

General Notes:

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2. ALL WORK SHALL MEET REQUIREMENTS OF MASSACHUSETTS STATE BUILDING CODE.

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Tel: 978.297.5033

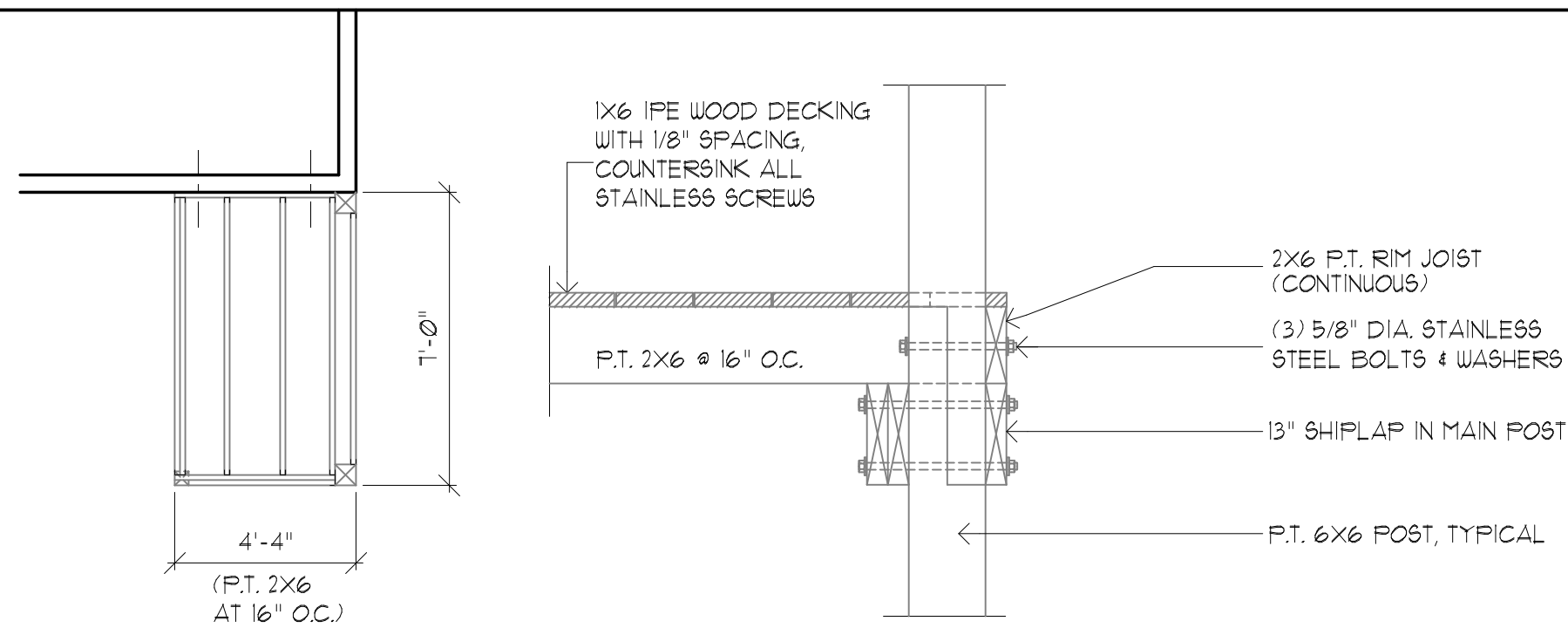
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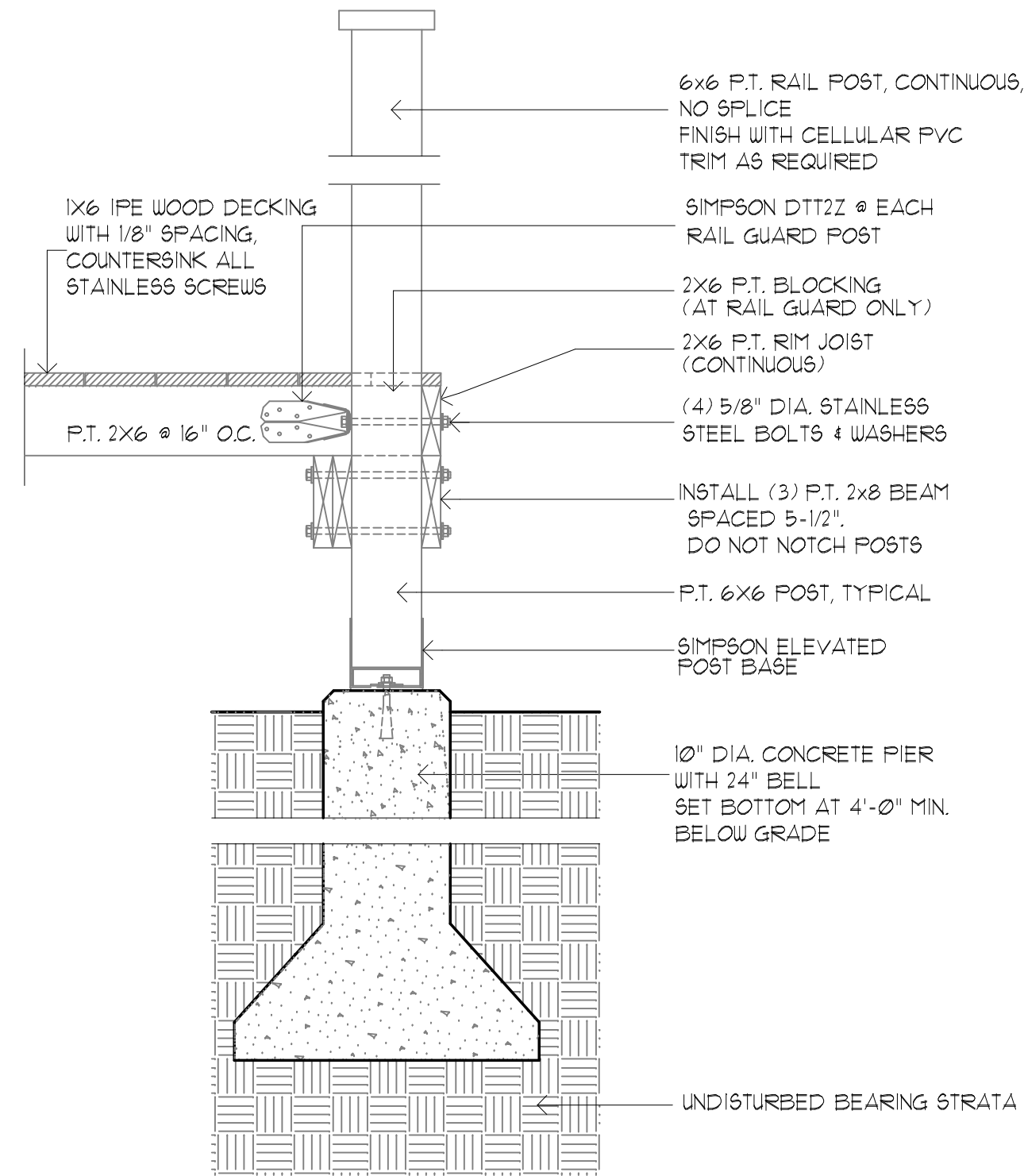
Project For:
ANTHONY SERETAKIS
Proposed Rear Decks
197 College Avenue
Somerville, MA 02114

Drawing Title:
**DECK SECTION, LANDING PLAN
& FOOTING & FRAMING DETAILS**

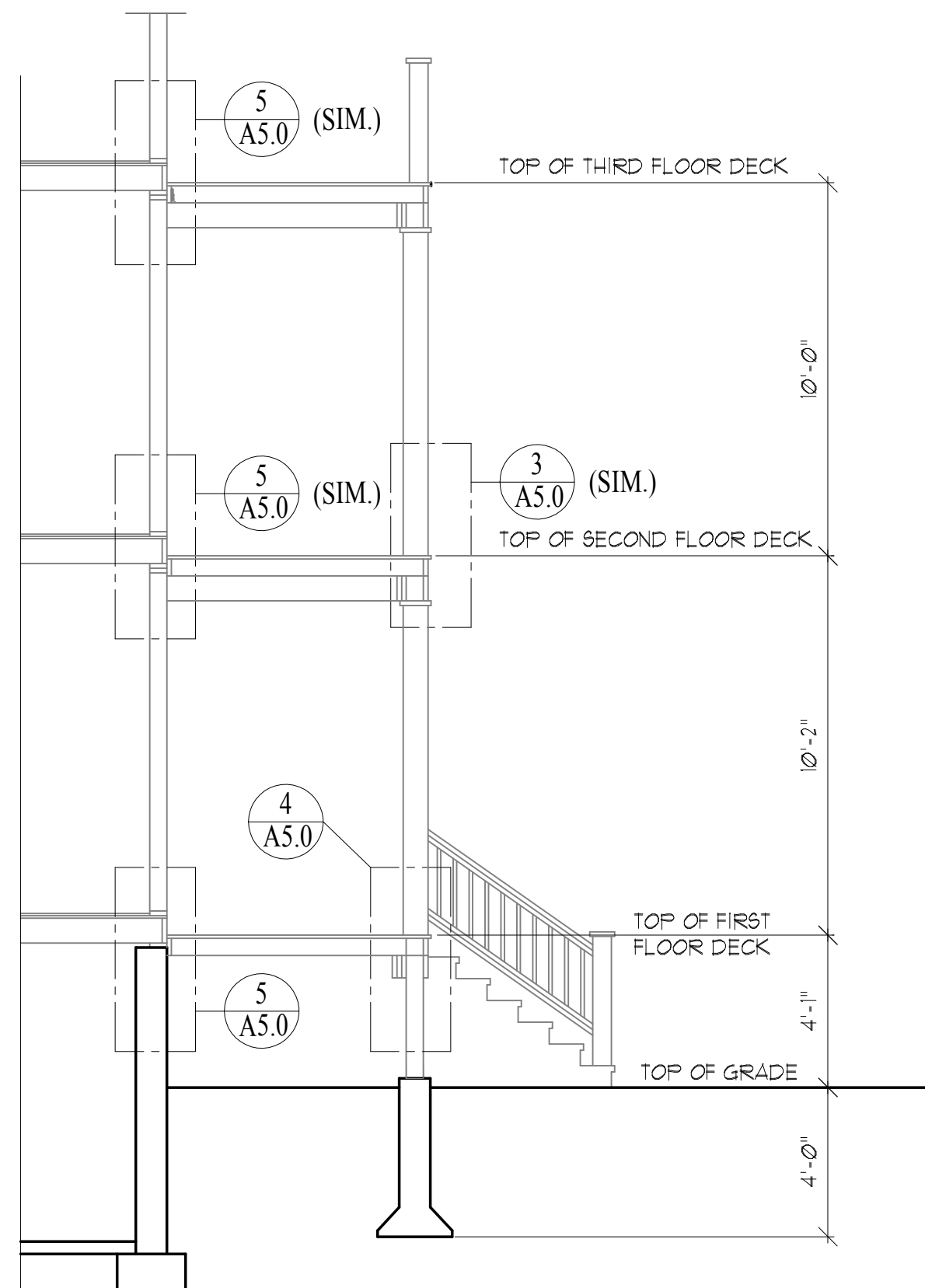
Job No.		Revision:	
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Phase:	Working Drawings		



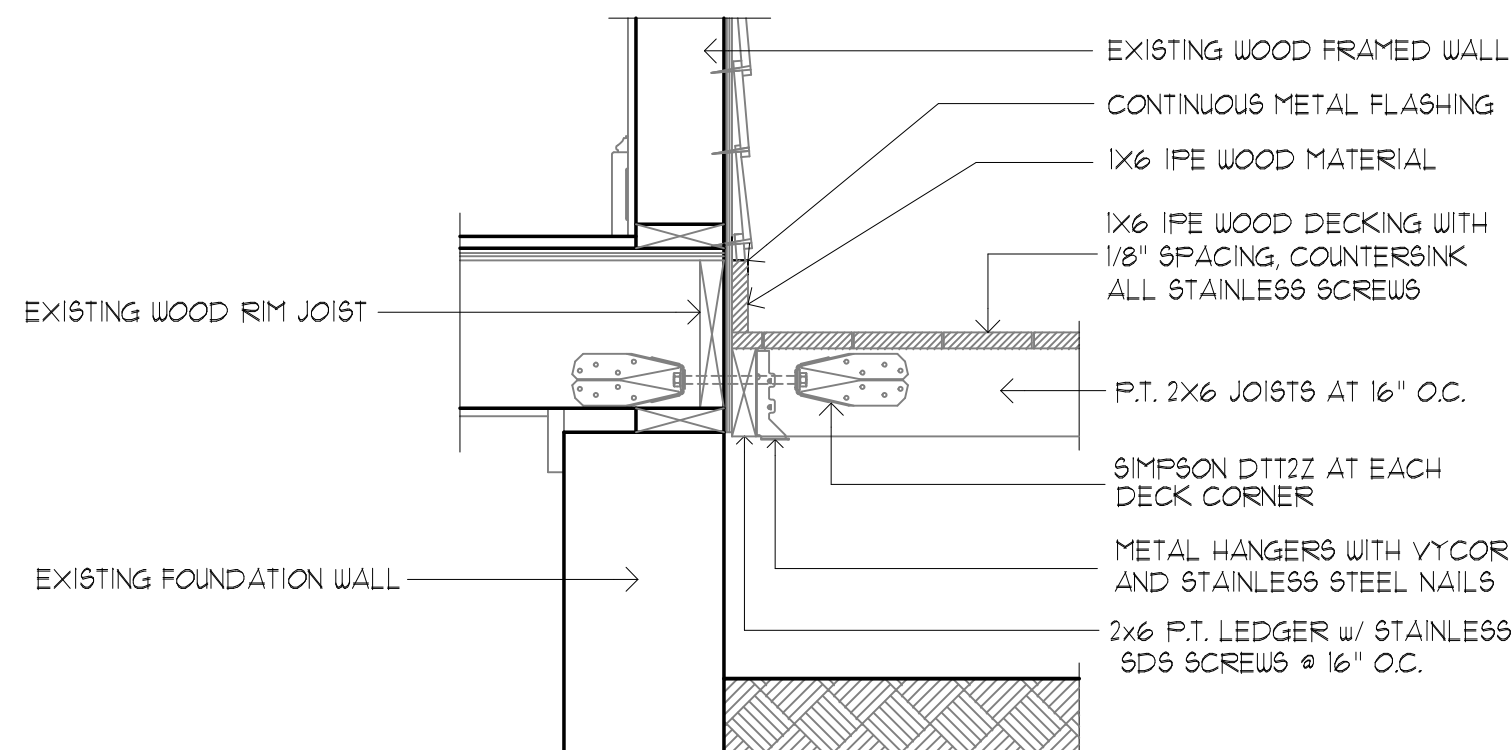
3 SECOND FLOOR COLUMN SPLICE
SCALE: 1"=1'-0"



4 TYPICAL FOOTING/FRAMING DETAIL
SCALE: 1"=1'-0"



2 TYPICAL DECK SECTION
SCALE: 1/4"=1'-0"



5 TYPICAL FRAMING DETAIL
SCALE: 1"=1'-0"

Project For:

ANTHONY SERETAKIS

Proposed Rear Decks

197 College Avenue

Somerville, MA 02114

October 5, 2017

List Of Drawings:

COVER SHEET & SITE PLAN

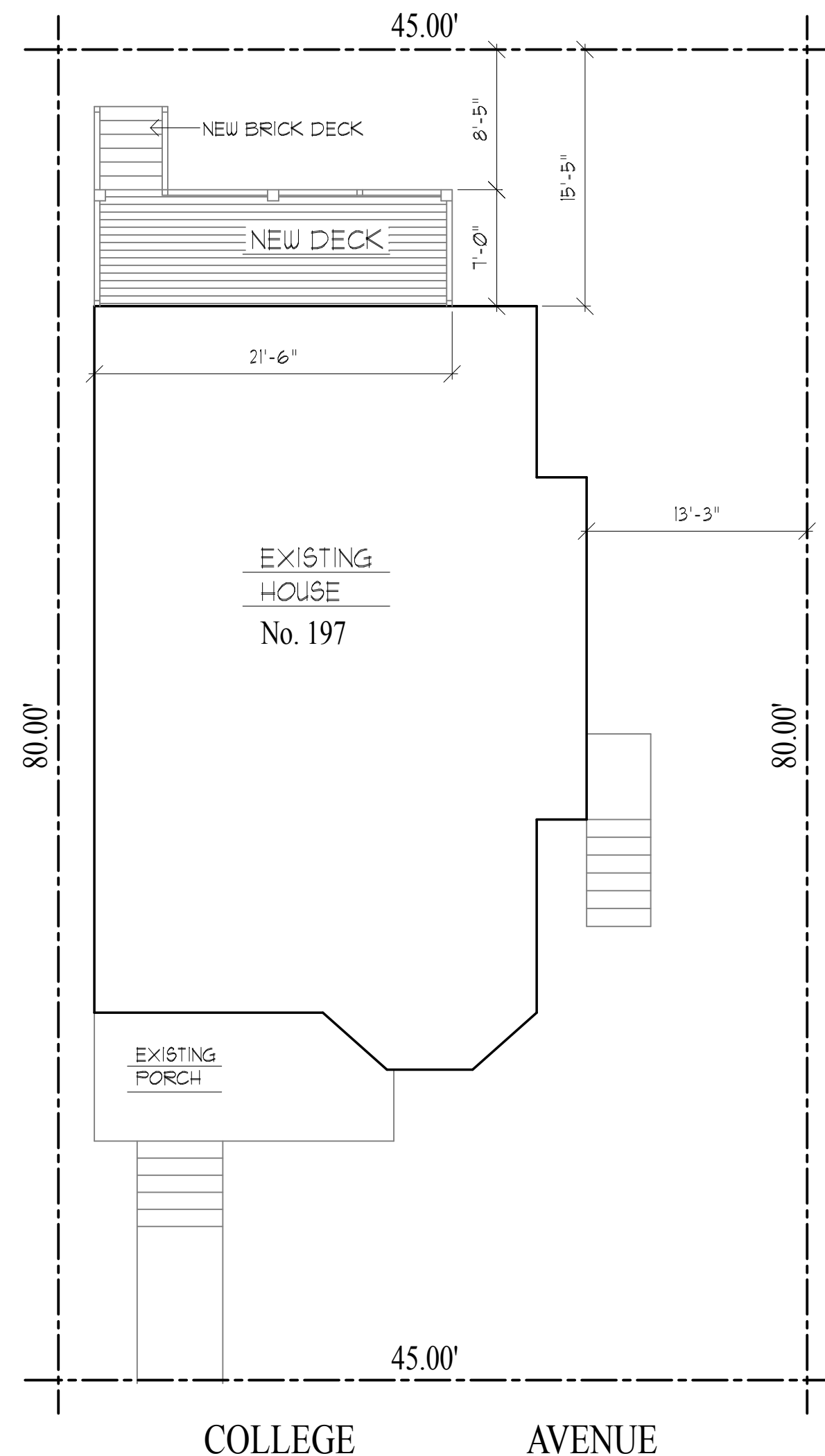
A1.0 PROPOSED FIRST, SECOND & THIRD
FLOOR DECK PLANS

A2.0 PROPOSED DECK ELEVATIONS

A3.0 PROPOSED FOOTING PLAN & DETAILS

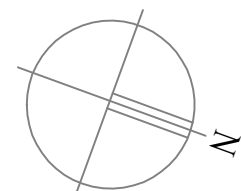
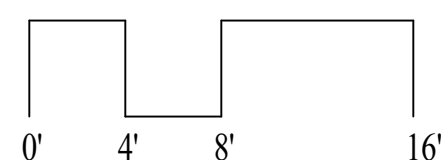
A4.0 PROPOSED DECK FRAMING
& HEADER FRAMING PLANS

A5.0 PROPOSED DECK FRAMING SECTION
& FRAMING DETAILS



SITE PLAN

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



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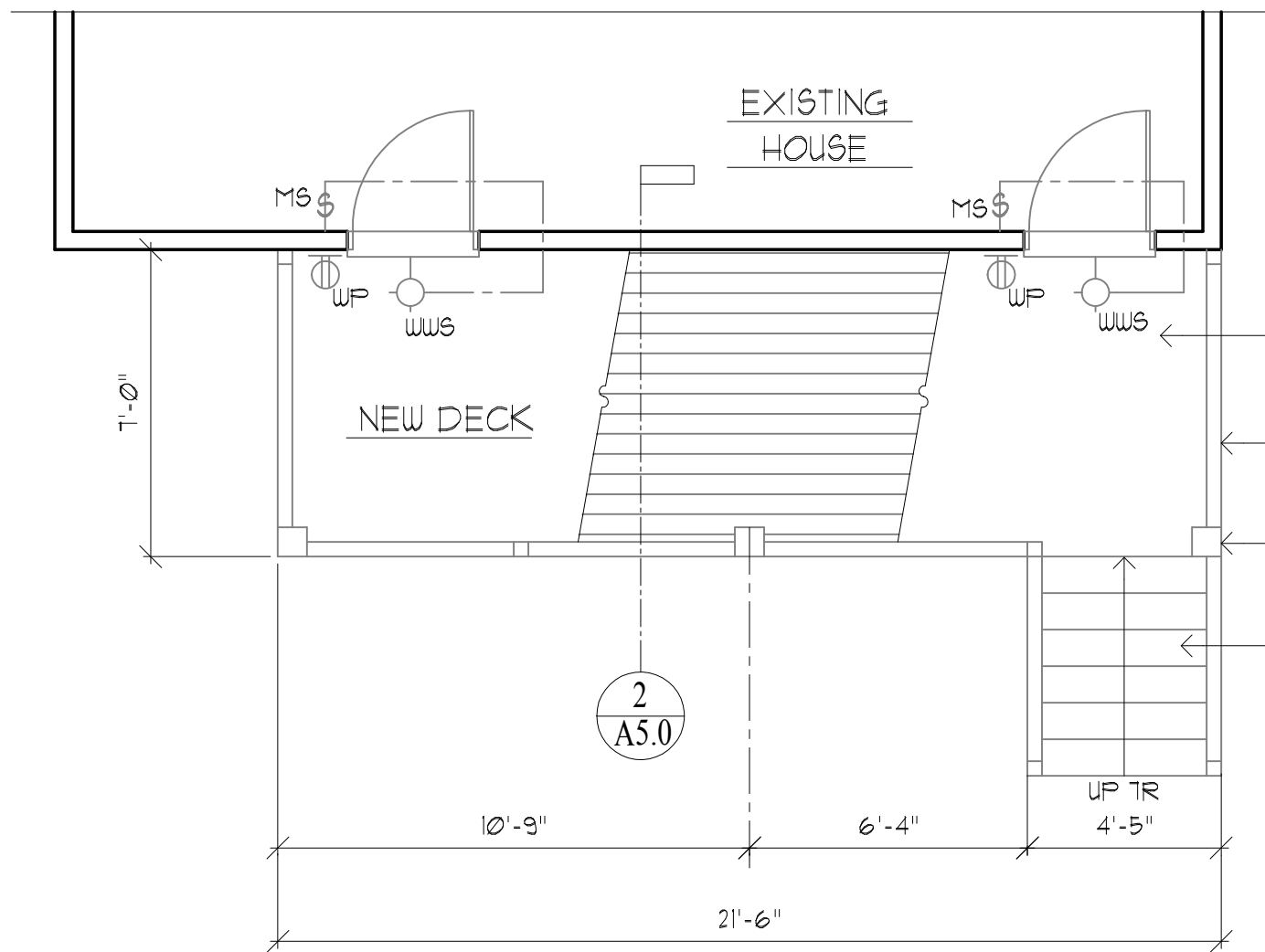
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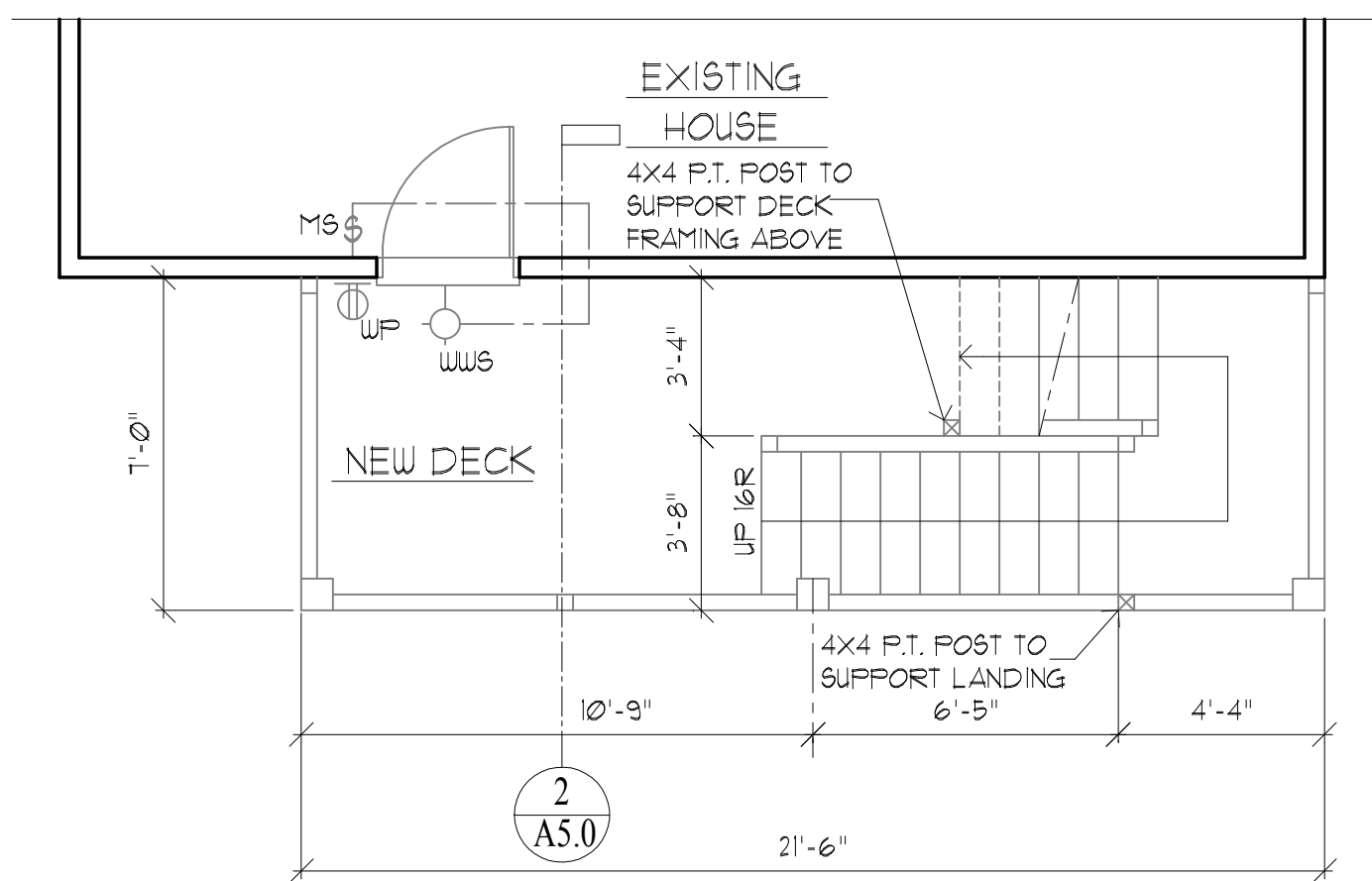
1
A1.0
PROPOSED FIRST FLOOR DECK
SCALE: 1/4"=1'-0"

THE BUILDER SHALL COUNTER-SINK
ALL SCREWS USED TO SECURE
DECKING TO DECK FRAMING

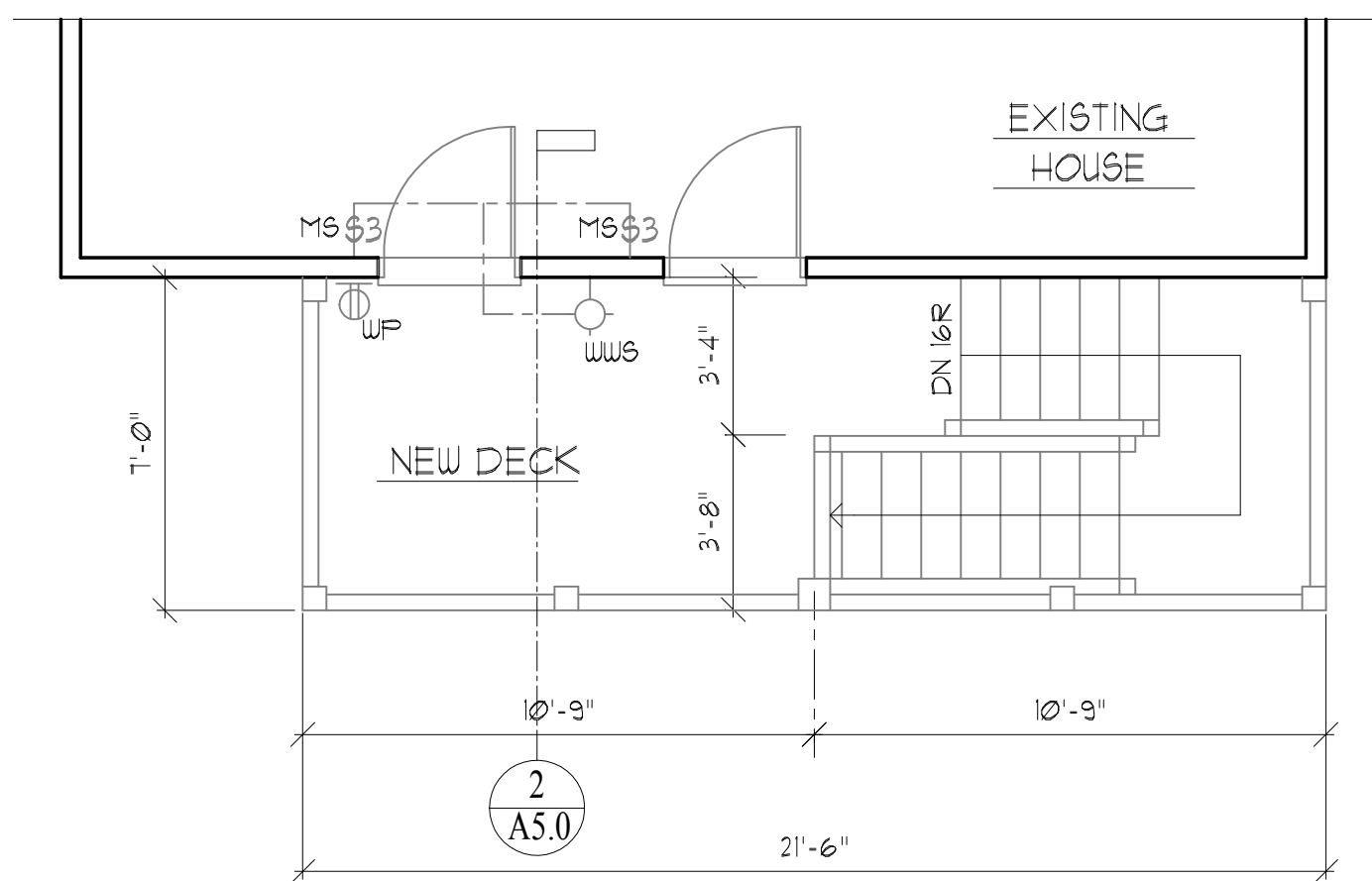
- 1X6 IPE DECK BOARDS
WITH 1/8" SPACING OVER
2X6 P.T. JOISTS COUNTER-
SINK ALL SCREWS
- REDWOOD RAILING SYSTEM
WITH FIR WOOD BALLUSTERS,
TYPICAL
- NEW P.T. 8X8 POST WITH
CELLULAR PVC TRIMS
TYPICAL
- NEW BRICK STAIR

- DECK NOTES:
- ALL LUMBER SHALL BE PRESSURE TREATED
FOR EXTERIOR USE. ALL METAL FASTENERS
AND HANGERS SHALL BE STAINLESS STEEL
OR OTHERWISE COMPATIBLE
WITH THE WOOD TREATMENT.
 - ALL BEAMS, JOISTS AND POSTS SHALL BE
No. 2 SOUTHERN PINE OR BETTER.
 - ALL BEAM SPLICES AND TOP RAILS SHALL
OCCUR AT A POST OR OTHERWISE ON
ADEQUATE BEARING.
 - ALL FOOTINGS SHALL BE CAST-IN-PLACE
CONCRETE WITH A MINIMUM 3000 PSI
COMPRESSIVE STRENGTH AT 28 DAYS.
 - GUARDS ARE REQUIRED AT ALL AREAS
WHERE THE DECK FLOOR IS GREATER THAN
30" ABOVE GRADE AT ANY POINT.
 - REQUIRED GUARDS SHALL BE 36" HIGH
ABOVE DECK FLOOR AND BE CONSTRUCTED
SUCH THAT A 4" DIAMETER OBJECT WILL
NOT PASS THROUGH.
 - GUARD POST SPACING SHALL NOT EXCEED
6'-0" ON CENTER.
 - REQUIRED GUARDS AND HANDRAILS AT STAIRS
SHALL RANGE FROM 34" TO 38" VERTICAL
ABOVE THE STAIR NOSINGS.
 - HANDRAIL ENDS, AT THE TOP AND BOTTOM,
SHALL TERMINATE INTO A POST
OR BE RETURNED TO WALL.
 - ON STAIRS WITH CLOSED RISERS, TREADS SHALL
HAVE A PROJECTED NOSING RANGING FROM 3/4"
TO 1 1/4". ALL TREADS AND RISERS
SHALL BE EQUAL.
 - LIVE LOAD DEFLECTION: JOISTS AND BEAMS -
L/360, GUARDS - L/240
 - DESIGN LOADS: FLOOR LIVE LOAD
40 PSI (MIN) WIND SPEED - 90 MPH
SOIL BEARING PRESSURE - 3000 PSI.
 - GUARDS SHALL BE DESIGNED FOR A 200 LB.
CONCENTRATED LOAD PLACED ALONG THE
TOP RAIL IN ANY DIRECTION, AT ANY POINT.
 - THESE DECKS ARE NOT DESIGNED FOR
HOT TUBS OR SPA LOADING.
 - EXTERIOR STAIR AND LANDING SHALL BE
ILLUMINATED.

ELECTRICAL SYMBOLS	
RECEPTACLE OUTLET	LIGHTING OUTLETS
DUPLEX, 110V, WEATHERPROOF	INCAND., WEATHERPROOF WALL SCONCE
SWITCHES	
SINGLE POLE WITH MOTION SENSOR	
3-WAY (FROM 2 LOCATIONS) WITH MOTION SENSOR	



2
A1.0
PROPOSED SECOND FLOOR DECK
SCALE: 1/4"=1'-0"



3
A1.0
PROPOSED THIRD FLOOR DECK
SCALE: 1/4"=1'-0"

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Project For:
ANTHONY SERETAKIS
Proposed Rear Decks
197 College Avenue
Somerville, MA 02114

Drawing Title:
PROPOSED FIRST, SECOND
& THIRD FLOOR DECK PLANS

Job No.		Revision:	
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Scale	1/4"=1'-0"	Sheet Number:	
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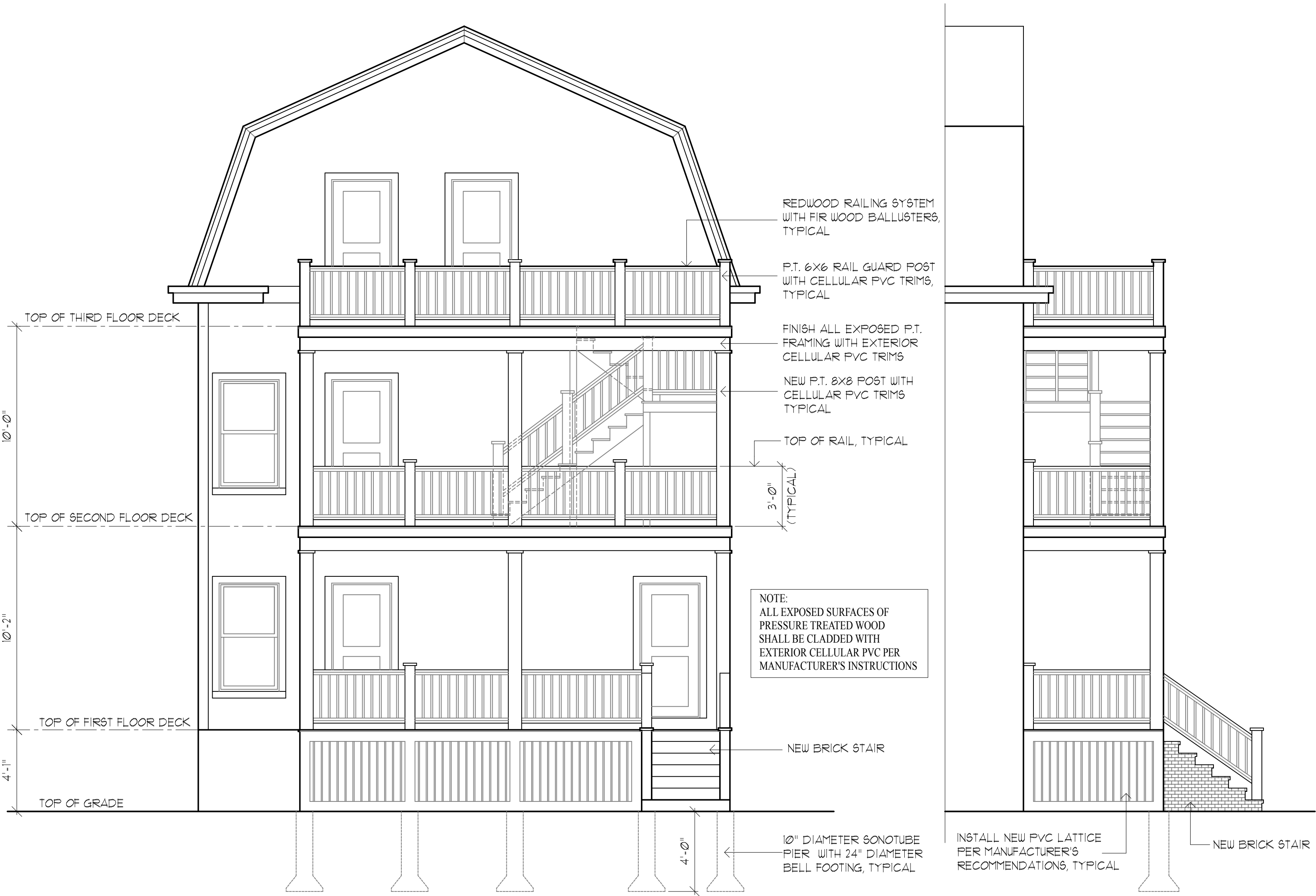


Project For:
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Proposed Rear Decks
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Drawing Title:
**PROPOSED REAR & LEFT
SIDE ELEVATIONS**

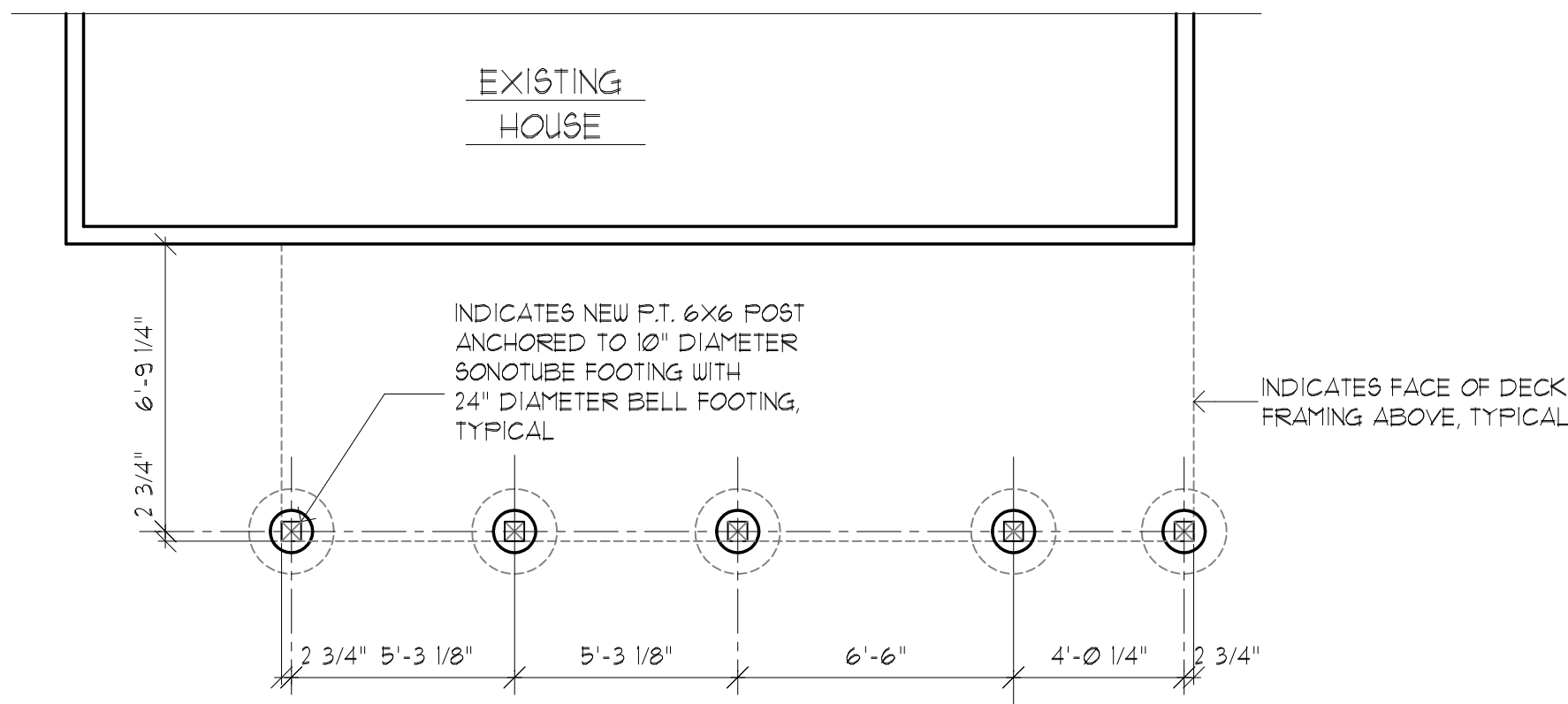
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A2.0



1
A2.0
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

2
A2.0
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1
A3.0

PROPOSED FOOTING PLAN

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

GENERAL STRUCTURAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE (780CMR) AND THE CONTRACT DOCUMENTS. IN CASE OF A CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
- THE CONTRACTOR MUST HAVE THE EXPERTISE TO EXCUTE ALL WORK INDICATED ON THE DRAWINGS OR SHALL HIRE QUALIFIED HELP.
- ALL REQUESTS FOR CHANGES TO THE STRUCTURAL DRAWINGS FROM CLIENT, THE CONTRACTORS, ETC; OR ANY OTHER CHANGES TO DRAWINGS MADE ON THE SITE MUST BE FOLLOWED UP IN WRITING TO THE STRUCTURAL ENGINEER.
- THE USE OF EXPLOSIVES IS NOT PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER, WHEN IN THE COURSE OF CONSTRUCTION OR DEMOLITION, CONDITIONS ARE UNCOVERED WHICH ARE UNANTICIPATED OR OTHERWISE APPEAR TO PRESENT A DANGEROUS CONDITION.
- STRUCTURAL ALTERATION SHALL BE PRECEDED BY ADEQUATE SHORING AND BRACING.

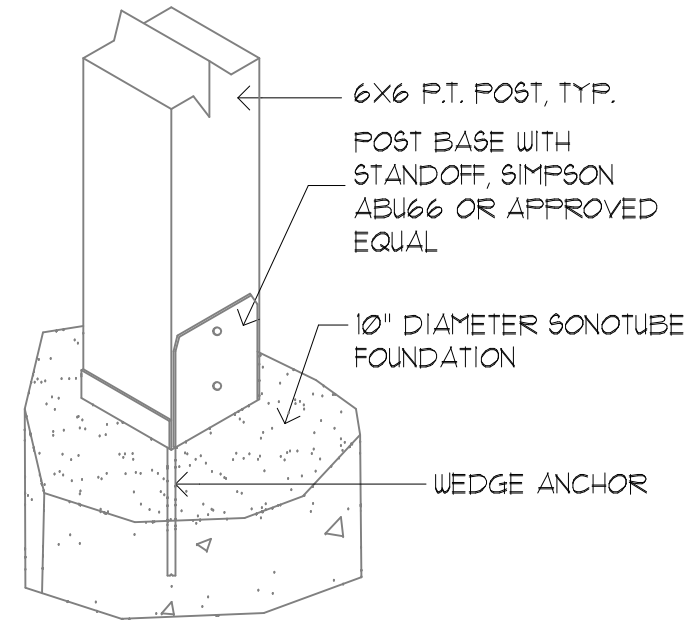
FOUNDATIONS

- FOUNDATIONS SHALL BE CARRIED DOWN TO ELEVATIONS INDICATED ON DRAWINGS OR FURTHER, AS REQUIRED, TO UNDISTURB MATERIAL HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
- FOOTING ELEVATIONS SHOWN ON DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH BEARING MATERIAL.
- EXTERIOR CONSTRUCTION SHALL BE CARRIED DOWN BELOW FINISHED EXTERIOR GRADE TO A MINIMUM DEPTH OF 4 FEET UNLESS OTHERWISE NOTED.
- BACKFILL UNDER ANY PORTION OF THE BUILDING SHALL BE COMPACTED IN 6" LIFTS.
- UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER SUPPORTED MEMBERS.
- BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF THE BUILDING IN ORDER TO MINIMIZE UNBALANCED EARTH PRESSURES.

CONCRETE

- CONCRETE WORK SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

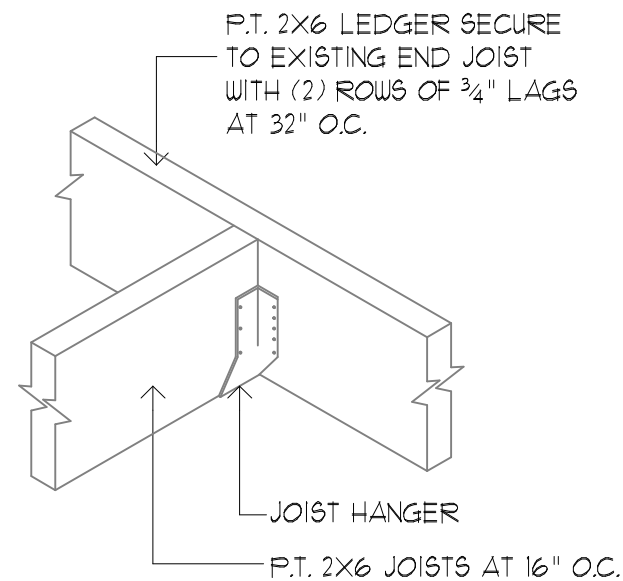
NOTE:
ALL CONNECTORS, HARDWARE
AND FASTENERS SHALL BE
NONCORROSIVE



2
A3.0

DECK POST BASE DETAIL

SCALE: 1"=1'-0"



3
A3.0

JOIST HANGER DETAIL

SCALE: 1"=1'-0"

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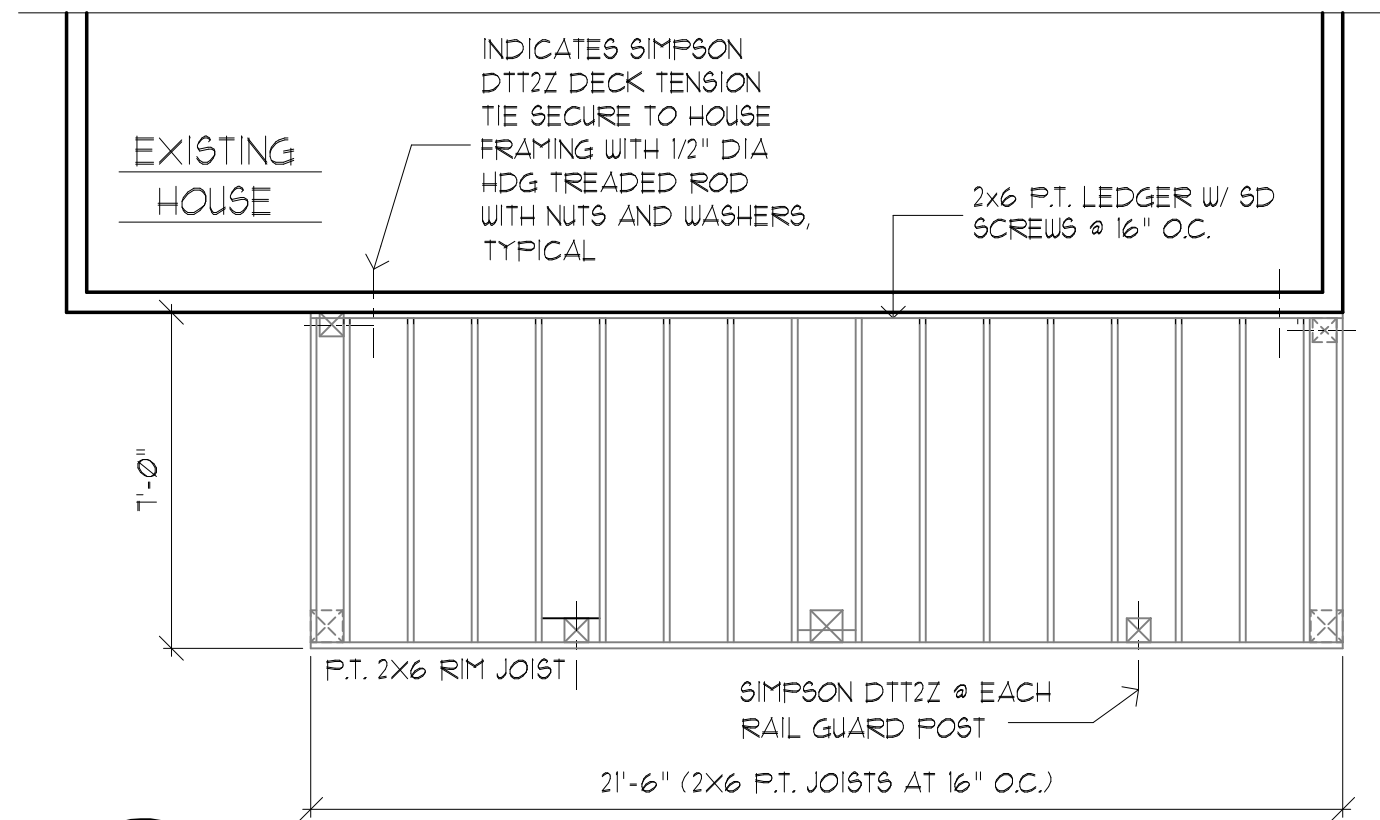
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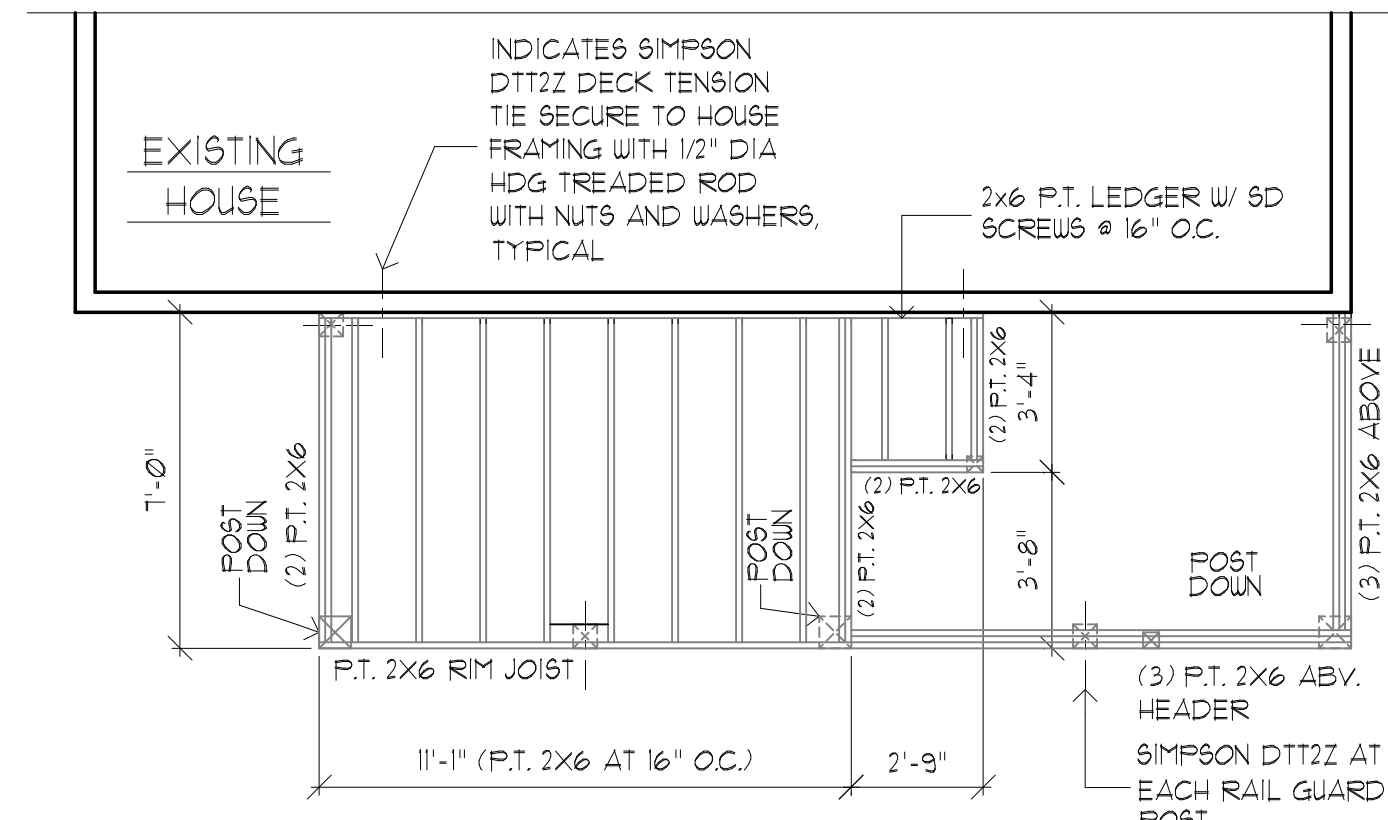
Drawing Title:

FOOTING PLAN, FOOTING DETAIL
& FRAMING DETAILS

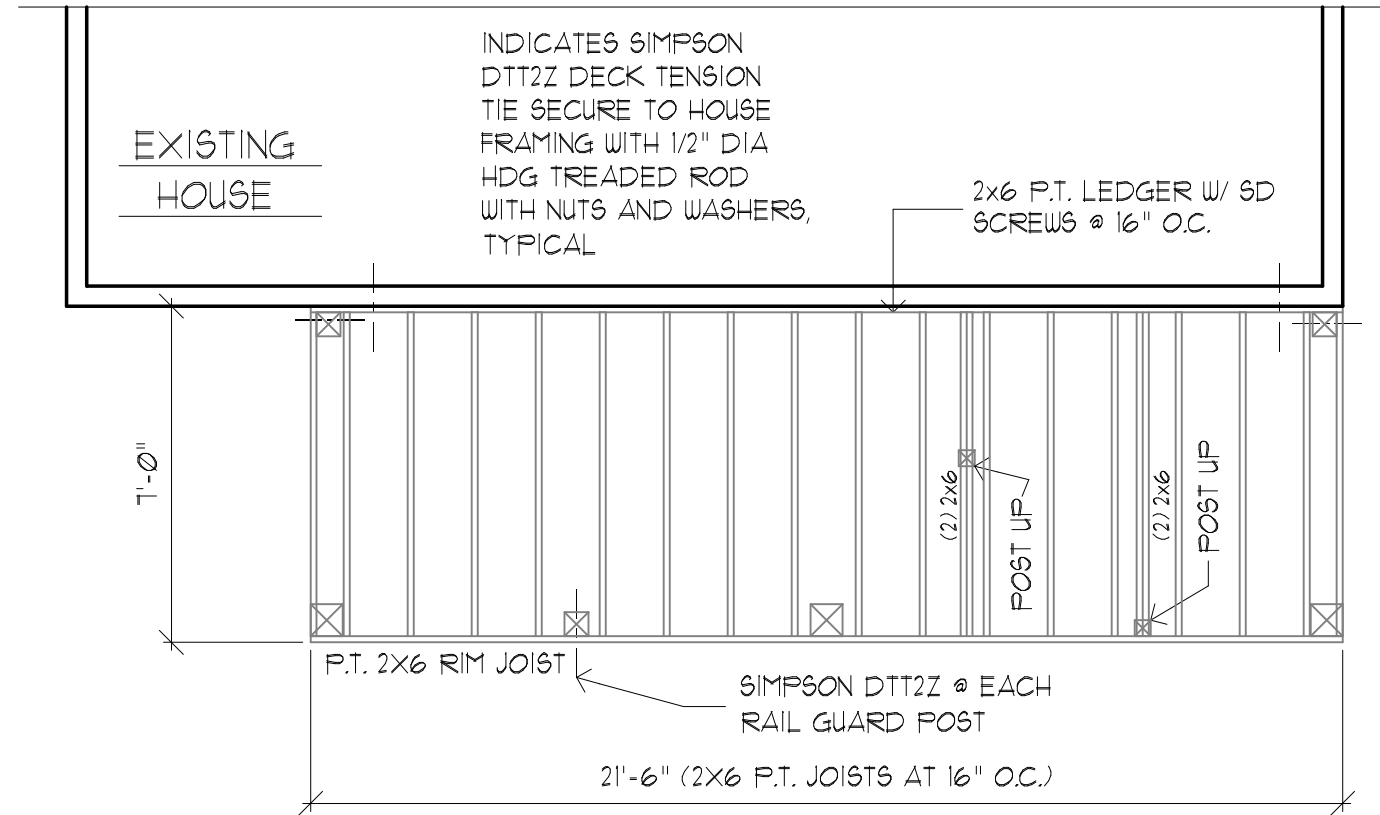
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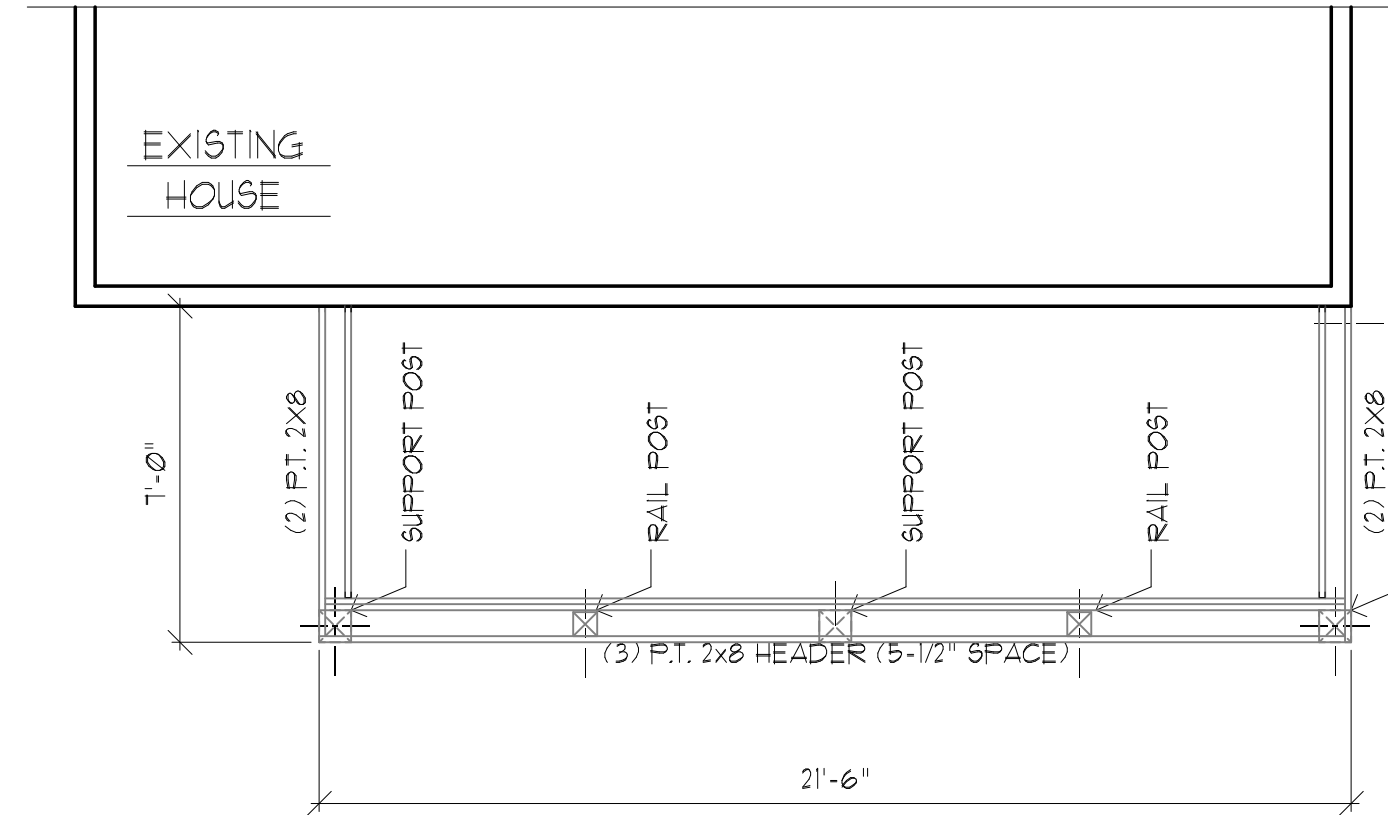
1
A4.0 FIRST FLOOR DECK FRAMING PLAN
SCALE: 1/4"=1'-0"



3
A4.0 THIRD FLOOR DECK FRAMING PLAN
SCALE: 1/4"=1'-0"



2
A4.0 SECOND FLOOR DECK FRAMING PLAN
SCALE: 1/4"=1'-0"



4
A4.0 TYPICAL HEADER PLAN
SCALE: 1/4"=1'-0"

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A4.0