



TOWN OF HARWICH
732 Main Street, Harwich, Massachusetts 02645

Case # _____

ZONING BOARD OF APPEALS
Notice of Appeal/Application and Petition for Public Hearing, ("APPLICATION")

This Application *does not* apply to Comprehensive Permits.

Please refer to the Rules and Regulations of the Town of Harwich Board of Appeals for documentation requirements.

This original completed and signed notice ("Application"), along with a certified abutters list and twelve (12) copies of all plans, sketches, statements, site plans or other supporting documents per the attached checklist must be presented to the Building Department prior to being filed with the Town Clerk. The required documentation, *ALL* of which must be submitted on the date of filing, is listed on this Application. **THE RULES AND REGULATIONS ("RULES") OF THE TOWN OF HARWICH BOARD OF APPEALS APPLY TO ALL APPEALS AND APPLICATIONS AND SHOULD BE CONSULTED BEFORE FILING AN APPEAL OR APPLICATION TO ENSURE COMPLIANCE WITH THEM.**

To the Zoning Board of Appeals, Harwich, MA:

(We, I) hereby petition your Board for a public hearing on the request for action checked below:

- (X) Appeal from decision of or refusal of permit application by the Building Inspector, Selectmen or Planning Board or other administrative officer or officers.
- (X) Application for a Variance from requirements of the Harwich Zoning By-Law.
- (X) Application for a Special Permit that is subject to Board of Appeals approval.

I/we am/are the owner[s]/agent of the property involved in this petition, which is located in Harwich, MA at the following address:

10 Braddock Street, Harwich Port, MA 02646. Said property is further described on

Assessor's Map #7 and Parcel # F20-0 located in the R-H-1 Zoning District as shown on the attached plan.

Describe Petition/Appeal: See attached

Relief requested - Cite specific Bylaw Section(s): See attached correspondence from Building Commissioner.

Signature of Owner (or Agent) [Signature] Date 5/25/23
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name 10 Braddock Lane LLC - Samuel E. Park, Manager Phone No. 508-432-1643

Mailing Address: 845 North Street, Walpole, MA 02081

Agent Name: William D. Crowell, Esq. Phone No. 508-432-1643

Mailing Address: 466 Main Street, Harwich Port, MA 02646

Has a petition previously been submitted for this property (Y/N) (N)

If yes, the date of original hearing _____ Petition No. _____ Decision _____

For Appeal Only:

Reason for Denial: _____

Denial From: _____ Date of Denial: _____

Within 14 days following any Board decision, the Board will file its decision with the Town Clerk. A building permit will not be issued during the appeals period, until 21 days after the Board of Appeals decision has been filed with the Town Clerk or if an appeal to that decision has been filed during that time. It is the **applicant's responsibility** to have the decision recorded at the Barnstable County Registry of Deeds or Land Court, whichever may be applicable, and to present copies of that recording to the Town Clerk and to the Building Department with all Building Permit application requirements.

Please be advised that an incomplete Application may result in a delay in processing your Application and **may result in a denial by the Board** without consideration of the merits of the Application. **IT IS YOUR RESPONSIBILITY TO REVIEW THE RULES THAT APPLY TO YOUR APPEAL/APPLICATION AND TO MAKE SURE BEFORE FILING THAT YOUR APPLICATION/APPEAL COMPLIES WITH THOSE RULES.** The burden of proof is on the petitioner, not on the Town. If you do not understand the criteria, legal counsel should be sought. Either the petitioner or his/her agent is required to appear at the hearing to present the Application.

All applicants for hearing before the Board of Appeals must complete the Application and submit along with it the supporting documentation listed herein to the Building Department for review and subsequent filing with the Town Clerk. The Building Department accepts Applications during posted hours. You are strongly encouraged to submit your Application to the Building Department well in advance of the filing deadline to allow adequate time for staff review for completeness. **All information, including the applicable fee made payable to the Town of Harwich, must be submitted with the Application.**

Please submit the following, sorted and grouped into **twelve (12) packets along with one (1) Certified Abutters List** (Available from the Assessors Department. A separate application and fee is required):

- X** **The original Application (additional stamped copies can be provided at a nominal fee):**
- Signed by the owner or agent.
 - If signed by an agent, a letter of authorization signed by the owner must also be included.
- X** **A typewritten narrative to explain the project , the purpose for this Application and the relief requested, with citations to the applicable provisions of the MGL and the Harwich Zoning Bylaw.**
- X** **The original and eleven (11) copies of a Certified Plot Plan with topographical information plan (not septic plans) not more than five (5) years old (total of 12 copies):**
- 8½" x 11" or larger. *Larger plans must be folded.*
 - Scale no greater than 1" = 50'
 - Original stamped and signed by a Professional Engineer (as allowed by law), or a Professional Land Surveyor.
 - Certified Plot Plan **must** indicate:
 - the locus;
 - the parcel or parcels of land involved;
 - the existing building or buildings;
 - the proposed building or buildings and/or additions to, or alterations of existing buildings with all dimensions set forth;
 - the location of the septic;
 - the Town of Harwich zoning requirements applicable to the property, as well as existing and proposed dimensions for: frontage, front, sides, and rear setback distances, building height(s), building stories, building and site coverage and parking requirements (if any);
 - all perimeter dimensions (existing and proposed);
 - location and width of abutting and on-site street and drives, parking, existing topography;
 - a grading plan, areas of proposed and retained vegetation, distinction between upland and wetland.
 - Building Plans drawn to scale:
 - Floor layout (for existing structure and proposed additions and/or alterations)
 - Proposed front, side, and rear elevations
- X** **Certified Abutters List**
- X** **Check made payable to "Town of Harwich" for \$315.00.**

Name of Applicant: 10 Braddock Lane, LLC – Samuel E. Park, Manager

Address of Property: 10 Braddock Street, Harwich Port, MA 02646

Zoning District: R-H-1

Is the property Located in any Special District(s)/Overlay District(s) established by the Town of Harwich or the State of Massachusetts: Yes _____ No X

If Yes, specify District(s): _____

Year Structure(s) Built: 1941

Name/Address of Engineer/Architect: unknown

Name/Address of Attorney: William D. Crowell, Esq., 466 Main Street, Harwich Port, MA 02646

	Required by Bylaw	Existing	Proposed
Lot Area	40,000	41,000	41,000
Frontage	150'	106.21'	106.21'
Front Yard Setback	25'	119.8'	47.9'
Side yard Setback	20'	82.2'	35.5'
2 nd Side Yard Setback	20'	12.6'	12.9'
Rear Yard Setback	20'	>20.0'	>20.0
Building Coverage	30%	2.9%	9.9%
Site Coverage	35%	11.6%	19.7%
Building Height	<30'	>30'	>30'
If this is an Application for an Accessory Apartment, in addition to the above:			
A. Net Floor Area of the Principal Dwelling			
B. Net Floor Area of the proposed Accessory Apartment			

Form of Relief Requested: Special Permit

If the Applicant is requesting a Variance, state the hardship which the Applicant believes justifies this form of relief in accordance with MGL Chapter 40 and the Harwich Zoning Bylaw:

By signing and submitting this Application, you hereby authorize the members of the Board of Appeals, or its agent, to conduct a site visit of the exterior of your property for an inspection of the property involved in this petition, should they deem it appropriate.

The Board of Appeals is entitled to rely on the information contained in this Application. Therefore, the undersigned certifies that the information provided in this Application, and all submitted plans and other documentation, is true and accurate to the best of my knowledge and belief.

Agent's Signature:  Date: 5/25/23

Owner's Signature: _____ Date: _____

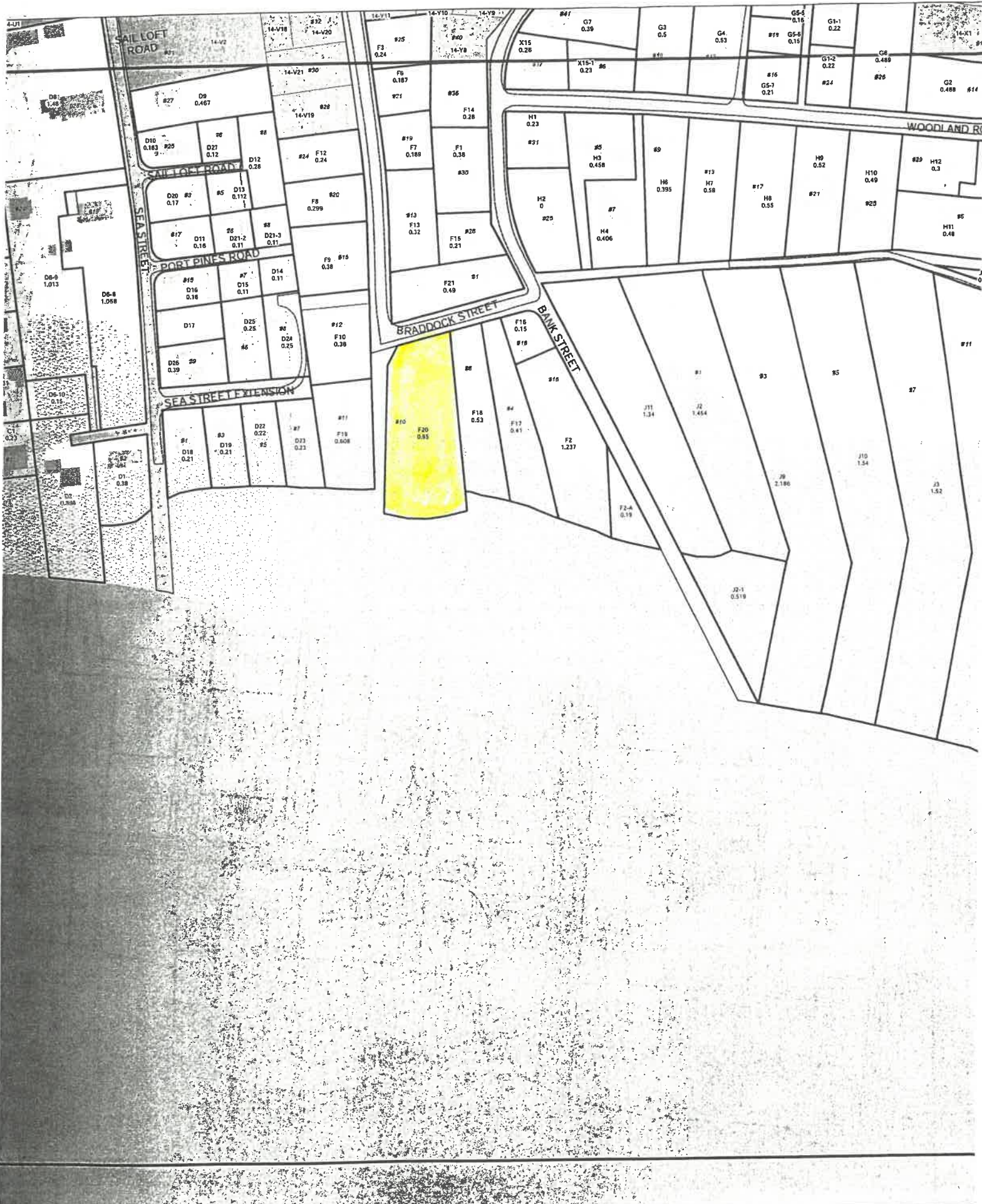
wcrowell.office1@comcast.net

From: Sam Park <SPark@samparkco.com>
Sent: Friday, May 12, 2023 9:12 AM
To: wcrowell.office1@comcast.net
Cc: Sam Park
Subject: 10 Braddock - Authorization

I, Samuel E. Park, Manager of 10 Braddock Lane, LLC, owner of 10 Braddock Street, hereby authorize William D. Crowell, Esq. to represent me before the Town of Harwich Zoning Board of Appeals.

Thank you,

Samuel E. Park



TOWN OF HARWICH
ASSESSORS MAP
January 2022

100 F

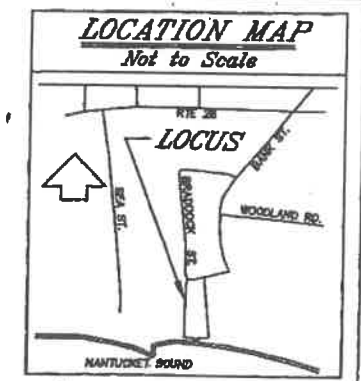
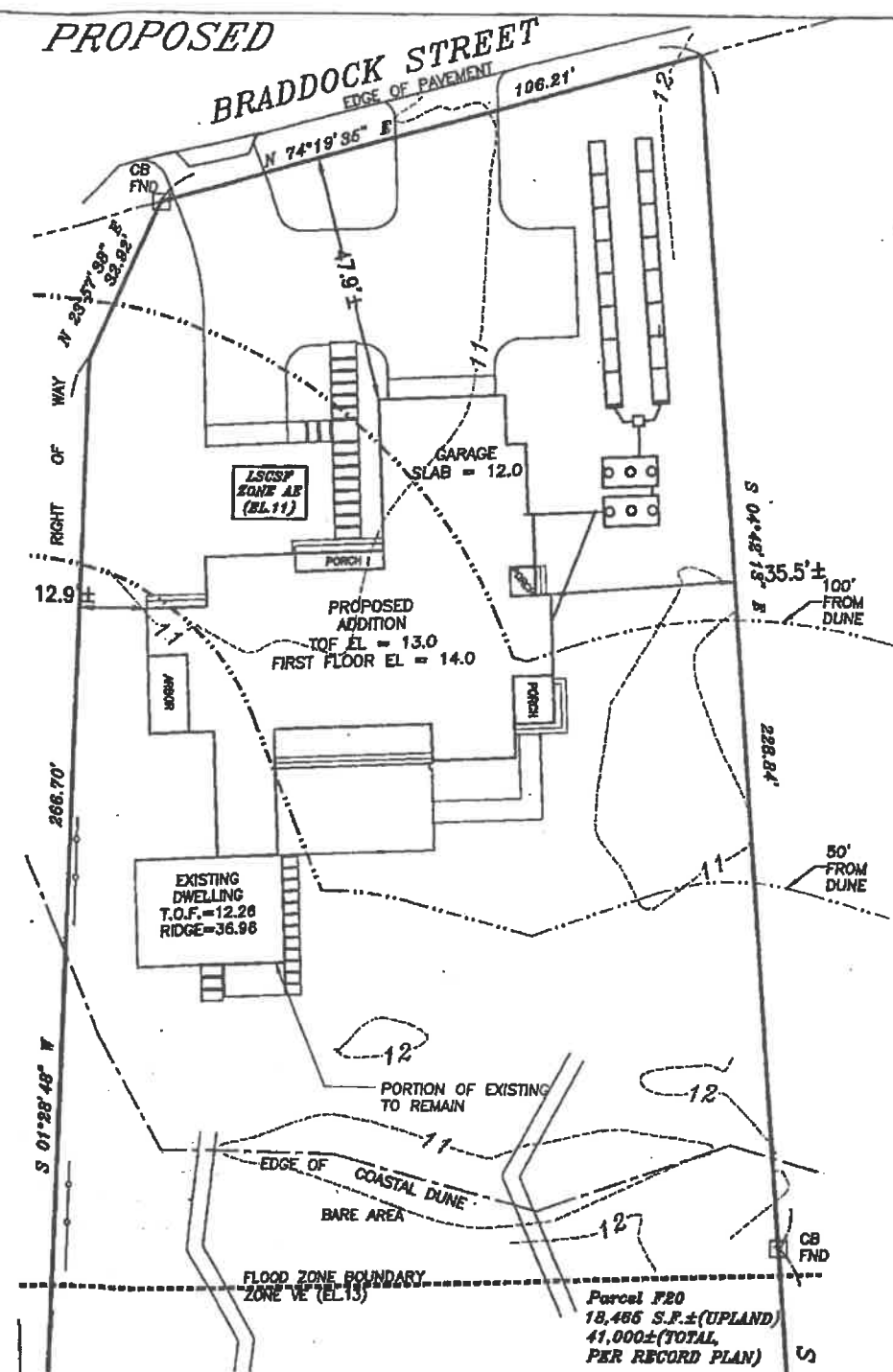
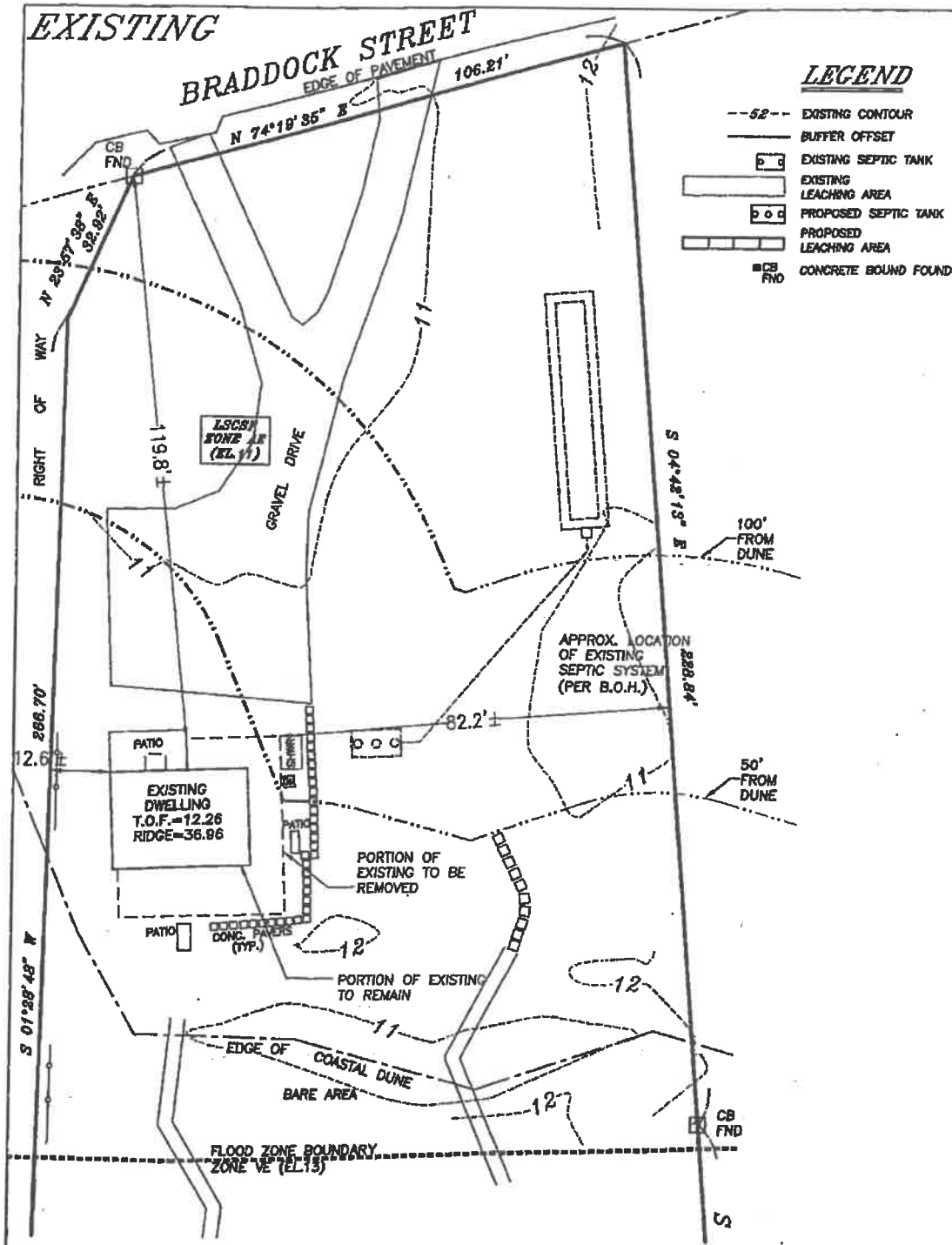
10 Braddock Lane LLC – 10 Braddock Street, Harwich Port

The Petitioner seeks a Special Permit to renovate the pre-existing, non-conforming single family residence and construct an addition and a garage thereto as per the Certified Plot Plan by Ryder and Wilcox, Inc. dated April 14, 2023 and the Building and Elevation Plans by PLAS, Architect, dated April 14, 2023 Sheets G100, G200, L-1, A100-103, A150, A200-202, A300-302, A801, A901 and S-100-110.

The existing dwelling is 12.6 feet from the Right of Way on the westerly side and the addition will be 12.9 feet from said Way. In all other respects the existing dwelling and the proposed addition and garage will meet northerly, easterly, and southerly setbacks as shown on said plan. The existing building coverage is 2.9% (30% max.) and will increase to 9.9%. The existing site coverage is 11.6% (35% max.) and will increase to 19.7%, both of which will still be conforming.

Although the westerly setback will be slightly further from the private way than the existing setback it will create habitable space within the required 25 foot current setback. However, in accordance with the findings of the Gale Case, this Board may grant a Special Permit to allow for the same upon a finding that it will not result in any substantial detriment to the entire neighborhood.

In the alternative, the Petitioner requests a Variance for the aforementioned renovation, addition, and garage.



Reference
Assr's Map 7, Pct. F20
Pl. Bk. 367, Pg. 50
Pl. Bk. 97, Pg. 139

SITE PLAN **DATUM**
1" = 20' NAVD. 88

ZONING COMPLIANCE TABLE - ZONE RH-1

	REQUIRED	EXISTING	PROPOSED
AREA	40,000 SF	41,000 SF	41,000 SF
FRONTAGE	150'	108.21'	108.21'
SETBACK FRONT	25'	119.8'	47.9'
SETBACK SIDE E	20'	82.2'	35.5'
SETBACK SIDE W	20'	12.6'	12.9'
BLDG. COVERAGE	30% MAX.	1,202 S.F. 2.9%	4,072 S.F. 9.9%
SITE COVERAGE	35% MAX.	4,788 S.F. 11.8%	8,089 S.F. 19.7%

SITE PLAN ~ SHOWING PROPOSED ADDITION

Prepared for: Sam Park
Location: 10 Braddock Street, Harwich, MA

STEPHANIE J. SECULIN
CIVIL ENGINEER
No. 37213
REGISTERED

5/25/23

Ryder & Wilcox, Inc., P.E. & P.L.S.
3 Giddings Hill Rd.
P.O. Box 439
St. Orleans, MA, 02668
Tel. (508) 865-8312
Fax. (508) 840-8908

Scale: 1" = 20'
Drawn by DJC, SMW
Date - April 14, 2023

10 BRADDOCK ST. - FOR PERMIT

HARWICHPORT, MA



DRAWING LIST		SHEET NO.	SHEET NAME	REVISIONS
GENERAL				
0100	NOTES & ABBREVIATIONS			
0200	WALL TYPES			
LANDSCAPE & SITE				
L-1	APPROVED LANDSCAPE PLAN			
S-1	SITE PLAN			
ARCHITECTURAL				
A100	FOUNDATION PLAN			
A101	FIRST FLOOR PLAN			
A102	SECOND FLOOR PLAN			
A103	ROOF PLAN			
A150	ENLARGED PLANS			
A200	EXTERIOR ELEVATIONS			
A201	EXTERIOR ELEVATIONS			
A202	EXTERIOR ELEVATIONS - PARTIAL			
A300	BUILDING SECTIONS			
A301	BUILDING SECTIONS			
A302	BUILDING SECTIONS			
A303	BUILDING SECTIONS			
A801	WINDOW DETAILS			
A802	EXTERIOR DOOR DETAILS			
STRUCTURAL				
S-100	FOUNDATION PLAN			
S-101	1ST FLOOR PLAN			
S-102	2ND FLOOR PLAN			
S-103	ROOF PLAN			
S-104	WALL LAYOUT PLAN I			
S-105	WALL LAYOUT PLAN II			
S-106	STEEL FRAME SECTIONS			
S-107	FOUNDATION SECTIONS			
S-108	TYPICAL CONCRETE & STEEL DETAILS			
S-109	FRAMING SCHEDULES & DETAILS			
S-110	GENERAL NOTES			

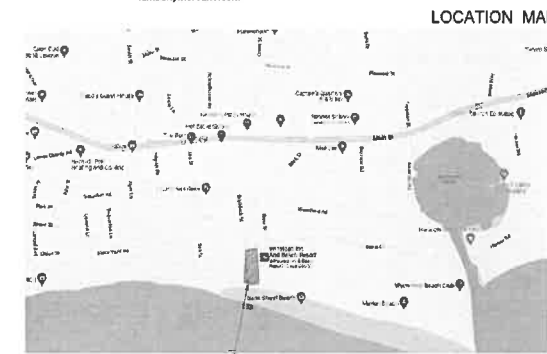
OWNER
Park Family Trust
c/o Sam & Elaine Park
845 North St
Walpole, MA 02081

ARCHITECT
p1 & s
51 Prospect Ave.
Norwood, MA 02062
617.645.0032



STRUCTURAL ENGINEER
Corey Matthews, P.E. LLC
Structural Engineering
889 North St
Walpole, MA 02081
617.597.5802

LANDSCAPE ARCHITECT
Kimberly Mercurio
Landscape Architecture
598.495.1075
kimberlymercurio.com



LOCATION MAP

FOR PERMIT
APRIL 14, 2023

pl a s

PROJECT NO.
22-0012

ABBREVIATIONS

A
 \$ DOLLARS
 AND AND
 AFF ABOVE FINISHED FLOOR
 AL ALUMINUM
 ALT ALTERNATE
 APPL APPLIANCE
 ARCH ARCHITECTURAL
 AUTO AUTOMATIC
 AVG AVERAGE

B
 BO BOARD
 BLDG BUILDING
 BLKG BLOCKING
 BU BUILT UP

C
 CAB CABINET
 CER CERAMIC
 CLG CEILING
 CMU CONCRETE MASONRY UNIT
 CONC CONCRETE
 CONT CONTINUOUS
 CPT CARPET

D
 DBL DOUBLE
 DEPT DEPARTMENT
 DET DETAIL
 DF DRINKING FOUNTAIN
 DIA DIAMETER
 DIFF DIFFUSER
 DIM DIMENSION
 DISP DISPENSER
 DIV DIVISION
 DN DOWN
 DR DOOR
 DWR DRAWER

E
 ELEC ELECTRICAL
 EMBD EMBEDDED(IN)G
 ENGR ENGINEER(ED)
 ENTR ENTRANCE
 EQ EQUAL
 EQUIP EQUIPMENT
 EXIST EXISTING
 EXT EXTERIOR

F
 FAB FABRICATION
 FD FLOOR DRAIN
 FE FIRE EXTINGUISHER
 FEC FIRE EXTINGUISHER AND CABINET
 FHC FIRE HOSE CABINET
 FN FINISH
 FLDG FOLDING
 FLR FLOORING(S)
 FR FIRE RAT(ING)ED
 FURN FURNITURE
 PWC FABRIC WALL COVERING
 FXD FIXED
 FXTR FIXTURE

G
 GA GAUGE
 GFRG GLASS FIBER REINFORCED CONCRETE
 GFRG GLASS FIBER REINFORCED GYPSUM
 GFRP GLASS FIBER REINFORCED PLASTER
 GL GLASS
 GR GRAD(ING)S
 GYP GYPSUM

H
 HD HEAD
 HDWD HARDWOOD
 HM HOLLOW METAL
 HORZ HORIZONTAL
 HVAC HEATING, VENTILATING, AND AIR CONDITIONING

I, J, K
 INFO INFORMATION
 INSUL INSULATION
 INT INTERIOR
 JAN JANITOR
 KIT KITCHEN

L
 LAV LAVATORY
 LB POUND
 LT LIGHT

M
 MAX MAXIMUM
 MECH MECHANICAL
 MEMB MEMBRANE
 MEZZ MEZZANINE
 MFD MANUFACTURED
 MFR MANUFACTURER
 MIN MINIMUM
 MISC MISCELLANEOUS
 MTD MOUNTED
 MTL METAL

N
 NIC NOT IN CONTRACT
 NO NUMBER
 NTS NOT TO SCALE

O
 OPNG OPENING(S)
 O'HD OVERHEAD

P
 PBD PARTICLE BOARD
 PLAM PLASTIC LAMINATE
 PLAS PLASTER
 PLYWD PLYWOOD
 PNL PANEL
 PREFAB PREFABRICATED
 PREFIN PREFINISHED
 PT PRESSURE TREATED

R
 REF REFERENCE
 REFR REFRIGERATOR
 REQD REQUIRED
 RESIL RESILIENT
 RESIS RESISTANT(IVE)
 ROOFG ROOFING
 RM ROOM
 RO ROUGH OPENING

S
 SF SQUARE FEET
 SGL SINGLE
 SIM SIMILAR
 SS STAINLESS STEEL
 STD STANDARD
 STL STEEL
 STRUCT STRUCTURAL
 SYS SYSTEM(S)

T
 T&G TONGUE AND GROOVE
 THK THICK
 TYP TYPICAL

U
 UNO UNLESS NOTED OTHERWISE
 UTIL UTILITY

V
 VERT VERTICAL
 VF VERIFY IN FIELD

W
 W WITH
 WO WITHOUT
 WC WATER CLOSET
 WD WOOD

DEMOLITION NOTES

- 1 COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- 2 PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
- 3 ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- 4 EXISTING CONSTRUCTION AND ITEMS TO REMAIN SHALL BE PROTECTED THROUGHOUT DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, PATCHING AND REPLACING ANY DAMAGE DUE TO DEMOLITION WORK AT NO ADDITIONAL COST TO OWNER. NEW WORK SHALL MATCH EXISTING ADJACENT CONSTRUCTION.
- 5 REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- 6 REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK.
- 7 REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK.
- 8 REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.
- 9 REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

FINISH NOTES

- 1 ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- 2 REPAIR EXISTING SURFACES TO REMAIN AS REQUIRED FOR APPLICATION OF NEW FINISHES.
- 3 PROVIDE STRAIGHT, FLUSH RESILIENT BASE AT CARPETED AREAS, AND COVER, TOP SET RESILIENT BASE AT RESILIENT FLOORING, UNLESS OTHERWISE NOTED.

POWER & COMMUNICATION NOTES

- 1 PRIOR TO CORING SLAB, REVIEW LOCATIONS WITH ARCHITECT AND COORDINATE LOCATIONS WITH OWNER.
- 2 COORDINATE INSTALLATION OF TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS.
- 3 VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
- 4 VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT.
- 5 GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.
- 6 PROVIDE LIGHT SWITCHING IN CONFORMANCE WITH CODE REQUIREMENTS.
- 7 MOUNT STANDARD WALL OUTLETS, SWITCHES AND THERMOSTATS AS SHOWN IN ELEVATIONS. WHEN THERMOSTATS AND LIGHT SWITCH OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY.
- 8 INDICATED DIMENSIONS ARE TO THE CENTER LINE OF OUTLET OR SWITCH, OR CLUSTER OF OUTLETS OR SWITCHES, UNLESS OTHERWISE NOTED.
- 9 INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK-TO-BACK.

HAZARDOUS MATERIALS

- 1 IN THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE OR THE SUBSTANTIAL RISK THEREOF, CLIENT WILL HAVE THE DUTY TO INFORM THE ARCHITECT OF SUCH RISKS KNOWN OR REASONABLY KNOWABLE TO CLIENT.
- 2 IF ASBESTOS OR ANY OTHER TOXIC SUBSTANCE, OR RISK TO EXPOSURE THERETO IS DISCOVERED BY ARCHITECT DURING WORK ON THE PROJECT, ARCHITECT SHALL IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT.
- 3 CLIENT SHALL HAVE THE DUTY TO PROMPTLY RETAIN A QUALIFIED EXPERT SAFELY TO REMOVE OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCE.
- 4 CLIENT SHALL INDEMNIFY AND HOLD ARCHITECT, ITS AFFILIATES AND SUBCONTRACTORS AND THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH FEES AND EXPENSES ARE INCURRED, WHICH MAY RESULT IN ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT.

GENERAL NOTES

- 1 COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- 2 OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
- 3 REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- 4 SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- 5 COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- 6 OWNER WILL PROVIDE WORK NOTED 'BY OTHERS' OR 'NIC' UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS, SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- 7 COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
- 8 MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- 9 PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- 10 MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
- 11 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
- 12 PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED 'CLEAR', ALLOW FOR THICKNESS OF FINISHES.
- 13 COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILING.
- 14 WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
- 15 UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, UNLESS OTHERWISE NOTED.

NOTES

No.	Description	Date

plás
 51 Prospect Ave.
 Norwood, MA 02062
 617.645.0032

Consultant

Project **10 BRADDOCK ST. - FOR PERMIT**
 HARWICHPORT, MA

Title **NOTES & ABBREVIATIONS**

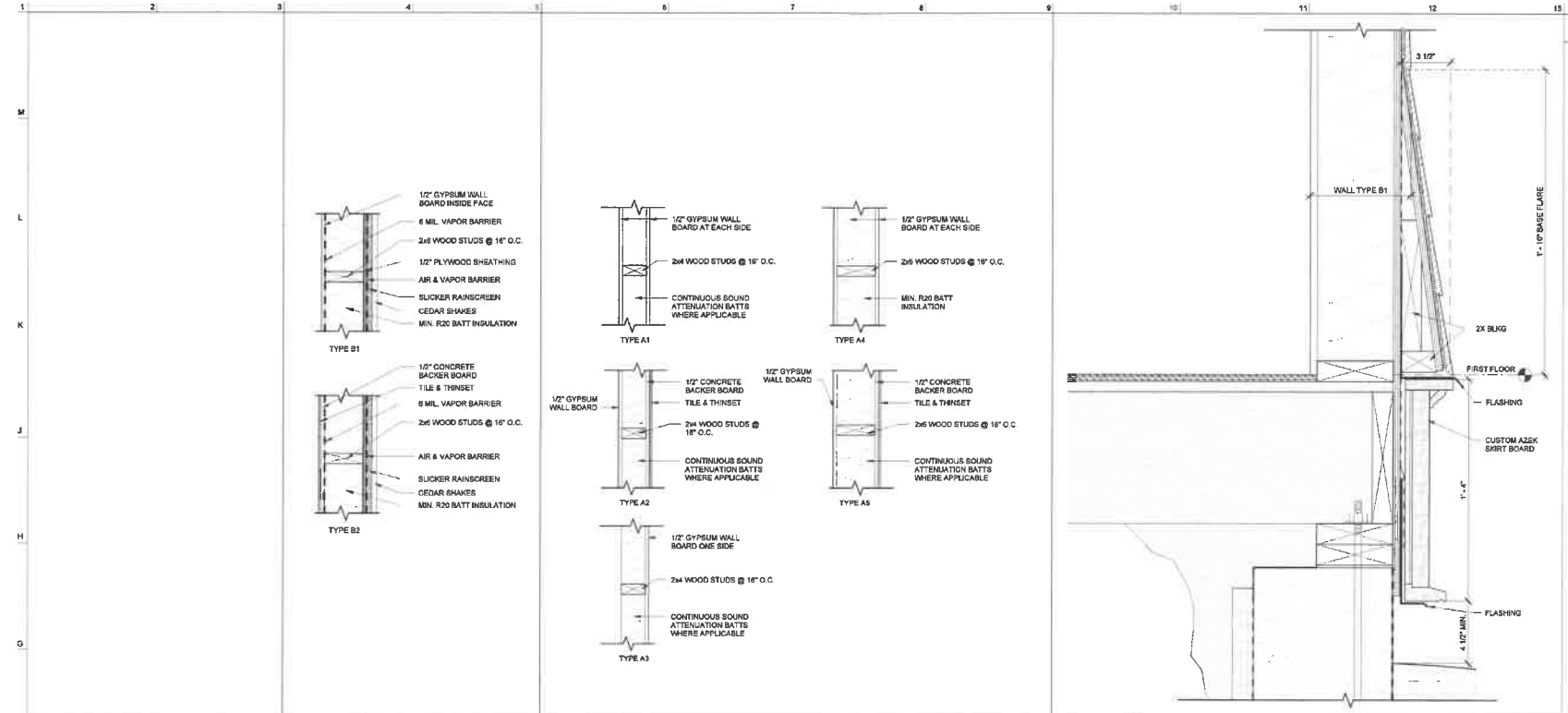


Project Number: 22-0012
 Date: 04.14.23

G100

Scale: 1/2" = 1'-0"

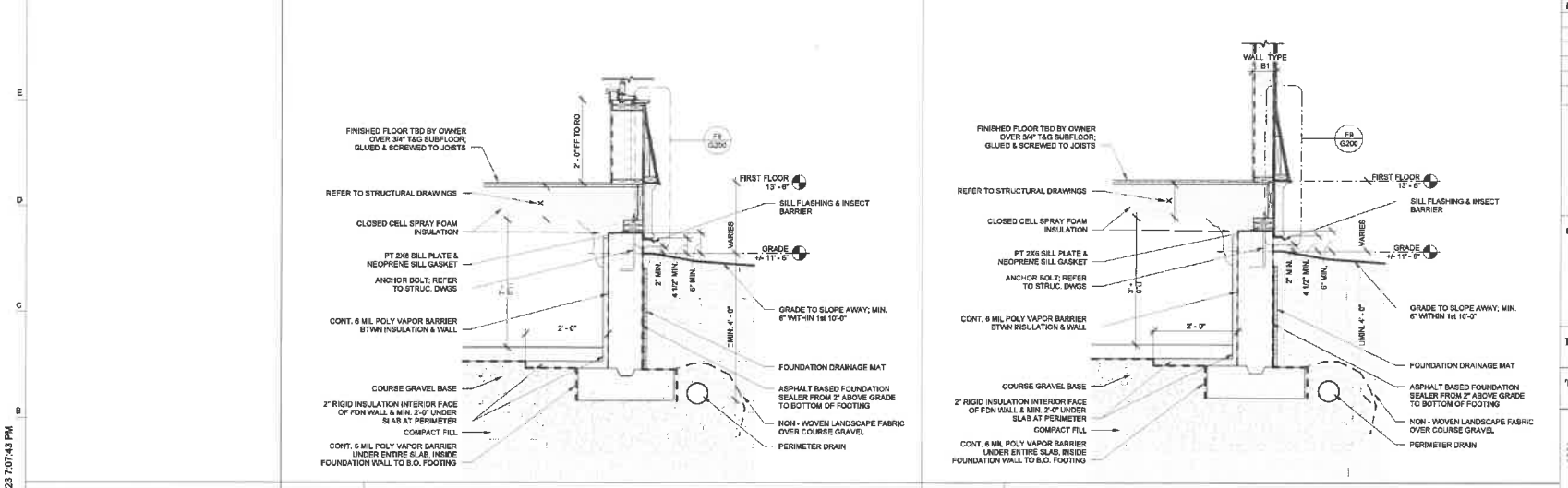
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F3	TYPE B - EXTERIOR WALL	F5	TYPE A - INTERIOR PARTITION	F9	TYP. WALL FLARE & SKIRT BOARD
1 1/2" = 1'-0"	WALL TYPE	1 1/2" = 1'-0"	WALL TYPE	3" = 1'-0"	DETAIL

NOTES

No.	Description	Date



A3	TYPE F2 - TYPICAL FOUNDATION DETAIL & BUILT-OUT FLARE	A7	TYPE F1 - TYPICAL FOUNDATION DETAIL
3/4" = 1'-0"	WALL TYPE	3/4" = 1'-0"	WALL TYPE

plás

51 Prospect Ave.
Norwood, MA 02062
617.645.0032

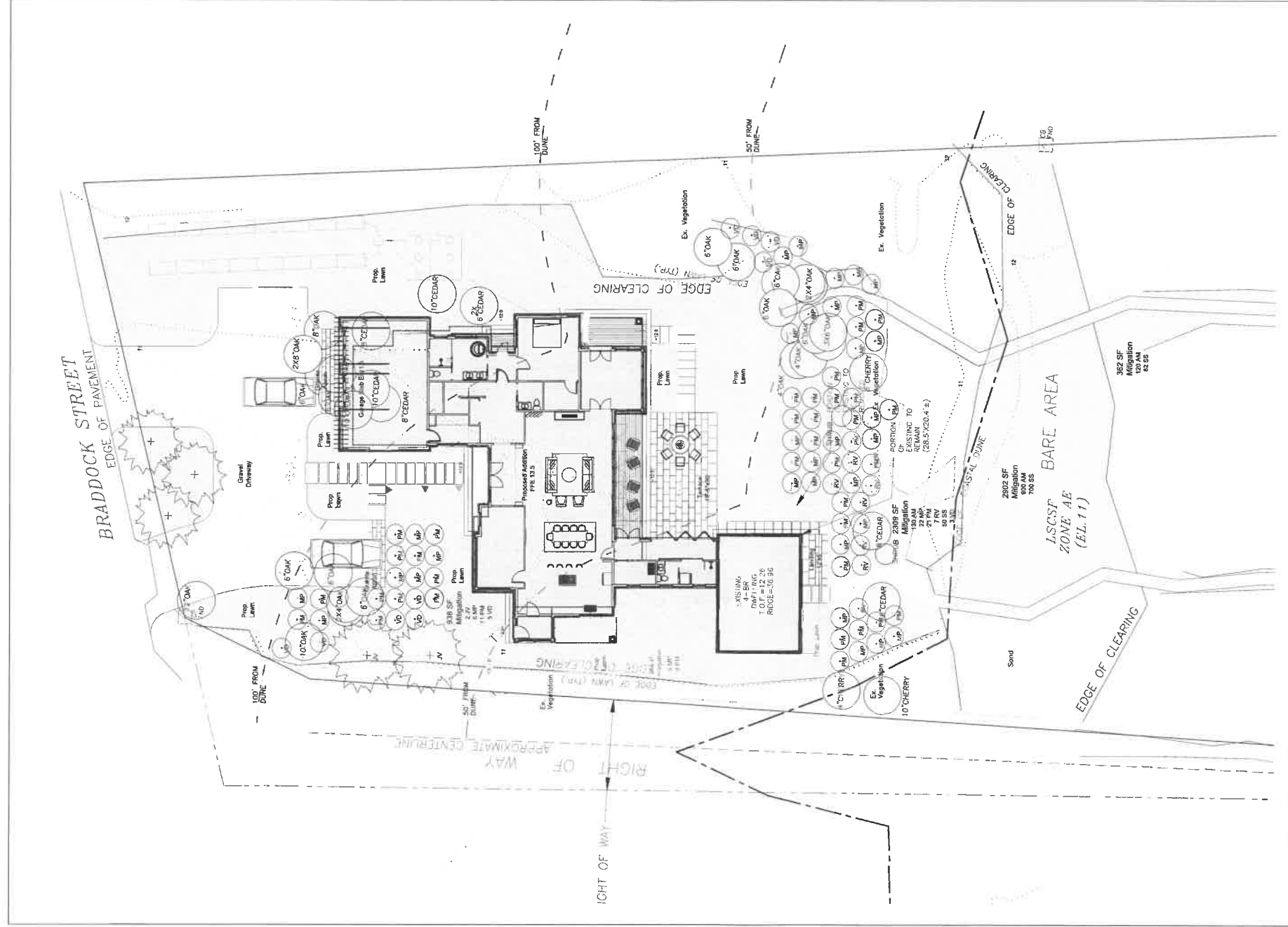
Project 10 BRADDOCK ST. - FOR PERMIT
HARWICHPORT, MA

Title **WALL TYPES**

G200

Project Number 23-0012
Date 04.14.23

4/14/2023 7:07:43 PM



KIMBERLY MERCURIO LANDSCAPE ARCHITECTURE
 508.465.1075
 kim@kimmercurio.com

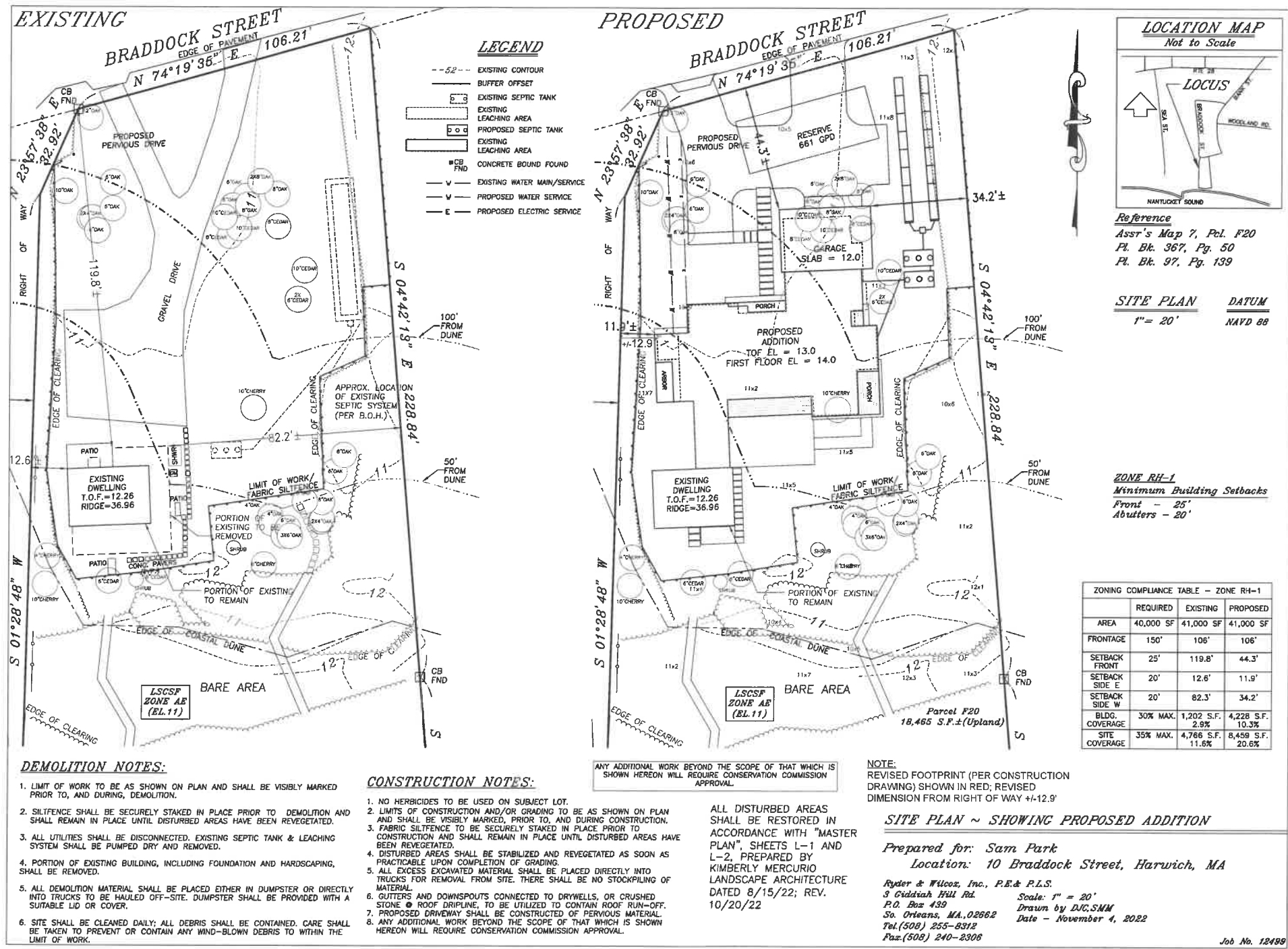
Park Residence
 10 Braddock Street
 Harwichport, MA
Permit

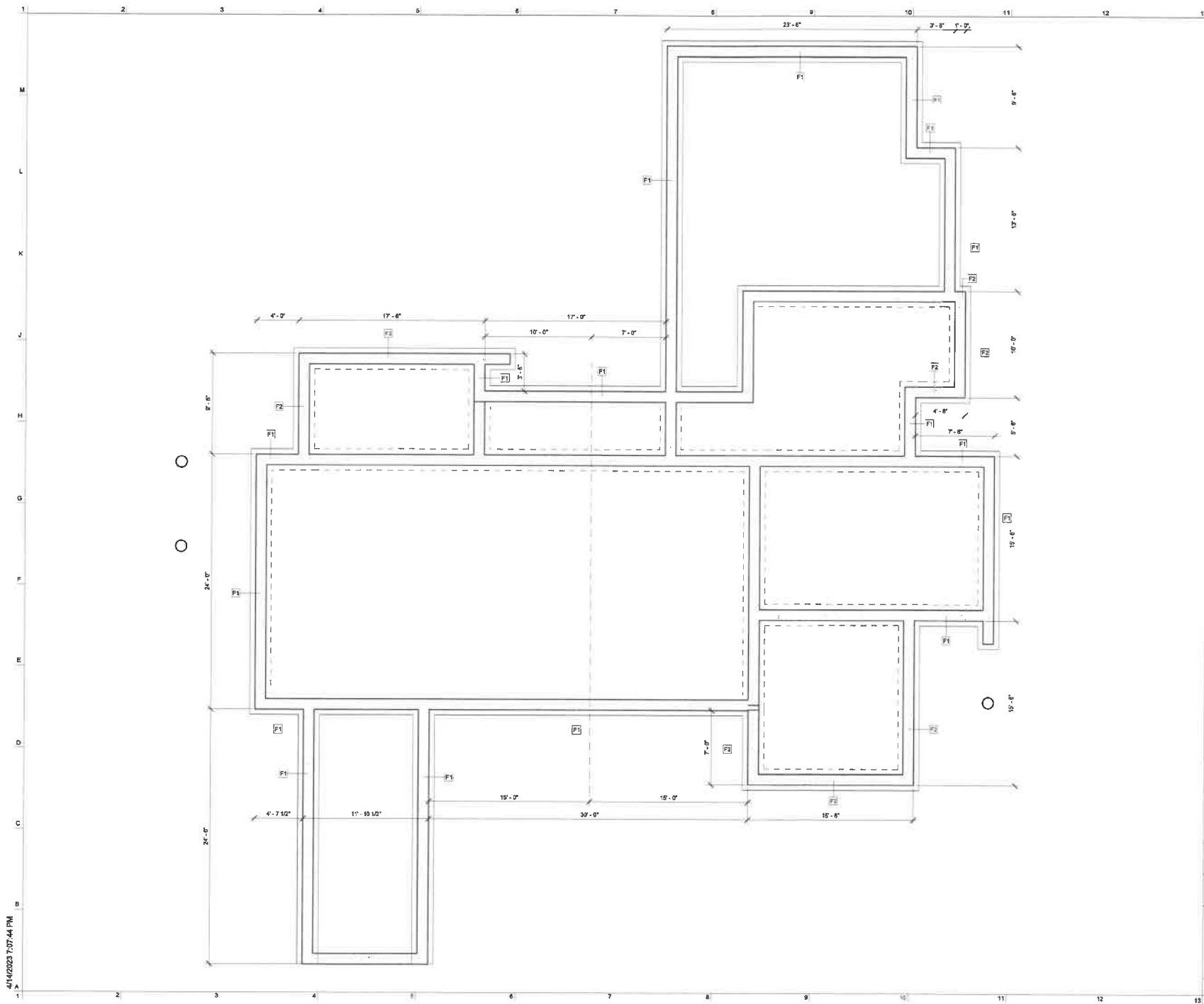
General Notes:
 This drawing and all of the ideas, arrangements, designs and plans indicated thereon or represented thereby are owned by and remain the property of Kimberly Mercurio Landscape Architecture. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimberly Mercurio Landscape Architecture Inc. Any errors or discrepancies on this drawing shall be the responsibility of the client. All work shall be in accordance with the Massachusetts Landscape Architectural Board rules and regulations.

NOTE:
 RED LINE INDICATES CURRENT FOOTPRINT FOR PERMIT.

North
 Scale 1" = 10'-0"
 Issued:
 Revisions:
 Date: October 20, 2022

Master Plan
 L-1





NOTES

No.	Description	Date

plā s
PLANNING & ARCHITECTURE, INC.
 51 Prospect Ave.
 Norwood, MA 02062
 617.545.0032

Clientant

Project 10 BRADDOCK ST. - FOR PERMIT
 HARWICHPORT, MA

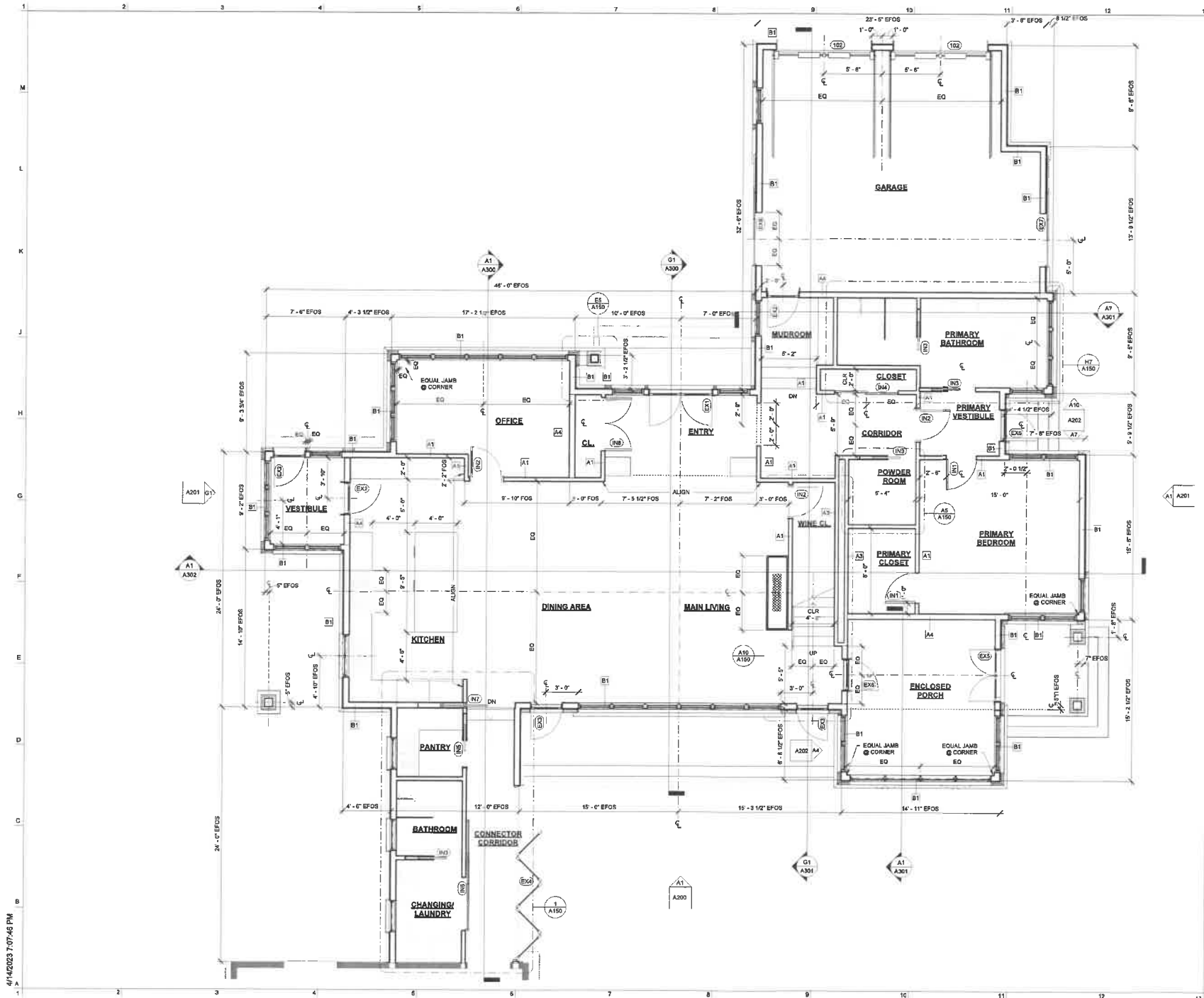
Title FOUNDATION PLAN

Scale 1/8" = 1'-0"
 Date 04.14.23

Project Number 22-0013
 Date 04.14.23

A100

4/14/2023 7:07:44 PM



NOTES

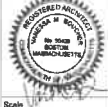
No.	Description	Date

plas
Professional Land Surveyors & Architects
 51 Prospect Ave.
 Norwood, MA 02062
 617.645.0032

Consultant

Project 10 BRADDOCK ST. - FOR PERMIT
 HARWICHPORT, MA

Title: **FIRST FLOOR PLAN**



PLAN

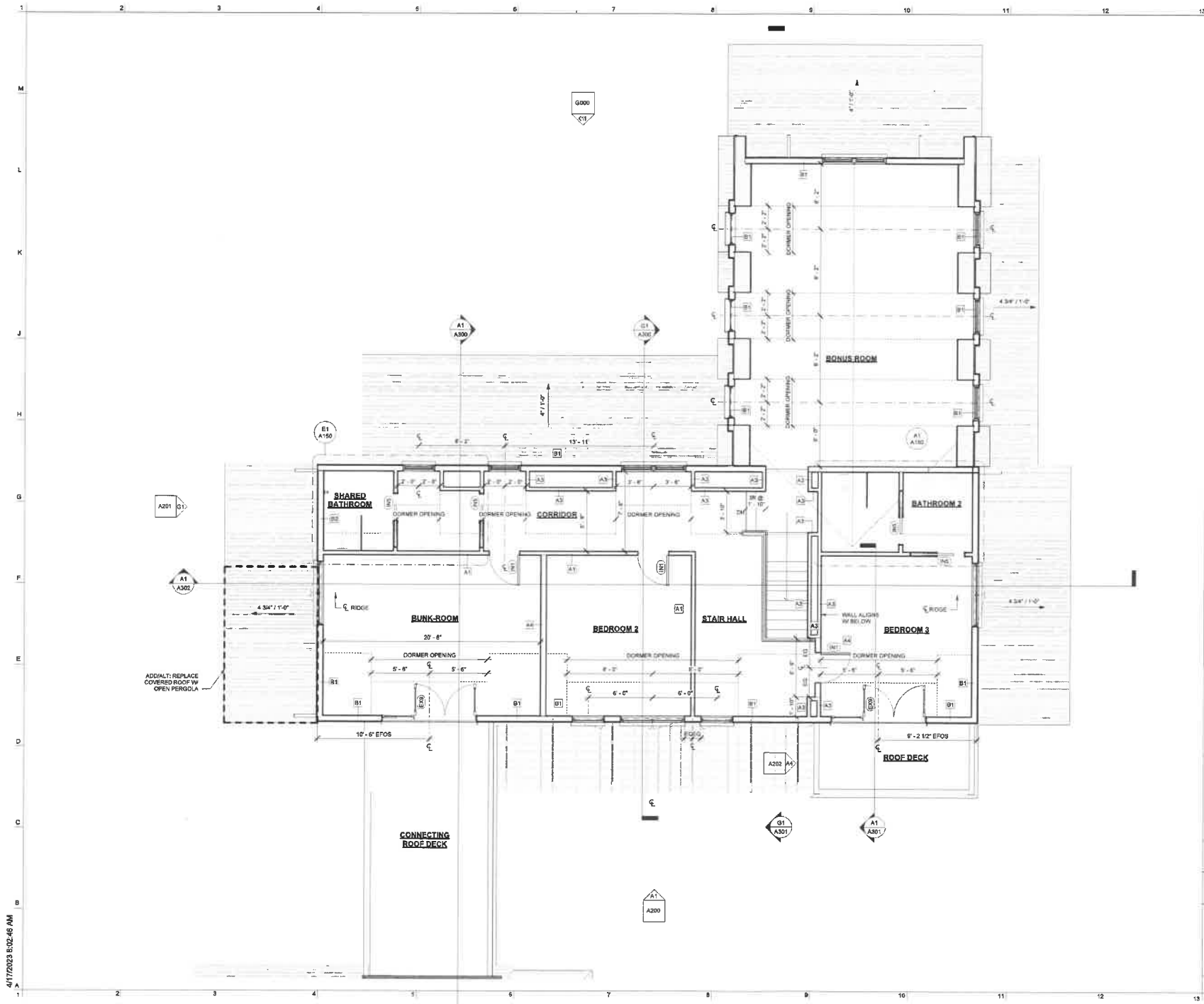
Project Number 22-0011

Date 04.14.23

A101

Scale 1/4" = 1'-0"

4/14/2023 7:07:46 PM



4/17/2023 8:02:46 AM

NOTES

No.	Description	Date

plás
PROFESSIONAL ARCHITECTS
 51 Prospect Ave.
 Norwood, MA 02062
 617.645.0032

Consultant

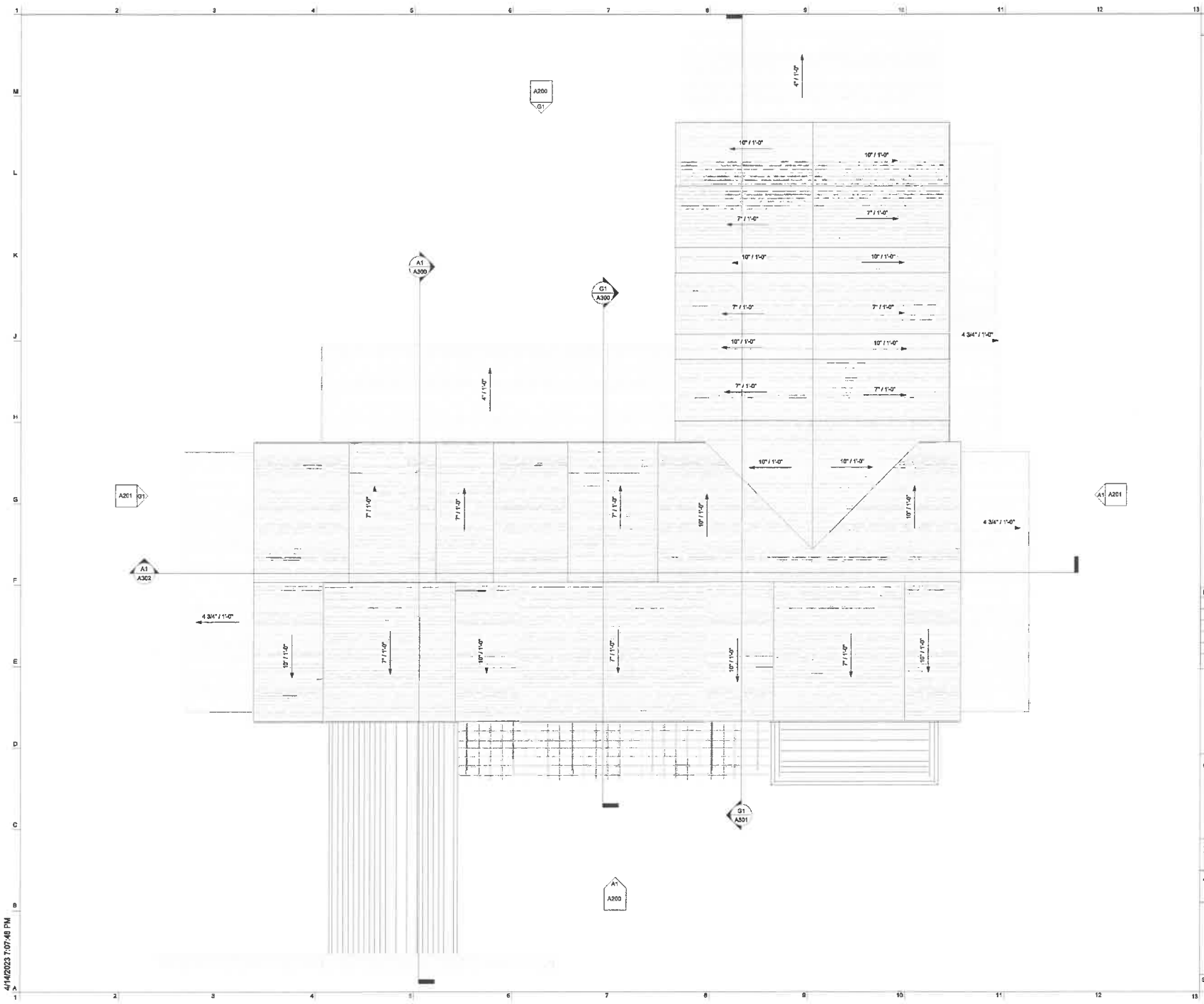
Project 10 BRADDOCK ST. - FOR PERMIT
 HARWICHPORT, MA

Title SECOND FLOOR PLAN

Scale 1/4" = 1'-0"

A102

Project Number 22-0012
 Date 04.14.23



4/14/2023 7:07:48 PM

NOTES

No.	Description	Date

plā s
ARCHITECTURAL FIRM
 51 Prospect Ave.
 Norwood, MA 02062
 617.645.9032

Consultant

Project 10 BRADDOCK ST. - FOR PERMIT
 HARWICHPORT, MA

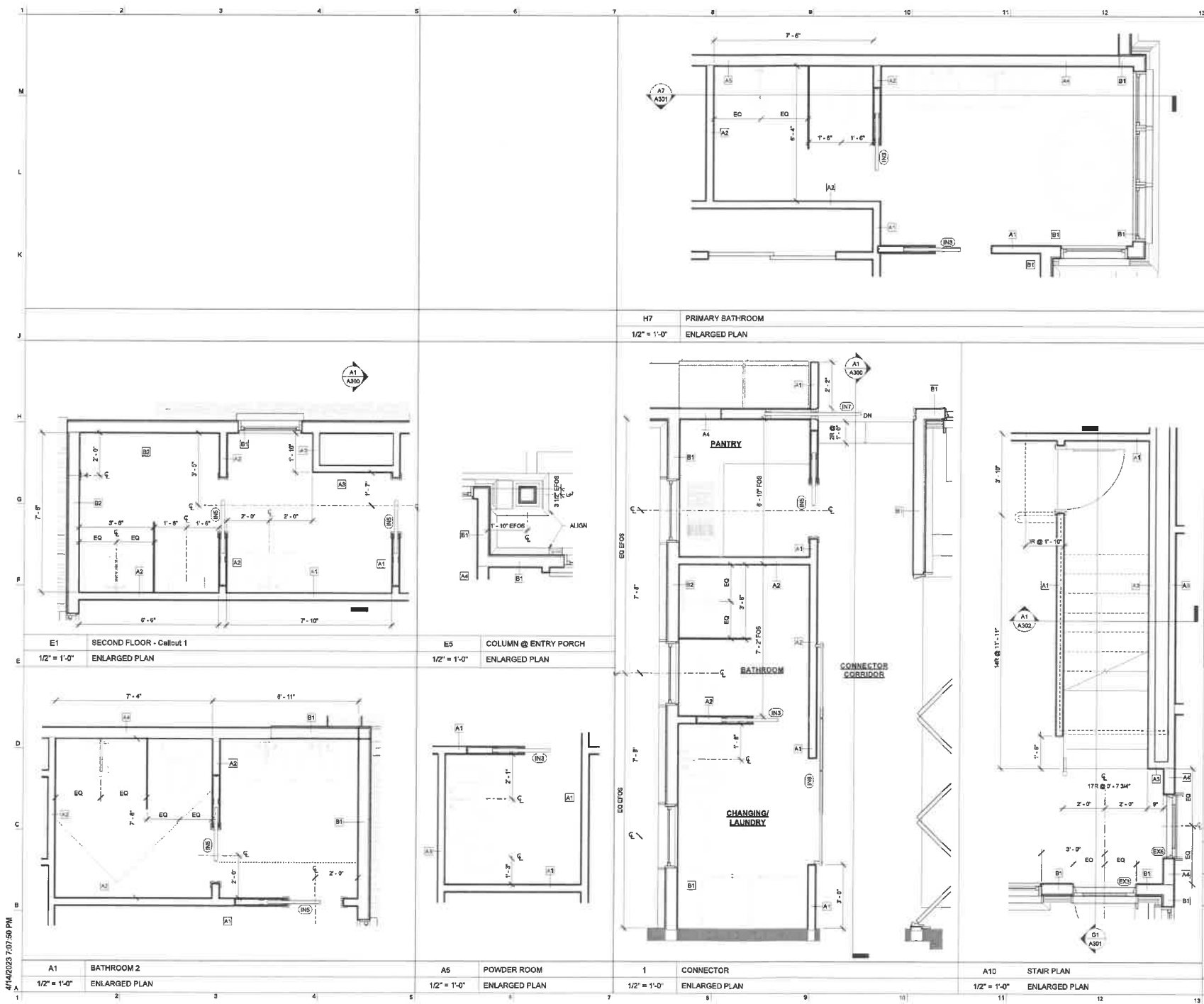
Title ROOF PLAN



Scale 1/8" = 1'-0"

Project Number 22-0012
 Date 04.14.23

A103



NOTES

No.	Description	Date

plās
ARCHITECTURE INC.
 51 Prospect Ave.
 Norwood, MA 02062
 617.645.0632

Consultant

Project 10 BRADDOCK ST. - FOR PERMIT
 HARWICHPORT, MA

Title ENLARGED PLANS

Project Number 22-0012
 Date 04.14.23

Scale 1/2" = 1'-0"

A150

4/14/2023 7:07:50 PM



G1 NORTH ELEVATION
1/4" = 1'-0" EXTERIOR ELEVATION



A1 SOUTH ELEVATION
1/4" = 1'-0" EXTERIOR ELEVATION

NOTES

No.	Description	Date

plás
plás LLC, 51 Prospect Ave., Norwood, MA 02062, 617.645.0032
 Consultant

Project 10 BRADDOCK ST. - FOR PERMIT
 HARWICHPORT, MA
 Title EXTERIOR ELEVATIONS

Scale 1/4" = 1'-0"

Project Number 22-0012
 Date 04.14.23

A200

4/14/2023 7:07:57 PM



G1 West
1/4" = 1'-0" EXTERIOR ELEVATION



A1 East
1/4" = 1'-0" EXTERIOR ELEVATION

NOTES

No.	Description	Date

plās
ARCHITECTS
 51 Prospect Ave.
 Norwood, MA 02062
 617.645.0032

Consultant

Project 10 BRADDOCK ST. - FOR PERMIT
 HARWICHPORT, MA

Title EXTERIOR ELEVATIONS



Project Number 22-0012
 Date 04.14.23

A201

4/17/2023 8:02:52 AM

4/14/2012 7:08:10 PM



A4	PARTIAL WEST ELEVATION - ENCLOSED PORCH	A7	PARTIAL NORTH ELEVATION - PRIMARY BEDROOM	A10	PARTIAL SOUTH ELEVATION - PRIMARY BATHROOM
1/4" = 1'-0"	EXTERIOR ELEVATION	1/4" = 1'-0"	EXTERIOR ELEVATION	1/4" = 1'-0"	EXTERIOR ELEVATION

NOTES

No.	Description	Date

plās

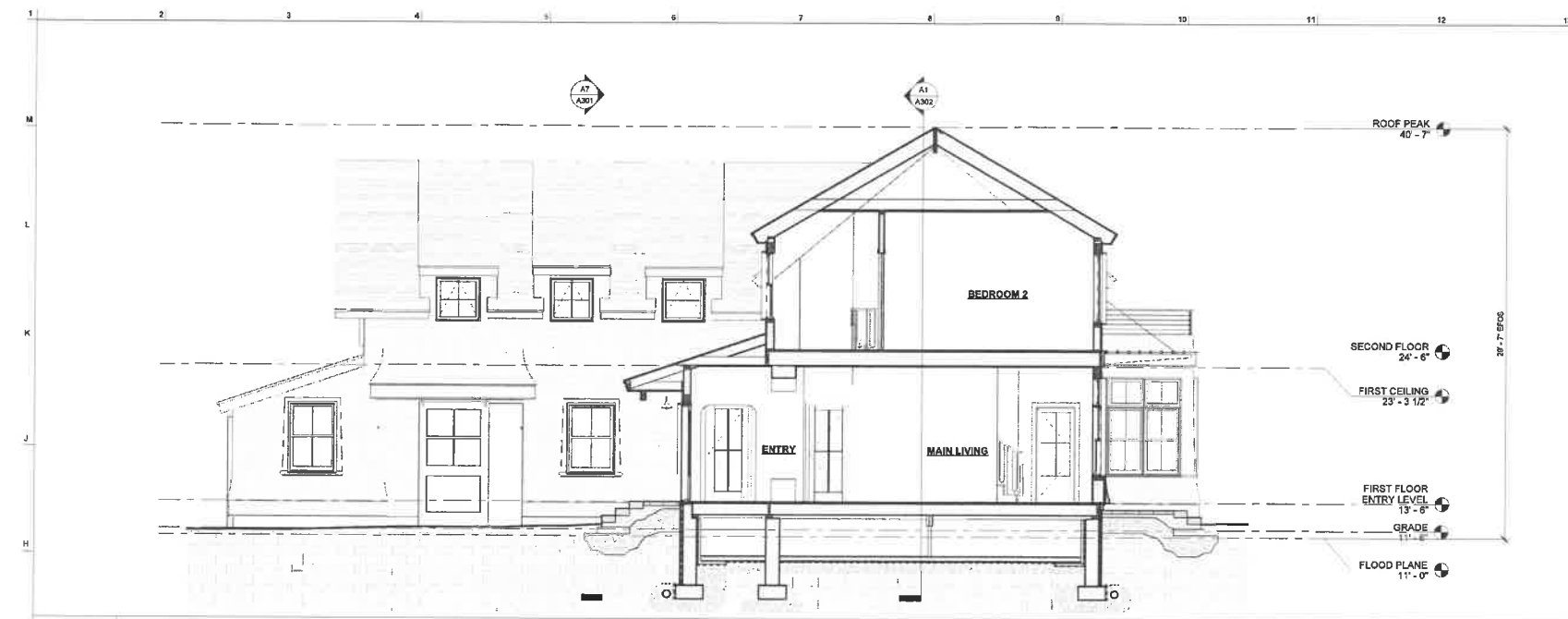
51 Prospect Ave.
Norwood, MA 02062
617.645.0032

Project: 10 BRADDOCK ST. - FOR PERMIT
HARWICHPORT, MA

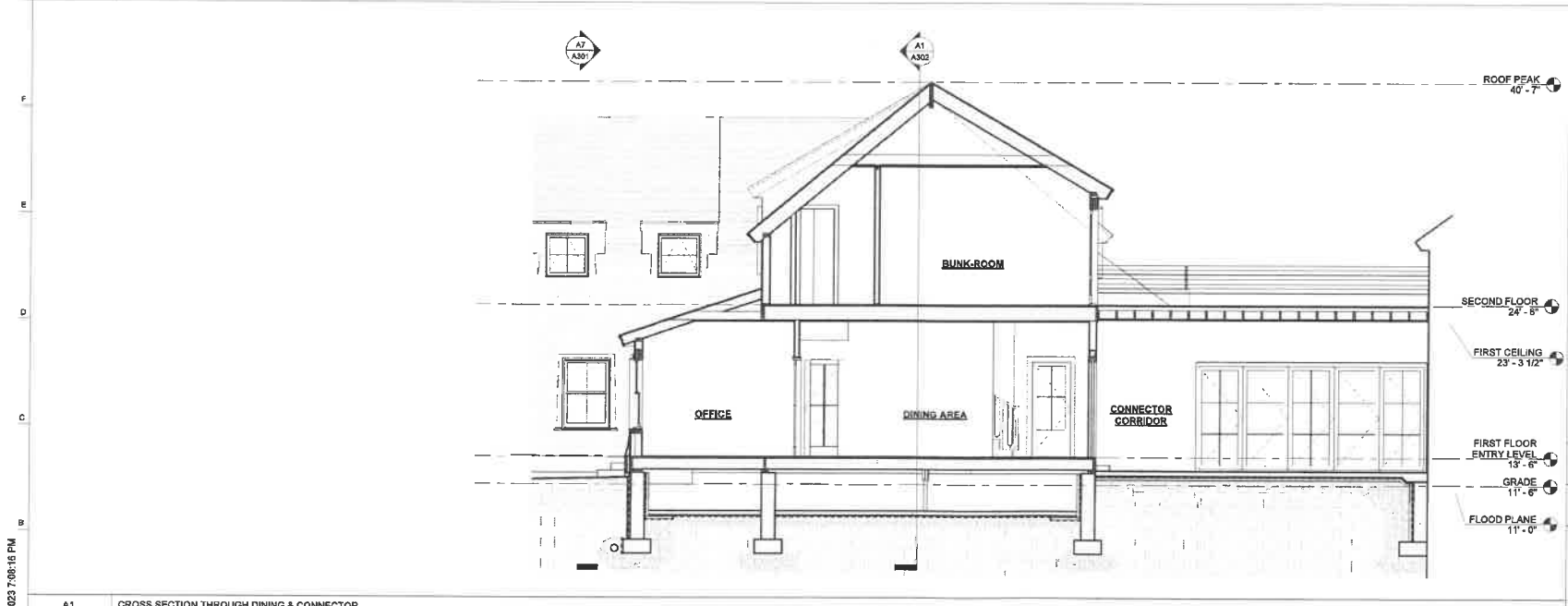
Title: EXTERIOR ELEVATIONS - PARTIAL

A202

Project Number: 22.0012
Date: 04.14.23



G1 CROSS SECTION THROUGH ENTRY & MAIN LIVING
1/4" = 1'-0" BUILDING SECTION



A1 CROSS SECTION THROUGH DINING & CONNECTOR
1/4" = 1'-0" BUILDING SECTION

NOTES

No.	Description	Date

plā
ARCHITECTS
 51 Prospect Ave.
 Norwood, MA 02062
 617.645.0032

Project: 10 BRADDOCK ST. - FOR PERMIT
 HARWICHPORT, MA

Title: BUILDING SECTIONS



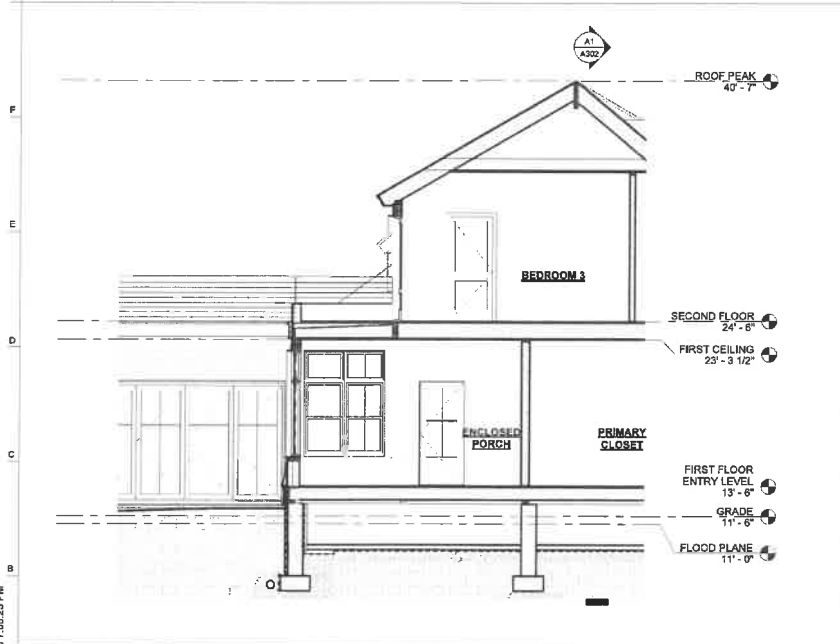
Project Number: 22-0012
 Date: 04.14.23

A300

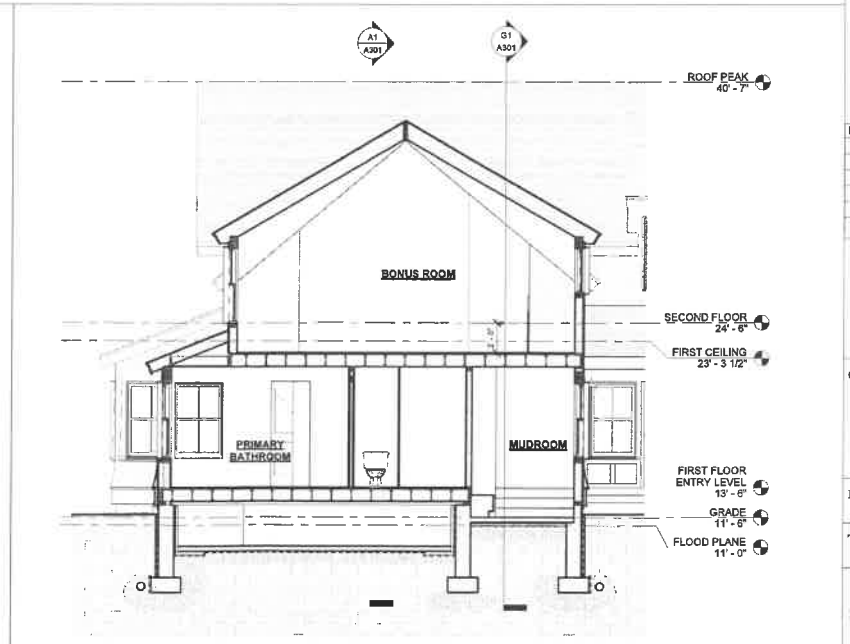
4/14/2023 7:08:16 PM



G1 CROSS SECTION THROUGH MAIN STAIR, GARAGE & BONUS ROOM
1/4" = 1'-0" BUILDING SECTION



A1 PARTIAL SECTION THROUGH ENCLOSED PORCH
1/4" = 1'-0" BUILDING SECTION



A7 CROSS SECTION THROUGH PRIMARY BATH & BONUS ROOM
1/4" = 1'-0" BUILDING SECTION

NOTES

No.	Description	Date

plās
REGISTERED ARCHITECT
 STATE OF MASSACHUSETTS
 No. 10100
 100 STATE STREET, SUITE 200
 BOSTON, MA 02109
 TEL: 617.645.0032
 FAX: 617.645.0033
 WWW.PLASMASS.COM

plās
 51 Prospect Ave.
 Norwood, MA 02062
 617.645.0032

Consultant

Project 10 BRADDOCK ST. - FOR PERMIT
 HARWICHPORT, MA

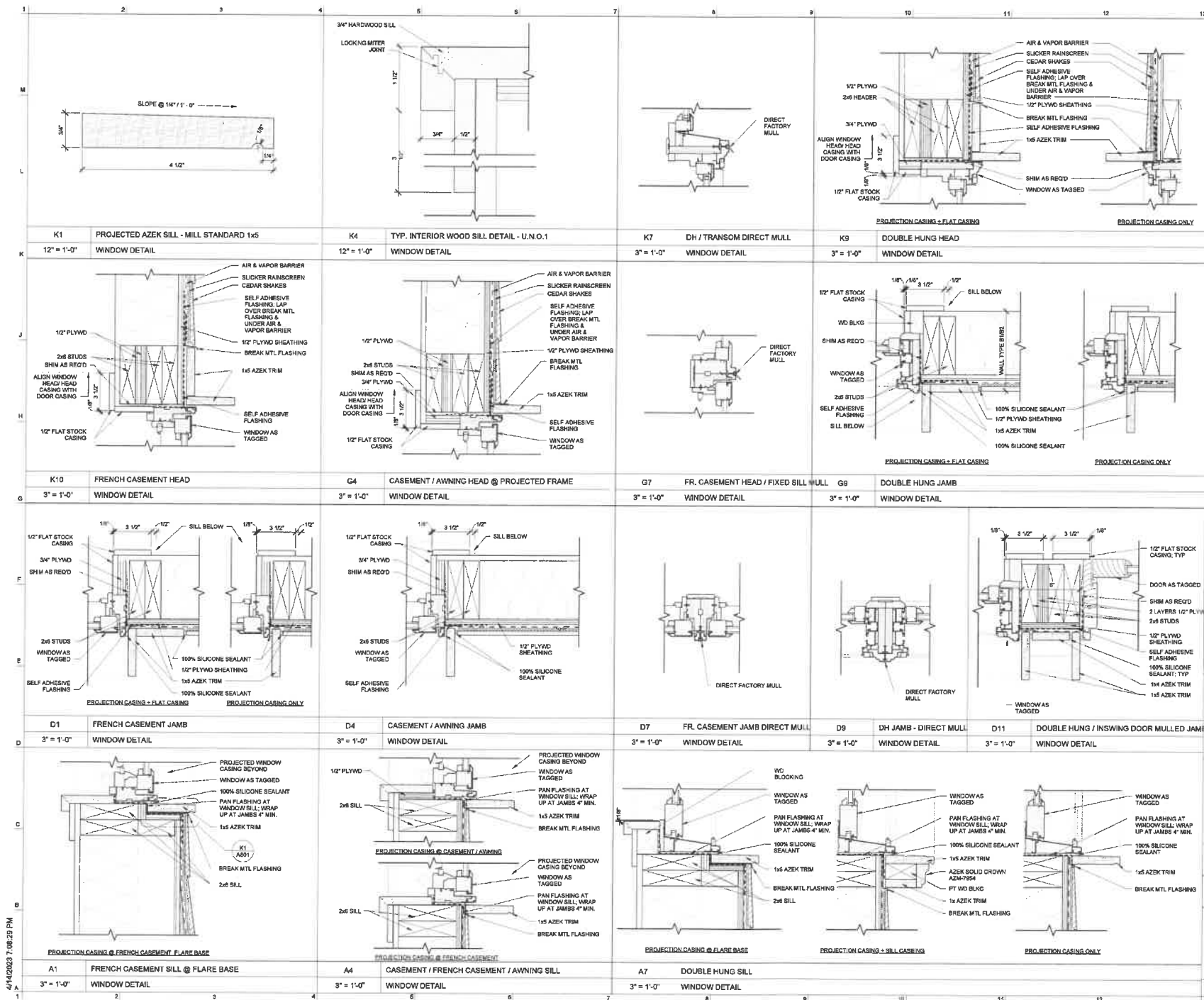
Title BUILDING SECTIONS



Project Number 22-9012
 Date 04.14.23

A301

4/14/2023 7:08:23 PM



NOTES

No.	Description	Date

plás

51 Prospect Ave.
Norwood, MA 02062
617.645.0032

Project: 10 BRADDOCK ST. - FOR PERMIT
HARWICHPORT, MA

Title: WINDOW DETAILS

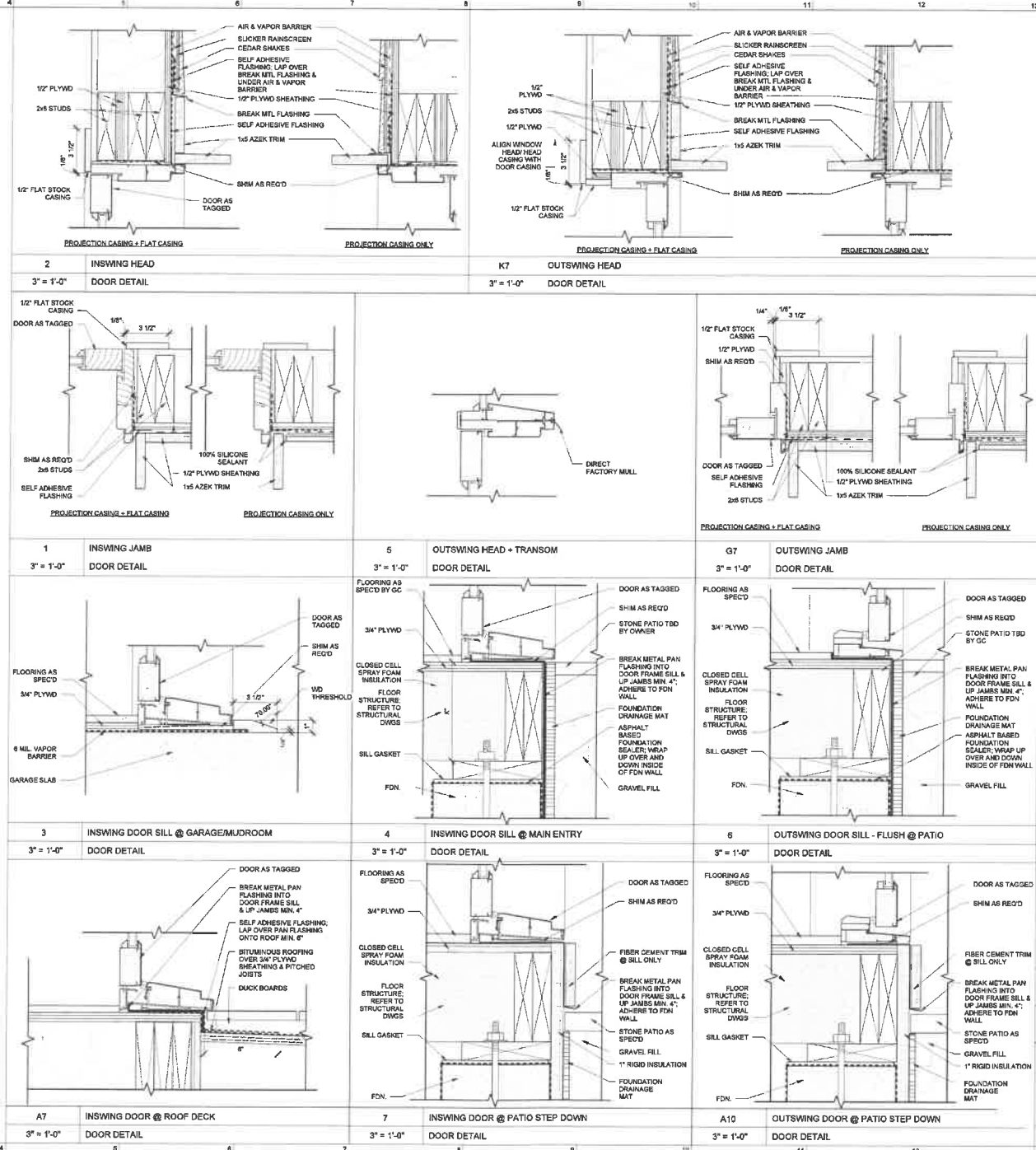
Project Number: 22-0012
Date: 04.14.23

A801

Scale: As indicated

4/14/2023 7:08:23 PM

4/14/2023 7:08:31 PM



NOTES

No.	Description	Date

plas

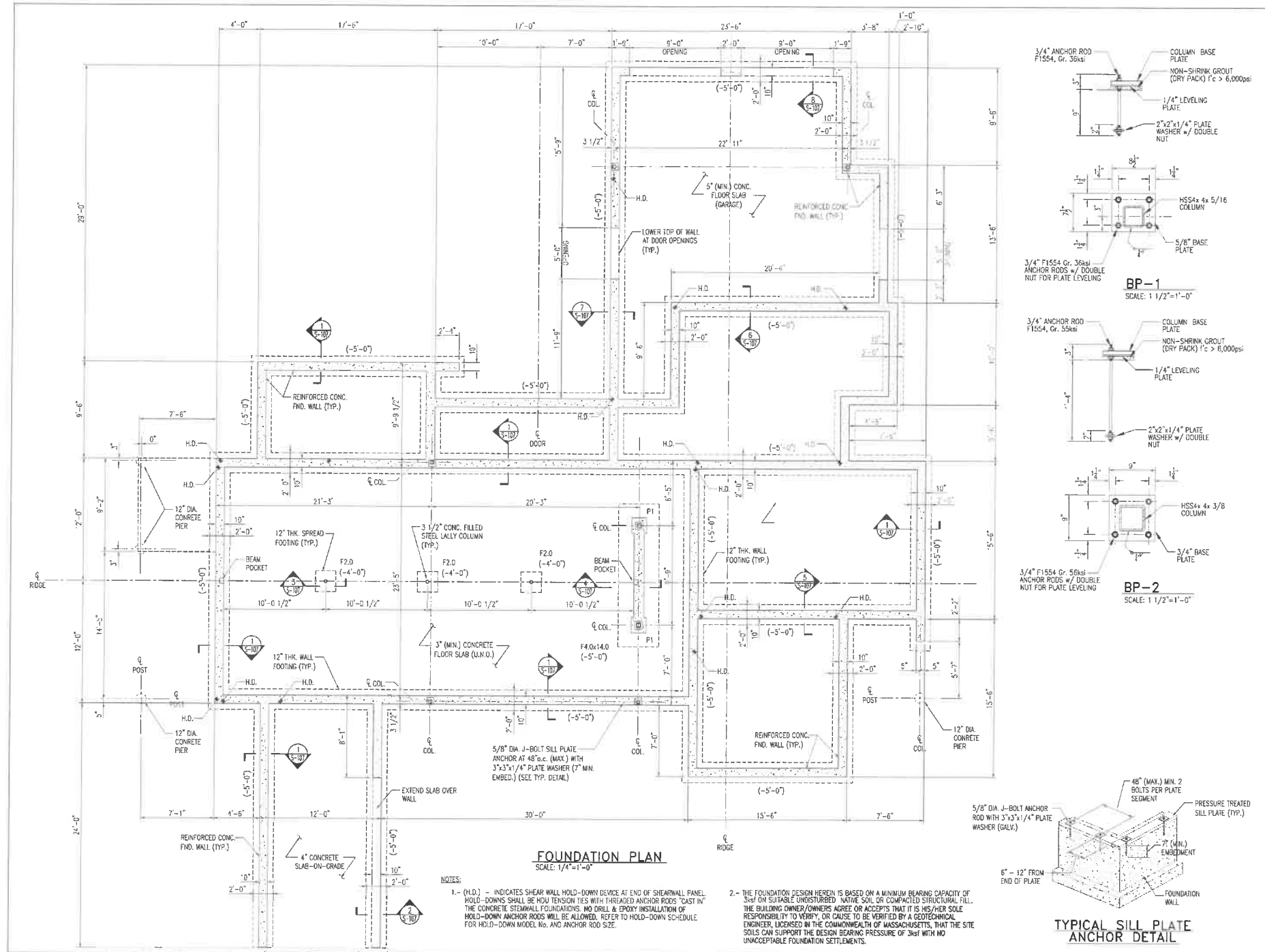
51 Prospect Ave.
Norwood, MA 02062
617.645.0032

Project: 10 BRADDOCK ST. - FOR PERMIT
HARWICHPORT, MA

Title: EXTERIOR DOOR DETAILS

Project Number: 22-0012
Date: 04.14.23

A901



HARWICH PORT HOUSE
10 Broad Street
Harwich Port, MA

PROJECT

PARK FAMILY TRUST
15 Broad Street
Harwich Port, MA

OWNER

M MEMBER OF THE PROFESSION OF PROFESSIONAL ENGINEERS

586 North St.
Wareham, MA 02561
617.897.2802

STRUCTURAL ENGINEER

PLATE DESIGN
21 Prospect Ave
Wareham, MA 02562

ARCHITECT

CIVIL ENGINEER

CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ENGINEER AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS STRICTLY PROHIBITED.

STAMP

DATE **REVISION**
04/02/23 ISSUED FOR PERMIT

SCALE AS NOTED **PROJECT NUMBER**
FOUNDATION PLAN 23001

S-100

BEAM SCHEDULE

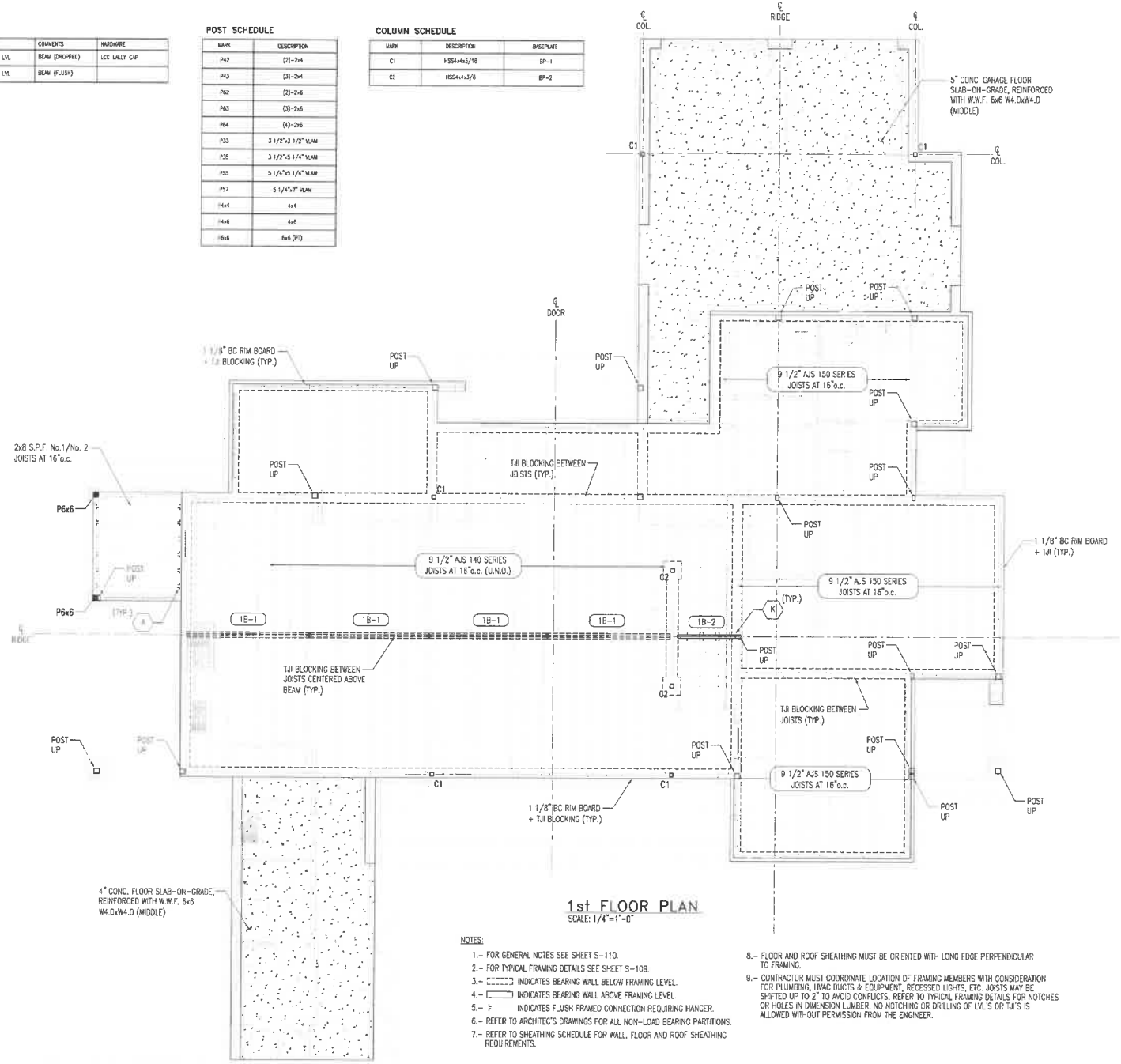
MARK	BEAM SIZE/DEPTH	COMMENTS	NOTES
1B-1	(3) 1 3/4" x 9 1/2" LVL	BEAM (DROPPED)	LOC. UNLTY CAP
1B-2	(2) 1 3/4" x 9 1/2" LVL	BEAM (FLUSH)	

POST SCHEDULE

MARK	DESCRIPTION
747	(2) 2x4
743	(2) 2x4
767	(2) 2x4
763	(3) 2x4
764	(3) 2x4
733	3 1/2" x 3 1/2" KAM
735	3 1/2" x 3 1/2" KAM
750	5 1/4" x 5 1/4" KAM
757	5 1/4" x 7" KAM
744	4x4
746	4x4
766	4x4 (7)

COLUMN SCHEDULE

MARK	DESCRIPTION	BASEPLATE
C1	1054x46/18	BP-1
C2	1054x43/8	BP-2



HARWICH PORT HOUSE
10 Broad Street
Harwich Port, MA

PARK FAMILY TRUST
10 Broad Street
Harwich Port, MA

M
288 North St.
Harwich, MA 02541
617.897.5802

PLUS DESIGN
31 Progress Ave.
Harwich, MA 02542



DATE: 05/14/2023
REVISION: ISSUED FOR PERMIT

SCALE: AS NOTED
PROJECT NUMBER: 23001

S-101

BEAM SCHEDULE

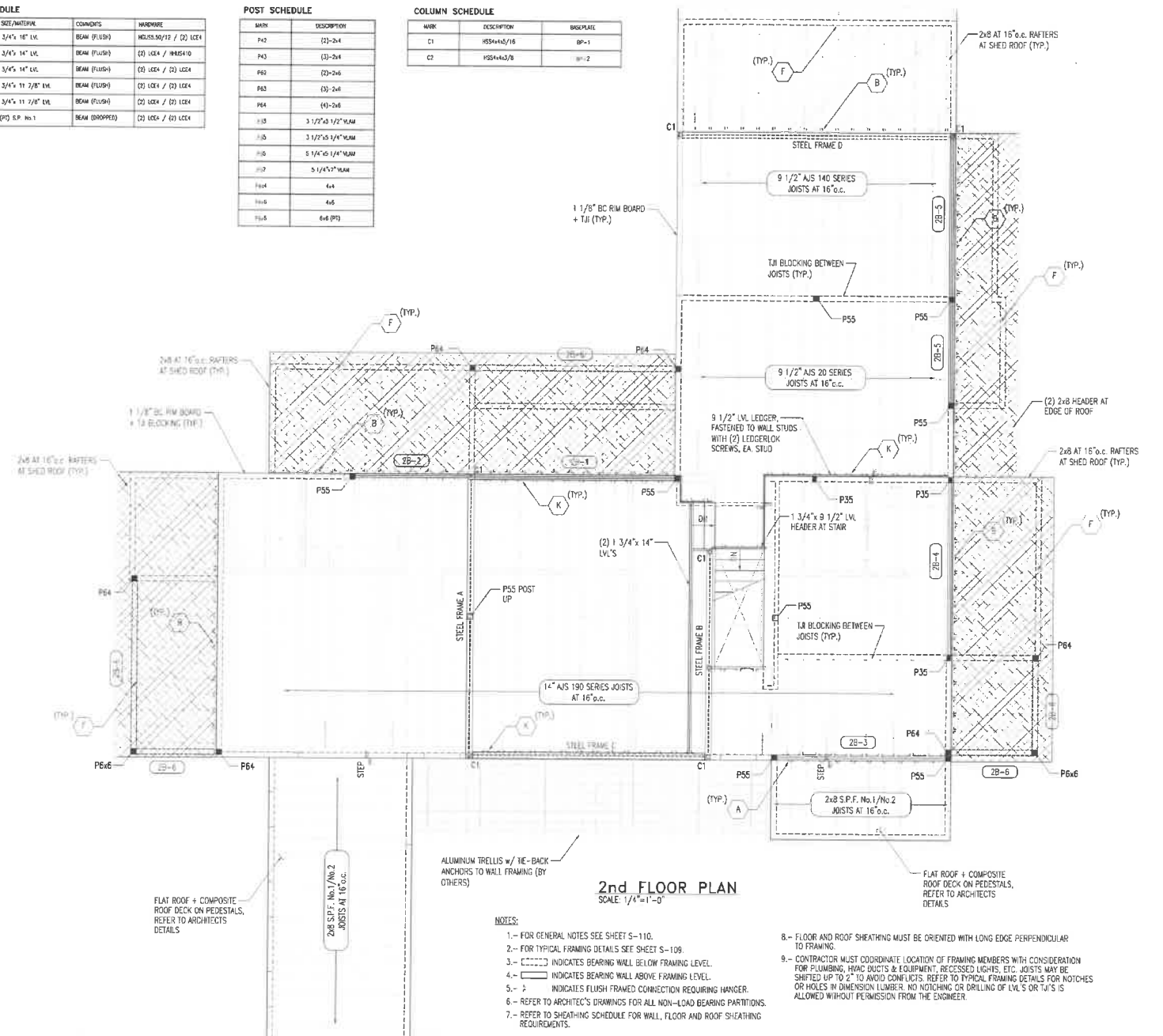
MARK	BEAM SIZE/SPACING	CONDITIONS	MEMBER
CB-1	(2) 1 3/4" x 18" LVL	BEAM (LUSH)	WOLLSOL/12 / (2) L2K4
CB-2	(2) 1 3/4" x 14" LVL	BEAM (LUSH)	(2) L2K4 / WOLLSOL/10
CB-3	(2) 1 3/4" x 14" LVL	BEAM (LUSH)	(2) L2K4 / (2) L2K4
CB-4	(2) 1 3/4" x 11 7/8" LVL	BEAM (LUSH)	(2) L2K4 / (2) L2K4
CB-5	(2) 1 3/4" x 11 7/8" LVL	BEAM (LUSH)	(2) L2K4 / (2) L2K4
CB-6	4x12 (P) S.P. No. 1	BEAM (DROPPED)	(2) L2K4 / (2) L2K4

POST SCHEDULE

MARK	DESCRIPTION
P42	(2)-2x4
P43	(3)-2x4
P42	(2)-2x4
P44	(2)-2x4
P45	(4)-2x4
P46	3 1/2" x 1/2" x 1/2" LUM
P47	3 1/2" x 1/2" x 1/2" LUM
P48	3 1/2" x 1/2" x 1/2" LUM
P49	3 1/2" x 1/2" x 1/2" LUM
P44	4x4
P45	4x4
P46	6x4 (P)

COLUMN SCHEDULE

MARK	DESCRIPTION	BRIDGE PLATE
C1	HSS4x4x1/8	BP-1
C2	HSS4x4x8	BP-2



2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTES:

- FOR GENERAL NOTES SEE SHEET S-110.
- FOR TYPICAL FRAMING DETAILS SEE SHEET S-109.
- INDICATES BEARING WALL BELOW FRAMING LEVEL.
- INDICATES BEARING WALL ABOVE FRAMING LEVEL.
- INDICATES FLUSH FRAMED CONNECTION REQUIRING HANGER.
- REFER TO ARCHITECT'S DRAWINGS FOR ALL NON-LOAD BEARING PARTITIONS.
- REFER TO SHEATHING SCHEDULE FOR WALL, FLOOR AND ROOF SHEATHING REQUIREMENTS.
- FLOOR AND ROOF SHEATHING MUST BE ORIENTED WITH LONG EDGE PERPENDICULAR TO FRAMING.
- CONTRACTOR MUST COORDINATE LOCATION OF FRAMING MEMBERS WITH CONSIDERATION FOR PLUMBING, HVAC DUCTS & EQUIPMENT, RECESSED LIGHTS, ETC. JOISTS MAY BE SHIFTED UP TO 2" TO AVOID CONFLICTS. REFER TO TYPICAL FRAMING DETAILS FOR NOTCHES OR HOLES IN DIMENSION LUMBER. NO NOTCHING OR DRILLING OF LVL'S OR TJI'S IS ALLOWED WITHOUT PERMISSION FROM THE ENGINEER.

HARWICH FORT HOUSE
10 BRIMFIELD STREET
HARWICH, MA 02543

PROJECT

PARK FAMILY TRUST
10 BRIMFIELD STREET
HARWICH, MA 02543

OWNER

STRUCTURAL ENGINEER
685 North St
WALTON, MA 02581
877.667.2802

PLAS DESIGN
81 Prospect Ave.
HARWICH, MA 02543

ARCHITECT

CIVIL ENGINEER

DATE 04/14/2023 **REVISION** ISSUED FOR PERMIT

SCALE AS NOTED **PROJECT NUMBER** 23001

2nd FLOOR PLAN

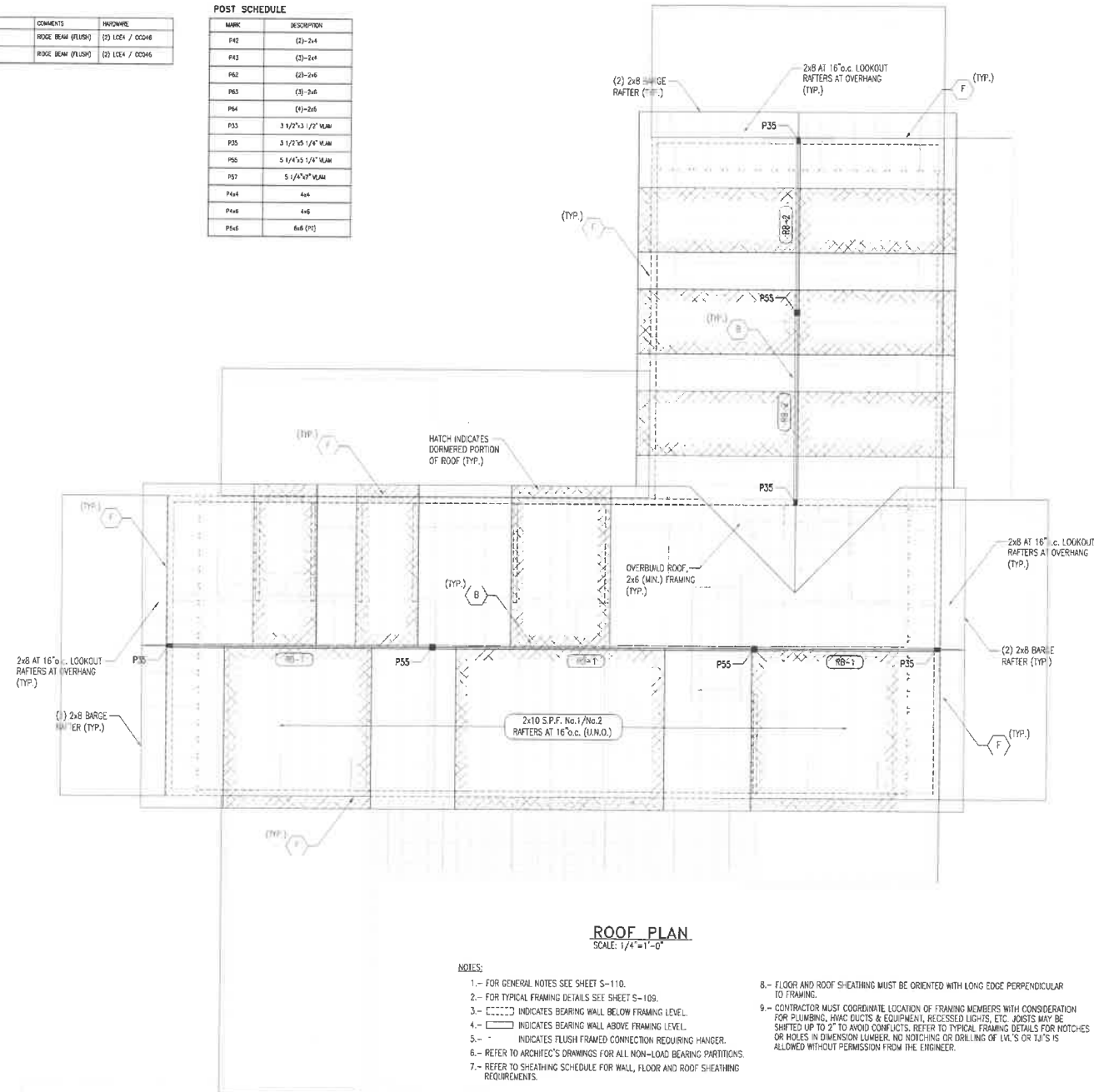
S-102

BEAM SCHEDULE

MARK	BEAM SIZE/SPACING	COMMENTS	NOTES
BB-1	(2) 1 3/4" x 12" LVL	ROOF BEAM (FLUSH)	(2) LVL4 / C2046
BB-2	(2) 1 3/4" x 14" LVL	ROOF BEAM (FLUSH)	(2) LVL4 / C2046

POST SCHEDULE

MARK	DESCRIPTION
P42	(2)-2x4
P43	(2)-2x4
P42	(2)-2x4
P43	(2)-2x4
P44	(1)-2x6
P33	3 1/2"x3 1/2" V.L.W.
P35	3 1/2"x5 1/4" V.L.W.
P50	5 1/4"x5 1/4" V.L.W.
P57	5 1/4"x7" V.L.W.
P44	4x4
P48	4x6
P46	6x6 (1)



HARWICH PORT HOUSE
13 BRIMCOMB STREET
HARWICH PORT, MA

PROJECT

PARK FAMILY TRUST
13 BRIMCOMB STREET
HARWICH PORT, MA

OWNER



228 North St.
Watson, MA 01981
978.261.2602

STRUCTURAL ENGINEER

PLAS DESIGN

51 PROSPECT AVE.
HARWICH, MA 01945

ARCHITECT

CIVIL ENGINEER

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



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DATE: 04/20/23
REVISION: REQUIRED FOR PERMIT

SCALE AS NOTED PROJECT NUMBER 23001
ROOF PLAN

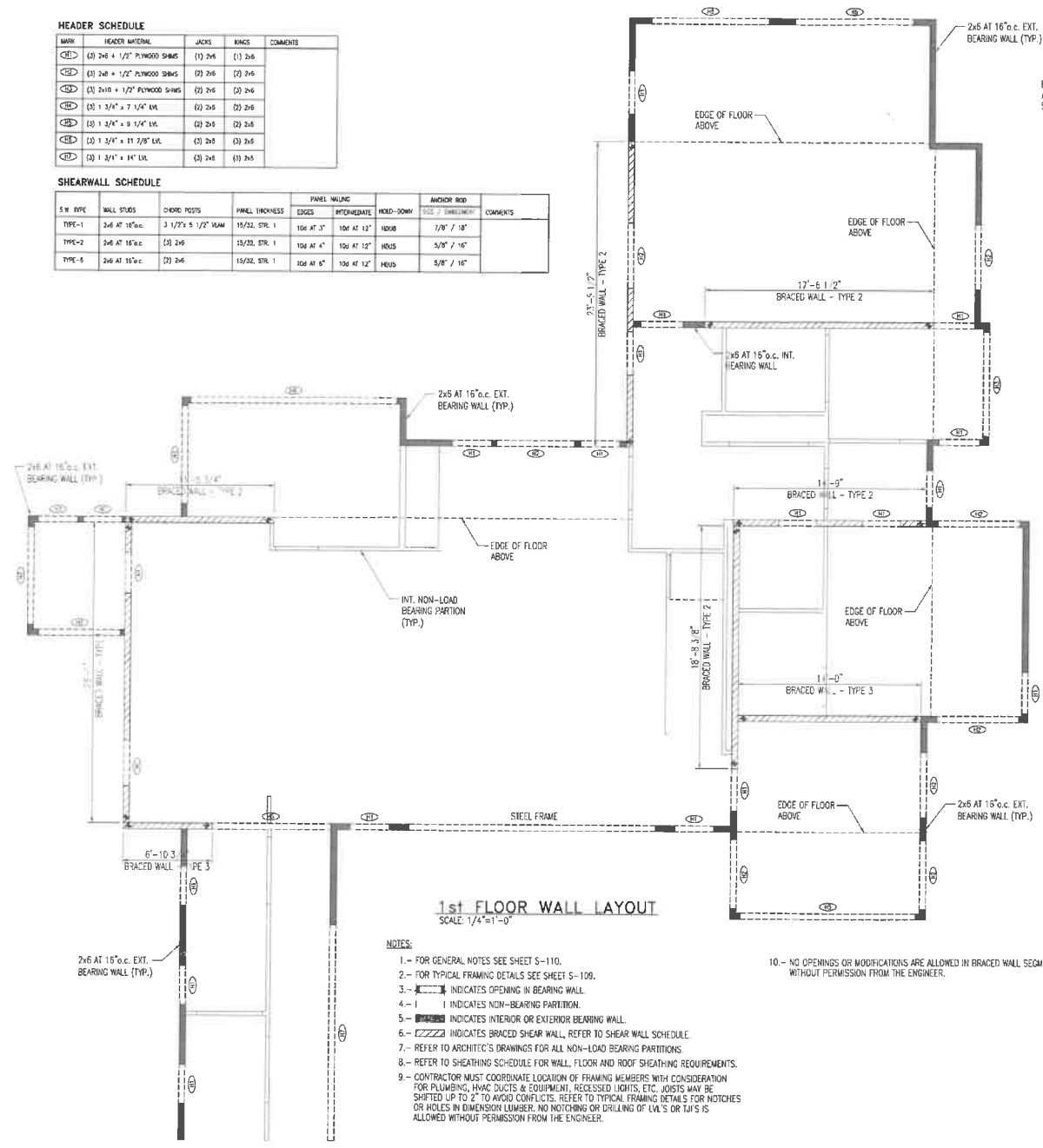
S-103

HEADER SCHEDULE

MARK	HEADER MATERIAL	JACKS	SPICES	COMMENTS
①	(2) 2x6 @ 1/2" PLYWOOD SHEATH	(1) 2x4	(1) 2x6	
②	(2) 2x6 @ 1/2" PLYWOOD SHEATH	(2) 2x6	(2) 2x6	
③	(2) 2x6 @ 1/2" PLYWOOD SHEATH	(2) 2x6	(2) 2x6	
④	(2) 1 3/4" x 7 1/4" LVL	(2) 2x6	(2) 2x6	
⑤	(2) 1 3/4" x 9 1/4" LVL	(2) 2x6	(2) 2x6	
⑥	(2) 1 3/4" x 11 7/8" LVL	(2) 2x6	(2) 2x6	
⑦	(2) 1 3/4" x 14" LVL	(2) 2x6	(2) 2x6	

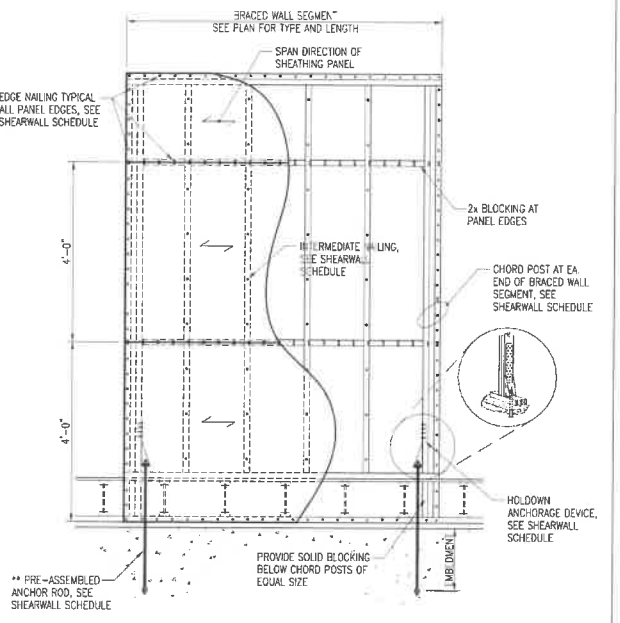
SHEARWALL SCHEDULE

S.W. TYPE	WALL STUDS	CHORD POSTS	PANEL THICKNESS	PANEL NAILING	ANCHOR ROD	COMMENTS
TYPE-1	2x6 AT 16" O.C.	3 1/2" x 5 1/2" WAM	15/32 STR. 1	EDGES 10d AT 3" INTERMEDIATE 10d AT 12"	HELD-DOWN 7/8" / 18"	
TYPE-2	2x6 AT 16" O.C.	(2) 2x6	15/32 STR. 1	10d AT 4" 10d AT 12"	HELD 5/8" / 16"	
TYPE-3	2x6 AT 16" O.C.	(2) 2x6	15/32 STR. 1	10d AT 4" 10d AT 12"	HELD 5/8" / 16"	



1st FLOOR WALL LAYOUT
SCALE: 1/4"=1'-0"

- NOTES:**
- FOR GENERAL NOTES SEE SHEET S-110.
 - FOR TYPICAL FRAMING DETAILS SEE SHEET S-109.
 - INDICATES OPENING IN BEARING WALL.
 - INDICATES NON-BEARING PARTITION.
 - INDICATES INTERIOR OR EXTERIOR BEARING WALL.
 - INDICATES BRACED SHEAR WALL, REFER TO SHEAR WALL SCHEDULE.
 - REFER TO ARCHITECT'S DRAWINGS FOR ALL NON-LOAD BEARING PARTITIONS.
 - REFER TO SHEATHING SCHEDULE FOR WALL, FLOOR AND ROOF SHEATHING REQUIREMENTS.
 - CONTRACTOR MUST COORDINATE LOCATION OF FRAMING MEMBERS WITH CONSIDERATION FOR PLUMBING, HVAC DUCTS & EQUIPMENT, RECESSED LIGHTS, ETC. JOISTS MAY BE SHIFTED UP TO 2" TO AVOID CONFLICTS. REFER TO TYPICAL FRAMING DETAILS FOR NOTCHES OR HOLES IN DIMENSIONS LOWER. NO NOTCHING OR DRILLING OF LVL'S OR LVS IS ALLOWED WITHOUT PERMISSION FROM THE ENGINEER.
 - NO OPENINGS OR MODIFICATIONS ARE ALLOWED IN BRACED WALL SEGMENTS WITHOUT PERMISSION FROM THE ENGINEER.



DETAIL OF BRACED WALL SEGMENT
SCALE: 3/4"=1'-0"

** PRE-ASSEMBLED ANCHOR RODS MUST BE CAST INTO FOUNDATION WALL. NO DRILL & EPOXY INSTALLATION WILL BE ACCEPTABLE. CONTRACTOR IS RESPONSIBLE FOR ACCURATELY LOCATING AND SECURING ANCHORS WHILE CONCRETE IS PLACED.

HARWICH PORT HOUSE
10 Broadwell Street
Harwich Port, MA

PROJECT

PARK FAMILY TRUST
100 South Street
Harwich Port, MA

OWNER

City Architects P.E. LLC
100 South Street
Harwich Port, MA 02543

STRUCTURAL ENGINEER

PLAS DESIGN
11 Prospect Ave
Harwich Port, MA 02543

ARCHITECT

CIVIL ENGINEER

DATE 07-08-2011 **REVISION** REVISED FOR PERMIT

SCALE AS NOTED **PROJECT NUMBER** 23001

WALL LAYOUT PLAN I

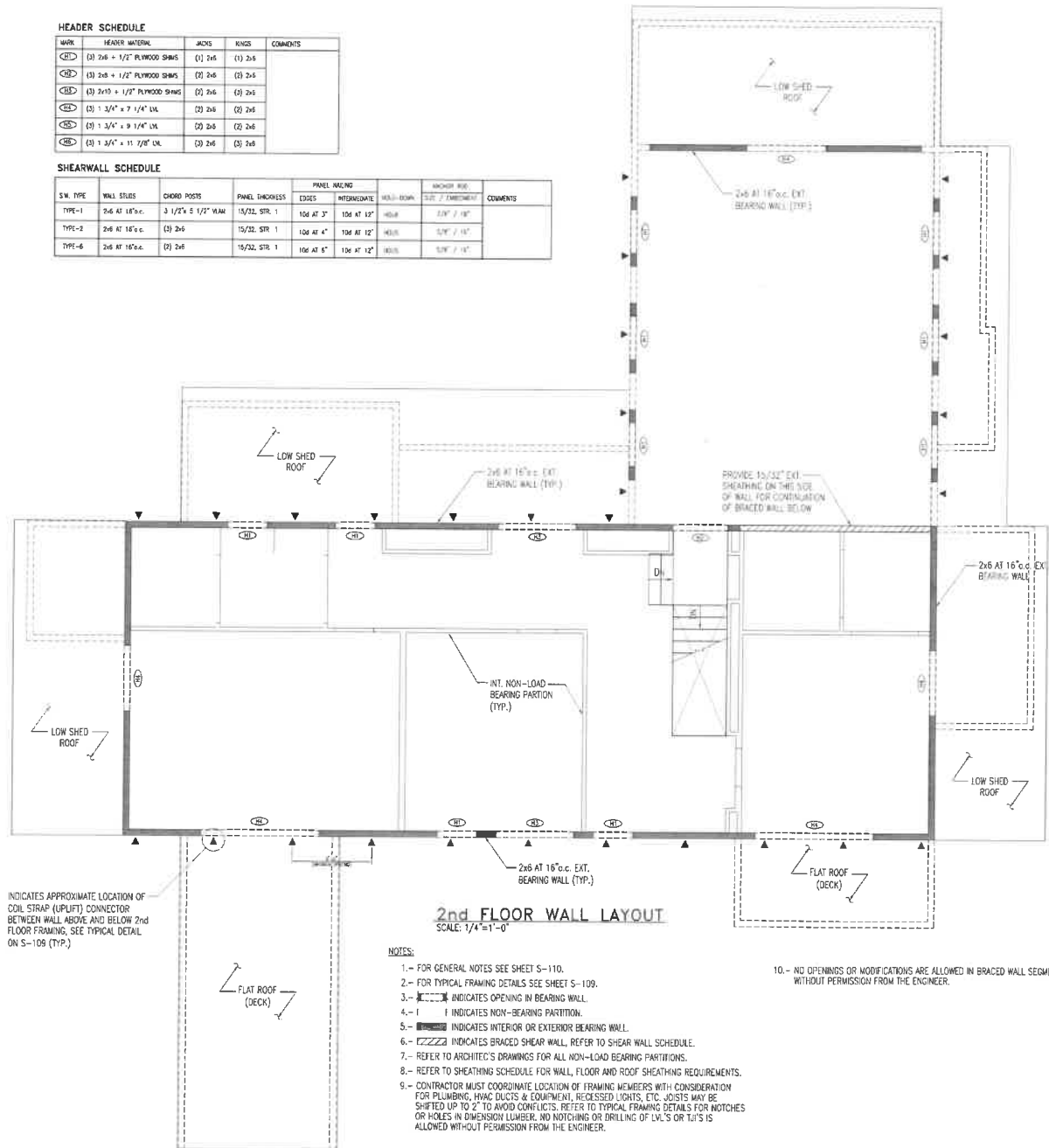
S-104

HEADER SCHEDULE

MARK	HEADER MATERIAL	JOISTS	RINGS	COMMENTS
①	(3) 2x6 + 1/2" PLYWOOD SHEATH	(1) 2x6	(1) 2x6	
②	(3) 2x6 + 1/2" PLYWOOD SHEATH	(2) 2x6	(2) 2x6	
③	(3) 2x6 + 1/2" PLYWOOD SHEATH	(2) 2x6	(2) 2x6	
④	(3) 1-3/4" x 7-1/4" LVL	(2) 2x6	(2) 2x6	
⑤	(3) 1-3/4" x 9-1/4" LVL	(2) 2x6	(2) 2x6	
⑥	(3) 1-3/4" x 11-1/8" LVL	(2) 2x6	(2) 2x6	

SHEARWALL SCHEDULE

S.W. TYPE	WALL STUDS	CHORD POSTS	PANEL THICKNESS	EDGES	INTERMEDIATE	WALL-TO-WALL	ANCHOR BOLTS	COMMENTS
TYPE-1	2x6 AT 16" O.C.	3 1/2" x 6 1/2" W4M	15/32 STR. 1	10# AT 3'	10# AT 12'	HELD	5/8" x 18"	
TYPE-2	2x6 AT 16" O.C.	(3) 2x6	15/32 STR. 1	10# AT 4'	10# AT 12'	HELD	5/8" x 18"	
TYPE-6	2x6 AT 16" O.C.	(2) 2x6	15/32 STR. 1	10# AT 4'	10# AT 12'	HELD	5/8" x 18"	



2nd FLOOR WALL LAYOUT
SCALE: 1/4"=1'-0"

NOTES:

- 1.- FOR GENERAL NOTES SEE SHEET S-110.
- 2.- FOR TYPICAL FRAMING DETAILS SEE SHEET S-109.
- 3.- [Symbol] INDICATES OPENING IN BEARING WALL.
- 4.- [Symbol] INDICATES NON-BEARING PARTITION.
- 5.- [Symbol] INDICATES INTERIOR OR EXTERIOR BEARING WALL.
- 6.- [Symbol] INDICATES BRACED SHEAR WALL. REFER TO SHEAR WALL SCHEDULE.
- 7.- REFER TO ARCHITECT'S DRAWINGS FOR ALL NON-LOAD BEARING PARTITIONS.
- 8.- REFER TO SHEATHING SCHEDULE FOR WALL, FLOOR AND ROOF SHEATHING REQUIREMENTS.
- 9.- CONTRACTOR MUST COORDINATE LOCATION OF FRAMING MEMBERS WITH CONSIDERATION FOR PLUMBING, HVAC DUCTS & EQUIPMENT, RECESSED LIGHTS, ETC. JOISTS MAY BE SHIFTED UP TO 2" TO AVOID CONFLICTS. REFER TO TYPICAL FRAMING DETAILS FOR NOTCHES OR HOLES IN DIMENSION LARGER. NO NOTCHING OR DRILLING OF LVL'S OR LVL'S IS ALLOWED WITHOUT PERMISSION FROM THE ENGINEER.
- 10.- NO OPENINGS OR MODIFICATIONS ARE ALLOWED IN BRACED WALL SEGMENTS WITHOUT PERMISSION FROM THE ENGINEER.

INDICATES APPROXIMATE LOCATION OF COIL STRAP (UPLIFT) CONNECTOR BETWEEN WALL ABOVE AND BELOW 2nd FLOOR FRAMING. SEE TYPICAL DETAIL ON S-109 (TYP.)

HARWICH PORT HOUSE
10 BRADDOCK STREET
HARWICH PORT, MA

PARK FAMILY TRUST
10 BRADDOCK STREET
HARWICH PORT, MA

STRUCTURAL ENGINEER
200 SOUTH ST.
WATSON, MA 02081
817.867.6500

ARCHITECT
PLAS DESIGN
51 PRINCETON AVE.
HARWICH, MA 02042

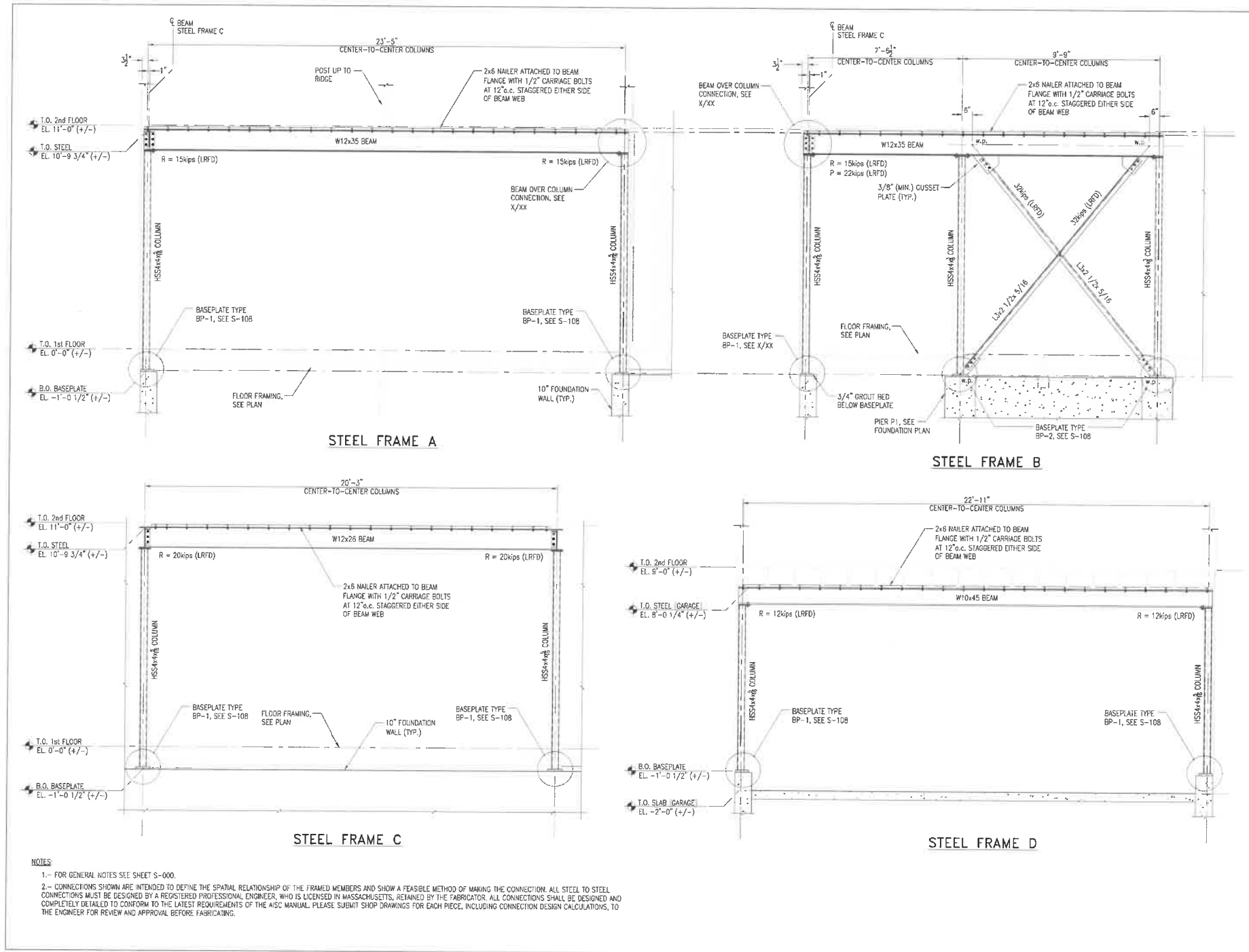
CIVIL ENGINEER
[Professional Seal]



DATE: 04/20/23
REVISED FOR PERMIT

SCALE: AS NOTED
PROJECT NUMBER: 23001

WALL LAYOUT PLAN II



HARWICH PORT HOUSE
10 Broad Street
Harwich Port, MA

PROJECT

PARK FAMILY TRUST
18 Broad Street
Harwich Port, MA

OWNER

FM
100 North St.
Boston, MA 02109
617.487.2002

DATE NOTED: 10/13/2021

STRUCTURAL ENGINEER

PLAS DESIGN
41 Fremont Ave.
Harwich, MA 02546

ARCHITECT

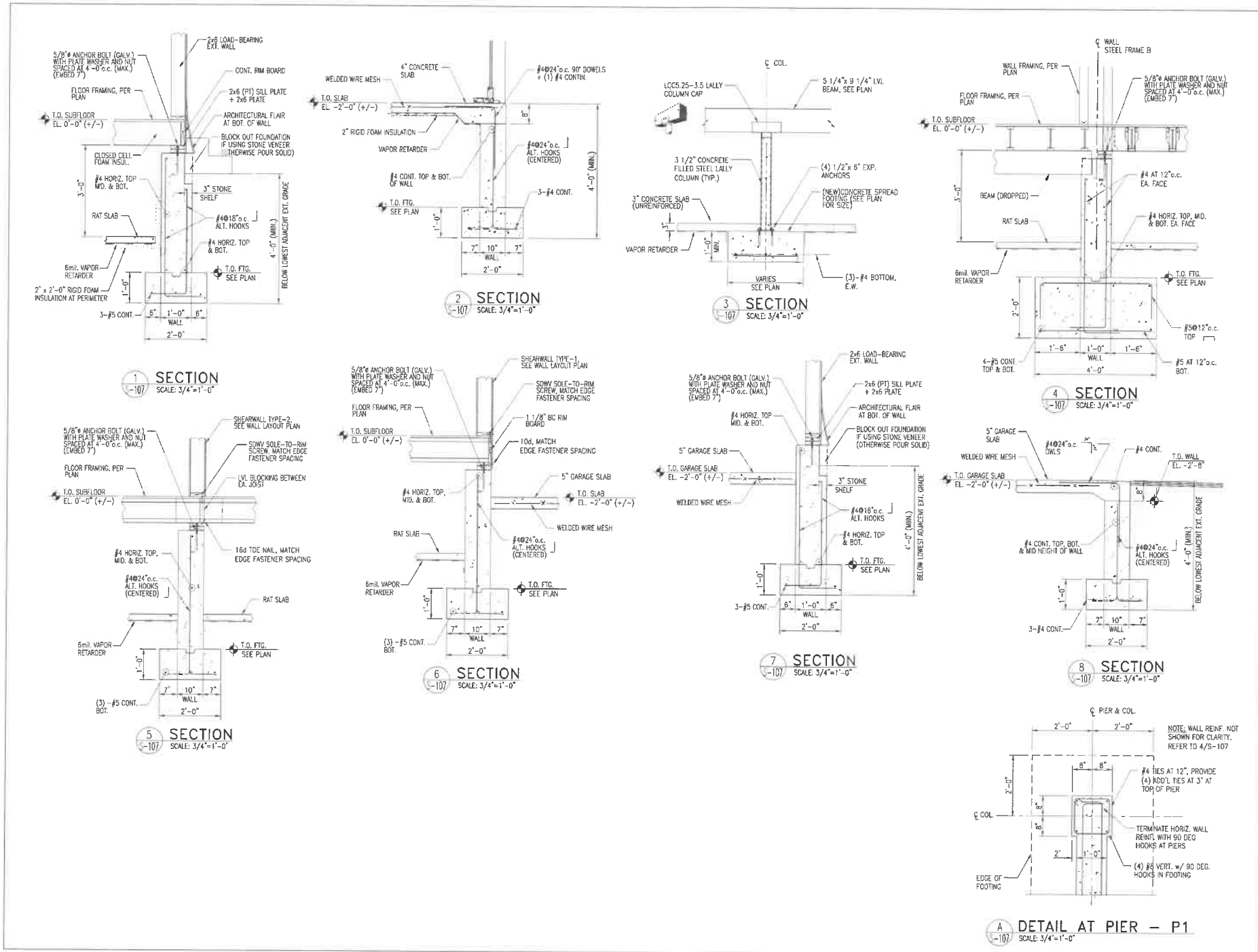
CIVIL ENGINEER

SEAL OF THE REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS
DATE: 10/13/2021
NO. 25177

SCALE: AS NOTED PROJECT NUMBER: 23001

STEEL FRAME SECTIONS

S-106



HARWICH PORT HOUSE
10 Broad Street
Harwich Port, MA

PARK FAMILY TRUST
10 Broad Street
Harwich Port, MA

FM CONSULTANTS, P.C.
200 North St.
Provincetown, MA 01901
571.277.0002

PLANS DESIGN
23 Pringwood Ave.
Harwich, MA 02603

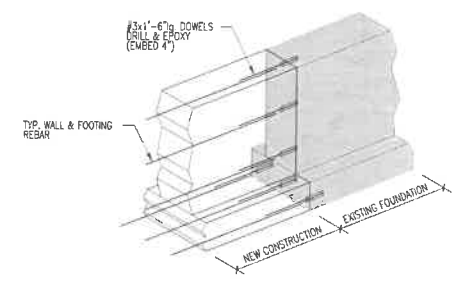
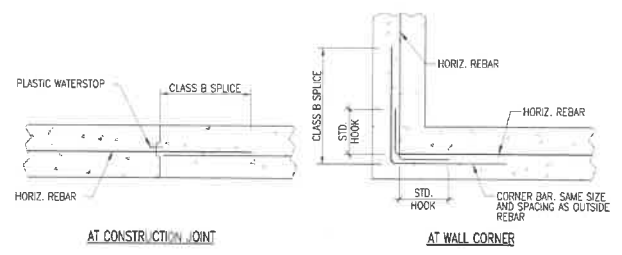
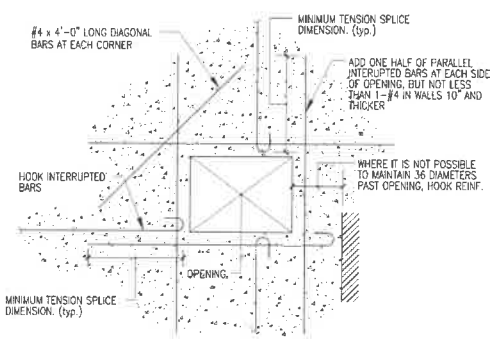
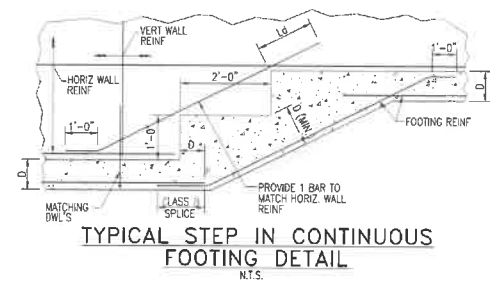
CIVIL ENGINEER



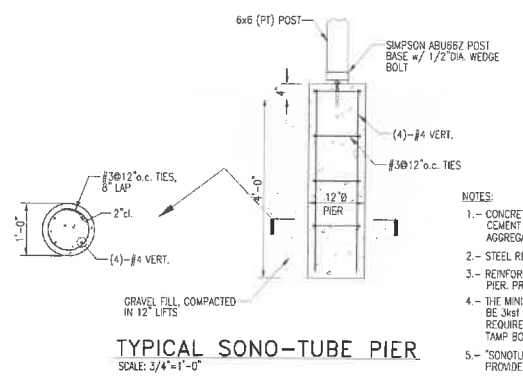
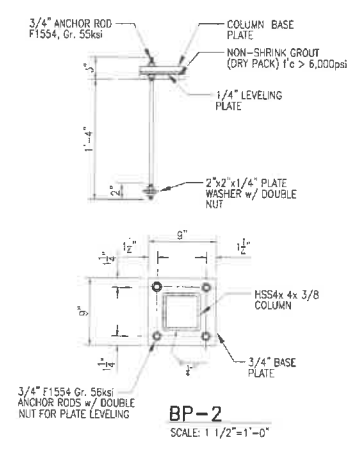
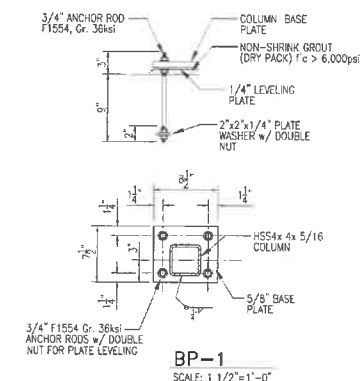
DATE: 04/20/23
REVISION: REQUIRED FOR PERMIT

SCALE: AS NOTED
PROJECT NUMBER: 23001

FOUNDATION SECTIONS
S-107



- NOTES:
- 1.- EPOXY SHALL BE HILTI HY-150 (OR EQUAL), FOLLOW MANUFACTURERS SPECIFICATIONS FOR SIZE AND DEPTH OF DRILL AND PREPARATION OF HOLE.
 - 2.- LAP BARS 12" (MIN.).



- NOTES:
- 1.- CONCRETE FOR FOOTINGS SHALL CONSIST OF TYPE I OR TYPE II PORTLAND CEMENT AND HAVE A MINIMUM $f'c=4000psi$. THE MAXIMUM COARSE AGGREGATE SIZE SHALL BE 3/4".
 - 2.- STEEL REINFORCEMENT SHALL HAVE A MINIMUM $F_y=60,000psi$.
 - 3.- REINFORCEMENT COVER SHALL BE MAINTAINED THROUGHOUT THE HEIGHT OF PIER. PROVIDE CENTERING DEVICES AS REQUIRED.
 - 4.- THE MINIMUM BEARING CAPACITY OF THE SOIL UNDER ALL FOOTINGS SHALL BE 3kcf AND SHALL BE FREE OF ORGANIC MATERIAL. OVER EXCAVATE AS REQUIRED TO REACH SOILS WITH ADEQUATE BEARING CAPACITY. MANUALLY TAMP BOTTOM OF EXCAVATION TO OBTAIN REQUIRED COMPACTION.
 - 5.- "SONOTUBE" FORMS MUST REMAIN PLUM DURING PLACEMENT OF CONCRETE. PROVIDE TEMPORARY BRACING AS NEEDED.

TENSION DEVELOPMENT LENGTH (Lap Class A) AND LAP SPLICE LENGTHS (Lap Class B) FOR GRADE 60 DEFORMED REINFORCING BARS (inches)
(UNLESS SHOWN OTHERWISE OR OTHERWISE)

$f'c = 4000 \text{ PSI, NORMAL WEIGHT CONCRETE}$

BAR SIZE	LAP CLASS	$f'c = 4000 \text{ PSI, NORMAL WEIGHT CONCRETE}$																			
		CONCRETE COVER ≥ 0.75 in. CLEAR BAR SPACING ≥ 1.5 in.				CONCRETE COVER ≥ 1.00 in. CLEAR BAR SPACING ≥ 2.0 in.				CONCRETE COVER ≥ 1.50 in. CLEAR BAR SPACING ≥ 3.0 in.				CONCRETE COVER ≥ 2.00 in. CLEAR BAR SPACING ≥ 4.0 in.				CONCRETE COVER ≥ 3.00 in. CLEAR BAR SPACING ≥ 6.0 in.			
		UNCOATED		EPOXY-COATED		UNCOATED		EPOXY-COATED		UNCOATED		EPOXY-COATED		UNCOATED		EPOXY-COATED		UNCOATED		EPOXY-COATED	
#3	A	12	15	13	12	15	13	12	12	14	12	12	12	12	12	14	12	12	12	14	12
	B	16	16	19	17	16	16	19	17	16	16	18	16	16	16	16	16	16	16	16	16
#4	A	19	15	24	22	15	12	20	17	15	12	18	14	15	12	18	14	15	12	18	14
	B	24	19	32	28	19	16	25	22	20	18	23	18	20	18	23	18	20	18	23	18
#5	A	28	24	38	32	22	17	26	26	19	15	24	22	19	15	22	17	19	15	22	17
	B	36	28	47	41	29	22	38	33	24	19	32	28	24	19	29	22	24	19	29	22
#6	A	37	29	49	43	31	24	40	35	22	17	29	26	22	17	28	26	22	17	27	21
	B	48	37	63	56	40	31	52	46	29	22	38	34	29	22	38	34	29	22	35	27
#7	A	60	48	78	69	50	38	65	57	37	28	48	42	33	25	43	38	33	25	38	30
	B	78	60	102	90	64	50	84	74	48	37	62	55	42	33	55	49	42	33	51	39
#8	A	74	57	97	86	62	48	81	71	47	36	61	54	37	28	49	43	37	29	45	34
	B	96	74	126	111	80	62	105	93	60	47	79	70	48	37	63	56	48	37	58	45

- NOTES:
1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
 2. CLEAR BAR SPACING = CENTER TO CENTER SPACING - BAR DIAMETER.

HARWICH PORT HOUSE
13 Broadneck Street
Harwich Port, MA

PROJECT

PARK FAMILY TRUST
13 Broadneck Street
Harwich Port, MA

OWNER

Structural Engineer

888 North St.
Woburn, MA 02451
617.937.2002

STRUCTURAL ENGINEER

PLAS DESIGN
61 Prussia Rd.
Harwich, MA 02602

ARCHITECT

CIVIL ENGINEER

DATE: 04/09/23
REVISION: ISSUED FOR PERMIT



SCALE AS NOTED PROJECT NUMBER 23001

TYPICAL CONCRETE & STEEL DETAILS

FRAMING NAILING SCHEDULE

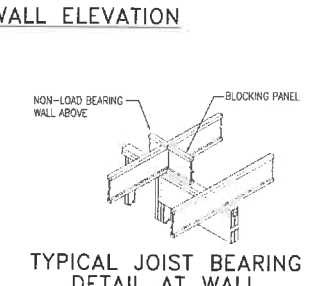
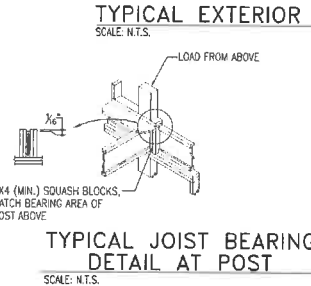
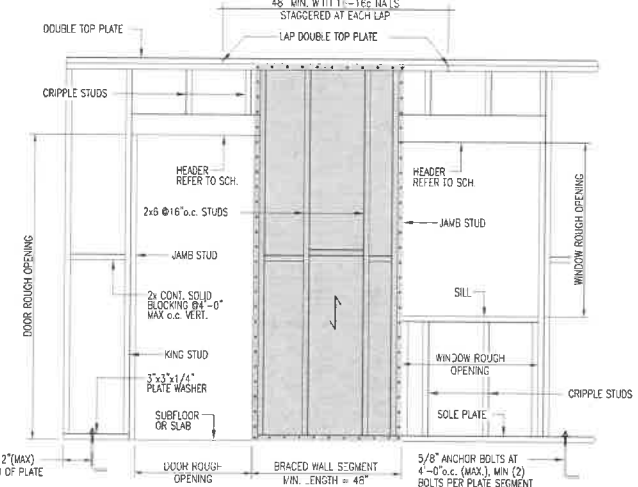
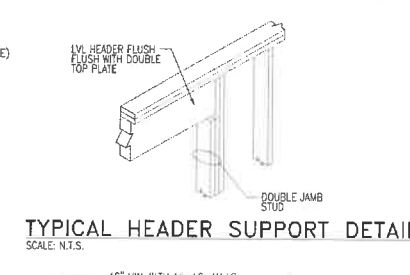
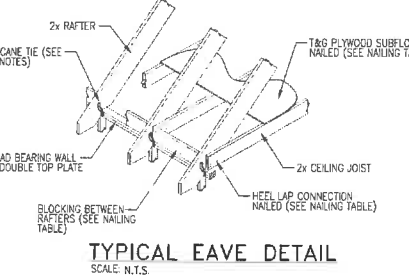
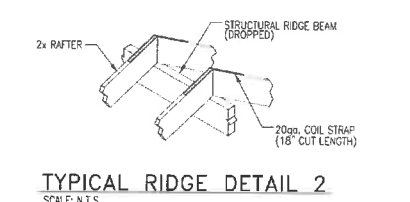
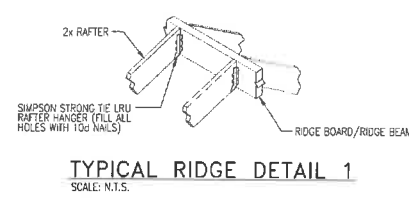
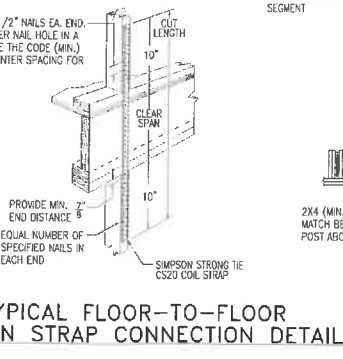
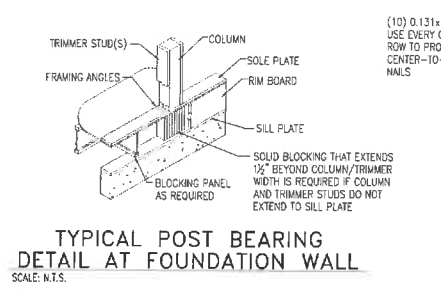
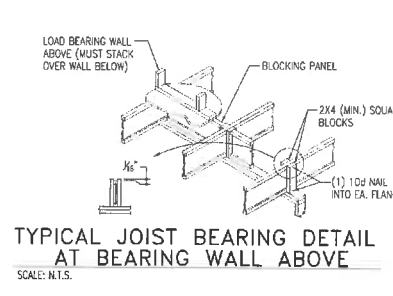
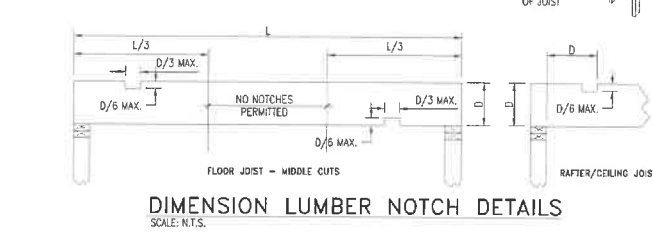
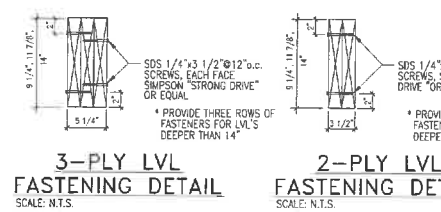
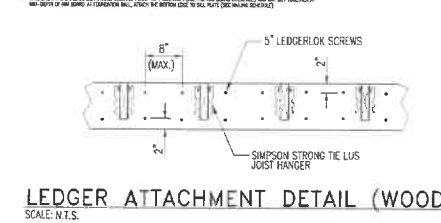
CONNECTION	TYPE	NAILING
JOIST TO SILL OF GIRDER	TODENAIL	3-8d
RAFTER HEEL LAP	FACE NAIL	6-16d
BROODING TO JOIST	TODENAIL (each end)	2-8d
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16d @ 18" o.c.
SOLE PLATE TO RIV BOARD	FACE NAIL	16d @ 12" o.c.
RIV BOARD TO TJ JOIST	FACE NAIL	1-10d EA. FLANGE
RIV BOARD TO PLATE	TODENAIL	80d @ 8" o.c.
STUD TO SOLE PLATE	TODENAIL OR END NAIL	4-8d OR 2-16d
DOUBLE STUD	FACE NAIL	16d @ 18" o.c.
DOUBLED TOP PLATE	FACE NAIL	16d @ 18" o.c.
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	ALONG EACH EDGE	16d @ 18" o.c.
CEILING JOISTS TO PLATE	TODENAIL	3-8d
CONTINUOUS HEADER TO STUD	TODENAIL	4-16d
CEILING JOISTS TO RAFTER HEEL LAP	FACE NAIL	9-16d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL	9-16d
FLOOR JOIST TO PLATE	TODENAIL	2-16d
TJ JOIST TO PLATE	TODENAIL	2-8d
BUILT-UP CORNER STUDS	ALONG FACE	16d @ 18" o.c.
BUILT-UP GIRDER AND BEAMS (FOR BUILT-UP LVL BEAMS SEE TYPICAL DETAIL)	TAB STAGGER	16d @ 18" o.c.
ENDS AND SPLICES	FACE NAIL	4-16d
SHED PANELS TO BEARING PLATES	FACE NAIL	12-10d 1/8d

SIMPSON CONNECTOR SCHEDULE

MARK	TYPE	DESCRIPTION
A	LU OR LUS	FACE MOUNT HANGER, 2x
B	LRAZ	RAFTER HANGER, 2x
C	HHUS	FACE MOUNT HANGER, LVL
D	ABU OR BC	POST BASE
E	BCS	POST CAP
F	H2.5A	HURRICANE TIE
G	20ga. COIL STRAP	RAFTER TIE
H	CCQ OR ECCO	POST CAP (HEAVY)
J	LSTA	TENSION STRAP
K	IUS	FACE MOUNT HANGER, TJ

WOOD STRUCTURAL PANEL NAILING SCHEDULE

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS	
		ONDS (d)	BEHIND (b)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING	8d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
5/8" TO 1 1/2"	16d COMMON NAIL	6	12
1 1/8" TO 1 1/4"	10d COMMON NAIL	6	12
OTHER SHEATHING			
1/2" GIPSUM SHEATHING	16" GALVANIZED ROOFING NAIL; 8d COMMON NAIL; STAPLE GALVANIZED, 16" LONG; 16" SCREWS, TYPE W OR S	4	8
5/8" GIPSUM SHEATHING	16" GALVANIZED ROOFING NAIL; 8d COMMON NAIL; STAPLE GALVANIZED, 16" LONG; 16" SCREWS, TYPE W OR S	4	8



HARWICH PORT HOUSE
13 BRANDELL STREET
HARWICH, MA

PARK FAMILY TRUST
13 BRANDELL STREET
HARWICH, MA

OWNER

PROJECT

ARCHITECT
FLAS DESIGN
21 FRANKLIN AVE
FREMONT, MA 02462

STRUCTURAL ENGINEER
J.M. GARDNER & ASSOCIATES, P.C. INC.
280 NORTH ST.
WALTON, MA 02081
817.567.2802

DATE 4/14/2023 **REVISION** ISSUED FOR PERMIT

SCALE AS NOTED **PROJECT NUMBER** 23001

FRAMING SCHEDULES & DETAILS

S-109

GENERAL NOTES:

- 1.- All work shall conform to the requirements of the State Residential Building Code of the Commonwealth of Massachusetts, 780 CMR, ninth edition.
 - 2.- The Contractor shall verify all dimensions and conditions in the field prior to commencing work. Where dimensions and elevations of existing construction could affect the new construction, it is the Contractor's responsibility to make field measurements in time for their incorporation in the Shop Drawings. The Architect and Engineer shall be notified of any discrepancies that may exist.
 - 3.- See architectural drawings for floor elevations, slopes, locations of depressed floor areas, and floor openings. The Contractor shall compare the structural drawings with the architectural drawings and report any discrepancy to the Architect and Engineer prior to construction.
 - 4.- Principal openings through the framing are shown on these drawings. The General Contractor shall examine the structural, architectural and mechanical drawings for the required openings and shall verify size and location of all openings with the Mechanical Contractor. Providing all openings required by the Mechanical, Electrical, or Plumbing trades shall be a part of the General Contract, whether or not shown in the structural drawings. Any deviation from the openings shown on the structural drawings shall be brought to the Engineer's attention for review.
 - 5.- Furnish and place all supports, temporary and permanent, whether shoring, bracing, needling, underpinning, or sheet piling, necessary to brace existing walls or framing to remain, so that no horizontal or vertical settlement occurs to the existing structures. Temporary supports shall be maintained in place until permanent supports are installed. Design of these supports shall be by a registered Structural Engineer in the project state in the employ of the Contractor.
 - 6.- Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places, shall be included in the Contractor's work.
 - 7.- The Contractor shall be completely responsible for the safety of adjacent structures, property, his workmen, and the public, as affected by the construction of this project.
 - 8.- All Contractors are required to examine the drawings and specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to agreeing to perform the work. Failure to visit the site and familiarize themselves with the existing conditions and limitations will in no way relieve the Contractor from furnishing any materials or performing any work in accordance with drawings and specifications without additional cost to the Owner.
 - 9.- Structural drawings may represent construction with a reference scale. Due to the inherent process of drawing development and presentation not all work may be shown "exact" in that scale. Do not "scale" drawings to obtain any missing information or to interpret any information not specifically dimensioned for "exact" detailing or construction purposes.
- WOOD FRAMING:
CONVENTIONAL 2x FRAMING:**
- 1.- Lumber and its fastenings, shall conform to the National Design Specifications of stress-grade lumber and its fastenings, latest edition, as recommended by the National Forest Products Association. Current Edition of Wood grading rules are to be followed. All connections shall conform to the current edition of the National Design Specification for Wood Construction, and the contract documents.
 - 2.- Unless otherwise noted, all joists, studs, lintels/headers and plates shall be Spruce-Pine-Fir (SPF), No.1/No.2 with Fb=875psi; Fv=135psi; E=1,400,000psi (ksi). Lumber sizes shown in the drawings are nominal size. Actual sizes shall conform to American Lumber Standard PS-20-70.
 - a. Materials for interior sheathings shall be stud grade Southern Yellow Pine (MC15) or stud grade Douglas Fir Larch (MC15)
 - b. Lumber for beams and other framing members shall be #2 SYP (MC15) or #2 Douglas-Fir (MC15).
 - 3.- Materials must be grade marked.
 - 4.- For overlay framing at roofs or other conventional roof framing, contractor shall provide 2x framing in accordance with roof rafter table in the applicable building code.
 - 5.- Provide double studs (minimum) under all headers, or built-up beams unless otherwise noted. Such studs shall continue from point load application to the foundation. Header shall be supported on jamb stud and be designed to support load imposed.
 - 6.- All flush connections shall have metal beam or joist hangers.
 - 7.- All beam over post connections shall have a metal post cap unless otherwise noted.
 - 8.- Bolt holes through wood shall be drilled 1/16" maximum larger than the diameter of the bolts to be installed.
 - 9.- Bolts through wood shall be fitted with standard washers at head and nut ends.
 - 10.- Edge of a bored hole shall not be within 5/8 inch of the studs edge. Bored holes shall not be located at cut or notch in the studs.
 - 11.- All wood framing exposed to weather shall be preservative pressure treated southern pine #2 or better.
 - 12.- Verify that surfaces to receive rough carpentry are prepared to required grades and dimensions. Do not begin work until unsatisfactory conditions are corrected.
 - 13.- Coordinate with other trades. Provide required grounds, blocking, wood backing and framing. Perform cutting and patching or rough carpentry work as required.
 - 14.- Framing lumber shall be sound, thoroughly seasoned, surfaced four sides, well manufactured and free from warp not correctable by bridging, blocking or nailing.
 - 15.- Stack all material minimum of 6" above ground to insure proper ventilation and cover with waterproof covering.
 - 16.- Wood Joists:
 - a. Joists shall be toe nailed to wood support with two 10d nails.
 - b. Minimum bearing for joists - 1 1/2".
 - c. End of joists shall be lapped over bearing and nailed together with 3-16d nails; minimum lap, 4".
 - d. Maximum joist overhang, 12" unless otherwise noted.
 - e. Bridging will be solid using 2"x joist depth installed in offset fashion. Maximum spacing = 8ft.

- 17.- Floor Openings:
 - a. For openings up to 2'-0" double the joists at each side of opening.
 - b. Larger openings shall be called to the attention of the Engineer.
- 18.- Nailing:
 - a. If double framed, nailed inner stud to outer stud with 16d nails, 24"o.c. Toe nail inner stud to wall plate with two 8d nails or end nail with two 16d nails. Nail outer stud to header with four 16d nails and to top plate with two 8d toe nails.
 - b. If single framed toe nail jamb stud to wall plates with two 8d nails or end nail with two 16d nails. Toe nail jamb stud to header with 8d nails.
 - c. All studs to be continuous from floor to floor or roof to floor.
- 19.- Plates (Bearing or Non-Bearing):
 - a. Sole plates shall be nailed to subfloor and joists with 16d nails at each joist.
 - b. Top plates for bearing partitions shall be two 2x or a continuous header. Plate members of principal partitions shall be lapped or anchored to exterior wall framing. Splices in lower member of top plate shall occur over studs. Nail plates to studs with two 16d nails 16"o.c.
 - c. Top plates for non-bearing partitions may be single. Nail plate to stud with two 16d nails. When top plate is parallel to ceiling or floor framing install 2 x 4 cross blocking not more than 4'-0"o.c.
 - d. When top plates are cut for piping or duct work, reinforce with steel straps.
 - e. Sill plates of First Floor shall be pressure treated lumber.
- 20.- Beams and Girders:
 - a. Girders will not rest less than 4" on supports.
 - b. Where beams and girders of nominal 2" members are shown nail with two rows of 16d nails spaced not more than 24"o.c., locate end joists in members over supports.
 - c. All beams must splice only over supports unless specifically instructed otherwise by Structural Engineer.
 - d. All built-up wood beams wider than 6" will be bolted with 5/8" diameter through-bolts at 2'-0"o.c. staggered spacing, unless otherwise noted.

DECKING AND SHEATHING

Current edition of Plywood Association Grading Rules are to be followed.

Roof:

- 1.- Decking for roof shall be 19/32" thick APA rated Sheathing with exterior glue. Panel span rating of 40/20.
- 2.- Attachment of decking to rafter/trusses shall be made with 8d spiral threaded annular nails according to schedule; 6"o.c. (edges), 12"o.c. (field) minimum.

Floors:

- 1.- Floor sheathing shall be 23/32" thick T&G, APA rated Sheathing, Structural 1. Exposure 1. Panel span rating of 48/24.
- 2.- Attachment of decking to joist/beams shall be made with urethane glue and 8d common nails according to schedule; 6"o.c. (edges), 12"o.c. (field) minimum.

LAMINATED VENEER (LVL), PARALLEL STRAND (PSL) AND GLULAM (GL) LUMBER:

- 1.- "LVL" or "VLAM" lumber shall be fabricated from ultrasonically graded Southern Pine or Douglas Fir veneers in accordance with NER 126.
- 2.- "PSL" lumber shall be fabricated from long thin strands of either eastern or western species wood bonded together with a microwave process.
- 3.- Eastern "PSL" Lumber (ES) may include Southern Pine or Yellow Poplar. Western "PSL" Lumber (WS) may include Douglas Fir, Lodgepole Pine, Western Hemlock or White Fir.
- 4.- "PSL" lumber shall be fabricated in parallel strands (PSL) in conformance with NER 292.
- 5.- "GL" lumber shall be fabricated from laminated 2x lumber according to standards set forth in NDS and other applicable codes.
- 6.- The members shall have the following minimum design stresses:

	"LVL"	"VLAM" (col.)	"PSL" (col.)
a. Shear modulus of elasticity (G)	125,000psi	125,000psi	112,500psi
b. Modulus of elasticity (E)	2.0x10 ⁶ psi	1.8x10 ⁶ psi	1.8x10 ⁶ psi
Flexural stress (F _b)	3,100psi	2,750psi	2,400psi
c. Compression perpendicular to grain and parallel to wide face of strands (F _c)	750psi	750psi	545psi
d. Tension parallel to grain (F _t)	2,150psi	1,825psi	1,755psi
e. Compression parallel to grain (F _c)	3,000psi	3,000psi	2,500psi
f. Horizontal shear perpendicular to wide face of strands (F _v)	285psi	285psi	190psi

- 7.- Heat cuts on beams must not overhang inside face of support member.
- 8.- "LVL" and "PSL" members shall be fabricated without camber. Glulam members may be cambered to remove load deflection.
- 9.- The "LVL", "PSL" and "GL" members shall be protected from the weather while in storage. Care shall be exercised during handling to prevent damage to the same.
- 10.- Adhesive shall comply with ASTM D2559-76 Adhesives for Structural Laminated Products for use under exterior (wet use) exposure conditions.
- 11.- Prior to start of erection, verify the locations and elevation of all bearing surfaces and embedded anchors. Report any deviations to the General Contractor. Do not begin work until unsatisfactory conditions are corrected. Take measurements on site as required for correct fabrication and installation.
- 12.- Fit members together properly and accurately without trimming, cutting or other unauthorized modification.
- 13.- The completely assembled work shall be inspected and approved by the Architect and Structural Engineer or their designee before being covered, restrained or loaded by other construction.

WIRE NAILS:

- 1.- Nailing installation and material are to be in compliance with A.I.T.C., NDS and in accordance with the Massachusetts State Building Code-6th edition, Table 3506.2.3.a.
- 2.- Gun nails may be used in lieu of hand nailing. Gun nail sizes shall be as follows:

Penny Weight	Gun Nail Diameter
8d	0.113"
10d	0.123"
12d	0.123"
16d	0.133"

- 3.- Nails shall have a minimum penetration of 6 times the wire diameter unless otherwise noted on plans.
- 4.- Edge distance for all nails shall be minimum of 2 times the wire diameter unless otherwise noted on plans.
- 5.- All nails shown in nailing schedule shall be common. Threaded, hardened steel nails may be substituted for common size nails of corresponding size for plywood. Use annular-ring, common wire, galvanized nails for plywood. Galvanized nails shall be hot-dip galvanized, ASTM-A153.

WOOD FASTENERS AND HARDWARE:

- 1.- Concrete anchors shall be Simpson Strong-tie "Titen HD" or an approved equal.
- 2.- Adhesive anchors shall be Hilti HIT HY-200" or an approved equal.
- 3.- Powder actuated fasteners shall be Hilti "XU Series Fasteners" or an approved equal.
- 4.- All wood fasteners and hardware shall be as manufactured by Simpson Strong-tie. Alternates shall be submitted to engineer for review.
- 5.- Holdowns, straps and hurricane clips shall be installed according to manufacturer's recommendations.
- 6.- Metal framing anchors shall be used for all connections where shown on the drawings. Provide nuts and bolts according to manufacturer's requirements.

DESIGN LOADS:

- 1.- Uniformly distributed floor live loads:
 - Residential _____ 40psf
 - Sleeping areas _____ 30psf
 - Attic non-storage _____ 10psf
 - Roof Deck _____ 50psf
- 2.- Roof snow load:
 - Ground snow load, $q_g = 25psf$
 - Minimum flat roof snow load, $q = 25psf$
- 3.- Wind load:
 - Roof wind speed (3-second gust) = 140mph
 - Risk category II
 - Exposure category D

HARWICH PORT HOUSE
18 Blacklock Street
Harwich Port, MA

PROJECT

PARK FAMILY TRUST
18 Blacklock Street
Harwich Port, MA

OWNER

PLS DESIGN
61 Prospect Ave
Harwich, MA 02543

686 North St
Harwich, MA 02543
571.877.8522

STRUCTURAL ENGINEER

PLS DESIGN
61 Prospect Ave
Harwich, MA 02543

ARCHITECT

CIVIL ENGINEER

6866 North St
Harwich, MA 02543
571.877.8522



DATE: 04/08/23 DESIGNER: [Signature] STAMP: [Signature]

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GENERAL NOTES

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