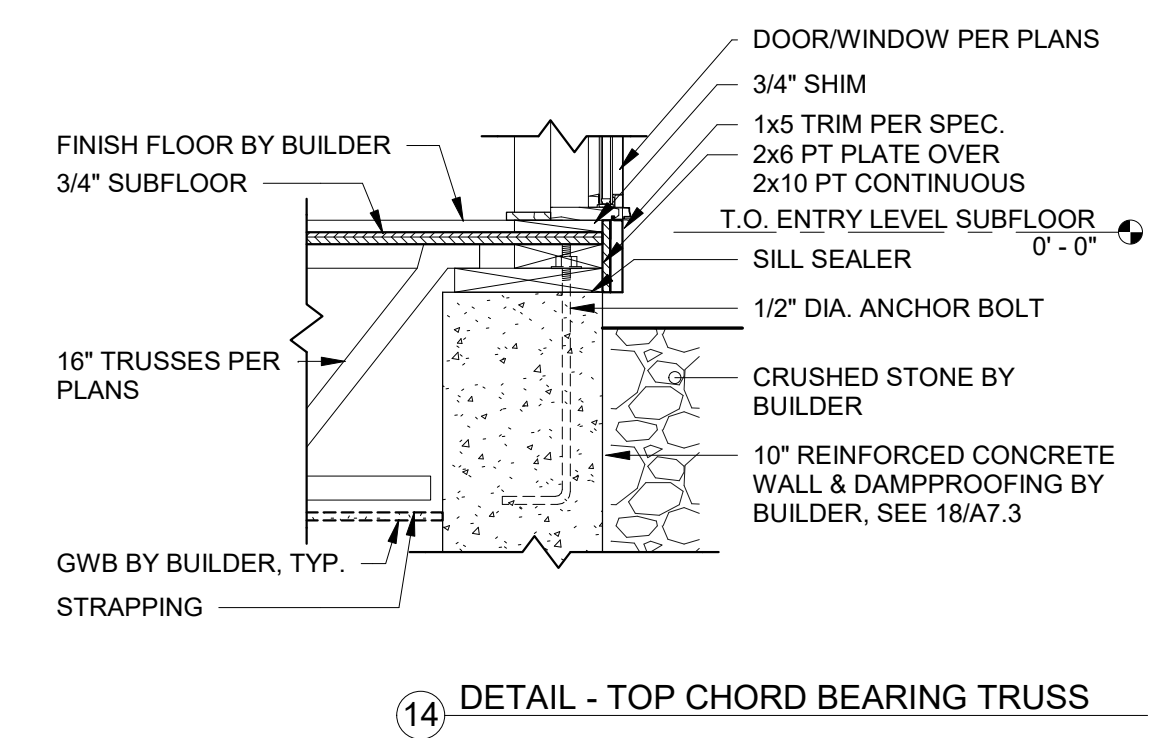
12 DETAIL - FLOOR TRUSS



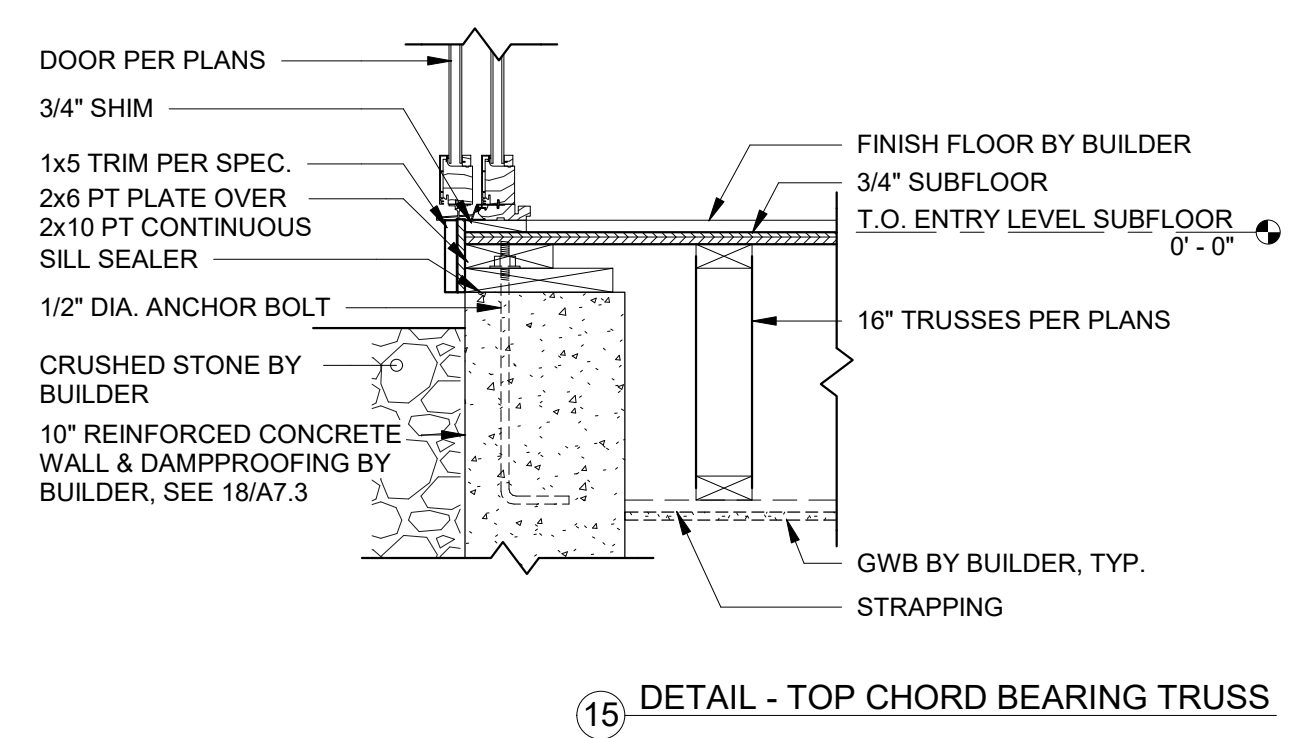
16 DETAIL - WALL BASE



13 DETAIL - FLOOR



14 DETAIL - TOP CHORD BEARING TRUSS



15 DETAIL - TOP CHORD BEARING TRUSS



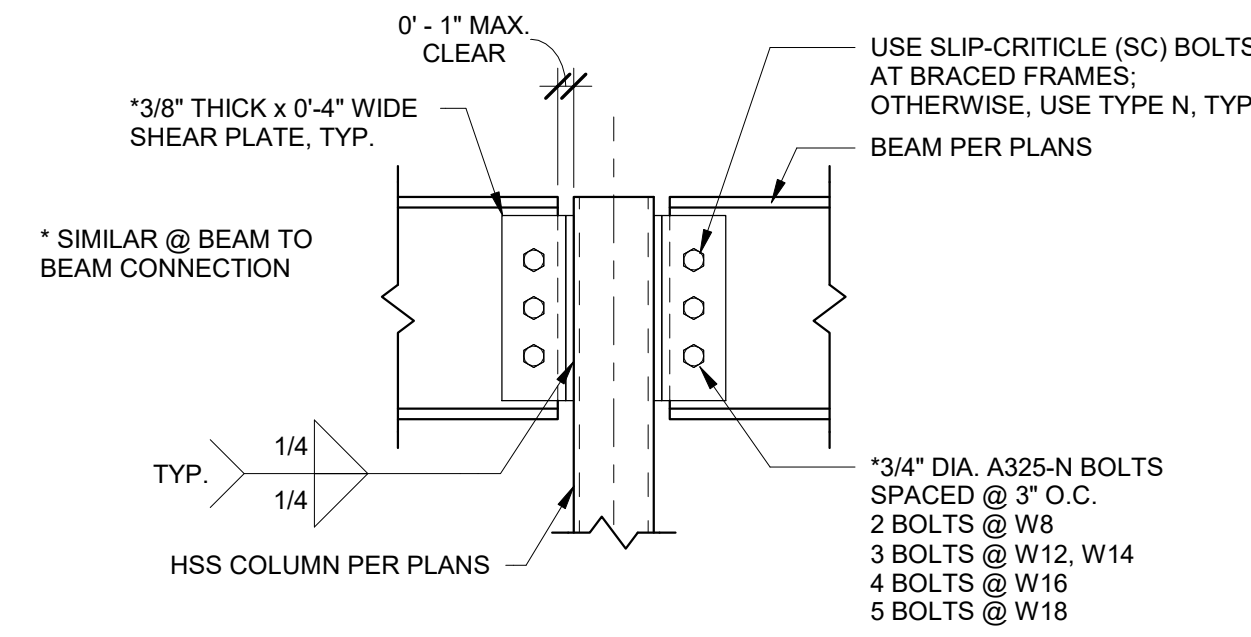
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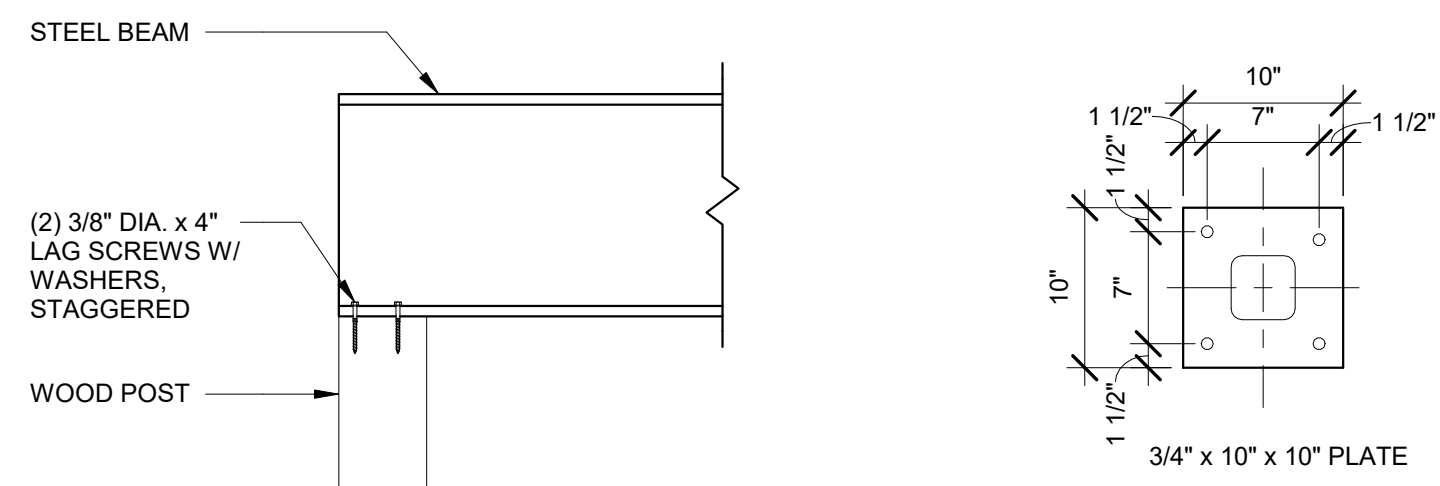
PROJECT:
FORBES RESIDENCE
 CHARLIE & SARAH FORBES
 105 MOSS HILL RD
 JAMAICA PLAIN MA 02130
 ISSUE DATE: 2022 - 03.28
 DRAWN BY: ACL CHECKED BY: MH

FRAMING DETAILS
 SCALE: 1" = 1'-0" ON 24"x36" 1/2" = 1'-0" ON 11"x17"
 JOB NO. 21703 PAGE NO. A7.2

3/28/2022 8:58:14 AM C:\Users\mhw\Acorn Deckhouse\Design - Documents\21703 FORBES, Charlie - Jamaica Plain MA\01 BIM-CAD\FORBES CHARLIE v21_L1.rvt

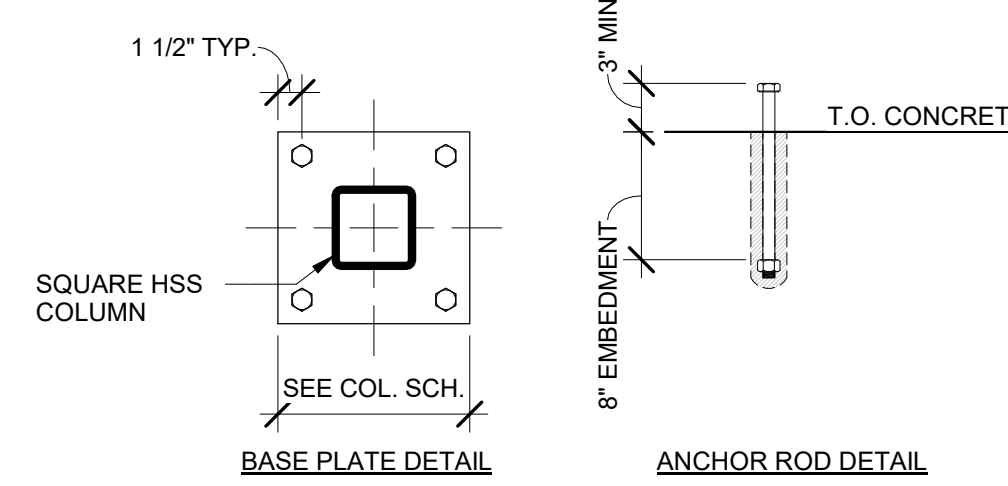


1 STEEL BEAM @ HSS COLUMN
 (ALL COLUMN LOCATIONS UNLESS NOTED OTHERWISE)
 *SIMILAR @ BEAM TO BEAM CONNECTION



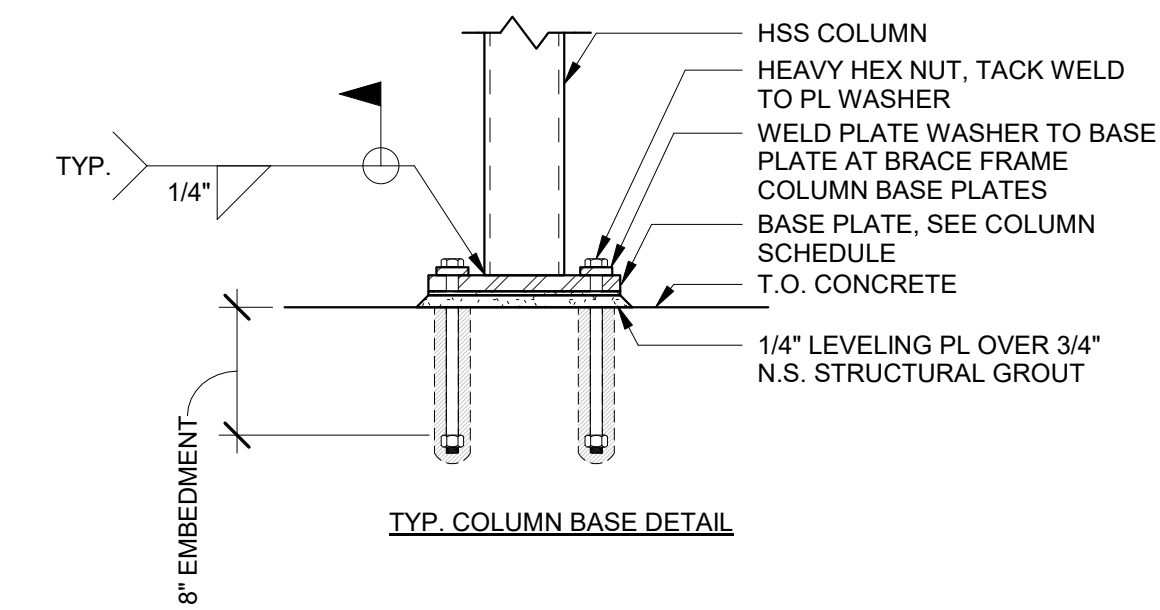
2 TYP. STEEL BEAM TO WOOD POST CONNECTION

3 HSS 4x4 BASE PLATE

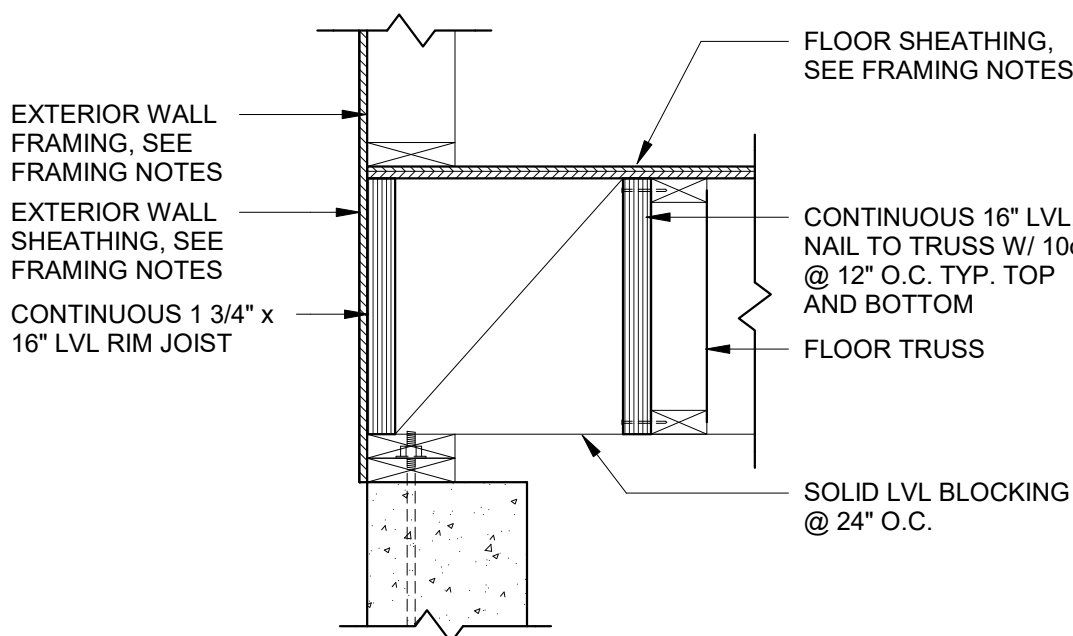


- NOTES:
1. PROVIDE 3/4" DIA. A36 GALVANIZED THREADED EPOXY ANCHOR RODS AT ALL BASE PLATES UNLESS NOTED OTHERWISE
 2. PROVIDE STANDARD PLATE WASHER AT ALL COLUMNS
 3. PROVIDE 1/4" LEVELING PLATE AND 3/4" NON-SHRINK STRUCTURAL GROUT BELOW ALL BASE PLATES
 4. EPOXY TO BE HILTI HIT-HY200

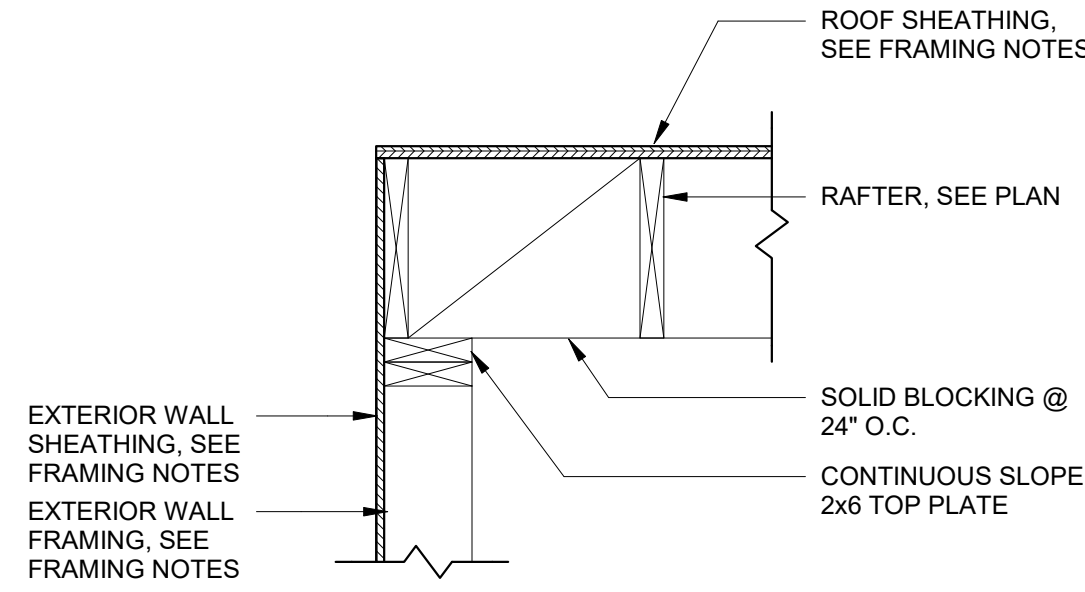
4 TYP. HSS COLUMN BASE



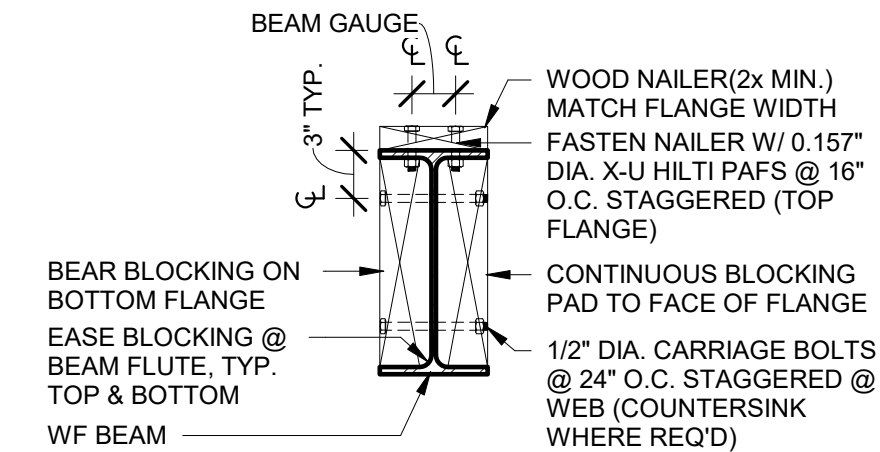
5 TYP. FLOOR TRUSS PARALLEL TO EXTERIOR WALL



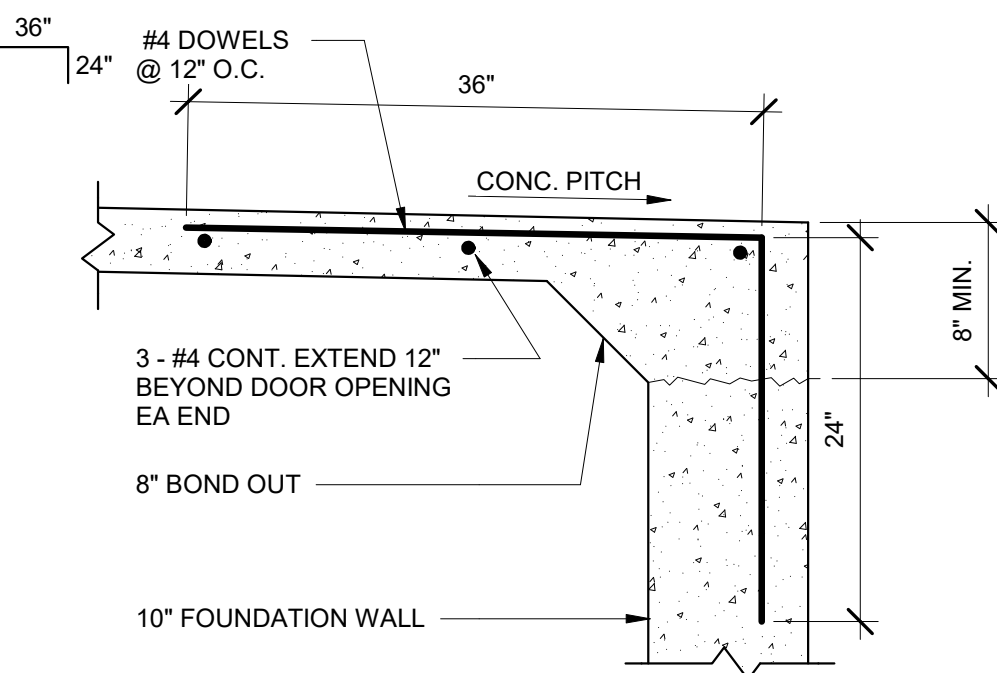
6 TYP. FLOOR TRUSS PARALLEL TO FOUNDATION WALL



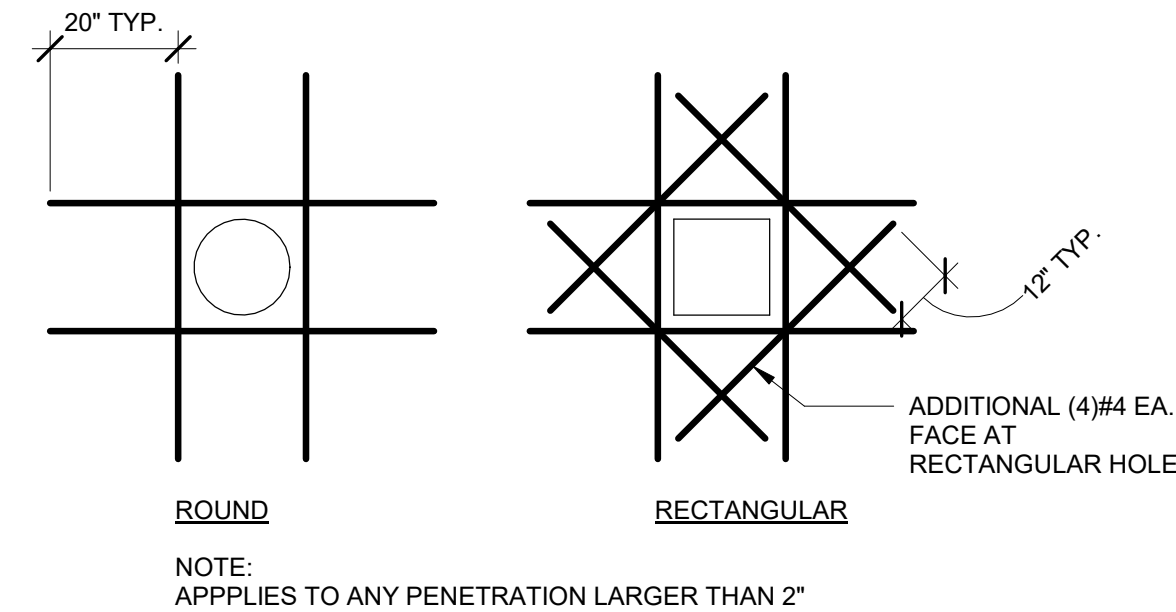
7 TYP. RAFTER PARALLEL TO EXTERIOR WALL



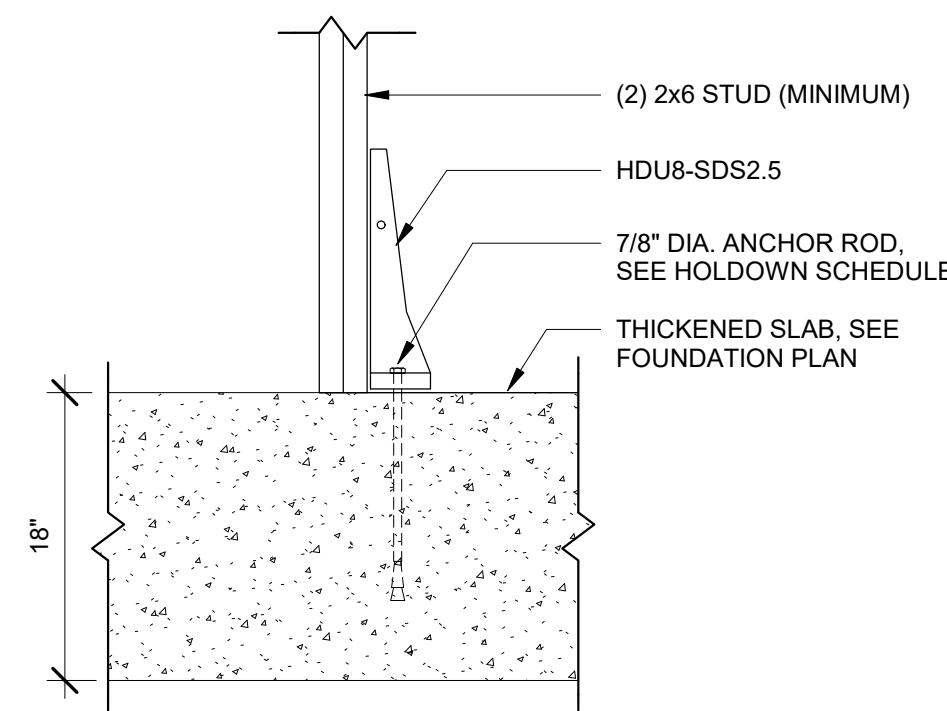
8 TYP. WOOD NAILER/WEB BLOCKING



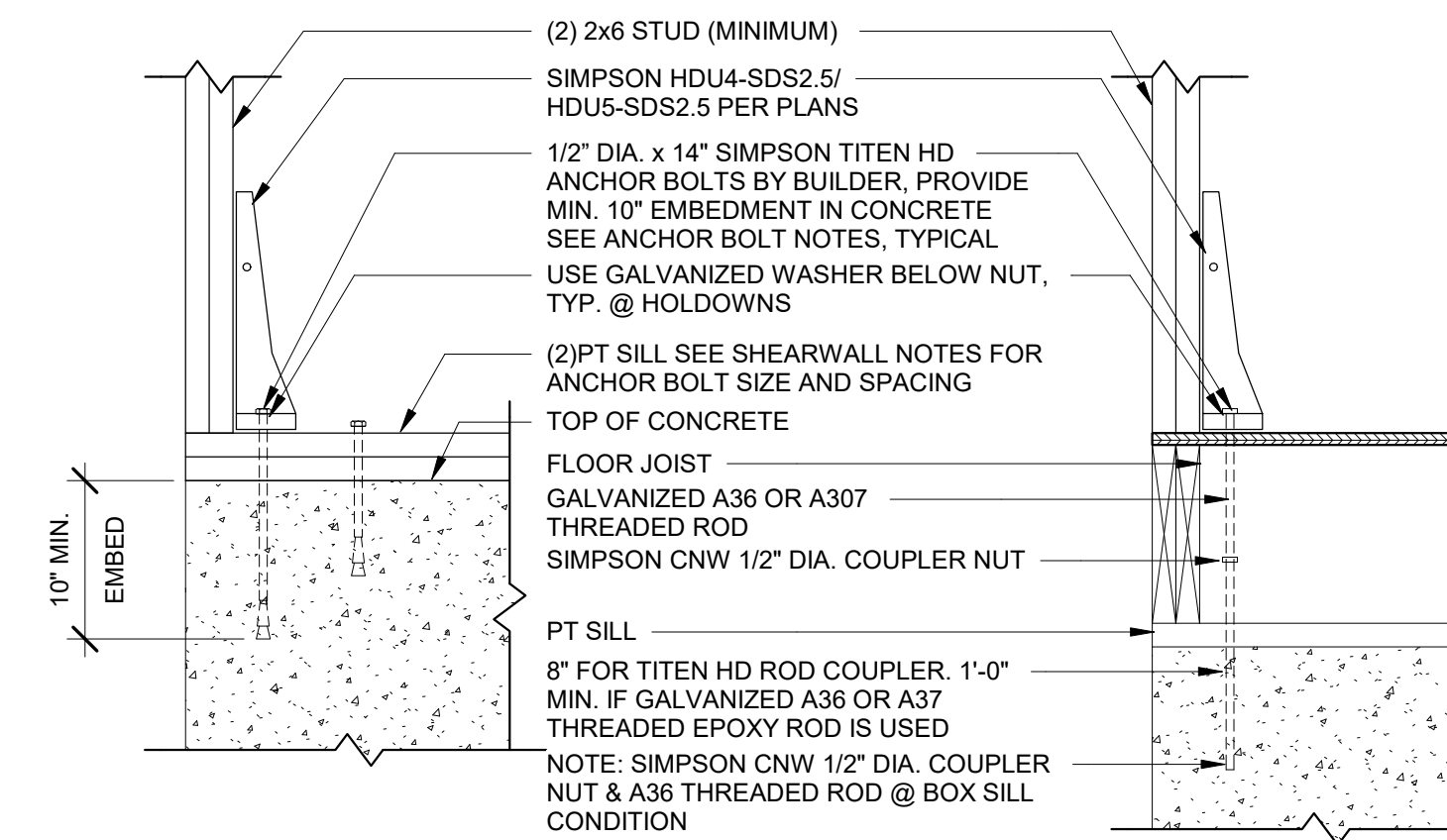
9 GARAGE DRIVE BOND OUT



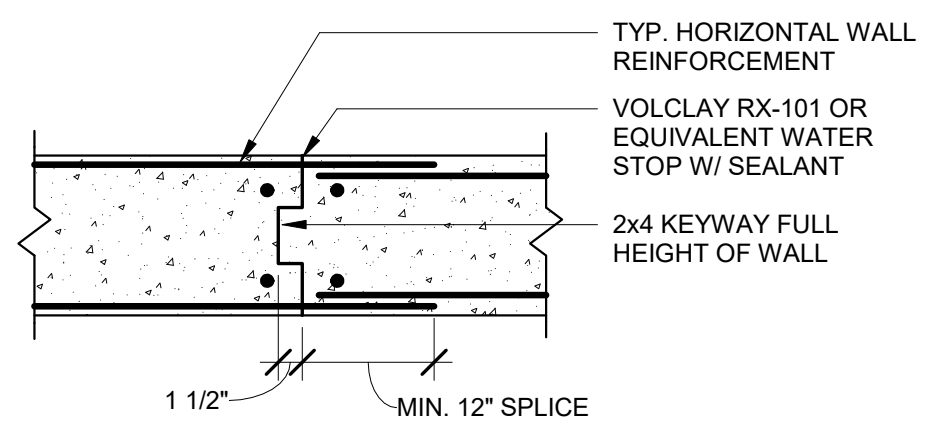
10 TYP. OPENING IN WALL OR SLAB



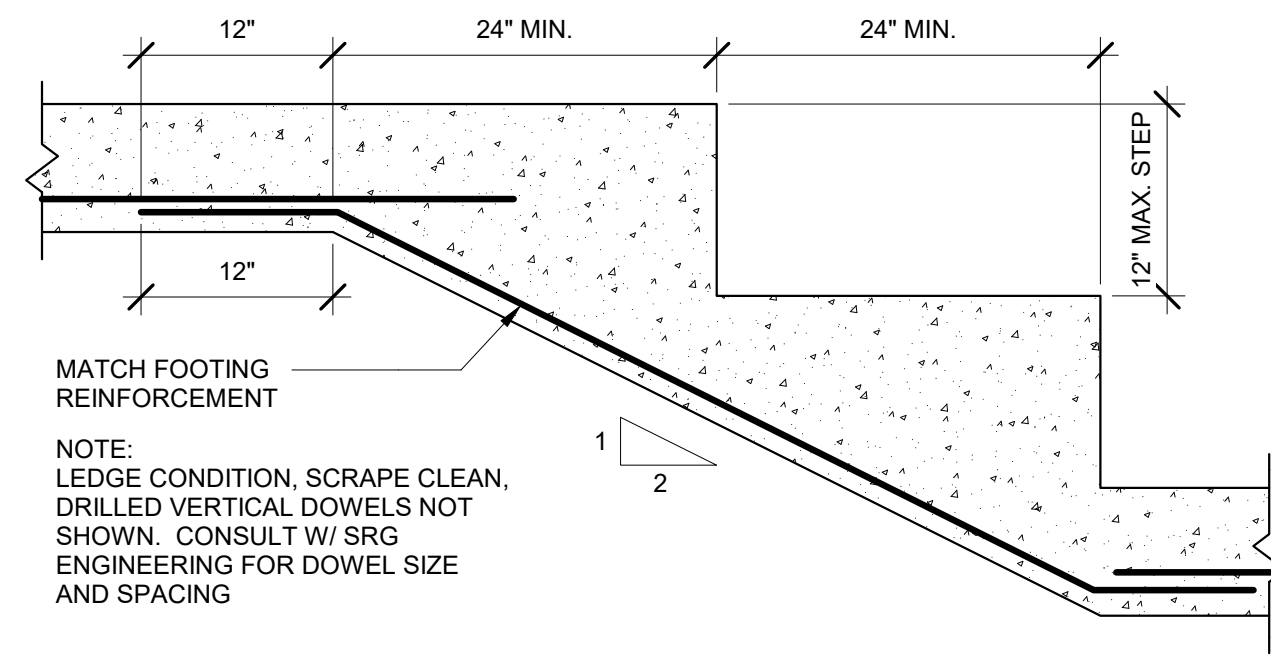
11 TYPICAL HDU8-SDS2.5



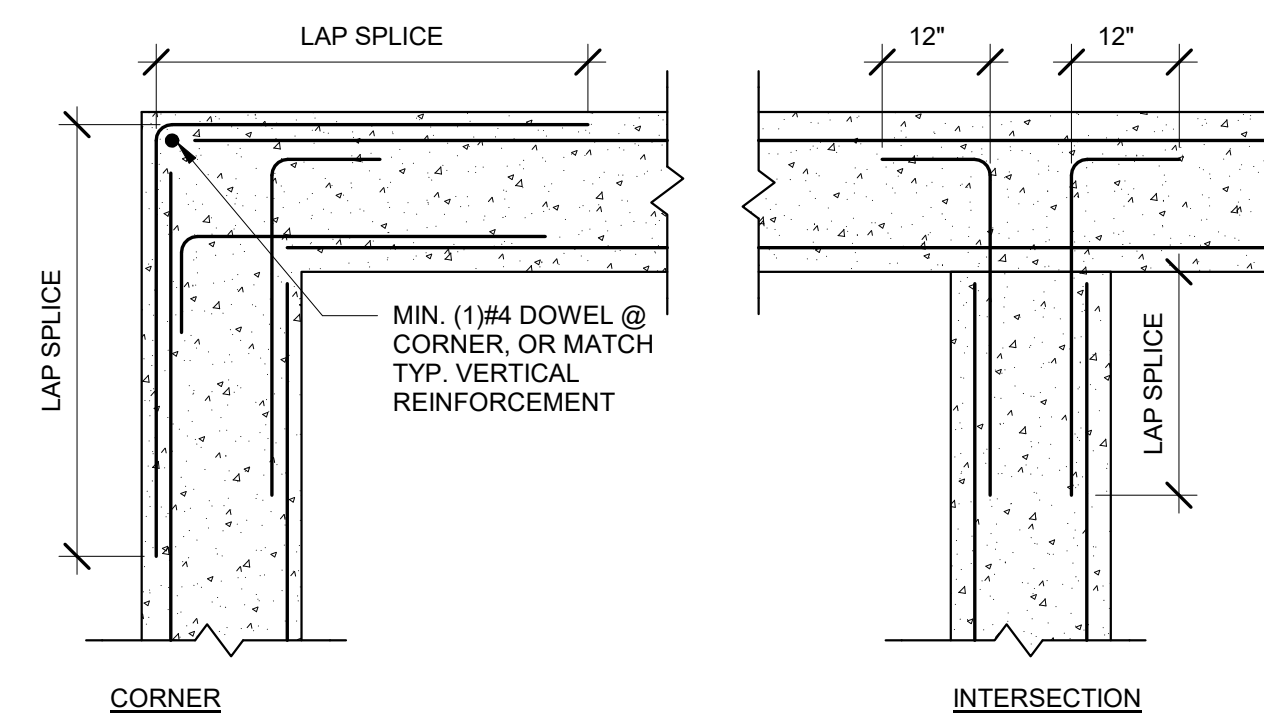
12 TYPICAL HDU4-SDS2.5 & HDU5-SDS2.5



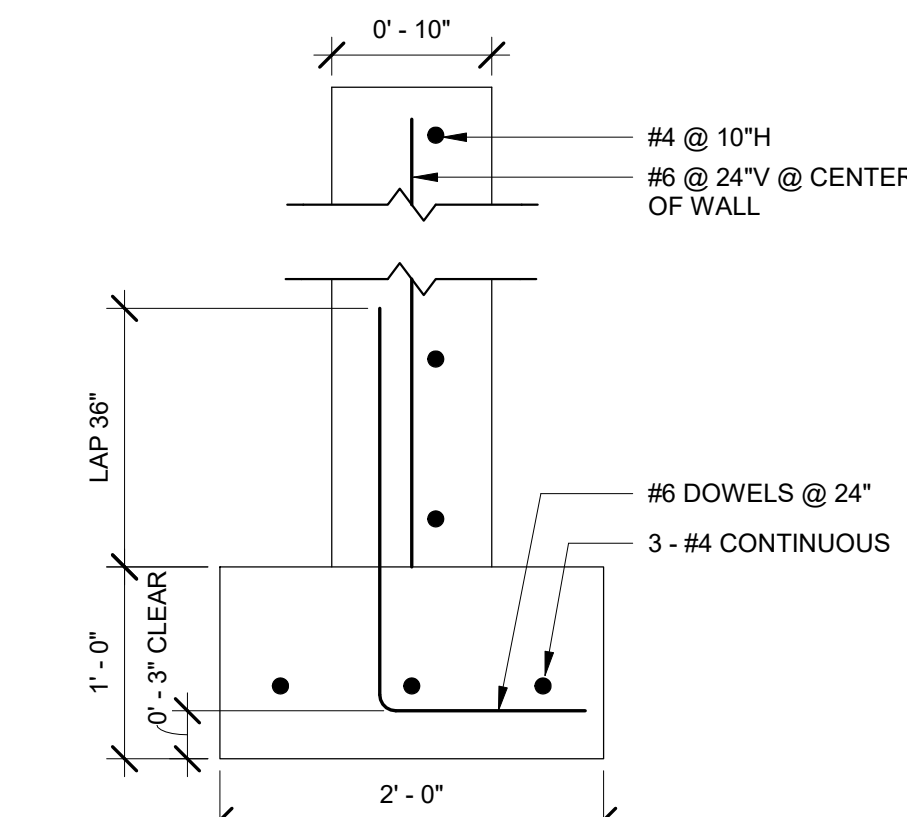
13 WALL CONSTRUCTION JOINT



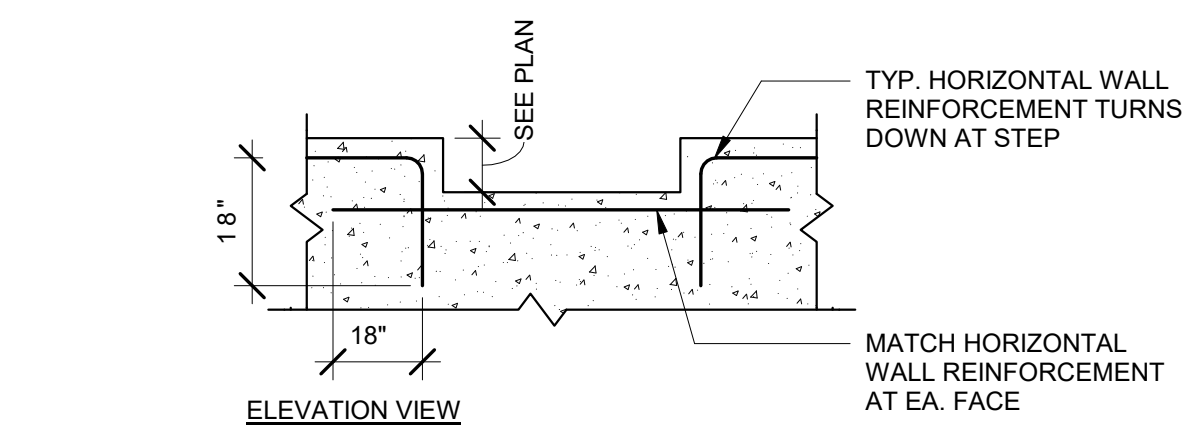
14 FOOTING STEP



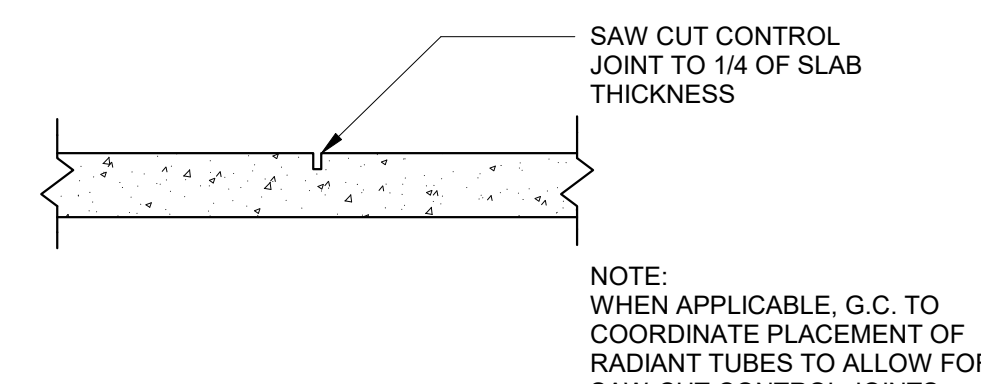
17 TYP. WALL & FOOTING REINFORCEMENT



18 TYP. 10" FOUNDATION WALL REINFORCING



15 WALL DEPRESSION



16 TYP. SLAB CONTROL JOINT



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 (978) 263-6800

PROJECT:
FORBES RESIDENCE

CHARLIE & SARAH FORBES
 105 MOSS HILL RD
 JAMAICA PLAIN MA 02130

ISSUE DATE: 2022 - 03.28

DRAWN BY: ACL CHECKED BY: MH

STRUCTURAL FRAMING DETAILS

SCALE: 1" = 1'-0" ON 24"x36" 1/2" = 1'-0" ON 11"x17"

JOB NO. PAGE NO.

21703

A7.3

Assessing

- Home
- Letter from the Commissioner
- Assessing Online
- Abatement Procedures
- Assessed Values
- Betterments and Tax Bills
- Boat Excise
- Boat Mooring/ Docking Compliance Law/ Permits
- Circuit Breaker Income Tax Credit
- Exemptions
- Condo Conversion
- Data & Mapping Resources
- Forms
- Frequently Asked Questions
- Motor Vehicle Excise
- Municipal Liens
- Personal Property
- PILOT Task Force
- Property Classification
- Property Identification
- Proposition 2 1/2
- Real Estate Parcel Consolidation
- Real Estate Taxes Tax Bills and Payments
- Tax Rates
- Tax Deferral
- Taxpayer Referral & Assistance Center
- Triennial Revaluation

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Select a Department

Contact Info

Email Notifications

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Assessing On-Line

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Parcel ID: 1902347007
Address: 105 MOSS HILL RD BOSTON MA 02130
Property Type: One Family
Classification Code: 0101 (Residential Property / SINGLE FAM DWELLING)
Lot Size: 13,431 sq ft
Living Area: 1,640 sq ft
Year Built: 1962
Owner on Friday, January 1, 2021: [FORBES CHARLES L](#)
Owner's Mailing Address: 105 MOSS HILL RD JAMAICA PLAIN MA 02130
Residential Exemption: Yes
Personal Exemption: No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value: \$605,800.00
FY2022 Land Value: \$475,000.00
FY2022 Total Assessed Value: \$1,080,800.00

FY2022 Tax Rates (per thousand):

- Residential: \$10.88
- Commercial: \$24.98

FY2022 Gross Tax: \$11,759.10
Community Preservation: \$73.66
 - Residential Exemption: \$3,305.20
 - Personal Exemption: \$0.00
FY2022 Net Tax: \$8,527.56

Abatements/Exemptions

The deadline for filing an Abatement application for FY2022 was 2/1/2022. Applications for FY2023 will become available for download beginning 1/1/2023.

The deadline for filing a Residential or Personal Exemption application for FY2022 was Friday, April 1, 2022. Applications for FY2023 will become available for download beginning Sunday, January 1, 2023.

A **Residential Exemption** has been granted for this parcel.

Attributes

LAND

BUILDING 1

Land Use: 101 - SINGLE FAM DWELLING
Style: Ranch
Total Rooms: 6
Bedrooms: 3
Bathrooms: 2
Other Fixtures: 0
Half Bathrooms: 0
Bath Style 1: Semi-Modern
Bath Style 2: Semi-Modern
Bath Style 3:
Number of Kitchens: 1
Kitchen Type: 1 Full Eat In Kitchens
Kitchen Style 1: Semi-Modern
Kitchen Style 2:
Kitchen Style 3:
Fireplaces: 0
AC Type: Central AC
Heat Type: Ht Water/Steam
Interior Condition: Good
Interior Finish: Normal
View: Average
Grade: Average
Parking Spots: 4
Year Built: 1962
Story Height: 1.0
Roof Cover: Asphalt Shingl
Roof Structure: Gable
Exterior Finish: Wood Shake
Exterior Condition: Average
Foundation: Concrete

Current Owner

- 1 FORBES CHARLES L
- 2 FORBES SARAH C

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021. Authoritative ownership information is held by the Registry of Deeds.

Value History

| Fiscal Year | Property Type | Assessed Value * |
|-------------|---------------|------------------|
| 2022 | One Family | \$1,080,800.00 |
| 2021 | One Family | \$1,019,600.00 |
| 2020 | One Family | \$925,100.00 |
| 2019 | One Family | \$898,300.00 |
| 2018 | One Family | \$855,500.00 |
| 2017 | One Family | \$855,500.00 |
| 2016 | One Family | \$763,900.00 |
| 2015 | One Family | \$663,100.00 |
| 2014 | One Family | \$612,800.00 |
| 2013 | One Family | \$620,400.00 |
| 2012 | One Family | \$561,200.00 |
| 2011 | One Family | \$561,200.00 |
| 2010 | One Family | \$566,900.00 |
| 2009 | One Family | \$561,900.00 |
| 2008 | One Family | \$561,300.00 |
| 2007 | One Family | \$586,600.00 |
| 2006 | One Family | \$535,000.00 |
| 2005 | One Family | \$517,700.00 |
| 2004 | One Family | \$488,300.00 |
| 2003 | One Family | \$373,800.00 |
| 2002 | One Family | \$349,200.00 |
| 2001 | One Family | \$329,100.00 |
| 2000 | One Family | \$280,800.00 |
| 1999 | One Family | \$280,800.00 |
| 1998 | One Family | \$270,200.00 |
| 1997 | One Family | \$241,700.00 |
| 1996 | One Family | \$237,200.00 |
| 1995 | One Family | \$219,500.00 |
| 1994 | One Family | \$224,900.00 |
| 1993 | One Family | \$224,900.00 |
| 1992 | One Family | \$224,900.00 |
| 1991 | One Family | \$246,200.00 |
| 1990 | One Family | \$246,200.00 |
| 1989 | One Family | \$246,200.00 |
| 1988 | One Family | \$200,800.00 |
| 1987 | One Family | \$174,700.00 |
| 1986 | One Family | \$142,000.00 |
| 1985 | One Family | \$109,000.00 |

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2021 and FY2022.

View [approved building permits](#) associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#). For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.