Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

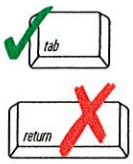
WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Municipality

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Bruno	De Morais	
First Name	Last Name	
1402 Arboretum Way		
Address		
Burlington	Massachusetts	01803
City/Town	State	Zip Code
7816089982	bruno@emiratesconstruction.com	
Phone Number	Email Address	

2. Property Owner (if different from Applicant):

Veronica	Champagne	
First Name	Last Name	
957 Broadway Street		
Address		
Haverhill	Massachusetts	01832
City/Town	State	Zip Code
6505158860	ronni89@earthlink.net	
Phone Number	Email Address (if known)	

3. Representative (if any)

First Name	Last Name	
Company Name		
Address		
City/Town	State	Zip Code
Phone Number	Email Address (if known)	

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

957 Broadway Street	Haverhill
Street Address	City/Town
42.78967	-71.14348
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
574	1-8
Assessors' Map Number	Assessors' Lot/Parcel Number

How to find Latitude and Longitude

and how to convert to decimal degrees

b. Area Description (use additional paper, if necessary):

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title	Date
Title	Date

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Build an ADU with 600 squarte footage on the left side of the house.

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The property was surveyed to ensure the wetland distance from the ADU meets the recommended criteria.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

C. Determinations

1. I request the _____ make the following determination(s). Check any that apply:
Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☒ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☐ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☐ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

_____
Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

_____

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

_____ 04/11/2025
Signature of Applicant Date

_____ _____
Signature of Representative (if any) Date

City of Haverhill Conservation Commission

HCC Local Application Form 1
Request for Determination of Applicability

A. STATUTE APPLICABILITY

This application is being filed with the Commission in accordance with the following (check all that apply):

- ☒ Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40
- ☐ Haverhill Municipal Ordinance Chapter 253

B. GENERAL INFORMATION

Applicant Bruno Lima de Moraes
Property Owner Veronica Champagne
Representative _____
Location (Street Address) 957 Broadway Street, Haverhill massachusetts 01832
Assessor's Parcel Identification _____

C. APPLICATION CHECKLIST

The Commission requires the submittal of this original, completed Form; one (1) paper copy of site plans; and one (1) paper copy of all other materials. Additionally, the Commission requires the submittal of individual PDFs of this Form and all listed application materials. If practical, related items may be combined into a single PDF. PDFs should not mix larger format sheets (e.g. site plans) with smaller sheets (e.g. letters). These submittal requirements also apply to supplemental information provided during the public hearing. The following materials shall be submitted with this form:

- ☑ Completed, current WPA Form 1
- ☐ Project Narrative with a description of resource areas & delineation methodology, a demonstration of compliance with pertinent Performance Standards, and a Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan
- ☑ Site Plans or Sketch clearly describing the location and nature of the work, including such information as site boundaries, wetlands, topography, existing and proposed conditions, vegetation cover, soils, erosion & sedimentation controls, Title 5 compliance, flood storage calculations…(24" x 36" max. sheet size)
- ☐ 8½" x 11" sections of the following maps with project location clearly identified
  - ☐ USGS Quadrangle
  - ☐ MassGIS Orthophoto
  - ☐ City of Haverhill Parcel ID Map, also identifying properties within 300' of subject property
- ☐ Local Filing Fee, payable to the City of Haverhill
- ☐ Other: _____

D. APPLICATION CERTIFICATION

I have read the Department of Environmental Protection's "Instructions for Completing Application" and the City's Municipal Ordinance under Chapter 253, with all applicable regulations and policies, for the filing of this application with the Haverhill Conservation Commission and agree to its terms and conditions, as amended. I understand the submitted NOI, its plans, and all its supporting materials are public records and may be uploaded to the City's website for public review. As required under 310 CMR 10.05(3)a.3, I

hereby certify that the Massachusetts Department of Environmental Protection and the property owner of the area subject to this request (if not also the applicant) have been notified that this determination is being requested under M.G.L. c. 131, § 40 and/or Haverhill Municipal Ordinance Chapter 253. As required by the Commission, the wetland resource area(s) are flagged, the corners of proposed structures are staked, and the centerline of proposed roadway(s) and/or driveway(s) are marked, as appropriate, to facilitate site inspections by Commissioners and Conservation Staff.

Signed: Bruna Lima de Morais (APPLICANT) 04/11/2025 (DATE)

E. SITE ACCESS ACKNOWLEDGEMENT

I hereby grant the Haverhill Conservation Commission and its officials permission to enter upon my property at 957 Broadway Street 574-1-8 (STREET ADDRESS AND ASSESSOR'S PARCEL ID) to review the filed Request for Determination of Applicability and future site conditions for compliance with the issued Determination of Applicability. The sole purpose of this acknowledgement is to allow the Commission and its officials to perform their duties under the Massachusetts Wetlands Protection Act and the City's wetlands protection ordinance.

Signed: [signature] (PROPERTY OWNER) 4/11/2025 (DATE)

F. LOCAL FILING FEE CALCULATION

Request for Determination of Applicability Local Application Fee:	$100.00*
Advertising Fee:	$ 45.00
Total Fee Due (checks payable to "City of Haverhill"):	**$145.00**

*Local Application Fee increases to $150.00 when project is also proposed within a Riverfront Area

HANCOCK
ASSOCIATES
Surveyors | Engineers | Scientists

April 7, 2025

Wetland Characterization Report
Project #: 28348
957 Broadway
Haverhill, MA 01832

In execution of a Hancock Associates contract (28348), a Wetland Professional in Training (WPIT) field delineated all jurisdictional wetlands within 100-feet of the area of proposed work associated with 957 Broadway (Parcel ID # 574-01-08 on the Haverhill Assessors Map). The wetland on the property was field delineated in accordance with MassDEP wetland delineation standards on April 4, 2025.

Based on this delineation, the resource area on the site included Bordering Vegetated Wetland (BVW) that were observed to be within 100-feet of the subject location for proposed work on the Site.

The following report summarizes the findings of this delineation.

Bordering Vegetated Wetlands (BVW)

In accordance with the MA WPA implementing regulations set forth under 310 CMR 10.55 and the utilization of the methodology described within (1) *"BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology,"* issued March 1, 1995; and (2) "Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A handbook," produced by the Massachusetts Department of Environmental Protection, date March 1995., Hancock Associates staff delineated the following Bordering Vegetated Wetlands (BVW), which are defined under 310 CMR 10.55(2)(a) as, *"freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps, and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants".* The limit of BVW is further defined as *"the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist. Wetland indicator plants shall include but not necessarily be limited to those plant species identified in the Act. Wetland indicator plants are also those classified in the indicator categories of Facultative, Facultative+, Facultative Wetland-, Facultative Wetland, Facultative Wetland+, or Obligate Wetland in the National List of Plant Species That Occur in Wetlands: Massachusetts (Fish & Wildlife Services, U.S. Department of the Interior, 1988) or Plants Exhibiting Physiological or Morphological Adaptations to Life in the Saturated or Inundated Conditions".*

Per the City of Haverhill Wetlands Protection Ordinance, vegetated wetlands shall be defined as *"areas where the topography is low and flat and where the soils are annually saturated. The boundary of vegetated wetlands is the line within which the vegetational community is substantially characterized by species identified in the Wetlands Protection Act or this chapter, or, when vegetation appears to have been altered, within which hydric soils are present. The types of vegetated wetlands are: wet meadows, marshes, swamps and bogs. The Commission may find, based on substantial evidence in a particular case, that additional species are characteristic of wetlands".*

BVW was delineated to the extent that it would broadcast associated buffer zone toward the limits of proposed work on the subject property. The delineation was based on observations of physiological or morphological plant adaptations to life in saturated or inundated conditions where vegetative species composition transitions from dominance of wetland indicator species to dominance of upland indicator species, as well as the presence of hydric wetland soil composition and wetland hydrology. Visual estimates of species abundance were made for the upland and wetland plant communities at each observation point. During the wetland investigation, soils were examined with a hand auger to determine if hydric soil characteristics were present. Auger holes were excavated to a depth that confirmed the presence of hydric soils in wetland areas, or that eliminated the possibility of hydric soils in uplands. Notable hydrologic wetland indicator characteristics include pockets of inundation, sphagnum moss, the presence of shallow root systems, mucky surface soils, and water-stained leaves.

BVW was delineated with one (1) flag series, identified as Series A as follows:

A-series wetland

The A series wetland is a BVW located on the abutting property just over the western boundary of the subject property which broadcasts associated buffer zones and setback zones in accordance with the WPA and under the City of Haverhill Wetlands Protection Ordinance. The delineation was based on observations of where vegetative species composition transitions from dominance of wetland indicator species, to dominance of upland indicator species.

The limit of BVW associated with the A-series wetland was demarcated with one (1) series of flags containing eleven (11) flags labeled A (100 through 110).

Wetland indicator plant species within the wetland included common soft rush (*Juncus effusus,* OBL), cat-tail (*Typha latifolia,* OBL), sensitive fern (*Onoclea sensibilis*, FACW), pussy willow (*Salix discolor,* FACW), speckled alder (*Alnus incana,* FACW), red osier dogwood (*Swida sericea,* FACW), slippery elm (*Ulmus rubra,* FAC), red maple (*Acer rubrum*, FAC), and glossy buckthorn (*Frangula alnus,* FAC).

On the parameter of the wetland flags, upland species such as white pine (*Pinus strobus,* FACU), knotweed (*Fallopia spp.,* FACU), tall goldenrod (*Solidago canadensis,* FACU), grapevine (*Vitis spp.,* FACU), staghorn sumac (*Rhus hirta*), and honeysuckle (*Lonicera spp.*) become dominant species.

Buffer Zone and Setback Zones

Buffer Zone is defined in 310 CRM 10.04 as *"that area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a)."* Buffer Zone within the subject areas of interest is associated with BVW.

Per the City of Haverhill Wetlands Protection Ordinance, buffer zone is defined as an "*area of uplands 100 feet horizontally outward from the boundary of the resource area and in the case of a slope of 2:1 or steeper the area of buffer will increase six inches for every one foot of horizontal distance*". Additionally, there is a no-build no-disturbance zone defined as "*an area set aside from development to allow for a buffer area between wetlands and buildings, zero to 25 feet from the flagged wetlands on the site where no disturbance or building is allowed, except as stated in the exceptions sections of this chapter (§ **253-3**)*". There is also a no-build zone which is "*twenty-five to 50 feet from the flagged wetlands on the site where no building is allowed*" per the local ordinance.

Work within the Buffer Zone to BVW falls under the jurisdiction of both the Massachusetts Wetlands Protection Act and the City of Haverhill Wetlands Protection Ordinance and both have a 100-foot Buffer Zone horizontally off the limits of resource area. The local ordinance has a 25-foot no-build no-disturbance zone and a 50-foot no-build zone. Proposed projects within these areas must adhere to certain regulatory performance standards.

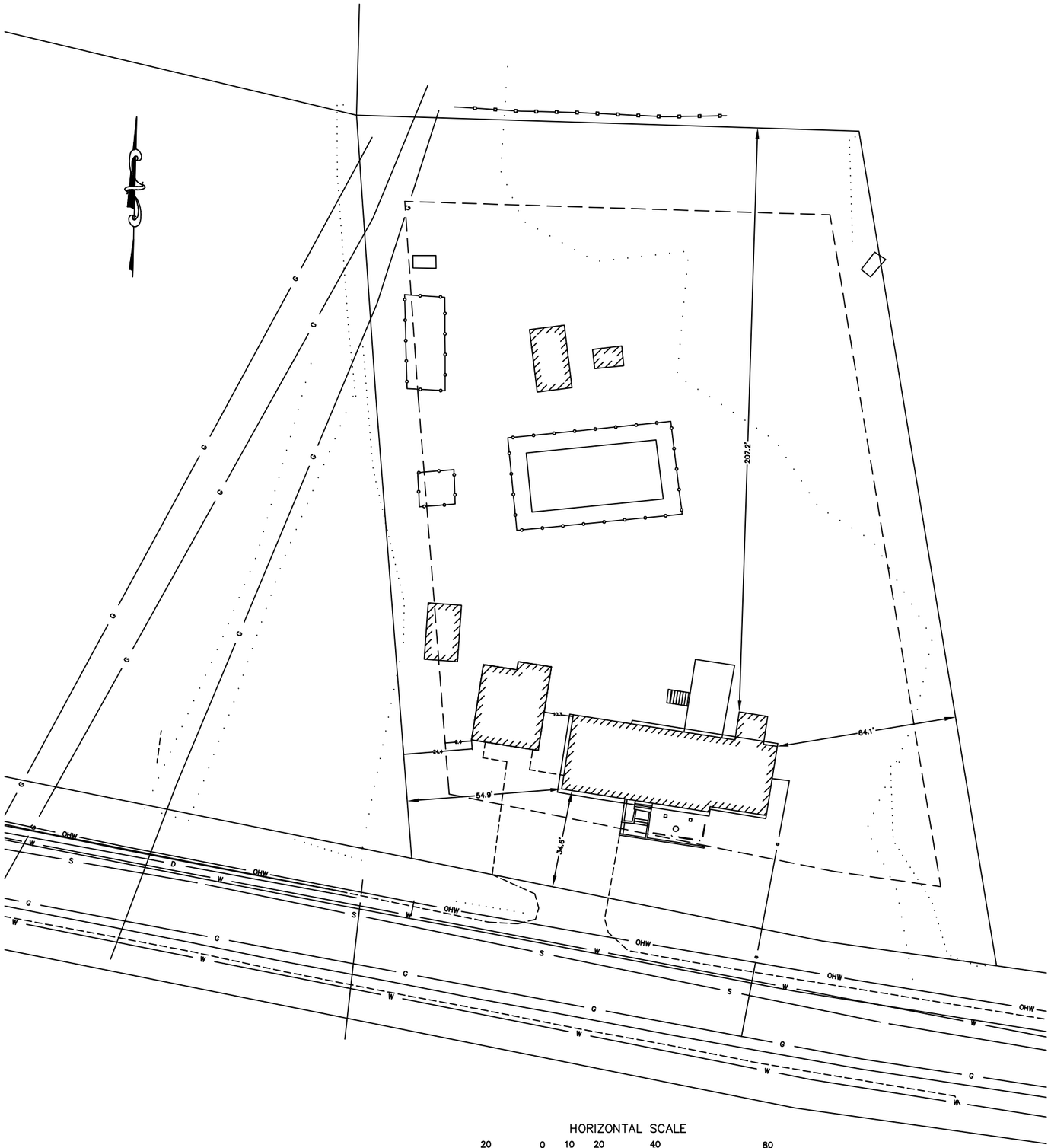
If you have any questions regarding this delineation, please contact me at cwhite@hancockassociates.com or (978) 777-3050 (ext. 406)

Caitlin White, WPIT

Project Wetland Scientist

Hancock Associates


957 Broadway, Haverhill
#28348
WFA100 to WFA110
Delineated 4/4/2025
Legend
Wetland flag
Wetland
WFA100
WFA102
WFA104
WFA106
WFA108
WFA110
CULVERT
Broadway
Google Earth
Image Landsat / Copernicus
N
100 ft



LAND USE TABLE

LOCATION: 957 BROADWAY HAVERHILL, MA

ZONE: MEDIUM DENSITY (RM)

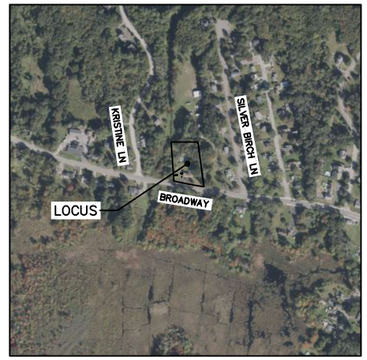
USE: SINGLE FAMILY RESIDENTIAL

	REQUIRED	EXISTING
MINIMUM LOT AREA	20,000-SQFT	53,552-SQFT
MINIMUM LOT FRONTAGE	150-FEET	211-FEET
MINIMUM FRONT SETBACK	25-FEET	34.6-FEET
MINIMUM SIDE SETBACK	15-FEET	54.9-FEET
MINIMUM REAR SETBACK	30-FEET	207.2-FEET
MAX. BUILDING COVERAGE	25%	4.9%

LEGEND

PROPERTY LINE	
ABUTTERS PROPERTY LINE	
EXISTING EDGE OF PAVEMENT	
LIMIT OF BORDERING VEGETATED WETLAND (BVW)	
WETLAND	
50 FT BUFFER TO BVW	
100 FT BUFFER TO BVW	
EXISTING DRAIN MANHOLE	
EXISTING SEWER MANHOLE	
EXISTING CONTOUR	
EXISTING WATER	
EXISTING HYDRANT	
EXISTING GATE VALVE	
EXISTING SEWER	
EXISTING SEWER FORCE MAIN	
EXISTING DRAIN	
EXISTING TREE LINE	
EXISTING CONCRETE	
EXISTING STONE WALL	
EXISTING TEST PIT	TP-1
EXISTING DRILL HOLE	
EXISTING IRON PIN	
EXISTING BOUND	
EXISTING SIGN	
EXISTING SITE LIGHTING	
EXISTING RETAINING WALL	

LOCUS MAP
(SCALE: 1:500)



NOTES:

1. LOCATION: 957 BROADWAY (PARCEL ID: 574-1-8)
2. DEED: NORTHERN ESSEX REGISTRY OF DEEDS BOOK 3851 PAGE 118
3. ZONE: RURAL RESIDENTIAL (RR)
4. USE: SINGLE FAMILY RESIDENTIAL
5. OWNER: 574-1-8 RONNI CHAMPAGNE 957 BROADWAY HAVERHILL, MA 01830
6. APPLICANT: 574-1-8 RONNI CHAMPAGNE 957 BROADWAY HAVERHILL, MA 01830
7. SOILS / WETLANDS: NORSE ENVIRONMENTAL SERVICES, INC. 2100 LAKEVIEW AVE UNIT 3A DRACUT, MA 01826
8. EXISTING CONDITIONS INFORMATION GENERATED FROM RECORD DOCUMENTS, READILY AVAILABLE INFORMATION AS WELL AS AN ON THE GROUND SURVEY PERFORMED BY SEC & ASSOCIATES, INC. IN JUNE 2014.
9. PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NUMBER 25009C0067F DATED JULY 3, 2012.
10. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) - MAINLAND ZONE, PER GPS OBSERVATIONS.
11. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88), PER GPS OBSERVATIONS.
12. UTILITY LOCATIONS ARE SHOWN PER READILY AVAILABLE RECORD INFORMATION AND OBSERVABLE FIELD EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAN. CDCI MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.

TEMPORARY BENCHMARKS:

1. TBM-1 CHISELED X ON NORTHEASTERLY BOLT OF HYDRANT ELEV.=150.60'
2. TBM-2 CHISELED X ON NORTHEASTERLY BOLT OF HYDRANT ELEV.=148.98'

REFERENCE PLANS:

1. PROPERTY LINE INFORMATION OBTAINED FROM "PLAN OF LAND IN HAVERHILL, MA" DATED JANUARY, 1979 PREPARED BY ROBERT G. GOODWIN AND RECORDED JANUARY 24, 1979 IN THE ESSEX REGISTRY OF DEEDS IN PLAN BOOK 153 - PLAN 71.

FOR REGISTRY USE ONLY

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

SURVEYOR DATE

DATE	DESCRIPTION
REVISIONS	

OWNER / APPLICANT:
RONNI CHAMPAGNE
957 BROADWAY
HAVERHILL, MA 01830

PROJECT:
957 BROADWAY
HAVERHILL, MA 01830
TAX MAP 574 BLOCK 1 LOT 8

DATE ISSUED: DECEMBER 2, 2024

PROJECT #: 24-10652

PREPARED BY: GBB

DRAFT - ISSUED FOR REVIEW
05/26/19

PROFESSIONAL LAND SURVEYOR
FOR CIVIL DESIGN CONSULTANTS, INC.

G:\Standards\Logo\CDCI Logo.tiff

DRAWING TITLE:
EXISTING CONDITIONS PLAN

DRAWING #:
EC-1

GAVIN AND SULLIVAN ARCHITECTS, INC.
128 WARREN STREET (REAR)
LOWELL, MA. 01852
TEL: 978-452-3061

PROPOSED ADU FOR:

JUDITH & RONNI CHAMPAGNE

957 BROADWAY (RTE 97)
HAVERHILL, MA.

DESIGN BY:

GAVIN AND SULLIVAN ARCHITECTS, INC.

128 WARREN STREET (REAR)
LOWELL, MA. 01852

DECEMBER 19, 2024

PERMIT SET

REVISIONS:
REV #1 -

ARCHITECT STAMP

GENERAL REQUIREMENTS:

A) THE CONTRACTOR SHALL REFER TO ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE TYPE AND EXTENT OF WORK PERFORMED.

SCOPE OF WORK

A)CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT AND APPLIANCES REQUIRED TO PERFORM ALL SELECTIVE DEMOLITION, REMOVAL AND RELATED WORK NECESSARY FOR THE PROPER COMPLETION OF THE OPERATION AS REQUIRED BY THE CONTRACT DOCUMENTS.
B)THE DRAWINGS INDICATE THE EXTENT OF WORK AND THE CONSTRUCTION ELEMENTS TO BE REMOVED. HOWEVER, THE CONTRACTOR SHALL MAKE AN INDEPENDENT EXAMINATION OF THE EXTENT OF THE WORK TO BE PERFORMED SO AS TO PROPERLY PREPARE THE AREA FOR THE WORK OF OTHER TRADES TO FOLLOW.

QUALITY ASSURANCE
A) THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE ESTABLISH THE MINIMUM ACCEPTABLE QUALITY OF WORKMANSHIP AND MATERIALS, AND ALL WORK SHALL CONFORM THERETO UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED ON CONTRACT DOCUMENTS.

EXECUTION

O.S.H.A. REGULATIONS

A)THE CONTRACTOR PER DRAWINGS SHALL BE RESPONSIBLE FOR THE SUPERVISION OF HIS PERSONNEL AND THE INSPECTION OF EQUIPMENT AND APPLIANCES PROVIDED BY HIM TO ENSURE A SAFE WORKING ENVIRONMENT IN COMPLIANCE WITH O.S.H.A. REGULATIONS. IN ADDITION, THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ARCHITECT, IN WRITING, ANY POSSIBLE VIOLATION OF SAID O.S.H.A. REGULATIONS OBSERVED IN AREAS OCCUPIED BY HIS PERSONNEL. FAILURE TO NOTIFY THE ARCHITECT SHALL CONSTITUTE THE CONTRACTOR'S ACCEPTANCE OF THE WORK CONDITIONS AND THE RESPONSIBILITY THEREFOR.

NOTICES

A)BEFORE STARTING DEMOLITION, THE CONTRACTOR SHALL NOTIFY ALL CORPORATION, COMPANIES, INDIVIDUALS OR LOCAL AUTHORITIES OWNING CONDUITS, WIRES OR PIPES TO, THROUGH OR ACROSS THE WORK AREAS WHERE CONSTRUCTION TO BE DEMOLISHED IS LOCATED. IN ADDITION, THE CONTRACTOR SHALL ARRANGE TO HAVE ALL SERVICES, SUCH AS WATER GAS, STEAM, ELECTRICITY, LOW TENSION SERVICE, TELEPHONE, AND TELEGRAPH DISCONNECTED AT THE SERVICE MAINS OR OTHER APPLICABLE LOCATIONS IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING THE UTILITY INVOLVED. ALL INACTIVE WIRES, ELECTRIC SERVICES, DROPS AND CONNECTIONS SHALL BE REMOVED.

GENERAL PROTECTION

A)THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL FENCING, PLANKING, BRIDGES, BRACING, SHORING SHEETING, LIGHTS, BARRICADES, WARNING SIGNS AND GUARDS AND OTHER DEVICES AS NECESSARY FOR THE PROTECTION OF THE GENERAL PUBLIC, ABUTTERS AND CONSTRUCTION PERSONNEL.

B) THE CONTRACTOR SHALL COMPLETELY REMOVE ALL PROTECTION WHEN THE WORK IS COMPLETED OR WHEN ORDERED IN WRITING TO DO SO BY THE ARCHITECT.

C)ALL UNUSED EQUIPMENT OR MATERIALS IN OR AROUND THE BUILDING NOT OTHERWISE INDICATED TO REMAIN OR BE SALVAGED SHALL BE REMOVED IN ITS ENTIRETY AND LAWFULLY DISPOSED OF UNDER THE WORK OF THIS CONTRACT DOCUMENTS.

DEMOLITION

A) THE ITEMS TO BE DEMOLISHED SHALL BE REMOVED IN THEIR ENTIRETY EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS.

B)THE CONTRACTOR SHALL COMPLETELY REMOVE FROM THE PROJECT AREA ALL DEMOLISHED MATERIALS, AND SHALL LAWFULLY DISPOSE OF THE SAME OFF THE SITE. NO BURNING WILL BE PERMITTED ON THE PROJECT SITE.

UTILITIES

A)BEFORE STARTING DEMOLITION THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OR INTERRUPTION OF ALL PUBLIC AND PRIVATE UTILITIES OR SERVICES INCLUDING ANY SYSTEM WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT.

EXTENT OF REMOVALS

A)EXCEPT AS OTHERWISE NOTED OR INDICATED ON THE DRAWINGS, ALL DEMOLITION AND REMOVALS SHALL BE COMPLETE TO THE EXTENT THAT REAS ARQ-P-E READY FOR NEW CONSTRUCTION UNDER OTHER SECTIONS OF THE DRAWINGS.

CLEANING

A)ALL WORK ADJACENT TO OPERATIONS UNDER THIS CONTRACT DOCUMENT SHALL BE INSPECTED FOR DAMAGE AND STAINS, AND REPAIR OR CLEANED PRIOR TO THE COMPLETION OF THE WORK.

CLEANUP

A)DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISE CLEAN OF DEBRIS RESULTING FROM HIS OPERATIONS AND SHALL REMOVE SURPLUS AND WASTE MATERIALS FROM THE SITE AS SOON AS POSSIBLE.

B)UPON COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL REMOVE FROM THE SITE ALL SCAFFOLDING, EQUIPMENT AND MATERIALS USED ON THE WORK AS WELL AS ANY DEBRIS RESULTING FROM THE OPERATIONS.

LIST OF ABBREVIATIONS

BM	BEAM	MECH	MECHANICAL
B.O.	BOTTOM OF	MEZZ	MEZZANINE
C.L.	CENTER LINE	MFG	MANUFACTURED
CLG	CEILING	M.O.	MASONRY OPENING
CLR	CLEAR	MISC	MISCELLANEOUS
COL	COLUMN	MOD	MODIFICATION
CONC	CONCRETE	MTL	METAL
DIA	DIAMETER	N.I.C.	NOT IN CONTRACT
DBL	DOUBLE	NTS	NOT TO SCALE
DS	DOWNSPOUT	O.C.	ON CENTER
DWG	DRAWING	OD	OUTSIDE DIAMETER
EA.	EACH	OPNG	OPENING
ELEC	ELECTRIC	OPP	OPPOSITE
EL.	ELEVATION	RD.	ROUND
EQ.	EQUAL	REQD	REQUIRED
EXP	EXPANSION	REINF	REINFORCED
FAB	FABRICATE	RM	ROOM
FIN	FINISH	R.O.	ROUGH OPENING
F.O.S.	FACE OF STUD	SHT.	SHEET
FLR	FLOOR	SCH	SCHEDULE
FTG	FOOTING	SECT	SECTION
GALV	GALVANIZED	SQ.	SQUARE
GWBD	GYPSUM WALL BOARD	SPEC	SPECIFICATION
HDW	HARDWARE	STD	STANDARD
HOR.	HORIZONTAL	STL	STEEL
HGT	HEIGHT	STRUC.	STRUCTURAL
IN	INCH	SYS	SYSTEM
INSUL	INSULATION	TEL	TELEPHONE
INT	INTERIOR	TOPO	TOPOGRAPHY
ID	INSIDE DIAMETER	T.O.C.	TOP OF CONCRETE
KIT	KITCHEN	T.O.S.	TOP OF STEEL
LAM	LAMINATE	T.O.W.	TOP OF WALL
LAV	LAVATORY	THK	THICK
LDG	LANDING	T & G	TONGUE & GROOVE
LOC	LOCATION	TYP	TYPICAL
LTG	LIGHTING	UL	UNDERWRITER'S LABORATORIES, INC.
MAS	MASONRY	VOL	VOLUMN
MAX	MAXIMUM	WD	WOOD
MIN	MINIMUM	YD	YARD

DRAFTING SYMBOLS

FINISH FLOOR EL. X'-X" — ELEVATION
PARTITION TYPE
101 — ROOM I.D. NUMBER
A — WINDOW NUMBER
05 — DOOR NUMBER
1 / 4 A5 2 / 3 — INTERIOR ELEVATION
REVSION NO.
A — KEY NOTE
2 / A7 — WALL SECTION
2 / A7 — SECTION DETAIL
B / A10 — B / A10 — BUILDING SECTION
1 / A7 — DETAIL
B — EXTERIOR ELEVATION
EXISTING WALL
PROPOSED WALL
DEMOLISH WALL
DEMOLISH ITEM (CABINETRY)

LIST OF SYMBOLS (ARCHITECTURAL DRAWINGS)

PLAN & SECTION

ROOF SHINGLES
BRICK
SIDING
SHINGLE SIDING
CONCRETE
EARTH
STONE FILL
STEEL
CONCRETE BLOCK (C.M.U.)
WOOD GRAIN
ROUGH WOOD
PLYWOOD
INSULATION
RIGID INSULATION

GENERAL CONSTRUCTION NOTES

1. ALL MATERIALS, HARDWARE, APPLIANCES AND EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE LOCAL BUILDING CODE. PROVIDE ALL NECESSARY BLOCKING, NAILERS , MOULDINGS, ETC. IN ORDER TO MEET THE REQUIREMENTS OF THE INSTALLATION.

2. CONTRACTOR TO SEAL WITH APPROPRIATE CAULKING ALL LOCATIONS NECESSARY TO PREVENT PENETRATION OF MOISTURE AND AT TRANSITIONS OF SIMILAR MATERIALS.

3.CONTRACTOR'S RESPONSIBILITY TO PAINT ALL SURFACES WHICH REQUIRE PROTECTION FROM THE ELEMENTS WITH THE APPROPRIATE PAINT INCLUDING ALL NECESSARY PRIMER COATS AND BACK PRIMING.

4. INSTALL ALL NECESSARY FLASHINGS WHERE NECESSARY TO MAKE THE BUILDING WATER TIGHT.

5. CONTRACTOR TO VERIFY ALL DETAILS CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK. IF A CONFLICT IS DISCOVERED, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY CONSTRUCTION PROBLEM OR DEFECT CAUSED BY PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFYING THE ARCHITECT OF CONFLICTS. THESE DRAWINGS ARE SCHEMATIC REPRESENTATIONS OF THE INTENDED CONSTRUCTION. DO NOT SCALE DRAWINGS, DIMENSIONS ARE TO GOVERN OVER SCALE

SPECIALTY CONSTRUCTION AND MILLWORK NOTES

1) ALL INTERIOR ELEVATIONS SHOWN IN DRAWING SET ARE FOR GRAPHIC REPRESENTATION TO SHOW DESIGN INTENT. SHOP DRAWINGS AND SUBMITTALS WILL BE REQUIRED FOR ALL MILLWORK.
2)SUPPLY AND INSTALL ALL MILLWORK AND SPECIALTY CONSTRUCTION AS SHOWN ON PLANS, ELEVATIONS, AND DETAILS.
3) ALL MATERIAL AND WORKMANSHIP SHALL MEET AWI (ARCHITECTURAL WOODWORK INSTITUTE) CUSTOM GRADE QUALITY STANDARD.
4) ALL DIMENSIONS SHALL BE VERIFIED BY THE FABRICATOR.
5) ALL KITCHEN BASE CABINETS TO BE 24" DEEP UNLESS NOTED OTHERWISE.
6) ALL WOOD FINISHING FORMULAS TO MEET AND COMPLY WITH STATE AND FEDERAL VOC INDOOR REQUIREMENTS.
7) CONSULT WITH OWNER TO MILLWORK AND FINISHES.
8) PROVIDE TOE KICKS IN KITCHEN CABINETS MILLWORK
9) SUPPLY AND INSTALL SHELF AND ROD IN CLOSETS.

GENERAL CONSTRUCTION NOTES

1. FOUNDATION
   A. ALL FOOTINGS SHALL BEAR ON UNDISTERBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.F.
   B. THE BOTTOM ELEVATION OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW OUTSIDE FINISH GRADE. LOWER FOOTINGS AS REQUIRED TO REACH GOOD BEARING SOIL.
   C. THOROUGHLY COMPACT THE BOTTOM OF EXCAVATIONS PRIOR TO FORMING FOOTINGS.
   D. ALL BACKFILLED USED INSIDE THE BUILDING SHALL BE WELL GRADED GRAVEL WHICH SHALL BE THOROUGHLY COMPACTED IN 8" LAYERS. ON SITE MATERIALS MAY BE USED IF ACCEPTABLE TO THE ENGINEER.
   E. ALL FOUNDATION WALL SHALL BE BACKFILLED EVENLY ON BOTH SIDES TO PREVENT UNBALANCED LOADING.
   F. ALL CONCRETE SHALL BE PLACED IN DRY EXCAVATIONS. PUMP AWAY GROUND WATER AS REQUIRED.

2. CONCRETE
   A. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.F.
   B. ALL CONCRETE WORK SHALL COMPLY WITH A.C.I. SPECIFICATIONS.

3. STRUCTURAL BEAMS
   A. ALL LAMINATED BEAMS THAT ARE DESIGNED BY OTHERS THE CONTRACTOR SHALL SUBMIT TO THE LOCAL BUILDING DEPARTMENT THE FOLLOWING.
   B. THE STRUCTURAL BEAMS MANUFACTURER AND SUPPLIER SHALL SOLEY BE RESPONSIBLE FOR ANY RELATED CONNECTIONS AND BRACING. THE BEAM AND CONNNECTIONS SHALL BE DESIGNED TO CARRY ALL LOADS.
   C. THE STRUCTURAL BEAM MANUFACTURER SHALL SUBMIT ALL RELATED DESIGN CALCULATIONS WHICH SHALL BEAR THE SEAL OF MASSACHUSETTS REGISTERED ENGINEER.

4. TIMBER
   A. ALL FRAMING LUMBER USED SHALL BE S.P.F. NO. 2 OR BETTER UNLESS OTHERWISE NOTED.
      Fb 1150 REPETITIVE
      Ex1,300,000
      ALLOWABLE EXTREME FIBER STRESS IN BENDING
      Fb 1100 (P.S.I.)
      Ex1,300,000
   B. ALL LUMBER SHALL BEAR THE STAMP OF THE APPROVING GRADING AGENCY.
   C. ALL WOOD SILLS ON CONCRETE SHALL BE PRESSURE TREATED LUMBER.
   D. FASTEN ALL LUMBER SECURELEY TO ALL SUPPORTS.
   E. ALL PLYWOOD SHALL BE APA EXTERIOR GRADE PLYWOOD UNLESS OTHERWISE NOTED.
   F. ALL CONSTRUCTION SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATIONS.

5. MISCELLANEOUS
   A. THE GENERAL CONTRACTOR SHALL VERIFY ALL DETAILS AND DIMENSIONS BEFORE PROCEADING WITH THE WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
   B. PROVIDE ALL SHORING NECESSARY TO BRACE THE BUILDING DURING CONSTRUCTION.
   C. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH
      THE MASS. STATE BUILDING CODE 9th EDITION WITH AMMENDMENTS,
      2021 IRC INTERNATIONAL RESIDENTIAL CODE
      2021 IECC INTERNATIONAL ENERGY CONSERVATION CODE
      THE MA. STATE ENERGY CODE (STRETCH CODE) AS APPLICABLE.
   D. THE GENERAL CONTRACTOR SHALL VERIFY THE THE BUILDING IS IN COMPLIANCE WITH ALL LOCAL ZONING REQUIREMENTS (SETBACKS, HEIGHTS, ETC.) BEFORE PROCEEDING WITH THE WORK.
   E. THE GENERAL CONTRACTOR SHALL A MASSACHUSETTS CONSTRUCTION SUPERVISIOR LICENCE. ALL OTHER CONTRACTORS SHALL HAVE A VALID LICENCE IN THIER TRADE.
   F. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL OSHA RULES AND REGULATIONS.

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH A LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2021 IECC INTERNATIONAL ENERGY CODE AN THE MA. STATE ENERGY CODE (STRETCH CODE) AS APPLICABLE. ALL REQUIRED TESTING SHALL BE DONE BY A LICENSED/CERTIFIED HERS RATER.

CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

EXISTING SQUARE FOOT

1ST FLOOR	600 +- SQ.FT.
SCREEN PORCH	94 +- SQ.FT.
TOTAL SQUARE FOOT	694 +- SQ.FT.

Sheet List			
Sheet Number	Sheet Name	Sheet Issue Date	Drawn By
A0.0	COVER SHEET	12/19/24	MW
A0.1	NOTES AND SHEETS	12/19/24	MW
A1.0	ELEVATIONS	12/19/24	MW
A3.0	FLOOR PLAN	12/19/24	MW
A4.0	FOUNDATION PLAN & DETAILS	12/19/24	MW
A5.0	FRAMING PLANS	12/19/24	MW
A6.0	BRACE WALLS	12/19/24	MW
A7.0	TYPICAL WOOD TRUSS SECTIONS	12/19/24	MW
A7.1	TYPICAL WOOD SECTIONS	12/19/24	MW
A7.2	TYPICAL WOOD SHEAR WALL	12/19/24	MW
A7.3	TYPICAL WOOD SCHEDULES	12/19/24	MW

TABLE R402.1.3
INSULATION AND FENESTRATION
REQUIREMENTS BY COMPONENT IECC 2021
RESIDENTIAL 5

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLABDEPTH	CRAWL SPACE WALL R-VALUE
5	.30i	R-19 = 11 LS	0.40	R-60	R-30 OR 20&5CI	13/17	R-30	15CI OR 19 OR 13 & 5CI	10CI, 4 FT	15CI OR 19 OR 13 & 5CI

NOTES:
1. TABLE FROM 2021 INTERNATIONAL ENERGY CONSERVATION CODE COMMENTARY PERFORMANCE LEVEL FOR EACH OF THE INDIVIDUAL COMPONENTS.

REVISIONS:
REV #1

PERMIT SET - DEC. 19, 2024

THE SOLE RESPONSIBILTY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2021 IECC INTERNATIONAL ENERGY CODE AND THE MASSACHUSETTS ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HERS RATER.

CONTRACTOR TO FIELD VERIFY ALL DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTES ON THIS CONSTRUCTION DOCUMENT ARE TYPICAL UNLESS OTHERWISE NOTED. IF THE CONTRACTOR SEES AN AREA OF THE BUILDING THAT IS INCOMPLETE AND IS NOT NOTED ON THIS DRAWING SET, HE MUST ALSO INCLUDE THIS AREA IN THIS WORK, MATCHING SIMILAR FINISH AREAS OF THIS BUILDING.

DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.

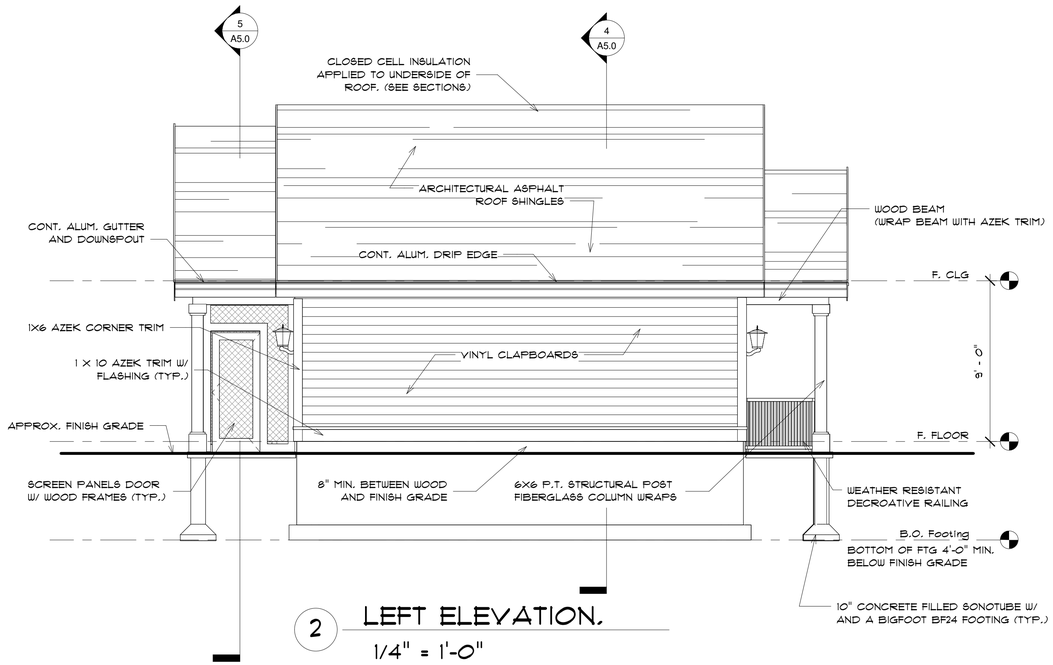
PROPOSED ADU UNIT FOR:
JUDITH & RONNI CHAMPAGNE
957 BROADWAY (RTE 97)
HAVERHILL, MA

NOTES AND SHEETS

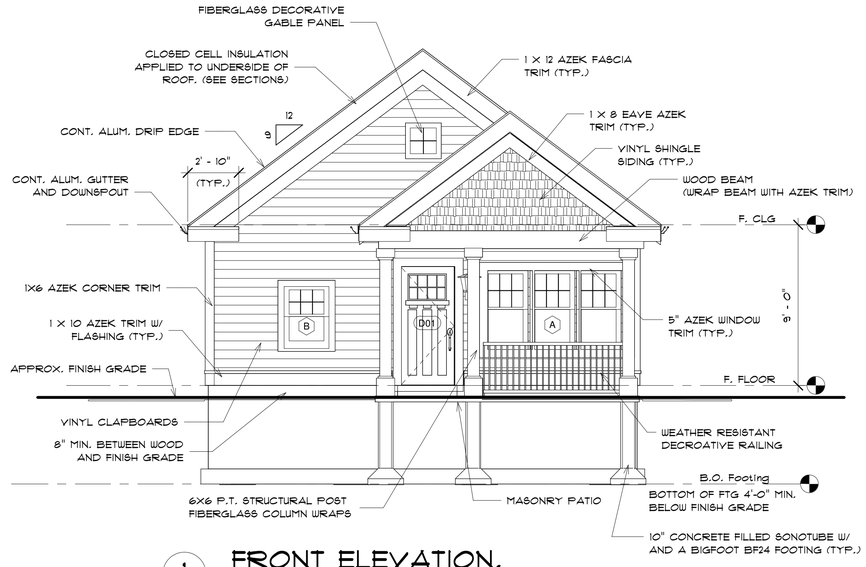
SCALE AS NOTED
DRAWN BY: MW

PROJECT: 24-152
DATE: DEC. 19, 2024

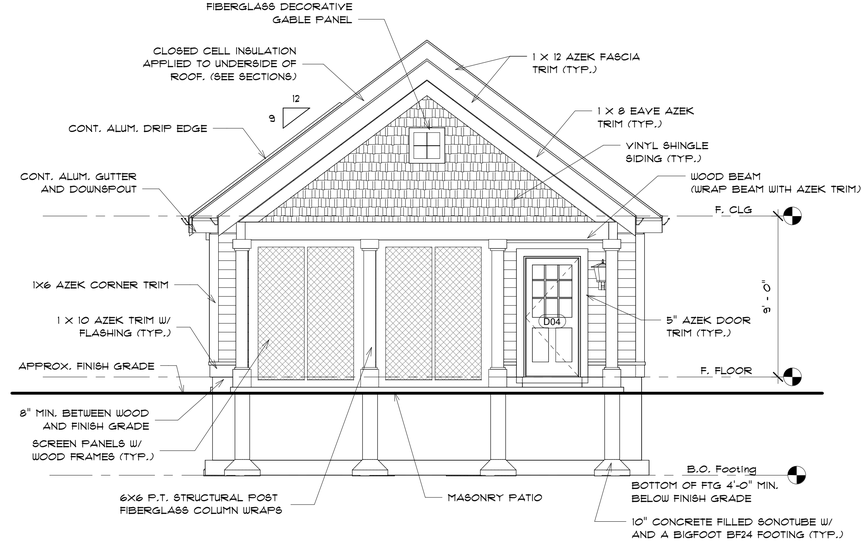
A0.1



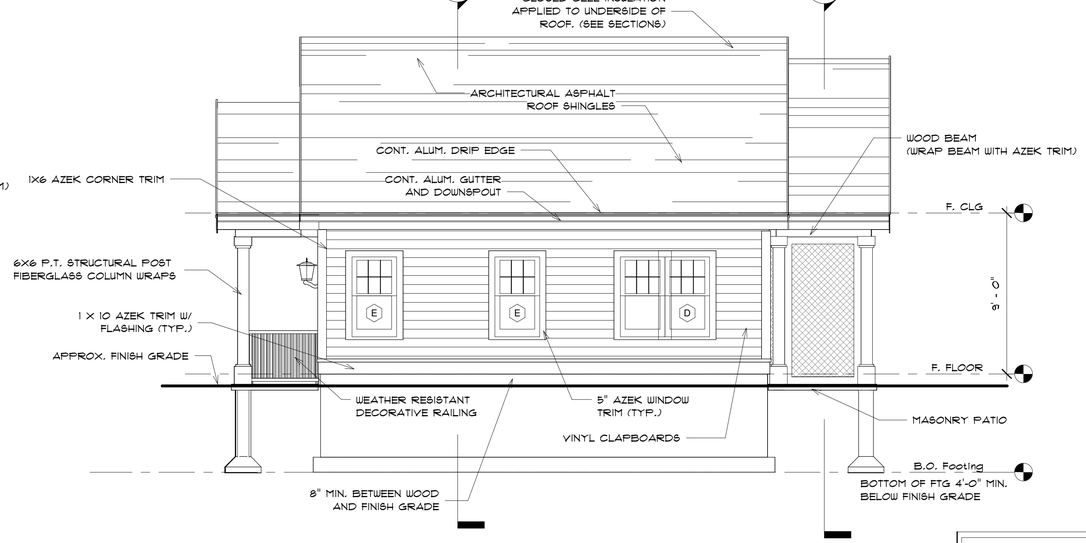
2 LEFT ELEVATION.
1/4" = 1'-0"



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



3 REAR ELEVATION.
1/4" = 1'-0"



4 RIGHT ELEVATION.
1/4" = 1'-0"

PERMIT SET - DEC. 19, 2024

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REVISIONS:
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DESIGNED BY:
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128 WARREN STREET LOWELL, MA.

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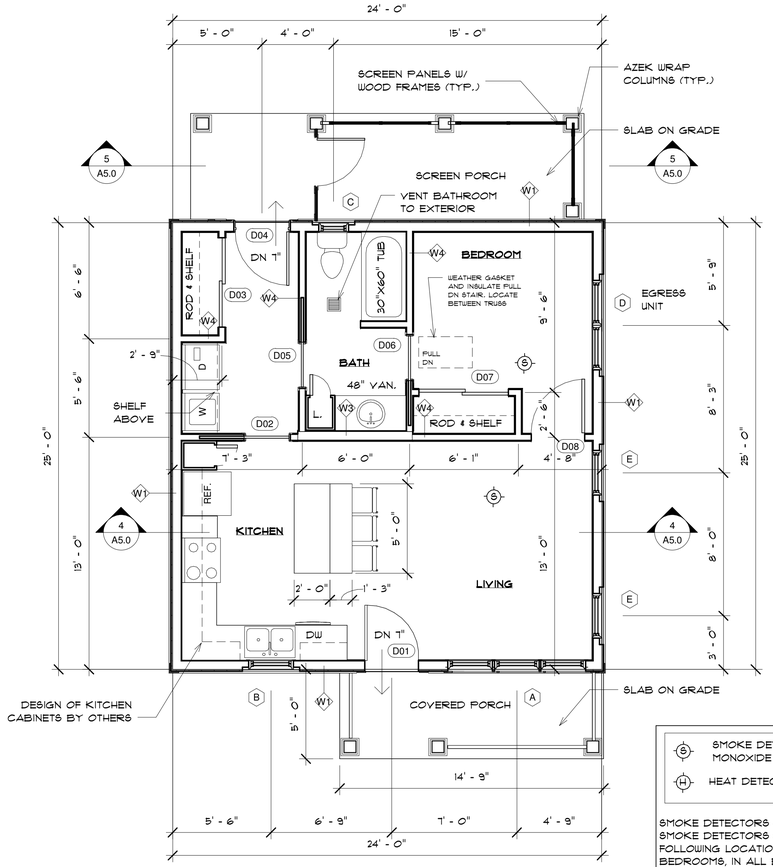
JUDITH & RONNI CHAMPAGNE
957 BROADWAY (RTE 97)
HAVERHILL, MA

ELEVATIONS

PROJECT: 24-152
DATE: DEC. 19, 2024
SCALE AS NOTED
DRAWN BY: MW

A1.0



1 FLOOR PLAN.

1/4" = 1'-0"

S	SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
H	HEAT DETECTOR

SMOKE DETECTORS & CARBON MONOXIDE DETECTORS
SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS, IN THE IMMEDIATE VICINITY OF BEDROOMS, IN ALL BEDROOMS ON EACH FLOOR INCLUDING, BASEMENTS, AND ATTICS.

IN RESIDENTIAL UNITS OF 1,000 SQUARE FEET OR MORE ONE DETECTOR IS REQUIRED AND ONE FOR EACH 1,200 SQUARE FEET OF PART THERE AFTER.

PHOTO ELECTRIC SMOKE DETECTORS
PHOTO ELECTRIC SMOKE DETECTOR REQUIREMENTS. ANY SMOKE DETECTOR LOCATED WITHIN 20 FEET OF A KITCHEN OR WITHIN 20 FEET OF A BATHROOM CONTAINING A TUB OR A SHOWER SHALL BE PHOTO ELECTRIC TYPE SMOKE DETECTOR.

DOOR SCHEDULE

Door Number	Width	Height	Frame Type	Fire Rating	Details: Sill	Hardware	Finish: Door	Finish: Frame	Comments
D01	3' - 0"	6' - 8"	WOOD	0 HRS	ALUM.	(F82)	SOLID OAK DOOR	WOOD	EXTERIOR DOOR W/ WEATHER STRIPS
D02	2' - 6"	6' - 6"	WOOD	0 HRS	N/A	FULL	MASONITE	WOOD	INTERIOR POCKET DOOR
D03	5' - 0"	6' - 6"	WOOD	0 HRS	N/A	FULL	MASONITE	WOOD	INTERIOR DOOR
D04	3' - 0"	6' - 8"	WOOD	0 HRS	ALUM.	(F82)	STEEL INSULATED	STEEL	EXTERIOR DOOR W/ WEATHER STRIPS
D05	2' - 6"	6' - 6"	WOOD	0 HRS	N/A	FULL	MASONITE	WOOD	INTERIOR POCKET DOOR
D06	2' - 6"	6' - 6"	WOOD	0 HRS	N/A	FULL	MASONITE	WOOD	INTERIOR POCKET DOOR
D07	5' - 0"	6' - 6"	WOOD	0 HRS	N/A	FULL	MASONITE	WOOD	INTERIOR DOOR
D08	3' - 0"	6' - 6"	WOOD	0 HRS	N/A	(F75)	MASONITE	WOOD	INTERIOR DOOR

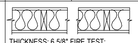
DOOR NOTES:
A) CONTRACTOR TO FIELD VERIFY ALL MFG. ROUGH OPENINGS, DETAILS, DIMENSIONS, AND VERIFY QUANITY OF UNITS BEFORE PROCEEDING WITH THE WORK.
B) APPLY SEALANT AS REQUIRED AROUND ALL OPENINGS.
C) ALL EXTERIOR DOORS TO BE INSULATED AND WEATHER STRIPPED.
D) ALL GLAZING TO MEET STATE, LOCAL, AND FEDERAL CODES.

HARDWARE FUNCTIONS:

ANSI NO.
& GRADE DESCRIPTION

(F75) PASSAGE/ BOTH LEVERS ALWAYS UNLOCKED.
(F76) PRIVACY LOCK - OUTSIDE LEVER LOCK BY PUSH BUTTONIN INSIDE LEVER. ROTATING INSIDE LEVER OR CLOSING DOOR RELEASES BUTTON EMERGENCY RELEASE IN OUTSIDE LEVER UNLOCKS DOOR.
(F84) CLASSROOM SECURITY LOCK -OUTSIDE KNOB/LEVER LOCKED AND UNLOCKED BY KEY. INSIDE KNOB/LEVER ALWAYS UNLOCKED.
(F82) ENTRY LOCK - PUSH BUTTON LOCKING. BUTTON ON INSIDE LOCKS OUTSIDE LEVER UNTIL UNLOCKED BY KEY OR BY ROTATING INSIDE LEVER. INSIDE LEVER ALWAYS FREE.
(F81) OFFICE LOCK - TURN BUTTON LOCKING. TURNING BUTTON LOCKS OUTSIDE LEVER REQUIRING USE OF KEY UNTIL BUTTON IS MANUALLY UNLOCKED. INSIDE LEVER ALWAYS FREE. INSIDE LEVER IS ALWAYS FREE.

W1 — EXTERIOR WALL - (VINYL CLAPBOARD, VINYL SHINGLE & MASONRY VENEER)
(SEE ELEVATIONS TO FINISH TYPE)
GYPSUM BOARD, WOOD STUDS, WALL CONSTRUCTION

FIRE RATING	SOUND RATING STC	GA FILE NO.	DETAILED DESCRIPTION	SKETCH AND DESIGN DATA: FIRE	SKETCH AND DESIGN DATA: SOUND
0 HR			ONE LAYER 1/2" ANY CLASSIFIED GYPSUM WALLBOARD 48" WIDE, APPLIED VERICALLY TO INTERIOR SIDE OF 2 x 6 WOOD STUDS @ 16" O.C. WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. MIN. 7/16" THICK 48" WIDE WOOD STRUCTURAL SHEATHING APA RATED EXPOSURE 1 INSTALLED WITH LONG DIMENSION PARALLEL WITH OR PERPENDICULAR TO STUDS. (HORIZONTAL JOINTS BACKED WITH 2X6 WOOD BLOCKING). SHEATHING ATTACHED TO STUDS WITH 6d CEMENT COATED BOX NAILS SPACED 6" O/C. INSULATE WALL USE 5/8" TYPE 'X' ON WALLS OF GARAGE FOR 1 HOUR RATING (TYP.)	 THICKNESS: 6 5/8" FIRE TEST: UL DESIGN No. SEE NOTE #A FROM INTERIOR FACE ONLY	

W2 — STANDARD INTERIOR WALLS
GYPSUM BOARD, WOOD STUDS, WALL CONSTRUCTION

FIRE RATING	SOUND RATING STC	GA FILE NO.	DETAILED DESCRIPTION	SKETCH AND DESIGN DATA: FIRE	SKETCH AND DESIGN DATA: SOUND
0 HR		U305	ONE LAYER 5/8" ANY CLASSIFIED GYPSUM WALLBOARD 48" WIDE, APPLIED HORIZONTALLY TO EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C. WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. MIN. WHEN WALL IS AGAINST THE CMU WALL. APPLY 5/8" TYPE "X" ON FINISH SIDE OF WALL (2X6 STUD WALL FOR PLUMBING)	 THICKNESS: 6 1/2" FIRE TEST 6 1/2" FIRE TEST	

W3 — STANDARD INTERIOR WALLS
GYPSUM BOARD, WOOD STUDS, WALL CONSTRUCTION

FIRE RATING	SOUND RATING STC	GA FILE NO.	DETAILED DESCRIPTION	SKETCH AND DESIGN DATA: FIRE	SKETCH AND DESIGN DATA: SOUND
0 HR		U305	ONE LAYER 1/2" ANY CLASSIFIED GYPSUM WALLBOARD 48" WIDE, APPLIED HORIZONTALLY TO EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C. WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. MIN. WHEN WALL IS AGAINST THE CMU WALL. APPLY 5/8" TYPE "X" ON FINISH SIDE OF WALL (2X6 STUD WALL FOR PLUMBING)	 THICKNESS: 6 1/2" FIRE TEST 6 1/2" FIRE TEST	

W4 — STANDARD INTERIOR WALLS
GYPSUM BOARD, WOOD STUDS, WALL CONSTRUCTION

FIRE RATING	SOUND RATING STC	GA FILE NO.	DETAILED DESCRIPTION	SKETCH AND DESIGN DATA: FIRE	SKETCH AND DESIGN DATA: SOUND
0 HR			ONE LAYER 1/2" ANY CLASSIFIED GYPSUM WALLBOARD 48" WIDE, APPLIED HORIZONTALLY TO EACH SIDE OF 2 x 4 WOOD STUDS @ 16" O.C. WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. MIN.	 THICKNESS: 4 1/2" FIRE TEST 4 1/2" FIRE TEST UL DESIGN No. U305 RATED	

WINDOW SCHEDULE

Type Mark	Rough Opening: Width	Rough Opening: Height	Material	Finish	Detail: Head	Detail: Jamb	Detail: Sill	Glazing: Thickness	Glazing: Type	Comments
A	7' - 10"	4' - 5"	VINYL	WHITE	PER MFG.	PER MFG.	PER MFG.		LOW - E	TRIPLE DOUBLE HUNG
B	2' - 6"	3' - 5"	VINYL	WHITE	PER MFG.	PER MFG.	PER MFG.		LOW - E	DOUBLE HUNG
C	1' - 8"	3' - 5"	VINYL	WHITE	PER MFG.	PER MFG.	PER MFG.		LOW - E	DOUBLE HUNG
D	5' - 4"	4' - 5"	VINYL	WHITE	PER MFG.	PER MFG.	PER MFG.		LOW - E	TWIN DOUBLE HUNG
E	2' - 6"	4' - 5"	VINYL	WHITE	PER MFG.	PER MFG.	PER MFG.		LOW - E	DOUBLE HUNG

WINDOW NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL MFG. ROUGH OPENINGS, DETAILS, DIMENSIONS, AND VERIFY QUANITY OF UNITS.
2. CONTRACTOR TO FIELD VERIFY ALL WALL WIDTHS BEFORE ORDERING AND INSTALLING THE WINDOWS.
3. PROVIDE SOLID BLOCKING AS REQUIRED BY MANUFACTURER.
4. PROVIDE EXTENSION JAMBS FOR ALL OPENINGS.
5. APPLY SEALANT AS REQURIED AROUND ALL INTERIOR TRIM OF WINDOWS.
   TEMPERED GLAZING IN WINDOWS IN ALL STAIRS. GLAZING TO MEET STATE, LOCAL, AND FEDERAL CODES.
6. BATHROOMS WINDOWS GLAZING TO BE FROSTED.

REVISIONS:
REV #1

PERMIT SET - DEC. 19, 2024

THE SOLE RESPONSIBILTY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2021 IECC INTERNATIONAL ENERGY CODE AND THE MASSACHUSETTS ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HERS RATER.

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DESIGNED BY:
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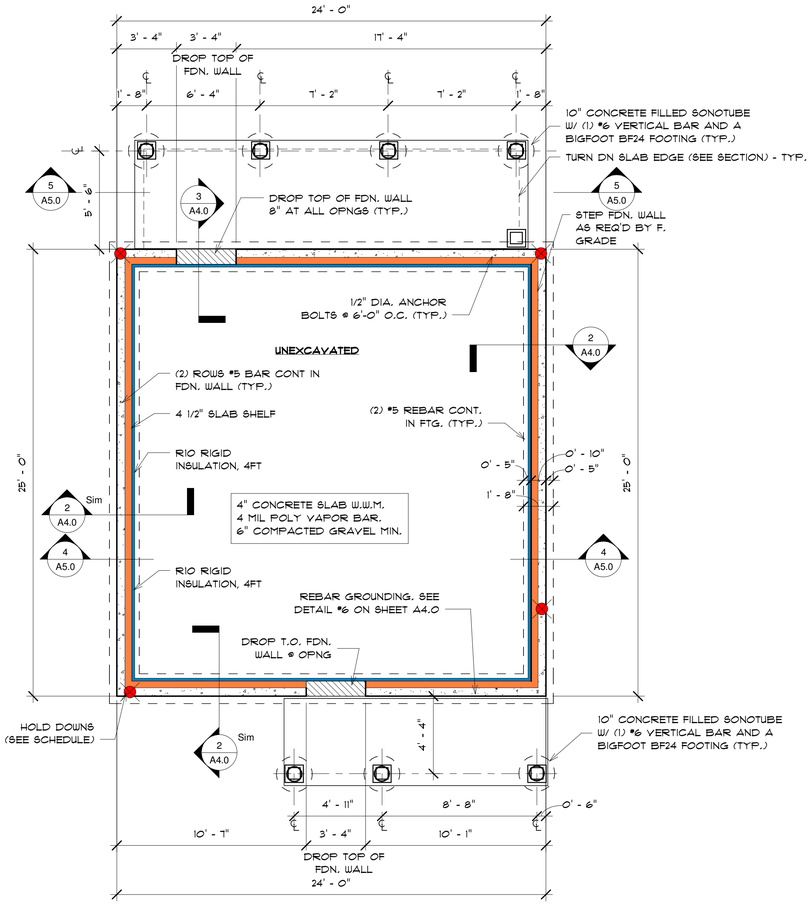
128 WARREN STREET LOWELL, MA.

PROPOSED ADU UNIT FOR:
JUDITH & RONNI CHAMPAGNE
357 BROADWAY (RTE 97)
HAVERHILL, MA

FLOOR PLAN

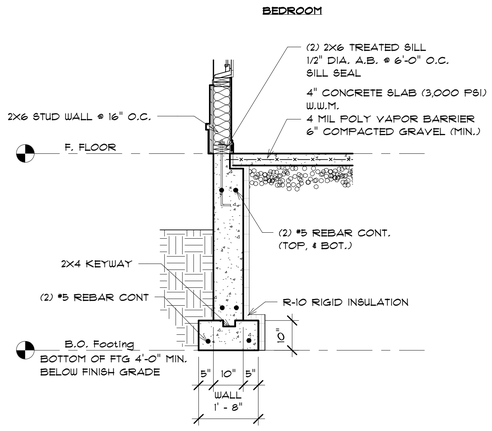
PROJECT: 24-152
DATE: DEC. 19, 2024
SCALE AS NOTED
DRAWN BY: MW

A3.0



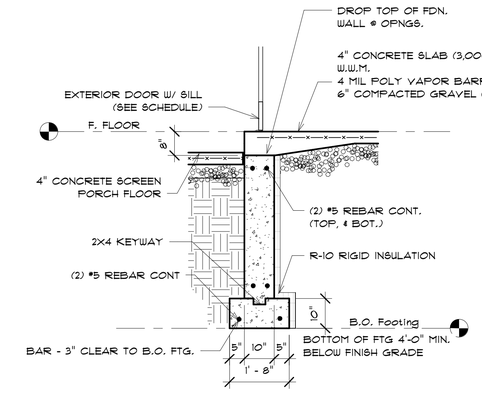
1 FOUNDATION PLAN

1/4" = 1'-0"



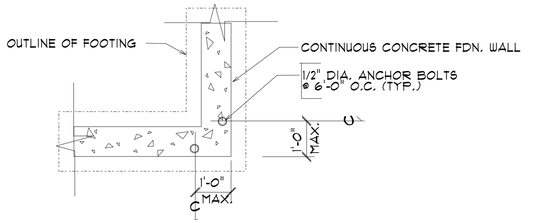
2 FDN. DETAIL #2

1/2" = 1'-0"



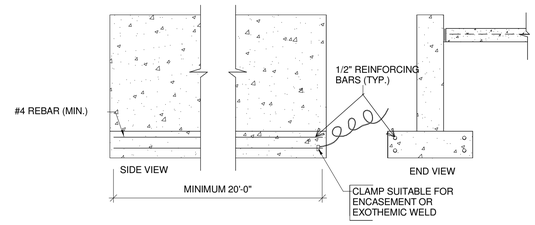
3 FDN. DETAIL #3

1/2" = 1'-0"



5 ANCHOR BOLT DETAIL -TYP.

1/2" = 1'-0"



LOCATION TO BE COORDINATED WITH GENERAL CONTRACTOR

6 REBAR GROUNDING

3/8" = 1'-0"

PERMIT SET - DEC. 19, 2024

THE SOLE RESPONSIBILTY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2021 IECC INTERNATIONAL ENERGY CODE AND THE MASSACHUSETTS ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HERS RATER.

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REVISIONS:
REV #1

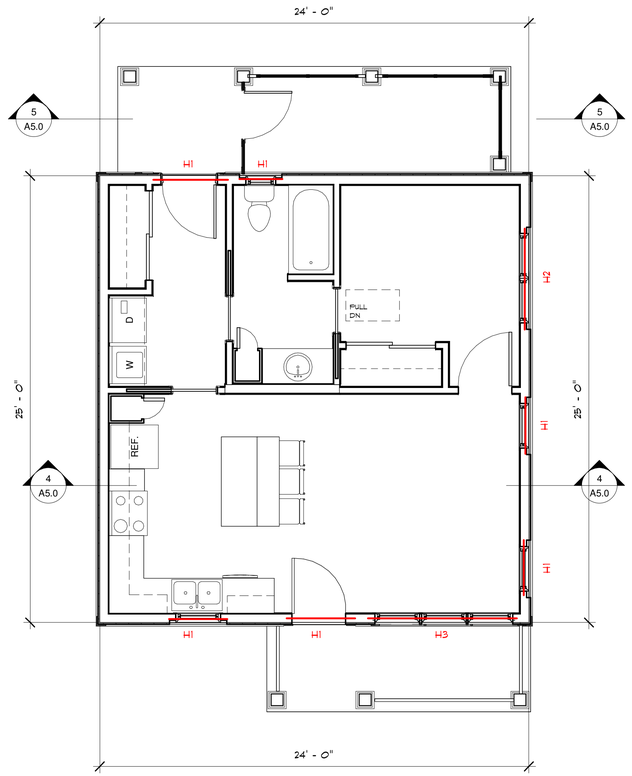
DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.

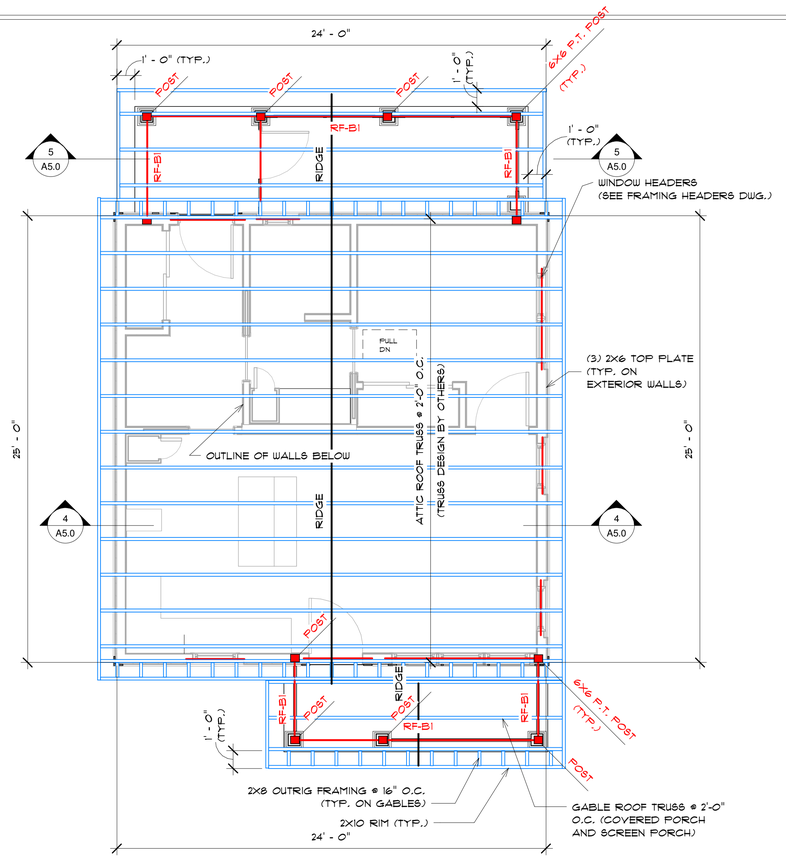
PROPOSED ADU UNIT FOR:
JUDITH & RONNI CHAMPAGNE
357 BROADWAY (RTE 97)
HAVERHILL, MA

FOUNDATION PLAN & DETAILS

PROJECT: 24-152
SCALE AS NOTED
DATE: DEC. 19, 2024
DRAWN BY: MW

A4.0





BEAM SCHEDULE

MARK	SIZE (WIDTHx DEPTH)	POST
RF-B1	(3) 1 3/4 X 9 1/4" 2.0 E PSL	6X6 P.T. POST

NOTES: ALL BEAMS TO BE FLUSH FRAME U.O.N.

FRAMING NOTES:
NOTE - A: LUMBER YARD TO CONFIRM BEAM SIZES AND PROVIDE CALCULATIONS TO BUILDING DEPARTMENT.

WOOD HEADER SCHEDULE

MARK	SIZE (WIDTHx DEPTH)	# JACK STUDS	# KING STUDS
H1	(3)-2x6	(1)	(1)
H2	(3)-2x10	(2)	(2)
H3	(3)-2x12	(2)	(3)
H4	(3)-1 3/4" X 9 1/4" LVL	(2)	(3)
H5	(3)-1 3/4" X 11 7/8" LVL	(2)	(3)

NOTES:
1. HEADERS SHALL BE DROPPED UNLESS OTHERWISE NOTED AS FLUSH FRAMED.
2. HEADERS SHALL BE FLUSH WITH EXTERIOR FACE OF WALL STUD, SHIM INSIDE FACE WITH 2x OR PLYWOOD AS REQUIRED.
3. JAMB POSTS SHALL BE CONTINUOUS DOWN TO FOUNDATIONS BELOW UNLESS OTHERWISE NOTED.
4. * AT FIRST AND SECOND FLOORS, (2) JACK STUDS ARE REQUIRED.

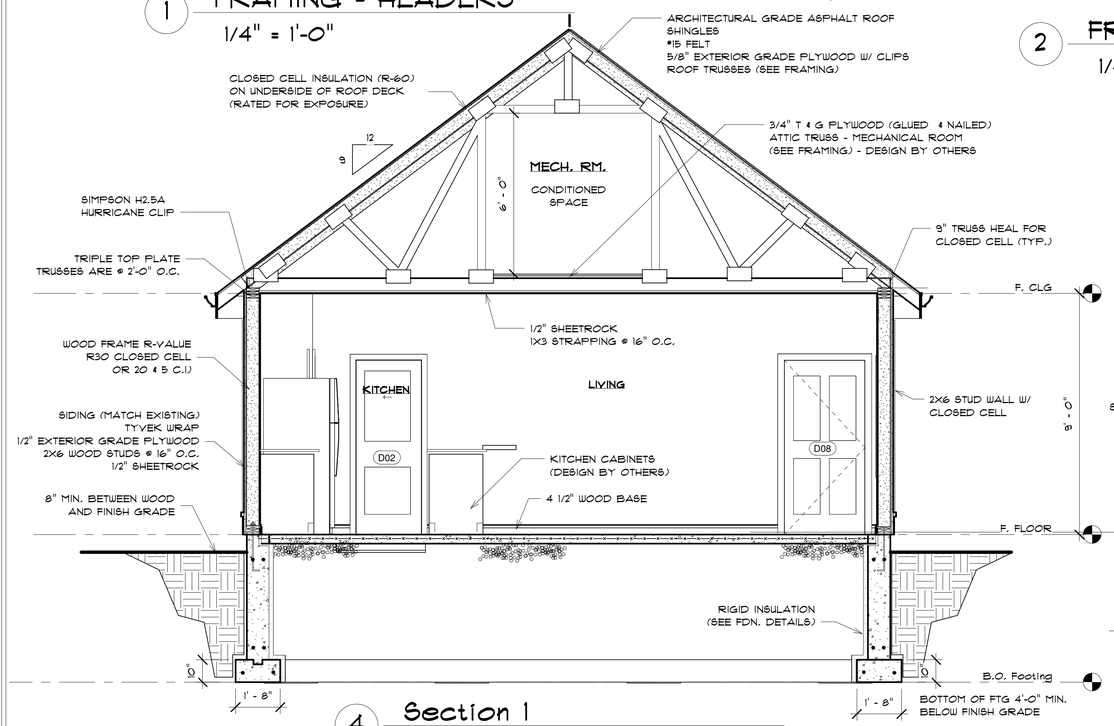
HANGER SCHEDULE

BEAM/JOIST SIZE	SIMPSON FACE MOUNT HANGER
2x10	LUS210
2x12	LUS210
(3)-2x10	HUS212-3/HUC212-3
(3)-1 3/4"x9.5" LVL	SIMPSON WP5.37X9.438
(3)-1 3/4" x 11 7/8" LVL	HUS610/HUSC610
(3)-1 3/4" x 14" LVL	HHUS5.5/10

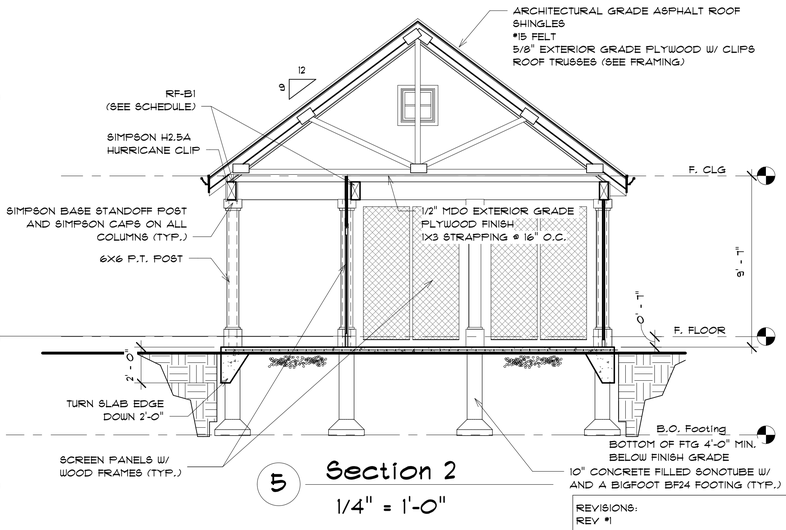
NOTES:
1. FILL ALL NAIL HOLES PER MANUFACTURER'S SPECIFICATIONS.
2. NOTED HANGERS ARE PROVIDED BY SIMPSON STRONG TIE. EQUIVALENT HANGERS ARE ALLOWED WITH THE APPROVAL OF ENGINEER.
3. UNLESS OTHERWISE NOTED THESE JOISTS HANGERS ARE REQUIRED TO FLUSH FRAME INTO SUPPORTING BEAMS.
4. SOME HANGERS MUST BE SLOPED AND/OR SKEWED. SEE PLAN AND DETAILS IF REQUIRED.
5. EXPOSED HANGERS MUST BE GALVANIZED.

1 FRAMING - HEADERS
1/4" = 1'-0"

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



4 Section 1
3/8" = 1'-0"



5 Section 2
1/4" = 1'-0"

REVISIONS:
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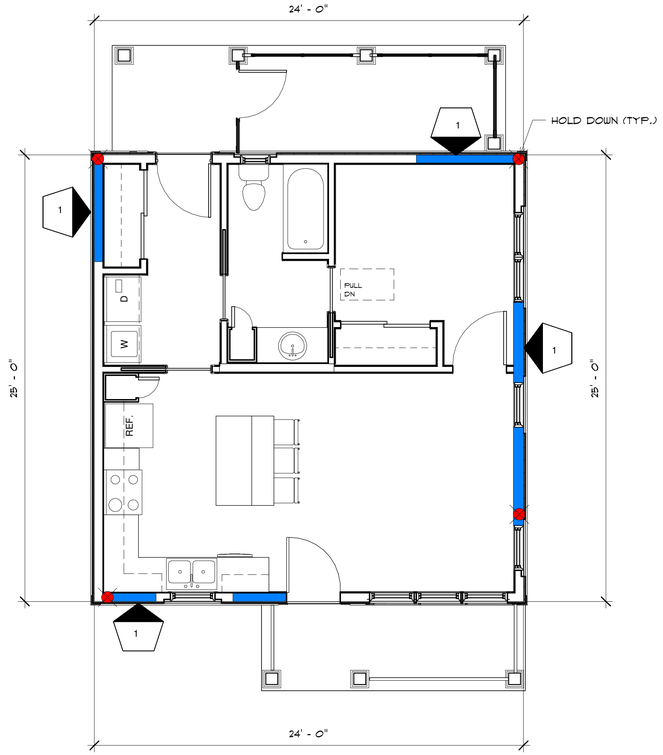
DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.

PROPOSED ADU UNIT FOR:
JUDITH & RONNI CHAMPAGNE
957 BROADWAY (RTE 97)
HAVERHILL, MA

FRAMING PLANS

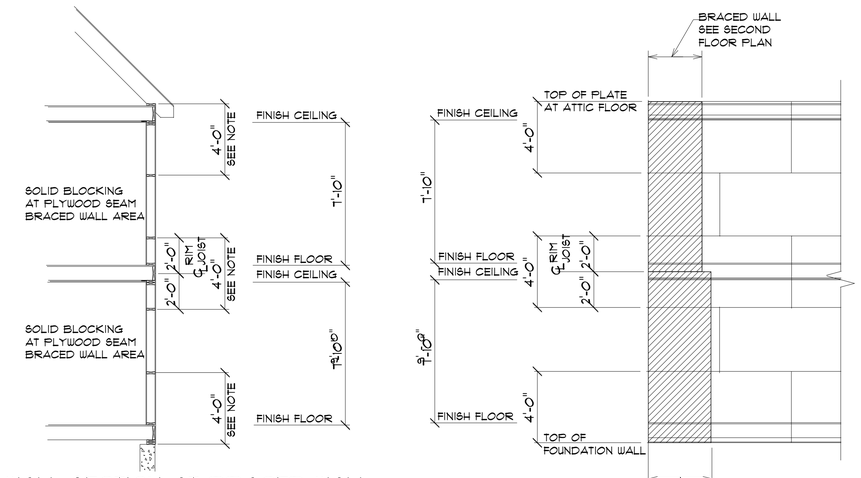
PROJECT: 24-152
DATE: DEC. 19, 2024
SCALE AS NOTED
DRAWN BY: MW

A5.0



4 FRAMING - BRACE WALL

1/4" = 1'-0"



WALL SECTION AT BRACED WALL

NOTE:
SEE TABLE R602.10.4.1
CONNNECTION CRITERA

WALL ELEVATION AT BRACED WALL

2 BRACED WALL DETAILS

1/4" = 1'-0"

TABLE R602.10.3(1) IRC 2021
BRACING REQUIREMENT BASED ON WIND SPEED

BASIC WIND SPEED	STORY LOCATION	BRACED WALL LINE SPACING (FEET)	METHOD LIB	METHOD GB (DOUBLE SIDED)	METHODS DWB WSP,SFB,PBS, PCP,PBS-W,PS	CONTINUOUS SHEATHING
≤ 120 MPH		10	4.0	4.5	2.5	2.0
		20	7.0	7.0	4.0	3.5
		30	10.5	10.5	6.0	5.0
		40	13.5	13.5	8.0	6.5
		50	16.5	16.5	9.5	8.0
		60	19.5	19.5	11.5	9.5
		10	7.5	7.5	4.5	3.5
		20	14.0	14.0	8.0	7.0
		30	20.0	20.0	11.5	9.5
		40	25.5	25.5	15.0	12.5
		50	31.5	31.5	18.0	15.5
		60	37.5	37.5	21.5	18.5
		10	NP	11.0	6.5	5.5
		20	NP	20.5	11.5	10.0
		30	NP	29.0	17.0	14.5
		40	NP	38.0	22.0	18.5
		50	NP	47.0	27.0	23.0
		60	NP	55.5	32.0	27.0

TABLE R602.10.4 IRC 2021
CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	WOOD STRUCTURAL PANEL	3/8"		6d COMMON NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 GA. X 1 3/4" STAPLES AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS)

WOOD SHEAR WALL SCHEDULE

MARK	SHEATHING	NAILING EDGE	NAILING FIELD	HOLDOWN	WOOD SILL PLATE CONN.	CONC. SILL PLATE CONN.	HD ANCHOR EMBEDMENT
1	7/16" MIN. PLYWOOD	8d AT 6" o.c.	8d AT 12" o.c.	SIMPSON HDU2-SDS2.5	(2)-16d at 12" O.C.	1/2" X 8" TITEN HD AT 48" O.C.	MIN. 9" W/ SIMPSON SET-XP ADHESIVE
2	7/16" MIN. PLYWOOD	8d AT 4" o.c.	8d AT 12" o.c.	SIMPSON HDU4-SDS2.5	(3)-16d at 12" O.C.	1/2" X 8" TITEN HD AT 24" O.C.	MIN. 9" W/ SIMPSON SET-XP ADHESIVE
3	7/16" MIN. PLYWOOD	8d AT 3" o.c.	8d AT 12" o.c.	SIMPSON HDU8-SDS2.5	(4)-16d at 12" O.C.	1/2" X 8" TITEN HD AT 12" O.C.	MIN. 9" W/ SIMPSON SET-XP ADHESIVE

NOTES:
1. PROVIDE SHEATHING ON SIDE OF WALL INDICATED BY MARK ON PLAN, UNLESS OTHERWISE NOTED.
2. NAILS SHALL BE COMMON WIRE NAILS. USE HOT DIPPED GALVANIZED NAILS TO NAIL SHEATHING INTO P.T. SILL PLATES OR OTHER P.T. FRAMING.
3. PROVIDE FLAT 2x BLOCKING BETWEEN STUDS FOR HORIZONTAL PANEL EDGE NAILING.
4. AT SHEAR WALL '4' WHERE 2" o.c. EDGE NAILING, (2)-2x FRAMING OR ROUGH CUT 3x FRAMING IS REQUIRED FOR NAILING PATTERN.
5. PROVIDE AN END POST AT EACH END OF SHEAR WALLS. FASTEN SHEATHING TO END POST WITH EDGE NAILING AND CONNECT HOLDOWN TO END POST PER MANUFACTURER'S SPECIFICATIONS.

FRAMING PLAN NOTES

1. DO NOT SCALE THIS DRAWING.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. TOP OF PLATE (TRUSS BEARING ELEVATION) = 9' - 11/2" +- UNLESS OTHERWISE NOTED THUS [±X'-XX"] FROM TOP OF PLATE ELEVATION.
4. APPROXIMATE LAYOUT OF PREFABRICATED WOOD ROOF TRUSSES IS SHOWN ON PLAN. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND LAYOUT OF TRUSSES, INCLUDING SHOP DRAWINGS, CALCULATIONS, BRACING, AND CONNECTIONS.
5. ALL FRAMING SHOWN IS TO BE FLUSH FRAMED WITH PREFABRICATED LIGHT GAGE HANGERS UNLESS OTHERWISE NOTED AS DROPPED.
6. (WP-#) INDICATES WOOD POST, SEE WOOD POST SCHEDULE.
7. "R-1" ROOF SHEATHING: 5/8" THICK EXTERIOR GRADE (EXPOSURE 1) RATED WOOD SHEATHING.
8. EXTERIOR STUD WALL CONSTRUCTION: 2x6 STUDS AT 16" o.c. WITH 7/16" MIN. OSB SHEATHING. NAIL SHEATHING WITH 8d COMMON NAILS AT 6" o.c. EDGE/ 12" o.c. FIELD. PROVIDE FLAT 2x6 BLOCKING BETWEEN STUDS FOR HORIZONTAL PANEL EDGE NAILING.
9. INTERIOR BEARING WALL CONSTRUCTION: 2x4 STUDS AT 16" o.c. WITH GYPSUM BOARD SHEATHING UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR SHEATHING THICKNESS. INTERIOR SHEAR WALLS TO BE SHEATHED WITH 7/16" MIN. OSB, NAILED SHEATHING WITH 8d COMMON NAILS PER SHEAR WALL SCHEDULE.
10. IF ATTIC/ CEILING FRAMING IS TO REMAIN UNSHEATHED, TOP EDGES OF JOISTS SHALL BE BRACED AGAINST LATERAL BUCKLING BY INSTALLING CONTINUOUS 1-0 MIN. WOOD STRAPPING ACROSS TOPS OF JOISTS AT 4'-0" o.c. MAX., NAIL STRAPPING TO TOPS OF JOISTS WITH (2)-8d COMMONS.
11. UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER/BEAM, INSTALL SOLID 2x BLOCKING BETWEEN RAFTERS/ TRUSSES OVER BEARING WALLS OR DROPPED BEAMS.
12. COORDINATE SIZE AND LOCATION OF ALL ROOF/FLOOR PENETRATIONS WITH ARCHITECTURAL AND MEP DRAWINGS, PROVIDE SUPPLEMENTAL FRAMING AROUND OPENINGS.
13. 'SWT' DENOTES SHEAR WALL TRUSS, INSTALL TRUSS IN-LINE WITH SHEAR WALL BELOW, SEE TYPICAL DETAIL FOR CONSTRUCTION DETAILS. DESIGN TRUSSES FOR A FACTORED WIND DRAG FORCE ON BOTTOM CHORD OF 308 PLF.
14. PROVIDE BUILT UP 2x HEADERS WITH A MINIMUM OF 1 JACK AND 1 KING STUD FOR ALL WALL OPENINGS GREATER THAN 1'4" WIDE. ALL BUILT UP HEADERS TO BE SHIMMED FULL LENGTH WITH 1/2" SHEATHING TO MATCH WALL STUD THICKNESS.
15. ALL POSTS TO BE CONTINUOUS TO FOUNDATIONS U.N.O. PROVIDE SOLID BLOCKING AND OR SQUASH BLOCKS AT RIM JOISTS AND INTERMEDIATE BEARING POINTS OVER DROPPED BEAMS.
16. PROVIDE JOIST/RAFTER BRIDGING AT 8'-0" O.C. MAX.
17. 'GT' DENOTES GIRDER TRUSS.
18. ALL TRUSSES/RAFTERS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS.
19. ALL INTERIOR AND EXTERIOR BEARING/SHEAR WALL STUDS TO ALIGN FROM FLOOR TO FLOOR.
20. PROVIDE SIMPSON HURRICANE CLIPS AT ALL ROOF TRUSS/JOIST BEARING LOCATIONS SEE DETAILS FOR MORE INFORMATION.
21. PROVIDE SIMPSON LGT TYPE GIRDER TRUSS TIE DOWN AT ALL GIRDER TRUSS BEARING LOCATIONS.
22. ALL EXTERIOR WOOD CONNECTORS TO BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
23. PROVIDE MINIMUM OF (3) 2x POSTS IN WALLS AT BEAM/GIRDER TRUSS BEARING LOCATIONS.

SHEAR WALL NOTES

1. SHEATHING SHALL BE INSTALLED ON (1) SIDE OF WALL, UNLESS OTHERWISE NOTED, ON SIDE OF MARK SHOWN ON PLAN.
2. WALL SHEATHING MUST BE LAID WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTING MEMBERS.
3. NAILS SHALL BE COMMON NAILS. USE HOT-DIPPED GALVANIZED NAILS FOR NAILING OF SHEATHING INTO PT SILL PLATES AND SHEATHING.
4. PROVIDE 2x BLOCKING BETWEEN STUDS FOR HORIZONTAL PANEL EDGE NAILING.
5. PROVIDE AN END POST AT EACH END OF SHEAR WALLS. FASTEN SHEATHING TO END POST PER EDGE NAILING SPECIFICATIONS.
6. SEE "TYPICAL HOLDOWN DETAILS" AND "TYPICAL END POST AND MID WALL DETAILS" FOR HOLDOWN CONSTRUCTION.
7. ALL EXTERIOR SHEAR WALLS ARE TO HAVE SIMPSON BPS1/2-6 PLATE WASHERS AT WALL ANCHORS PER TYPICAL WALL ANCHORAGE AT SHEAR WALL DETAIL.

PLAN SYMBOL LEGEND

	INDICATES SHEAR WALL HOLDOWN FROM ABOVE, SEE SHEAR WALL SCHEDULE.
F-# OR R-#	INDICATES FLOOR/ ROOF DECK SPAN DIRECTION AND TYPE. SEE PLAN NOTES FOR CONSTRUCTION INFO.
	INDICATES DOWNWARD SLOPE DIRECTION AND PITCH.
#X	"#" INDICATES SHEAR WALL MARK, SEE SHEAR WALL SCHEDULE FOR INFORMATION. "X" INDICATES HOLDOWN MARK, SEE HOLDOWN SCHEDULE OR SHEAR WALL SCHEDULE FOR INFORMATION. FASTEN SHEATHING TO ARROW SIDE OF WALL. SHEAR WALL SHALL EXTEND TO ENDS OF WALL OR TO END POSTS AT EACH END OF WALL.
	INDICATES OVERBUILD TRUSS FRAMING (OR RAFTER FRAMING IF APPLICABLE, SEE PLAN NOTES), TRUSSES (OR RAFTERS) BELOW THE OVERBUILD MUST BE FULLY SHEATHED. ISOLATED OPENINGS IN SHEATHING MAY BE ALLOWED WITH THE ENGINEER'S APPROVAL.

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128 WARREN STREET LOWELL, MA.

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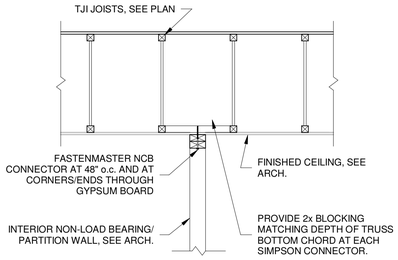
957 BROADWAY (RTE 97)
HAVERHILL, MA

BRACE WALLS

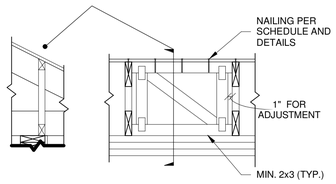
SCALE AS NOTED
DRAWN BY: MW

PROJECT: 24-152
DATE: DEC. 19, 2024

A6.0



ALT. WALL PARALLEL TO TRUSSES

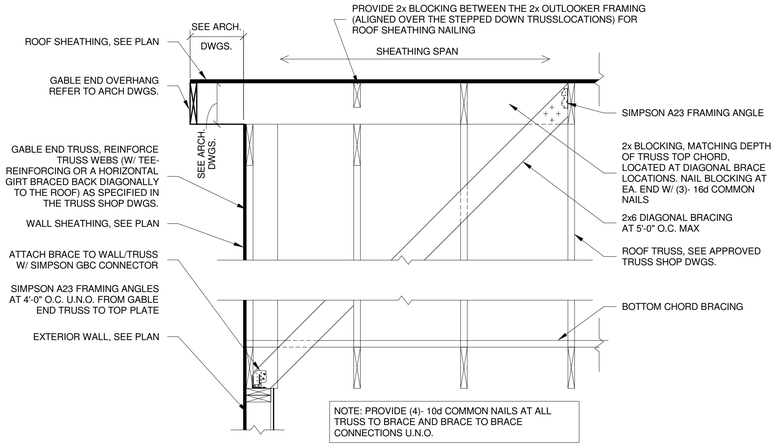


2 TYPICAL TRUSS TYPE BLOCKING DETAIL

3/4" = 1'-0"

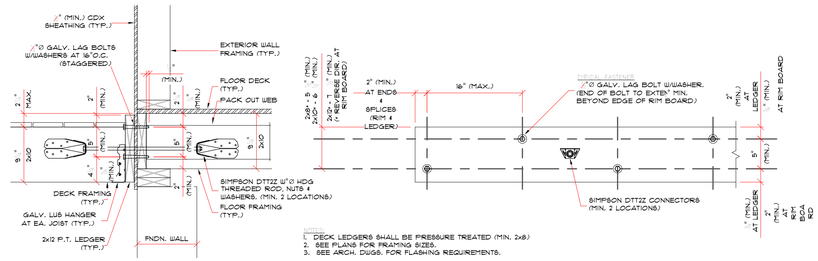
1 TYPICAL PARTITION WALL DEFLECTION CLIP DETAIL

NO SCALE



3 GABLE END PERMANENT TRUSS-WALL BRACING DETAIL

3/4" = 1'-0"



4 SIMPSON DT22Z DECK TIE

1" = 1'-0"

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957 BROADWAY (RTE 97)
HAVERHILL, MA

TYPICAL WOOD TRUSS SECTIONS

SCALE AS NOTED
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DRAWN BY: MW
DATE: DEC. 19, 2024

A1.0

PERMIT SET - DEC. 19, 2024

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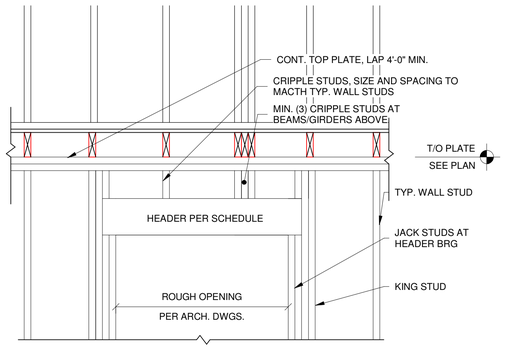
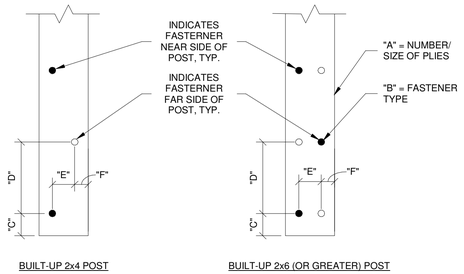


3 TYPICAL HEADER DETAIL.

3/4" = 1'-0"



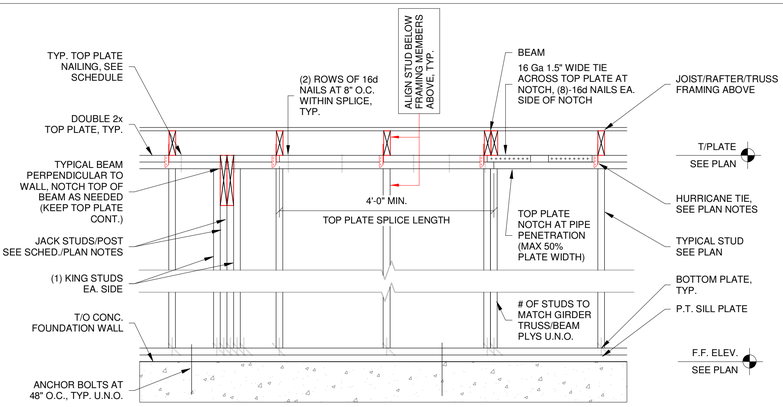
BUILT-UP 2x4 POST

BUILT-UP 2x6 (OR GREATER) POST

BUILT-UP POST FASTENING SCHEDULE					
"A"	"B"	"C"	"D"	"E"	"F"
(2)-2x6	10d COMMON	2 1/2"	8"	2½"	1½"
(3)-2x6	10d COMMON	2 1/2"	8"	2½"	1½"
(4)-2x6	SDS25600*	4"	8"	2½"	1½"
(2)-2x4	10d COMMON	2 1/2"	8"	1½"	1"
(3)-2x4	10d COMMON	2 1/2"	8"	1½"	1"
(4)-2x4	SDS25600*	4"	8"	1½"	1"
"*"=SIMPSON SCREW					

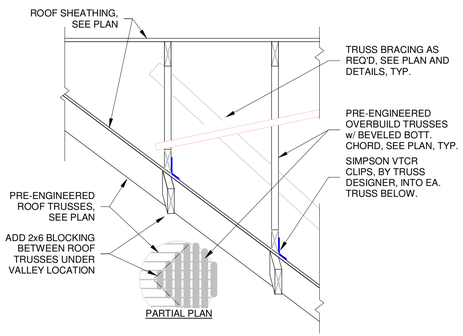
2 TYPICAL BUILT-UP POST DETAIL AND FASTENING SCHEDULE.

NO SCALE

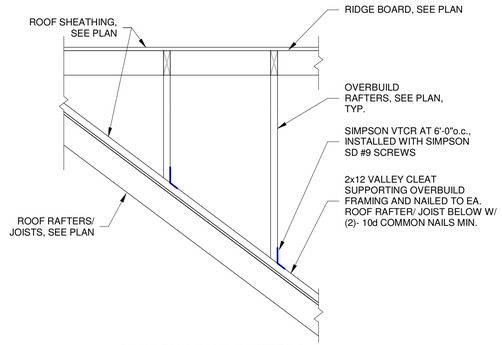


1 TYPICAL WALL SECTION.

3/4" = 1'-0"



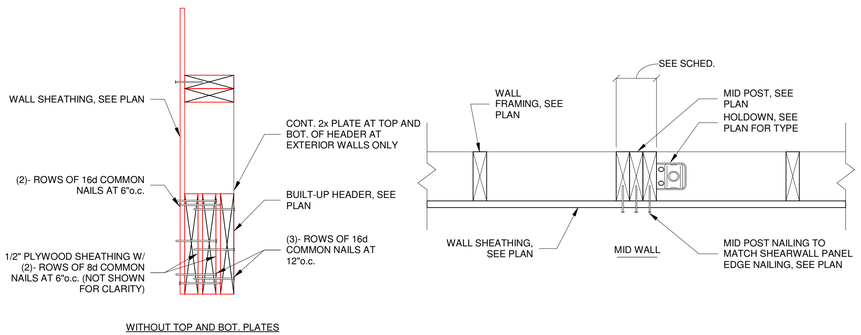
OVERBUILD AT TRUSSES



OVERBUILD AT RAFTERS

6 TYPICAL OVERBUILD DETAIL

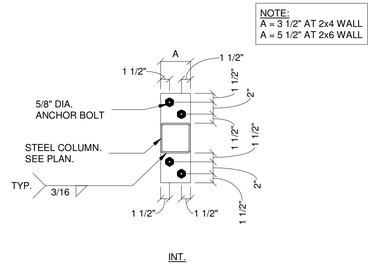
3/4" = 1'-0"



WITHOUT TOP AND BOT. PLATES

8 TYPICAL BUILT-UP HEADER DETAIL

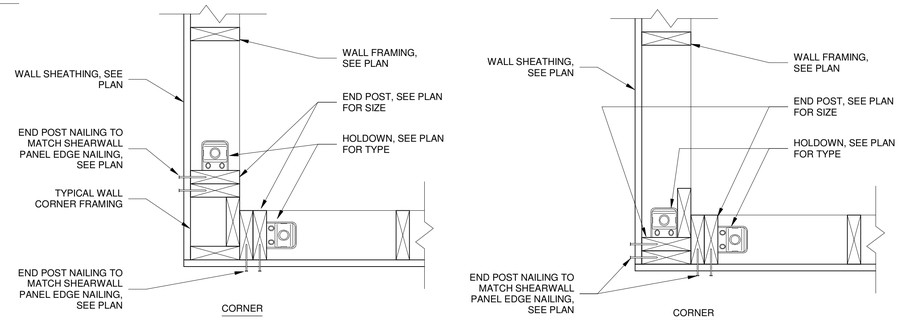
1 1/2" = 1'-0"



INT.

5 TYPICAL STEEL BASE PLATE IN WOOD WALL DETAIL.

1" = 1'-0"



7 TYPICAL END POST AND MID WALL DETAILS

1 1/2" = 1'-0"

PERMIT SET - DEC. 19, 2024

THE SOLE RESPONSIBILTY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2021 IECC INTERNATIONAL ENERGY CODE AND THE MASSACHUSETTS ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HERS RATER.

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REVISIONS:
REV #1

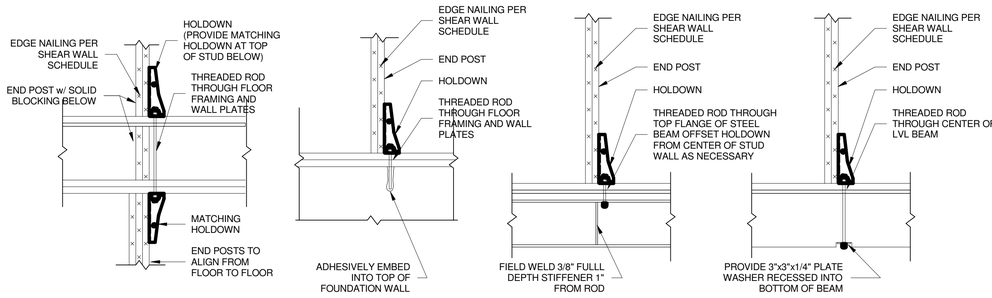
DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.

PROPOSED ADU UNIT FOR:
JUDITH & RONNI CHAMPAGNE
957 BROADWAY (RTE 97)
HAVERHILL, MA

TYPICAL WOOD SECTIONS

PROJECT: 24-152
DATE: DEC. 19, 2024
SCALE AS NOTED
DRAWN BY: MW

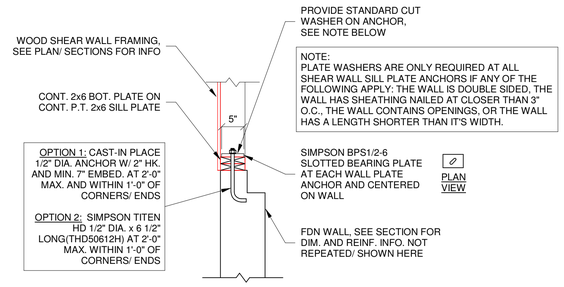
A7.1



UPPER FLOORS | TOP OF FDN. WALL | STEEL BEAM | LVL BEAM

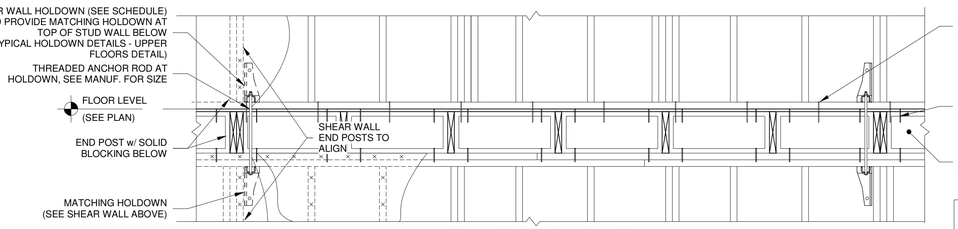
2 TYPICAL HOLDOWN DETAILS

NO SCALE

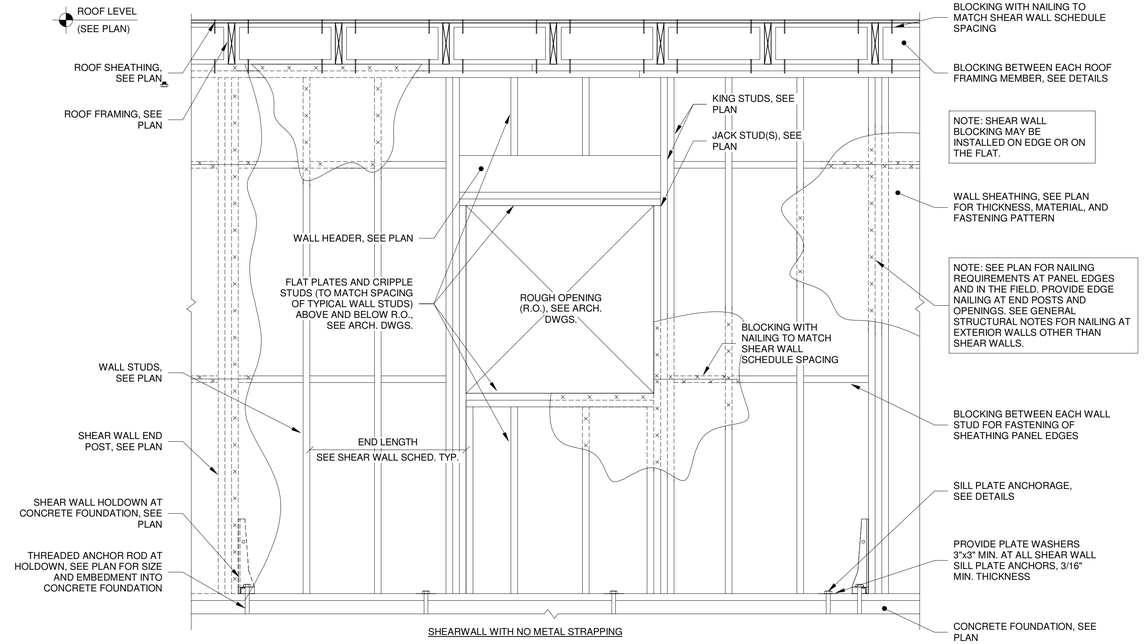


3 TYPICAL WALL ANCHORAGE AT SHEAR WALL DETAIL

3/4" = 1'-0"



SHEARWALL ELEVATION AT MULTI-FLOORS



SHEARWALL WITH NO METAL STRAPPING

1 TYPICAL WALL/ SHEAR WALL CONSTRUCTION DETAIL.

NO SCALE

DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.

PROPOSED ADU UNIT FOR:
JUDITH & RONNI CHAMPAGNE
957 BROADWAY (RTE 97)
HAVERHILL, MA

TYPICAL WOOD SHEAR WALL

PROJECT: 24-152
DATE: DEC. 19, 2024
SCALE AS NOTED
DRAWN BY: MW

A7.2

PERMIT SET - DEC. 19, 2024

THE SOLE RESPONSIBILTY OF THE GENERAL CONTRACTOR TO VERIFY WITH LICENSED/CERTIFIED "HERS" RATER THAT ALL INSULATION VALUES AND INSTALLATION METHODS MEET THE 2021 IECC INTERNATIONAL ENERGY CODE AND THE MASSACHUSETTS ENERGY CODE. ALL TESTING SHALL BE DONE BY A LICENSED / CERTIFIED HERS RATER.

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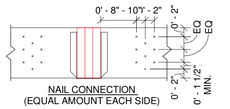
REVISIONS:
REV #1

UNIFORM LOAD MULTI-PLY LVL MEMBER CONNECTIONS FOR SIDE LOADED BEAMS (RESIDENTIAL LOADING)		3 1/2" WIDE, 2-PLY 0' - 2" 0' - 1 3/4" PLY 0' - 2" JOIST SPAN JOIST SPAN	5 1/4" WIDE, 3-PLY JOIST SPAN JOIST SPAN	7" WIDE, 4-PLY JOIST SPAN JOIST SPAN
FASTENER TYPE	FASTENER SPACING	MAX. JOIST SPAN	MAX. JOIST SPAN	MAX. JOIST SPAN
10d (0.128"x3") NAIL	(2) AT 12" o.c.	12'-4"	9'-4"	-
	(3) AT 12" o.c.	18'-6"	13'-10"	-
3 1/2" SIMPSON SDS	(2) AT 24" o.c.	22'-8"	17'-0"	-
	(2) AT 16" o.c.	34'-0"	25'-6"	-
6" SIMPSON SDS	(2) AT 24" o.c.	-	-	15'-2"
	(2) AT 16" o.c.	-	-	22'-8"
3 3/8" SIMPSON SDW EWP-PLY	(2) AT 24" o.c.	26'-8"	20'-0"	-
	(2) AT 16" o.c.	40'-0"	30'-0"	-
5" SIMPSON SDW EWP-PLY	(2) AT 24" o.c.	-	15'-0"	-
	(2) AT 16" o.c.	-	22'-6"	-
6 3/4" SIMPSON SDW EWP-PLY	(2) AT 24" o.c.	-	-	12'-4"
	(2) AT 16" o.c.	-	-	20'-0"

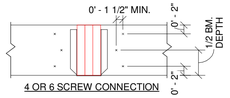
NOTE:
1. SPAN VALUES FOR NAILED PLYS MAY BE DOUBLED FOR 6" o.c. SPACING OR TRIPLED FOR 4" o.c. SPACING.
2. SPAN VALUES FOR SCREWED PLYS FASTENED AT 24" o.c. MAY BE DOUBLED FOR 12" o.c. FASTENER SPACING.

CONCENTRATED LOAD MULTI-PLY LVL MEMBER CONNECTIONS FOR SIDE LOADED BEAMS		3 1/2" WIDE, 2-PLY 0' - 2" 0' - 1 3/4" PLY 0' - 2"	5 1/4" WIDE, 3-PLY	7" WIDE, 4-PLY
FASTENER TYPE	NUMBER OF FASTENERS	* MAX. DEPTH FRAMING INTO BEAM	* MAX. DEPTH FRAMING INTO BEAM	* MAX. DEPTH FRAMING INTO BEAM
10d (0.128"x3") NAIL	6	9 1/4"	-	-
	12	9 1/4"	9 1/4"	-
	18	9 1/4"	9 1/4"	-
	24	14"	9 1/4"	-
3 1/2" OR 6" SIMPSON SDS	4	9 1/4"	9 1/4"	9 1/4"
	6	14"	9 1/4"	9 1/4"
	8	14"	14"	14"
3 3/8", 5", OR 6 3/4" SIMPSON SDW EWP-PLY	4	9 1/4"	9 1/4"	9 1/4"
	6	14"	14"	9 1/4"
	8	14"	14"	14"

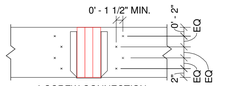
NOTE:
1. FASTENERS SHOWN ARE FOR CONCENTRATED LOADS FROM BEAMS FRAMING INTO THE FACE OF AN LVL PLY. THESE ARE IN ADDITION TO THE REQUIREMENTS OF THE UNIFORM LOAD SCHEDULE.
2. 3 3/8" AND 3 1/2" FASTENERS ARE FOR 2 PLY BEAMS ONLY. 5" FASTENERS ARE FOR 3 PLY BEAMS ONLY. 6" AND 6 3/4" FASTENERS ARE FOR 4 PLY BEAMS ONLY.
3. FASTENERS TO BE INSTALLED SUCH THAT HEADS ARE ON THE BEAM HANGER SIDE PLY. IF HANGERS OCCUR ON BOTH SIDES, FASTENERS ARE REQUIRED ON BOTH SIDES STAGGERED HALF WAY BETWEEN OPPOSITE SIDE FASTENER.
4. SIMPSON SDW EWP-PLY FASTENERS CAN BE INSTALLED ON ONE FACE UNLESS HANGERS ARE ON EACH SIDE.



NAIL CONNECTION
(EQUAL AMOUNT EACH SIDE)



4 OR 6 SCREW CONNECTION



8 SCREW CONNECTION

2 TYPICAL BUILT-UP LVL BEAM CONNECTION SCHEDULE

3/4" = 1'-0"

MINIMUM WOOD FASTENING SCHEDULE

CONNECTION	MINIMUM FASTENING	MINIMUM FASTENING (GUN NAILS)	LOCATION
JOIST TO SILL OR GIRDER	(3)- 8d COMMONS	(3)- 3"x0.131"	TOENAIL
BRIDGING TO JOIST	(2)- 8d COMMONS	(2)- 3"x0.131"	TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	16d COMMONS AT 16"o.c.	3"x0.131" AT 12"o.c.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT SHEAR WALL PANEL	(2)- 16d COMMONS AT 16"o.c.	(4)- 3"x0.131" AT 12"o.c.	SHEAR WALL PANELS
TOP PLATE TO STUD	(2)- 16d COMMONS	(3)- 3"x0.131"	END NAIL
STUD TO SOLE PLATE	(4)- 8d COMMONS	(4)- 3"x0.131"	TOENAIL
STUD TO SOLE PLATE	(2)- 16d COMMONS	(3)- 3"x0.131"	END NAIL
DOUBLE STUDS (NOT AT BRACED WALLS)	16d COMMONS AT 24"o.c.	3"x0.131" AT 16"o.c.	FACE NAIL
DOUBLE STUDS (AT BRACED WALLS)	16d COMMONS AT 16"o.c.	3"x0.131" AT 12"o.c.	FACE NAIL
DOUBLE TOP PLATES	16d COMMONS AT 16"o.c.	3"x0.131" AT 12"o.c.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	(8)- 16d COMMONS	(12)- 3"x0.131"	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3)- 8d COMMONS	(3)- 3"x0.131"	TOENAIL
RIM JOIST TO TOP PLATE	8d COMMONS AT 6"o.c.	3"x0.131" AT 6"o.c.	TOENAIL
TOP PLATES, LAPS AND INTERSECTIONS	(2)- 16d COMMONS	(3)- 3"x0.131"	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMONS AT 16"o.c.	3"x0.131" AT 12"o.c.	FACE NAIL
CEILING JOIST TO PLATE	(3)- 8d COMMONS	(3)- 3"x0.131"	TOENAIL
CONTINUOUS HEADER TO STUD	(4)- 8d COMMONS	-	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	(3)- 16d COMMONS	(4)- 3"x0.131"	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	(3)- 16d COMMONS	SEE IBC SECTION 2308.7.3.1	FACE NAIL
RAFTER TO PLATE	(3)- 16d COMMONS	(4)- 3"x0.131"	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2)- 8d COMMONS	(2)- 3"x0.131"	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMONS AT 24"o.c.	-	FACE NAIL
BUILT-UP GIRDER AND BEAMS	20d COMMONS AT 32"o.c.	3"x0.131" AT 24"o.c.	FACE NAIL AT TOP AND BOTTOM, STAGGERED ON OPPOSITE SIDES
BUILT-UP GIRDER AND BEAMS	(2)- 20d COMMONS	(3)- 3"x0.131"	FACE NAIL AT ENDS AND SPLICES
2" PLANKS	16d COMMONS	-	FACE NAIL EACH END
COLLAR TIE TO RAFTER	(3)- 10d COMMONS	(4)- 3"x0.131"	FACE NAIL
JACK RAFTER TO HIP	(3)- 10d COMMONS	(4)- 3"x0.131"	TOENAIL
JACK RAFTER TO HIP	(2)- 16d COMMONS	(3)- 3"x0.131"	FACE NAIL
ROOF RAFTER TO 2-BY RIDGE BEAM	(3)- 10d COMMONS	(4)- 3"x0.131"	TOENAIL
ROOF RAFTER TO 2-BY RIDGE BEAM	(2)- 16d COMMONS	(3)- 3"x0.131"	FACE NAIL
JOIST TO BAND JOIST	(3)- 16d COMMONS	(4)- 3"x0.131"	FACE NAIL
LEDGER STRIP	(3)- 16d COMMONS	(4)- 3"x0.131"	FACE NAIL AT EACH JOIST/STUD
WOOD STRUCTURAL PANELS TO FRAMING	8d COMMONS AT 6"o.c.	-	EDGE NAILING
WOOD STRUCTURAL PANELS TO FRAMING	8d COMMONS AT 12"o.c.	-	FIELD NAILING

NOTES:
- PROVIDE NAIL ABOVE UNO ON NOTES AND DETAILS, IF CONFLICT BETWEEN TABLE NOTES AND DETAILS EXISTING, PROVIDE CONNECTIONS WITH THE MOST CAPACITY.
- SEE IBC TABLE 2304.10.1 FOR ADDITIONAL CONNECTIONS NOT LISTED.

1 MINIMUM WOOD FASTENING SCHEDULE

3/16" = 1'-0"

STANDARD NAIL SIZE	DIAMETER	LENGTH	GUN NAIL SUBSTITUTES
6d COMMON	0.113"	2"	-
7d COMMON	0.113"	2 1/4"	-
8d COMMON	0.131"	2 1/2"	(2) - 2 3/8" x 0.113" OR (2) - 2 1/4" x 0.099"
10d COMMON	0.148"	3"	(2) - 2 1/2" x 0.113" TO (2) - 3 1/2" x 0.135"
			(3) - 2 3/8" x 0.113" OR (3) - 2 1/4" x 0.099"
12d COMMON	0.148"	3 1/4"	(2) - 2 3/8" x 0.113" OR (2) - 2 1/4" x 0.099"
			(3) - 2 3/8" x 0.113" OR (3) - 2 1/4" x 0.099"
16d COMMON	0.162"	3 1/2"	(2) - 2 1/2" x 0.131" TO (2) - 3 1/4" x 0.148"
			(3) - 2 3/8" x 0.113" OR (3) - 2 1/2" x 0.113"
			(4) - 2 1/4" x 0.099"

NOTE:
- FOR MORE INFORMATION REGARDING GUN NAIL SUBSTITUTES, SEE ESR-1539.

3 STANDARD NAIL/GUN NAIL SIZES

3/16" = 1'-0"

PERMIT SET - DEC. 19, 2024

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TYPICAL WOOD SCHEDULES

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DATE: DEC. 19, 2024
SCALE AS NOTED
DRAWN BY: MW

A7.3