

# Multi-Family Build Out

26 Summit Avenue, Salem, MA

**Owner:**

MD Property Development, Corp  
42 Lincoln Avenue  
Lynnfield, MA 01940

**Architect:**

Seger Architects, Inc.  
83 North Street  
Salem, MA 01970  
Phone: 978-744-0208

**Structural:**

McBrie, LLC  
797 Turnpike Street, 2nd floor  
North Andover, MA 01845  
Phone: 978-646-0097

**MEP:**

Crossfield Engineering, Inc.  
921 Salem St., Unit 1  
Groveland, MA 01834  
Phone: 978-372-8880

**Civil:**

Griffin Engineering Group  
495 Cabot Street  
Beverly, MA 0915  
Phone: 978-972-5111

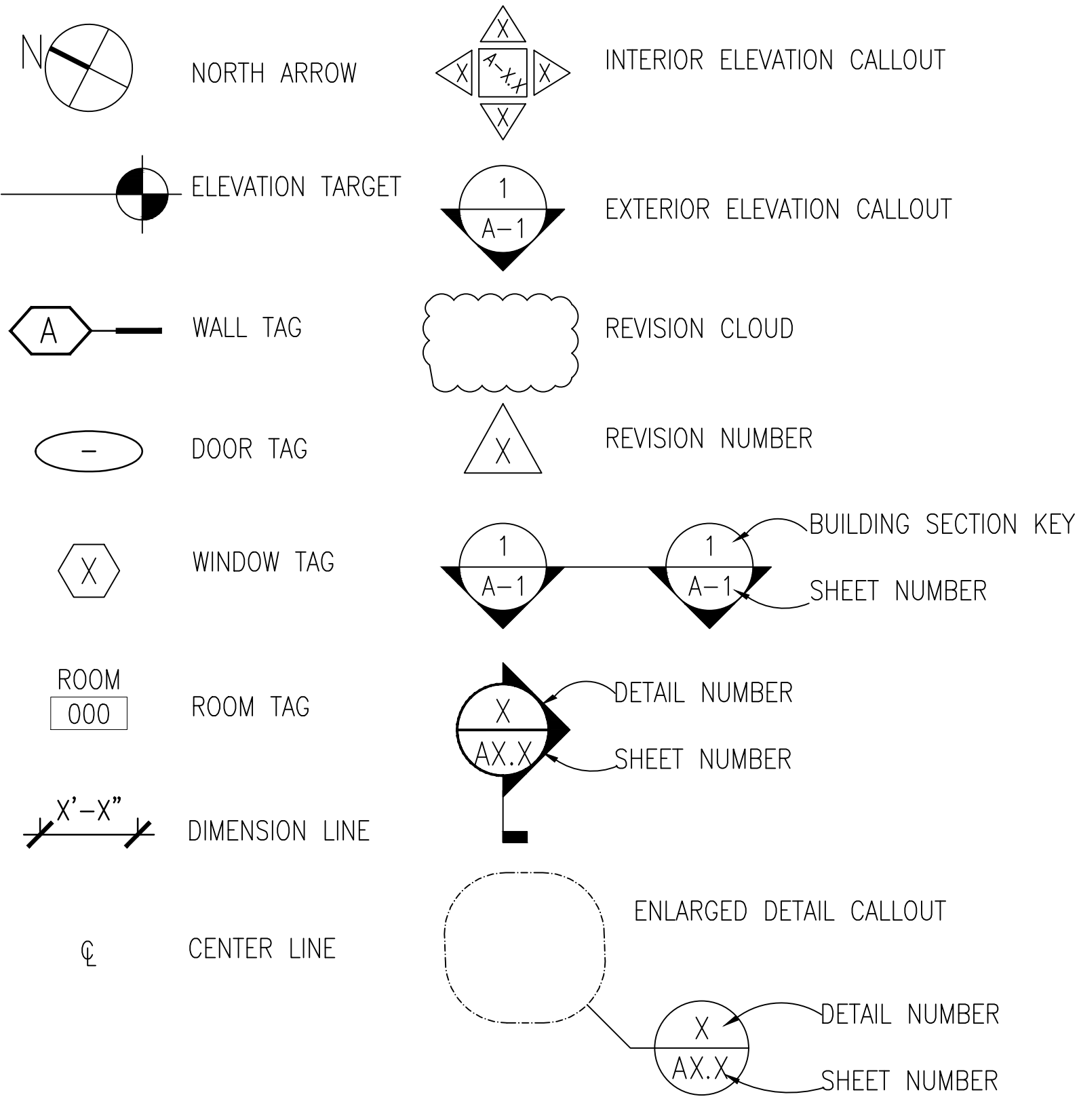
**Landscape:**

Seth Berkowitz  
70 Park Street  
Somerville, MA 02143

**GENERAL NOTES**

- These documents are the property of the architect and shall not be copied, duplicated, altered, modified or revised in any way without the expressed written approval of the architect.
- To the best of the architect's knowledge these construction documents are in conformance with the requirements of the building authorities having jurisdiction over this type of construction and occupancy.
- It is the intent of the architect to delineate these documents as accurate as possible for the purpose of graphic representation. Do not "scale" these documents. The dimensions shown are to take precedence over scaling the documents. The general contractor shall take full responsibility for any incorrect work and any repair of said work as a result of scaling the documents.
- All work performed by the general contractor shall comply and conform with local and state building codes, ordinances and regulations, along with all other authorities having jurisdiction. The general contractor is responsible to be aware of these requirements and governing regulations.
- The general contractor shall thoroughly review and become familiar with these documents. Upon review, the general contractor shall document and notify the architect of any errors, omissions, discrepancies and / or inconsistencies prior to the start of any portion of the proposed work. The architect shall review the proposed corrections after the receipt of notification. The discovery of discrepancies and / or conflicts after the start of work shall be the full responsibility of the general contractor to repair or replace.
- The general contractor shall accept the premises as is, in its current state. The owner shall assume no responsibility for the condition of the existing site, and its contents, at the time of bidding or thereafter.
- The general contractor shall field verify all existing site conditions, along with dimensions, prior to the start of any portion of the work. All findings, discrepancies and concerns shall be brought to the owners' attention in written format.
- The general contractor shall be responsible for all work and materials represented on these documents including the work and materials furnished by subcontractors and vendors.
- Deviations from these documents in the construction phase shall be reviewed by the architect and the owner prior to the start of work in question. Any deviations from these documents without prior review, shall be the sole responsibility of the general contractor.
- It is the sole responsibility of the general contractor to determine erection procedure, means and methods and sequence of construction.
- The general contractor is responsible to produce and comply with an approved construction schedule acceptable to the owner's expectations.

**SYMBOLS LEGEND**

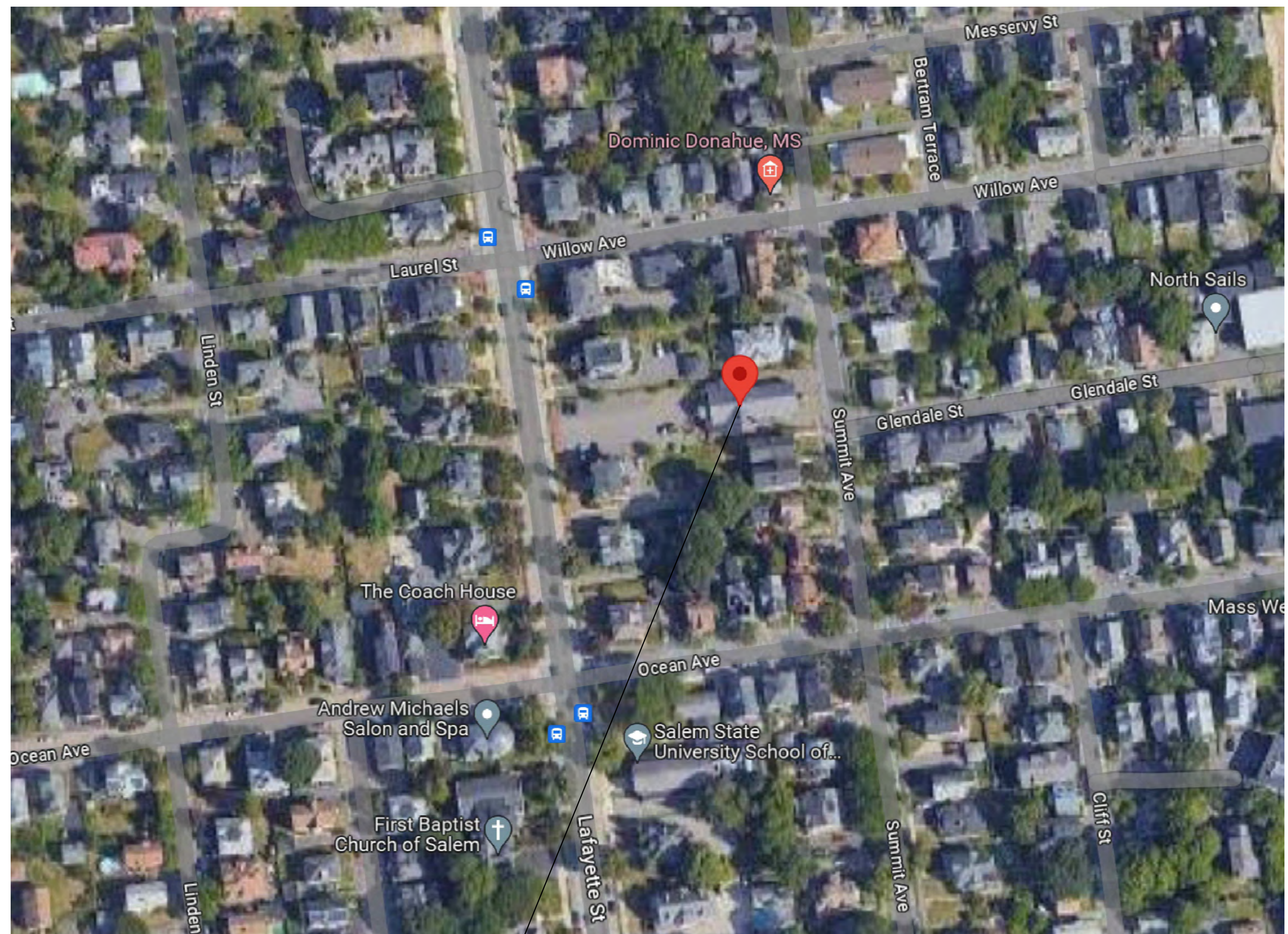


**PROJECT INFORMATION**

PROJECT: MULTI-FAMILY CONVERSION AND ADDITION  
 LOCATION: 26 SUMMIT AVENUE, SALEM, MA  
 EXISTING BUILDING: 1.5 STORIES -- EARLY CHILDHOOD LEARNING  
 DESCRIPTION OF WORK: CONVERT EXISTING BUILDING TO 5 RESIDENTIAL UNITS W/DORMER ADDITIONS, NEW LANDINGS & REMOVE CHIMNEY.  
 APPLICABLE CODES: 2015 IBC w/ MA STATE 9TH EDITION AMENDMENTS  
 MA STATE ELECTRICAL CODE  
 MA STATE PLUMBING CODE  
 MA STATE MECHANICAL CODE  
 CONSTRUCTION TYPE: TYPE 5B  
 ZONING DISTRICT: R1/R3 -- RESIDENTIAL ONE FAMILY/MULTI-FAMILY

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Site Location

**Seger** architects, inc  
83 North Street  
Salem, Massachusetts 01970  
Telephone: 978-744-0208  
www.segerarchitects.com

PROJECT ARCHITECT  
  
SEAL

STRUCTURAL ENGINEER:  
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Design & Sales  
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CIVIL:  
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PLUMBING, FIRE PROTECTION:  
Crossfield Engineers, Inc.  
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P: 978-372-8880

PROJECT CONSULTANTS

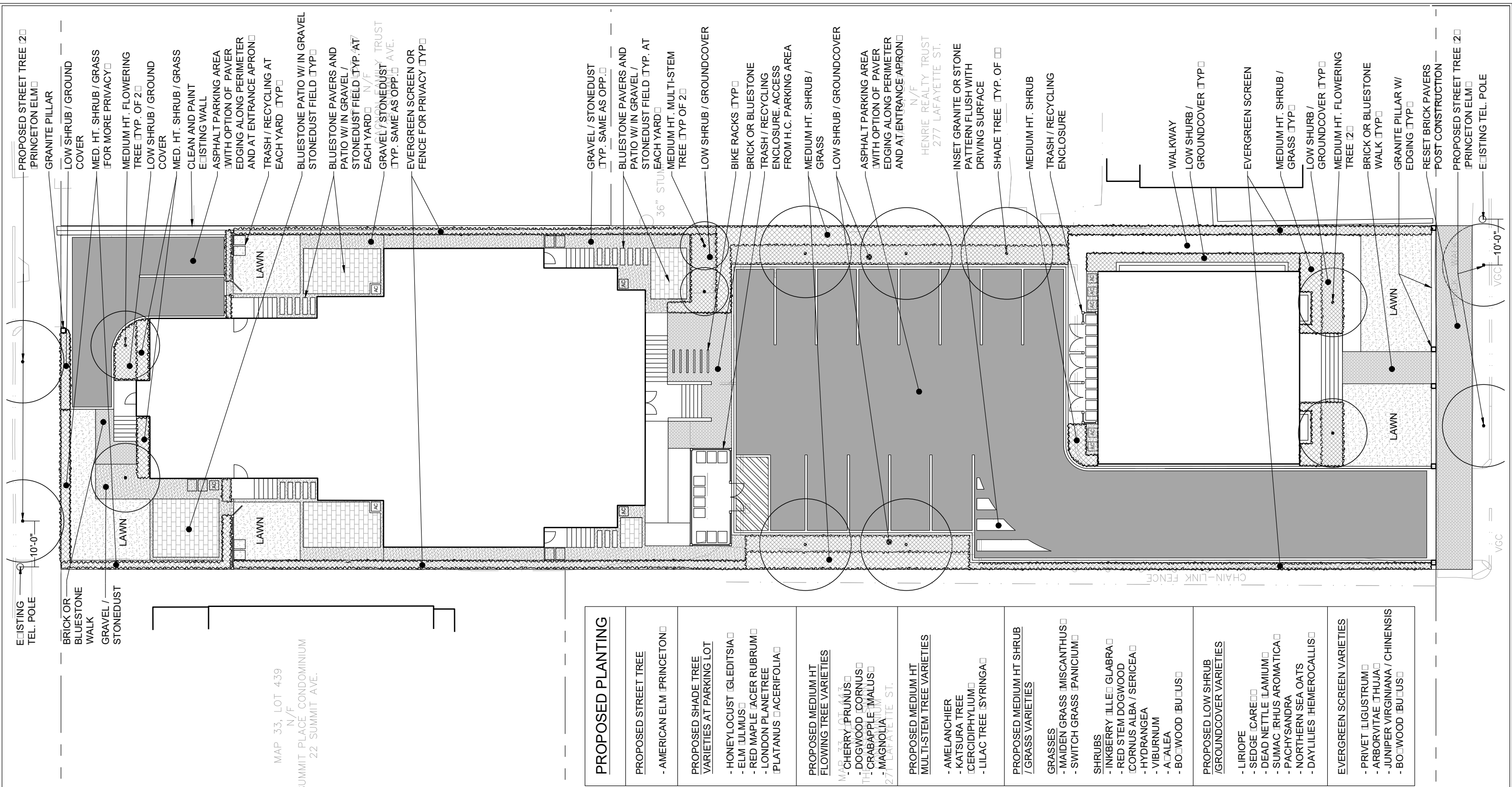
26 Summit Ave.  
Multi-Family  
Build Out  
26 Summit Ave.  
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PROJECT INFORMATION  
  
OWNER INFORMATION

No.	Description	Date

Job No.:	2022-020
Date:	APR. 19, 2024
Scale:	As Noted
Designed By:	DR
Drawn By:	JM
Checked By:	JAS
Approved By:	JAS
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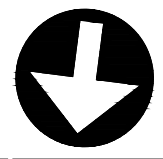
COVER  
  
SHEET NAME  
**COVER**  
SHEET NO.



MAP 33, LOT 439  
N/F  
SUMMIT PLACE CONDOMINIUM  
22 SUMMIT AVE.

<b>PROPOSED PLANTING</b>
<b>PROPOSED STREET TREE</b> - AMERICAN ELM (PRINCETON)
<b>PROPOSED SHADE TREE VARIETIES AT PARKING LOT</b> - HONEYLOCUST (GLEDITSIA) - ELM (ULMUS) - RED MAPLE (ACER RUBRUM) - LONDON PLANETREE - PLATANUS (ACERIFOLIA)
<b>PROPOSED MEDIUM HT FLOWING TREE VARIETIES</b> - CHERRY (PRUNUS) - DOGWOOD (CORNUS) - CRABAPPLE (MALUS) - MAGNOLIA - LILAC TREE (SYRINGA)
<b>PROPOSED MEDIUM HT MULTI-STEM TREE VARIETIES</b> - AMELANCHIER - KATSURA TREE - LILAC TREE (SYRINGA)
<b>PROPOSED MEDIUM HT SHRUB / GRASS VARIETIES</b> <b>GRASSES</b> - MAIDEN GRASS (MISCANTHUS) - SWITCH GRASS (PANICUM) <b>SHRUBS</b> - INKBERRY (ILEX GLABRA) - RED STEM DOGWOOD - CORNUS ALBA / SERICEA - HYDRANGEA - VIBURNUM - AALEA - BOWOOD (BUTUS)
<b>PROPOSED LOW SHRUB / GROUND COVER VARIETIES</b> - LIRIOPE - SEDGE (CAREX) - DEAD NETTLE (LAMIUM) - SUMAC (RHUS AROMATICA) - PACHYSANDRA - NORTHERN SEA OATS - DAYLILIES (HEMEROCALLIS)
<b>EVERGREEN SCREEN VARIETIES</b> - PRIVET (LIGUSTRUM) - ARBORVITAE (THUJA) - JUNIPER VIRGINIANA / CHINENSIS - BOWOOD (BUTUS)

**1 SITE LANDSCAPE PLAN**  
Scale: 1" = 20'-0"





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Design & Sales  
797 Turnpike Street  
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Build Out  
  
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OWNER INFORMATION

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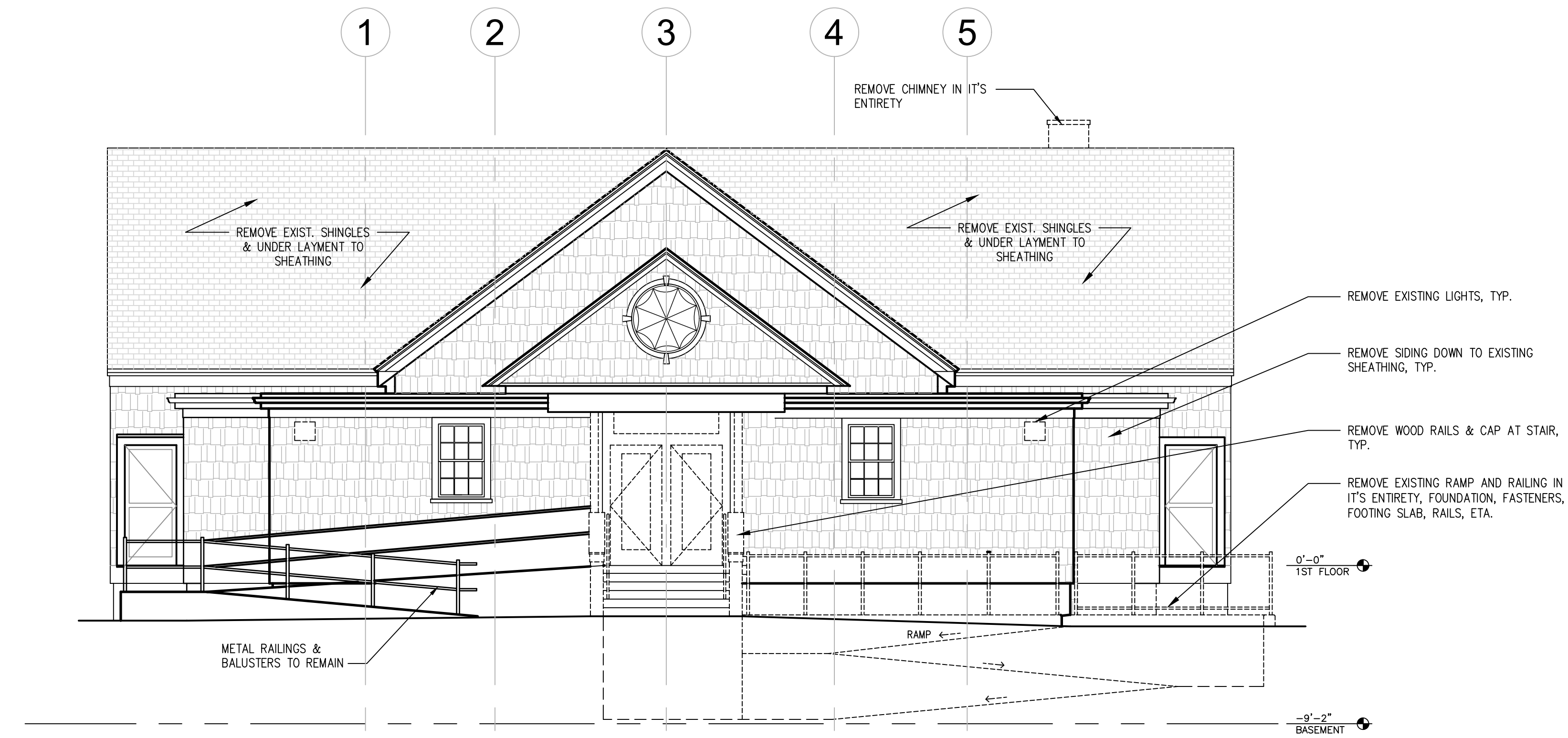
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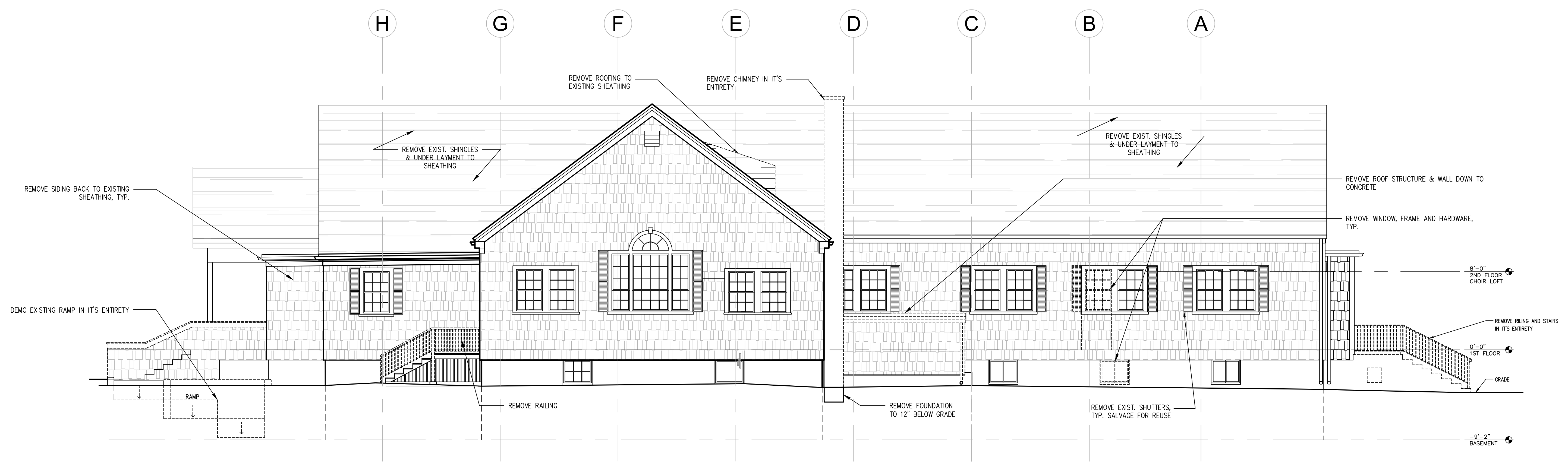
**SOUTH AND WEST DEMO ELEVATIONS**

SHEET NAME  
**D-2.1**  
SHEET NO.

- NOTES:  
1. RETAIN ALL METAL FLASHING AT DOORS & WINDOWS, TYP.  
2. REMOVE OF DOOR & WINDOWS BY WINDOW/DOOR SUBCONTRACTOR



**2 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**South Elevation**  
Scale: 3/16" = 1'-0"

**1 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

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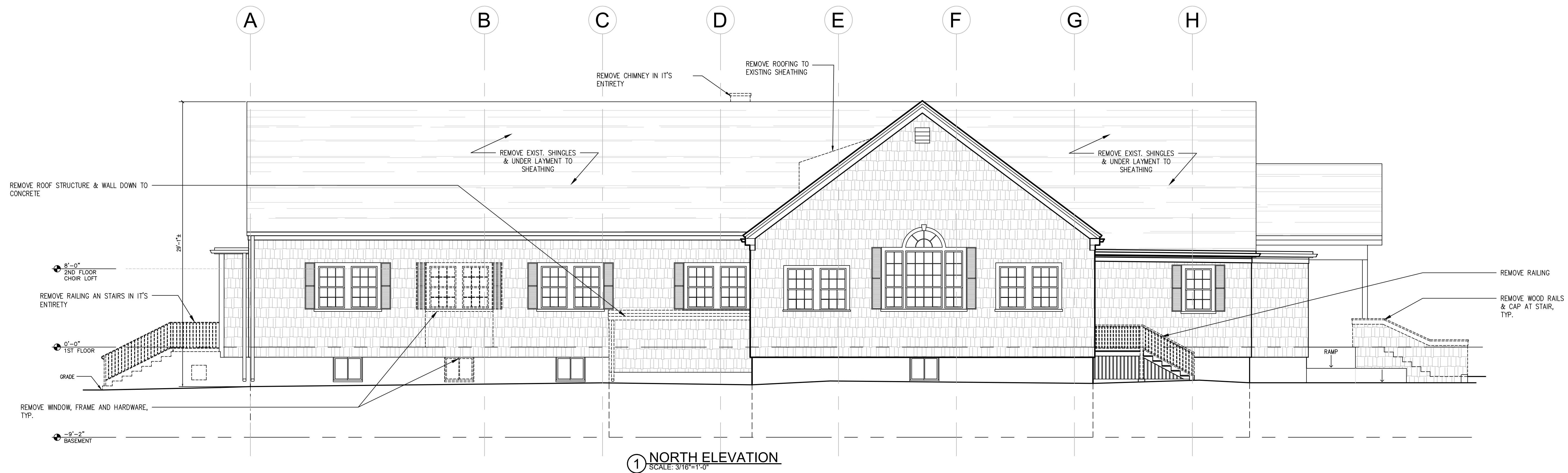
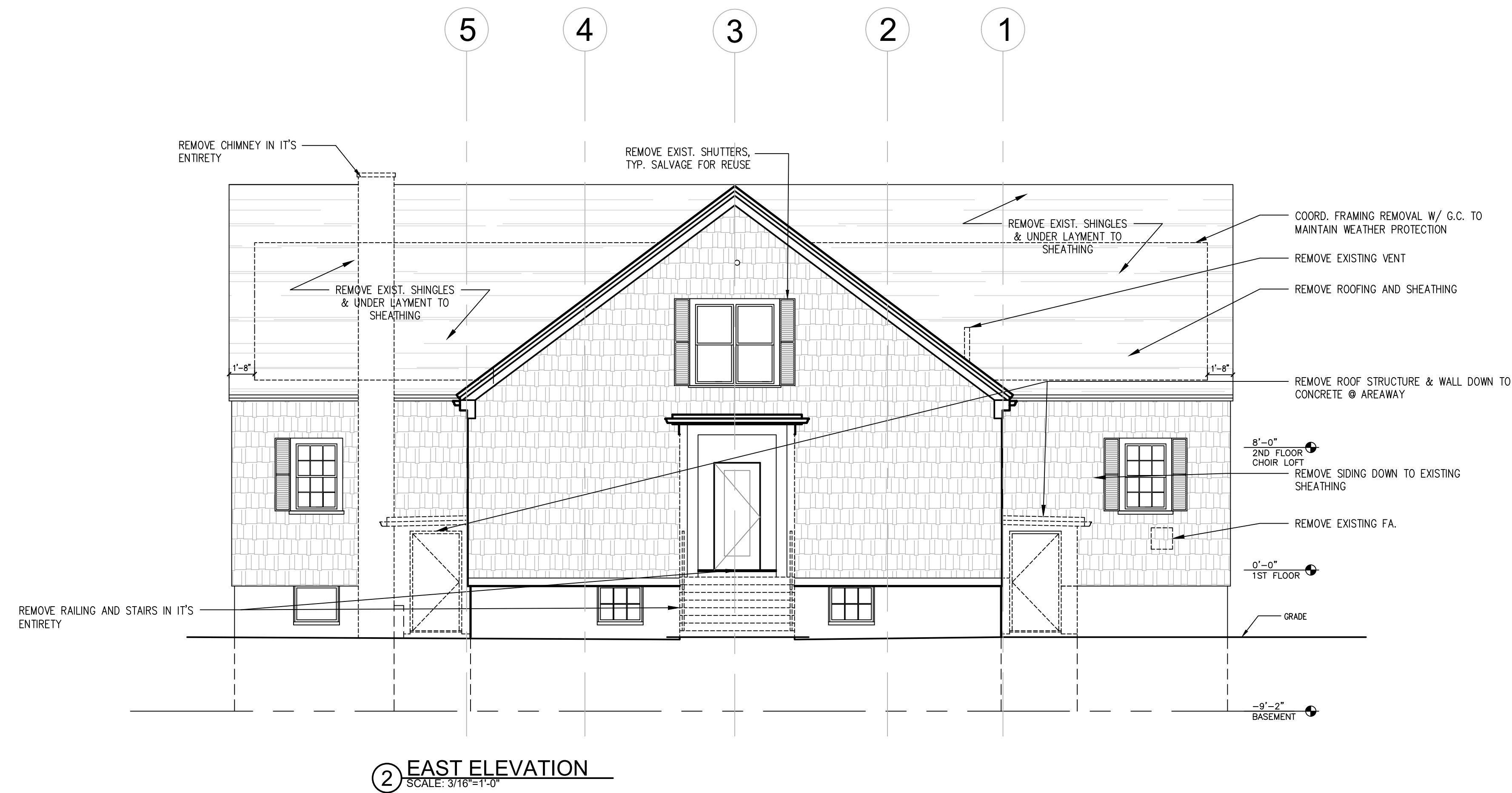
**NORTH AND EAST DEMO ELEVATIONS**

SHEET NAME

**D-2.2**

SHEET NO.

NOTES:  
1. RETAIN ALL METAL FLASHING AT DOORS & WINDOWS, TYP.  
2. REMOVE OF DOOR & WINDOWS BY WINDOW/DOOR SUBCONTRACTOR





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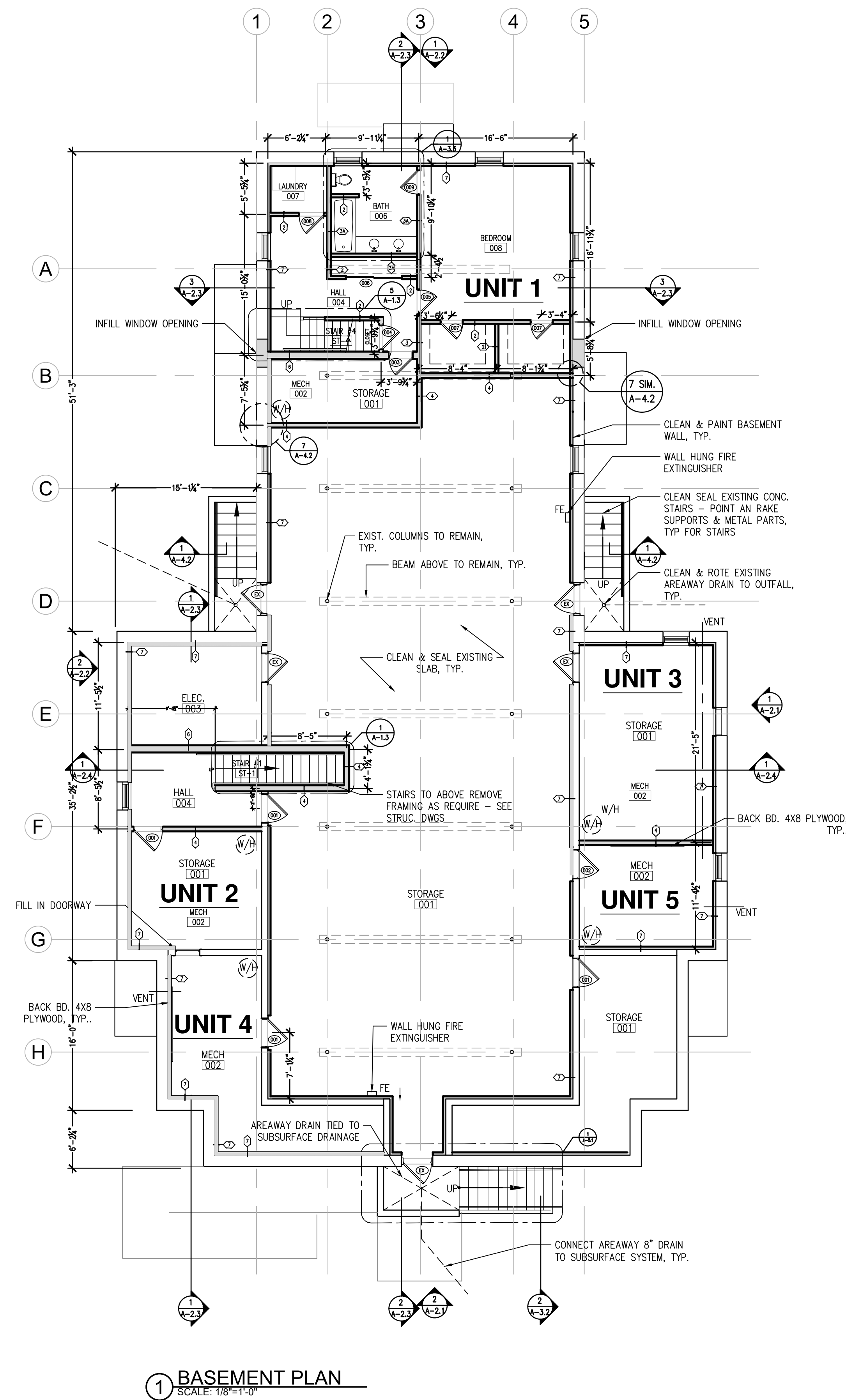
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**BASEMENT & FIRST FLOOR PLANS**

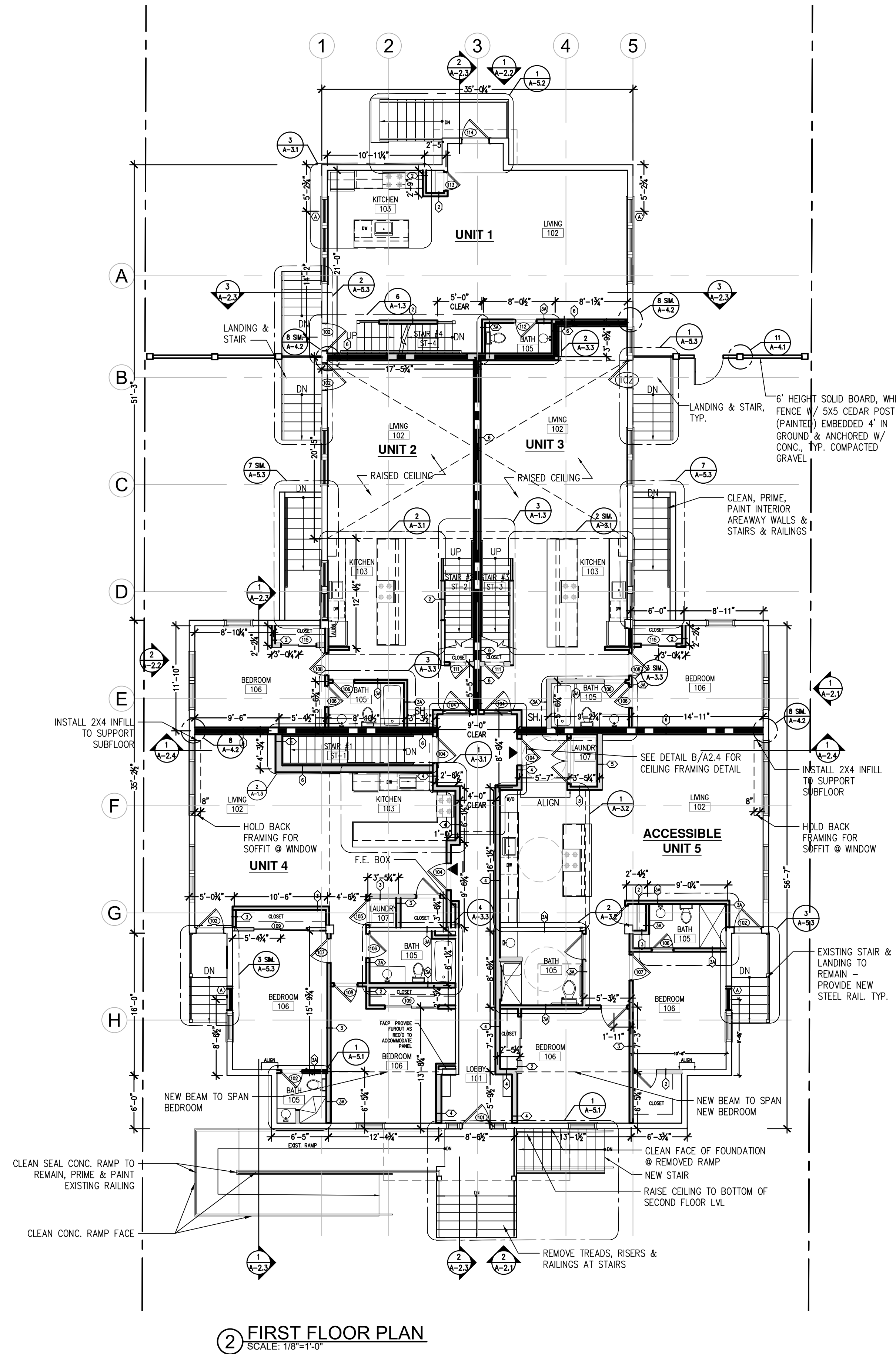
SHEET NAME

**A-1.1**

SHEET NO.



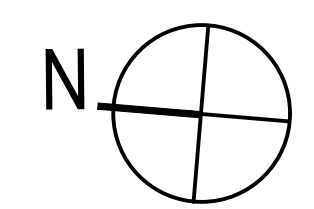
**1 BASEMENT PLAN**  
SCALE: 1/8"=1'-0"



**2 FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**WALL LEGEND**

	EXISTING WALL
	PROPOSED WALL
	FIRE RATED DEMISING WALL



No.	Description	Date

Job No.:	2022-020
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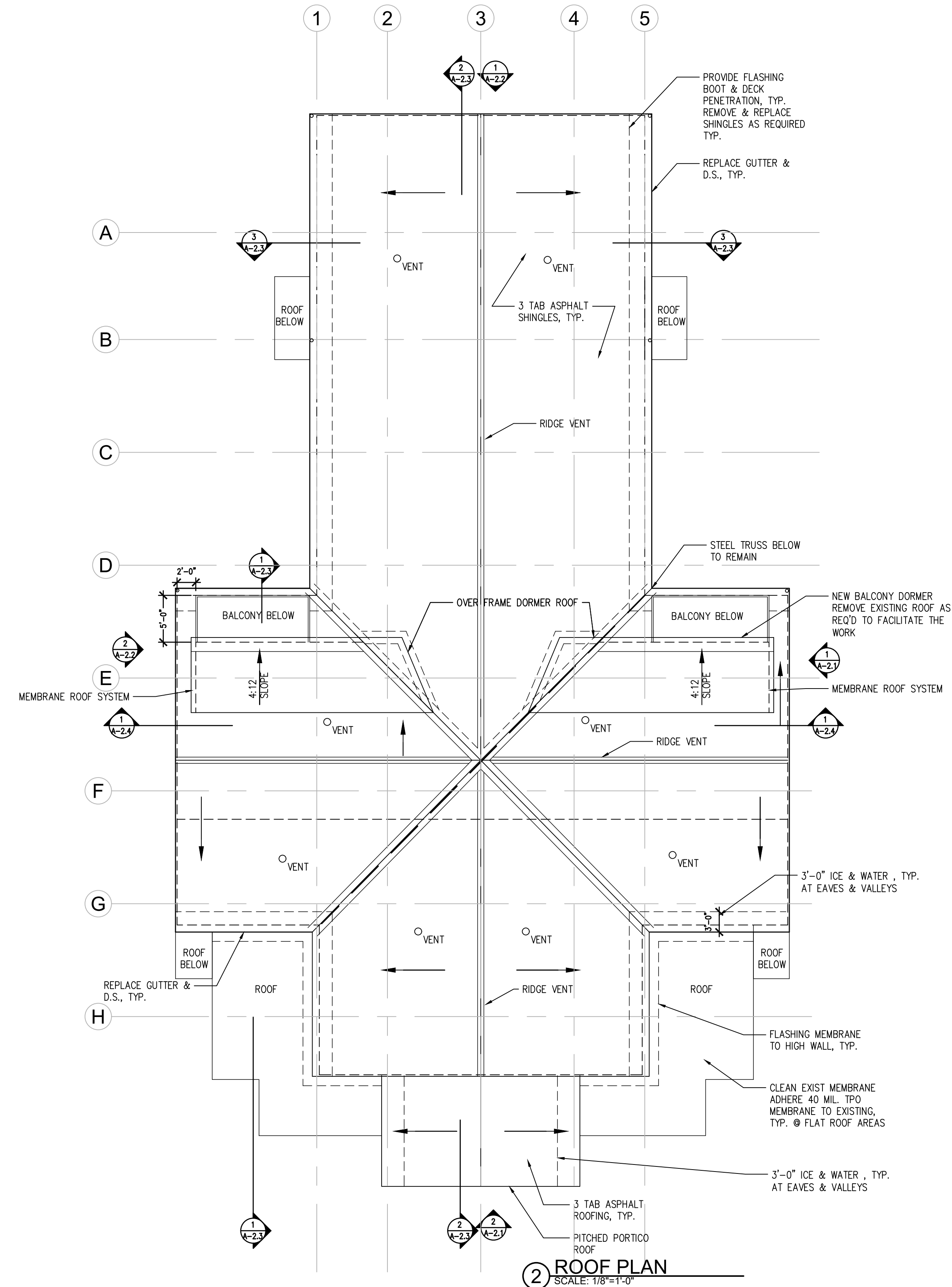
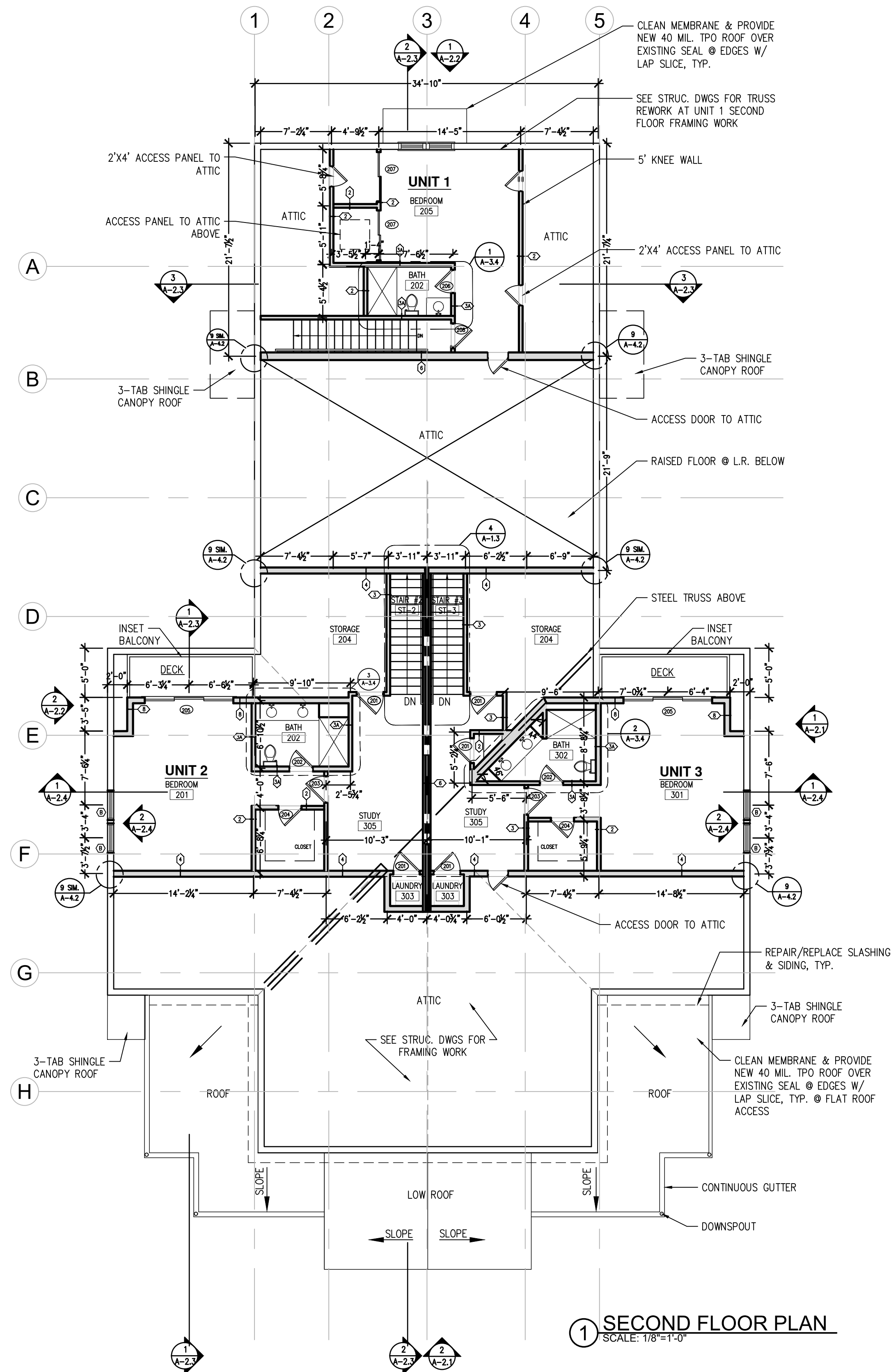
**SECOND FLOOR & ROOF PLAN**

SHEET NAME

**A-1.2**

SHEET NO.

GENERAL NOTES:  
1. POST SECOND LEVEL DECK INSTALL PROVIDE MOCK WALL LAYOUT W/  
STUD PLATES TO CONFIRM CLEARANCES AND AT EXISTING STEEL TRUSS  
TO REMAIN PRIOR TO ERECTING WALLS



**WALL LEGEND**

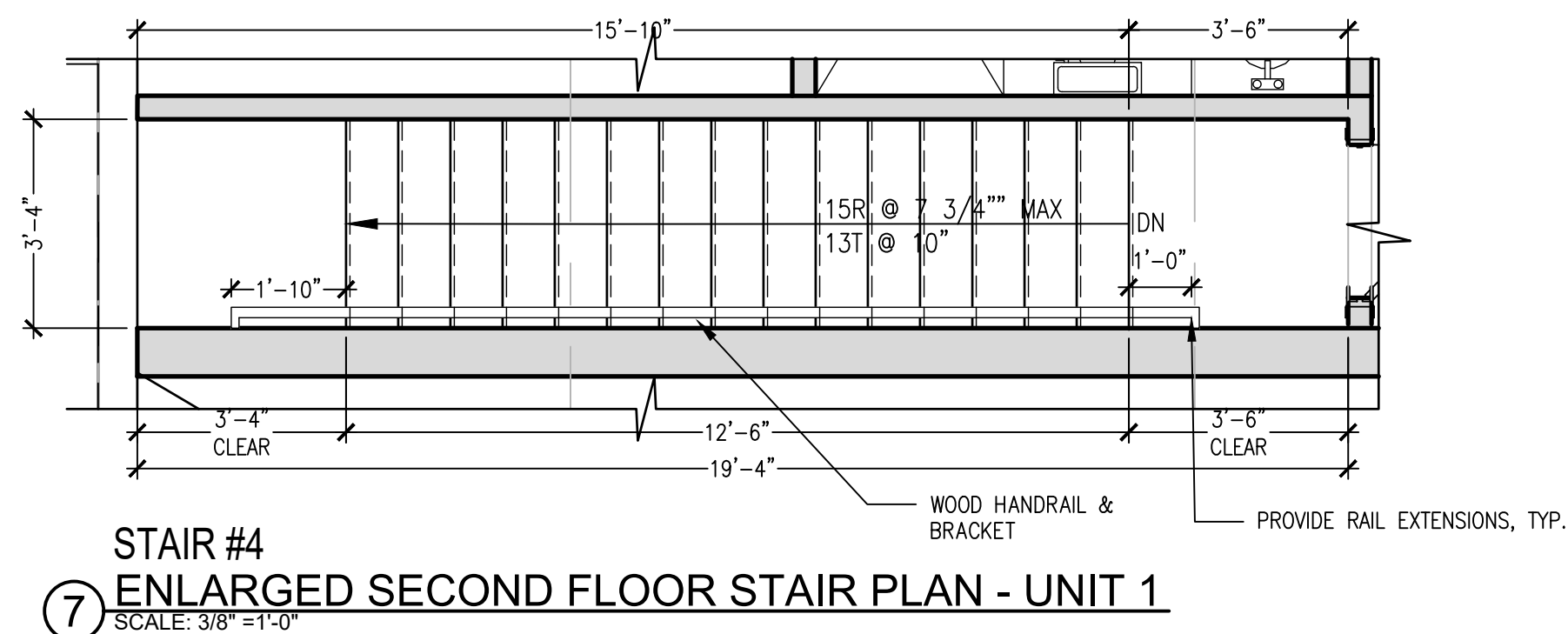
	EXISTING WALL
	PROPOSED WALL
	FIRE RATED DEMISING WALL



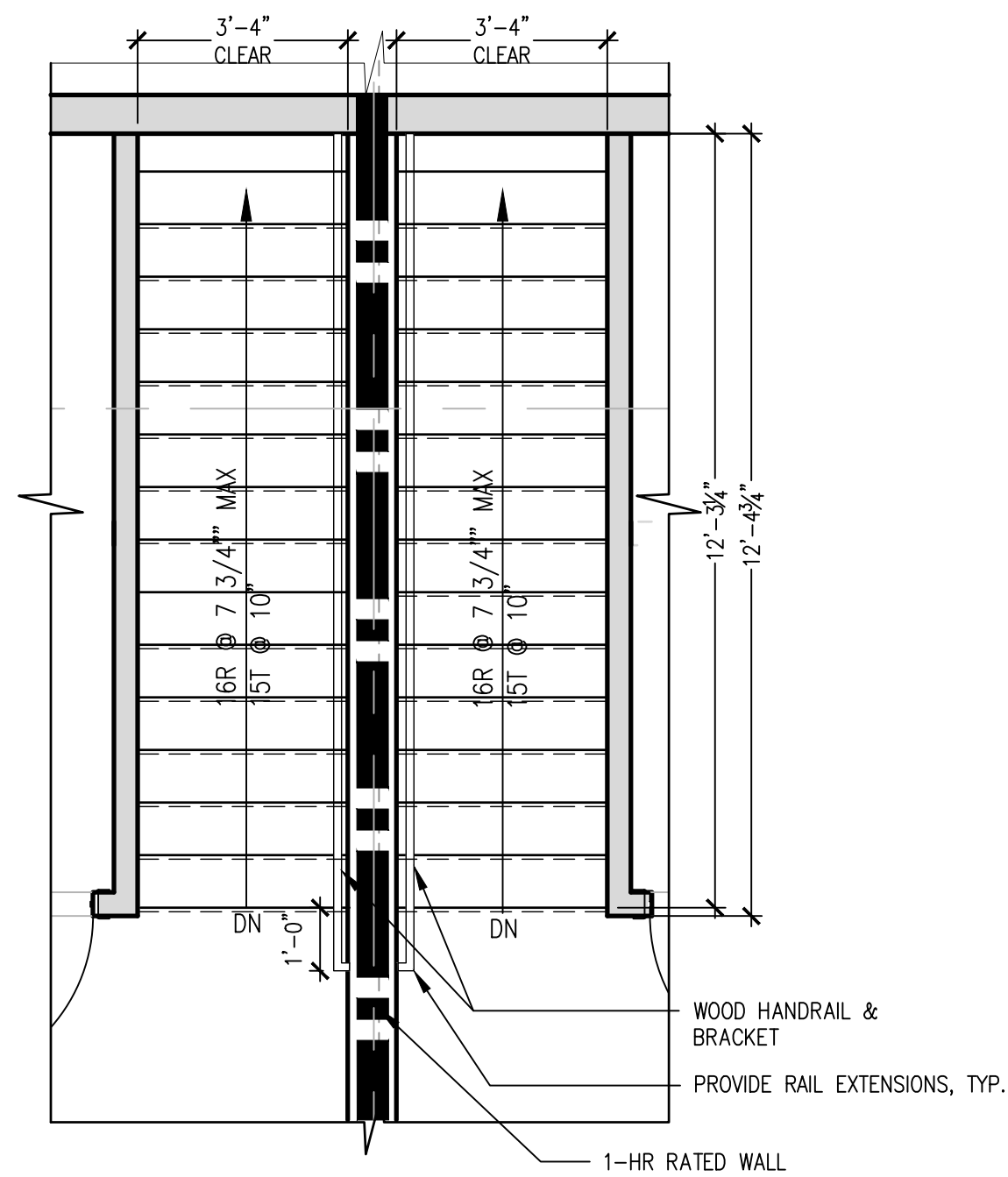
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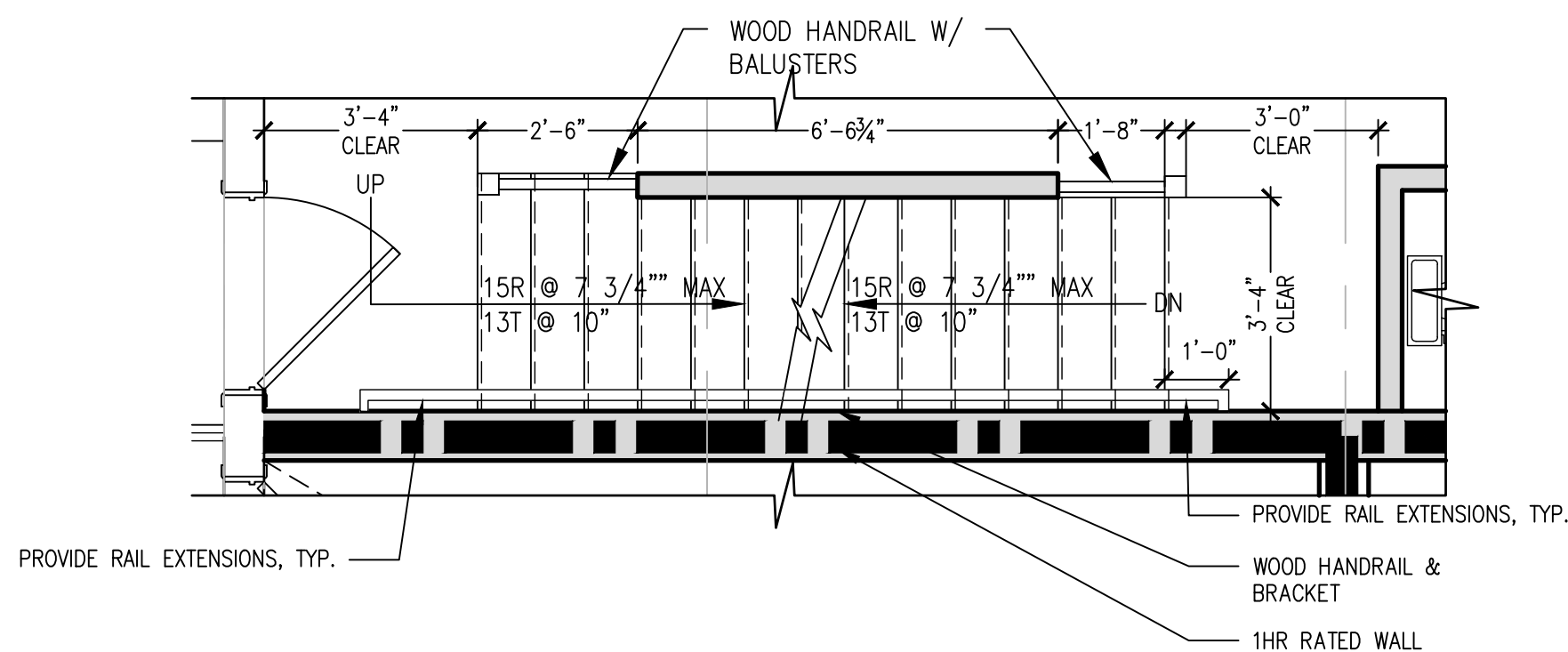
**STAIR ENLARGED FLOOR PLANS**



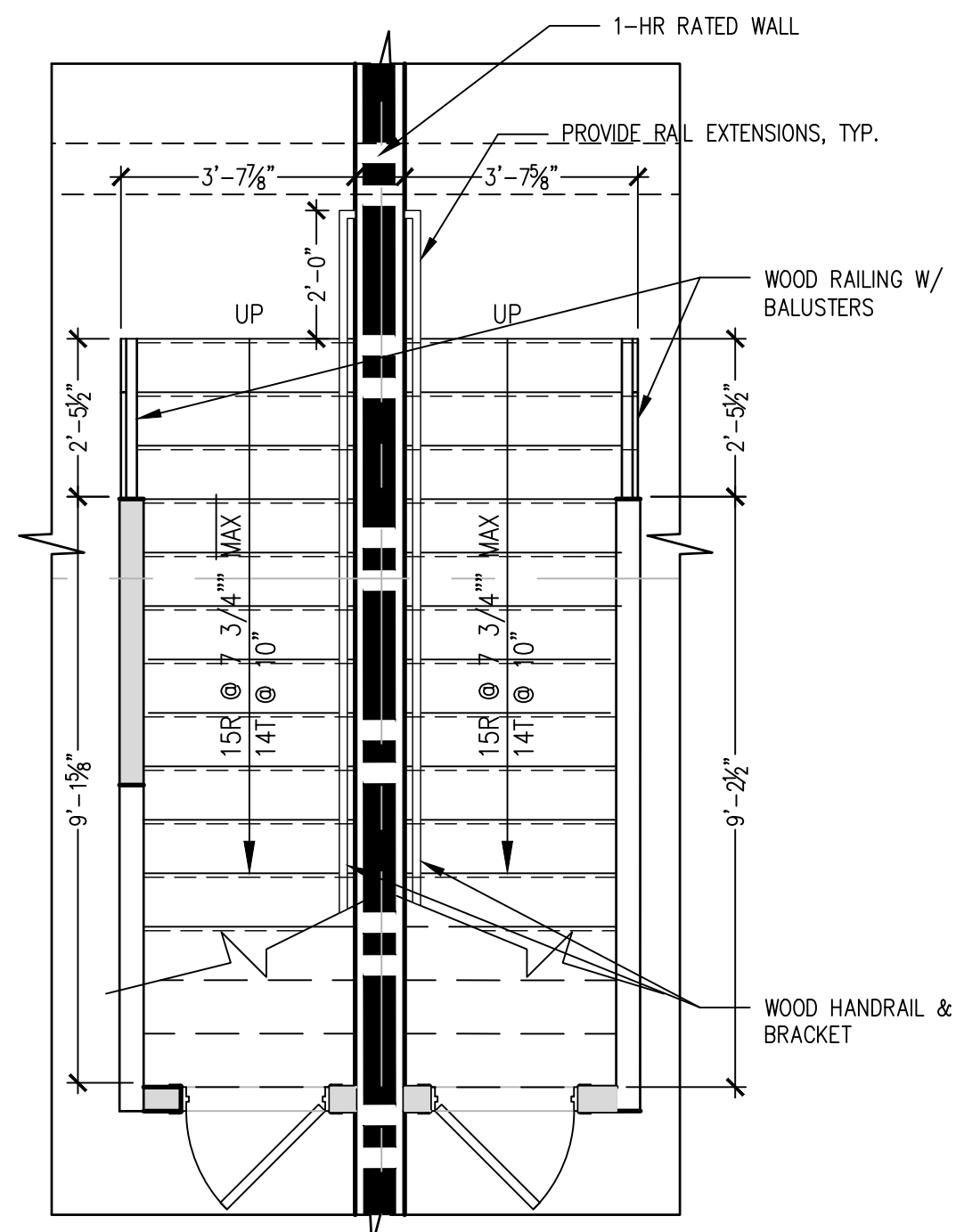
STAIR #4  
**7 ENLARGED SECOND FLOOR STAIR PLAN - UNIT 1**  
SCALE: 3/8"=1'-0"



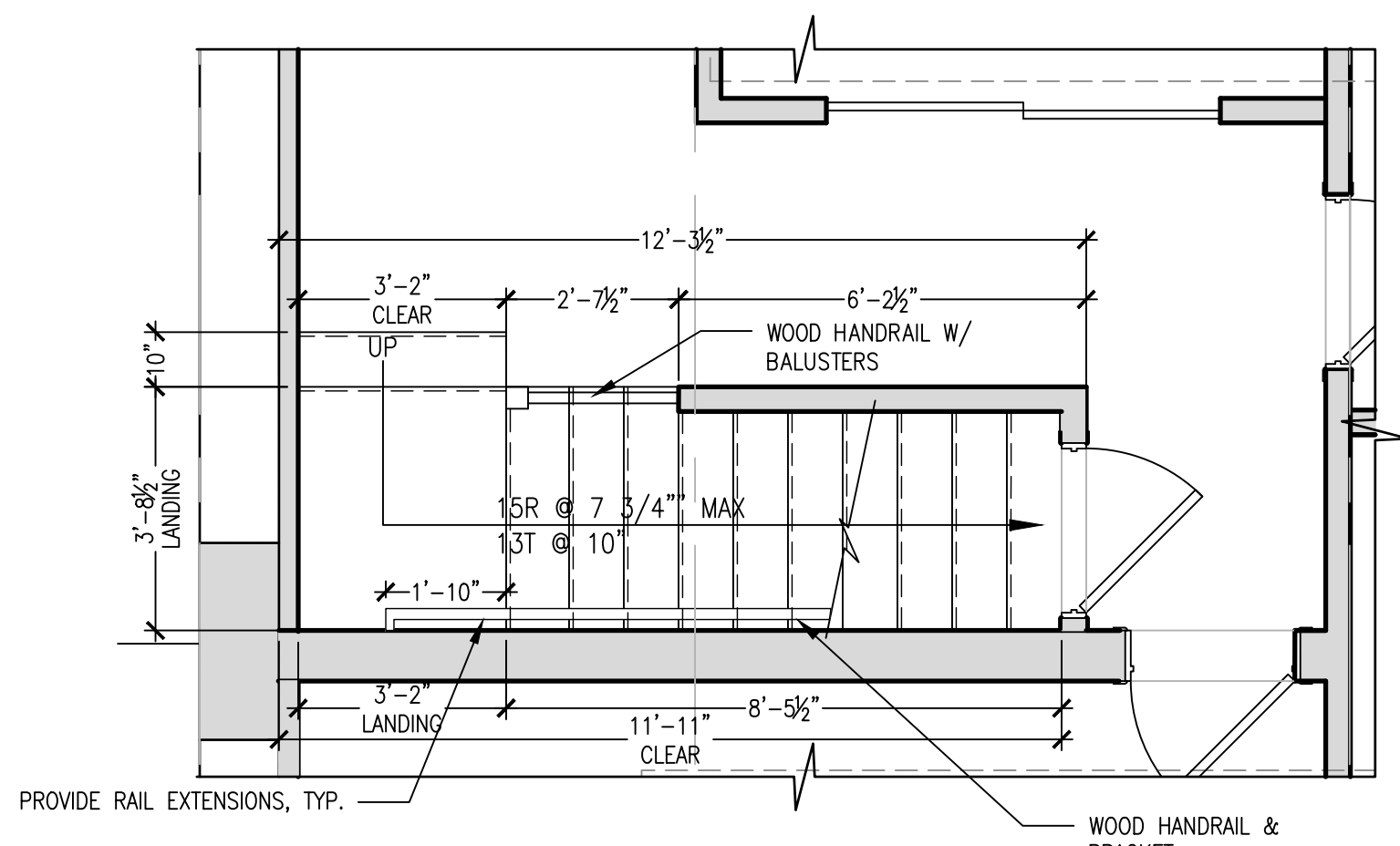
STAIR #2 & #3  
**4 ENLARGED SECOND FLOOR STAIR PLAN - UNIT 2&3**  
SCALE: 3/8"=1'-0"



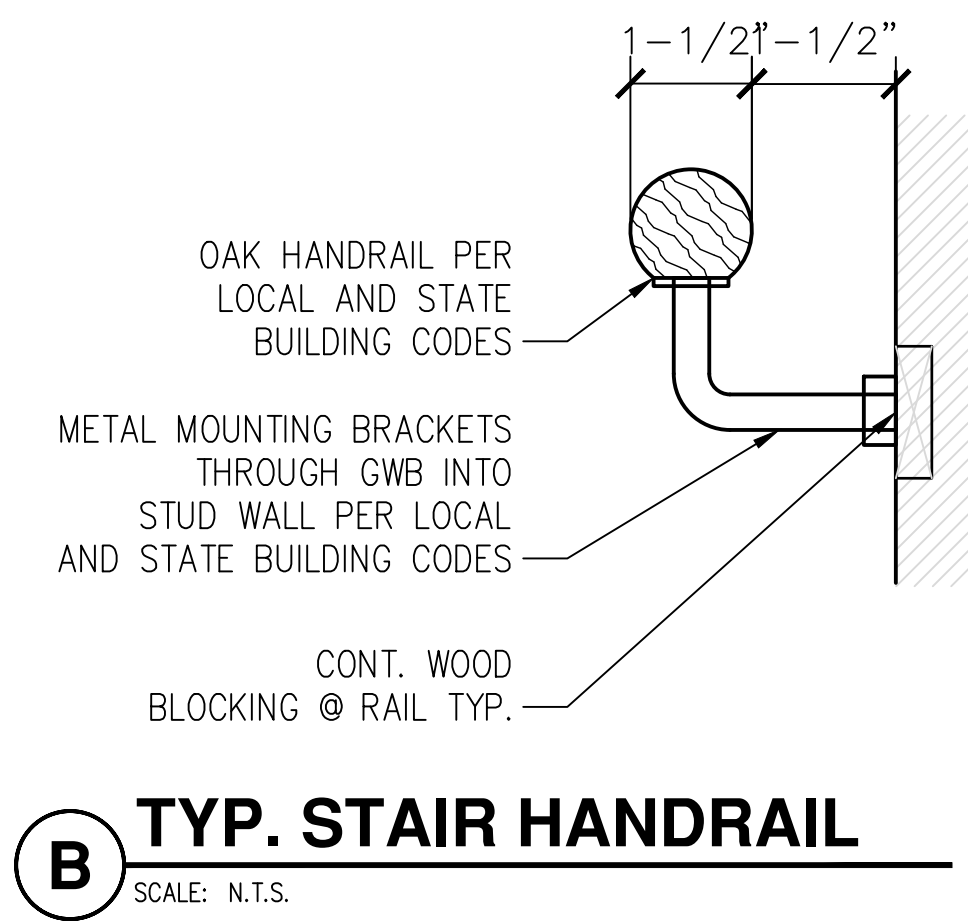
STAIR #4  
**6 ENLARGED FIRST FLOOR STAIR PLAN - UNIT 1**  
SCALE: 3/8"=1'-0"



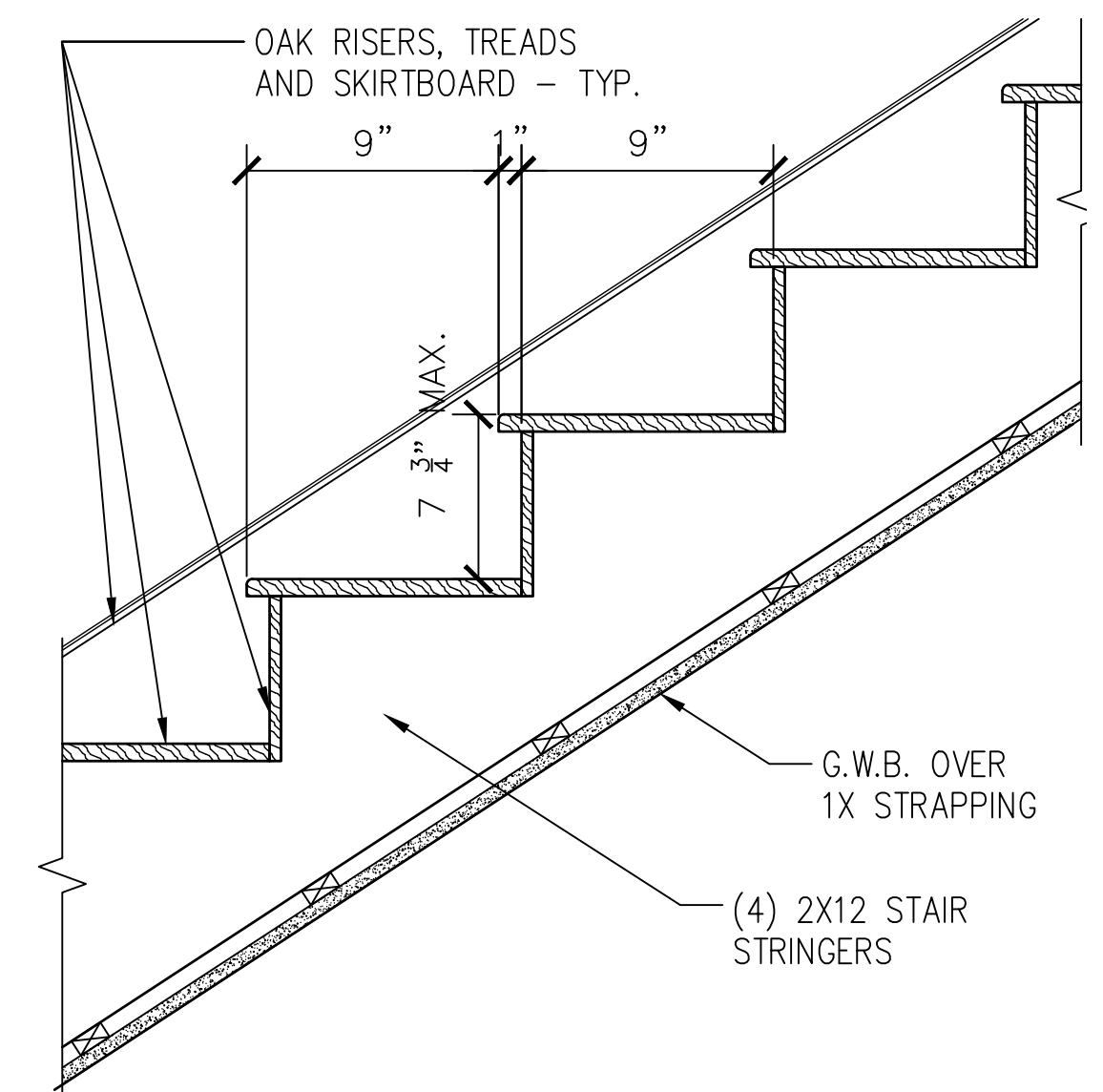
STAIR #2 & #3  
**3 ENLARGED FIRST FLOOR STAIR PLAN - UNIT 2&3**  
SCALE: 3/8"=1'-0"



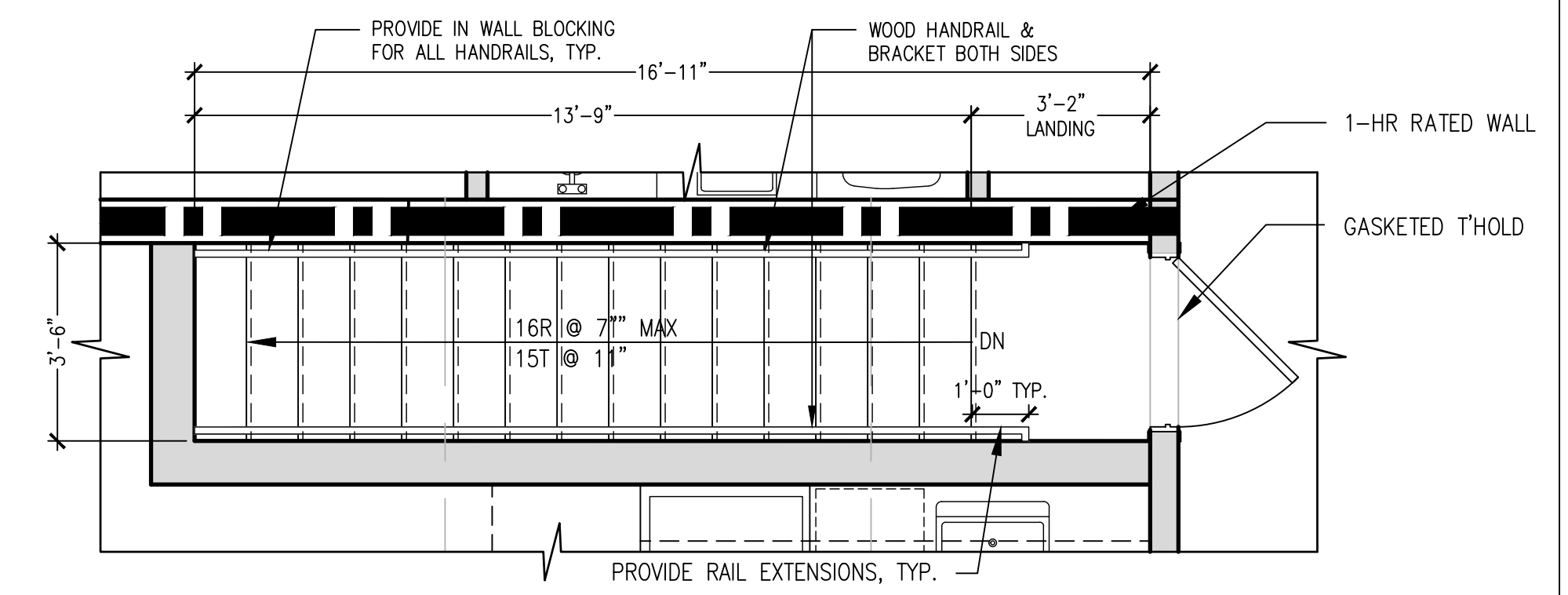
STAIR #4  
**5 ENLARGED BASEMENT STAIR PLAN - UNIT 1**  
SCALE: 3/8"=1'-0"



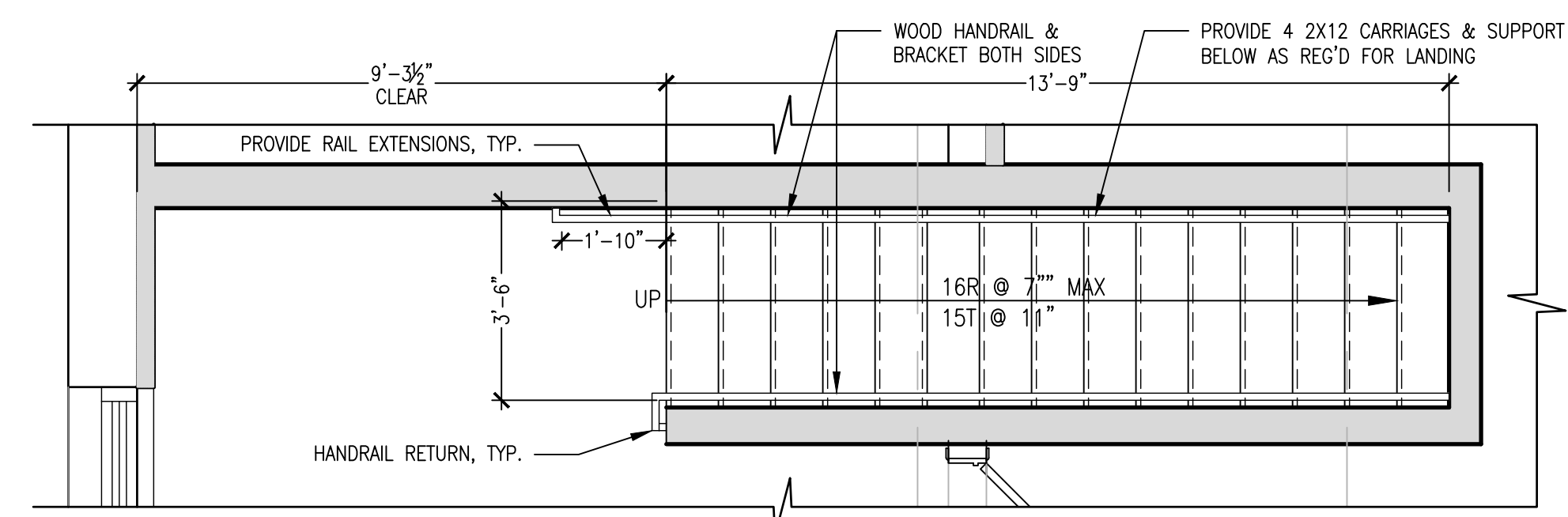
**B TYP. STAIR HANDRAIL**  
SCALE: N.T.S.



**A TYP. STAIR SECTION**  
SCALE: 1-1/2"=1'-0"



STAIR #1  
**2 ENLARGED FIRST FLOOR STAIR PLAN - COMMON**  
SCALE: 3/8"=1'-0"



STAIR #1  
**1 ENLARGED BASEMENT STAIR PLAN - COMMON**  
SCALE: 3/8"=1'-0"

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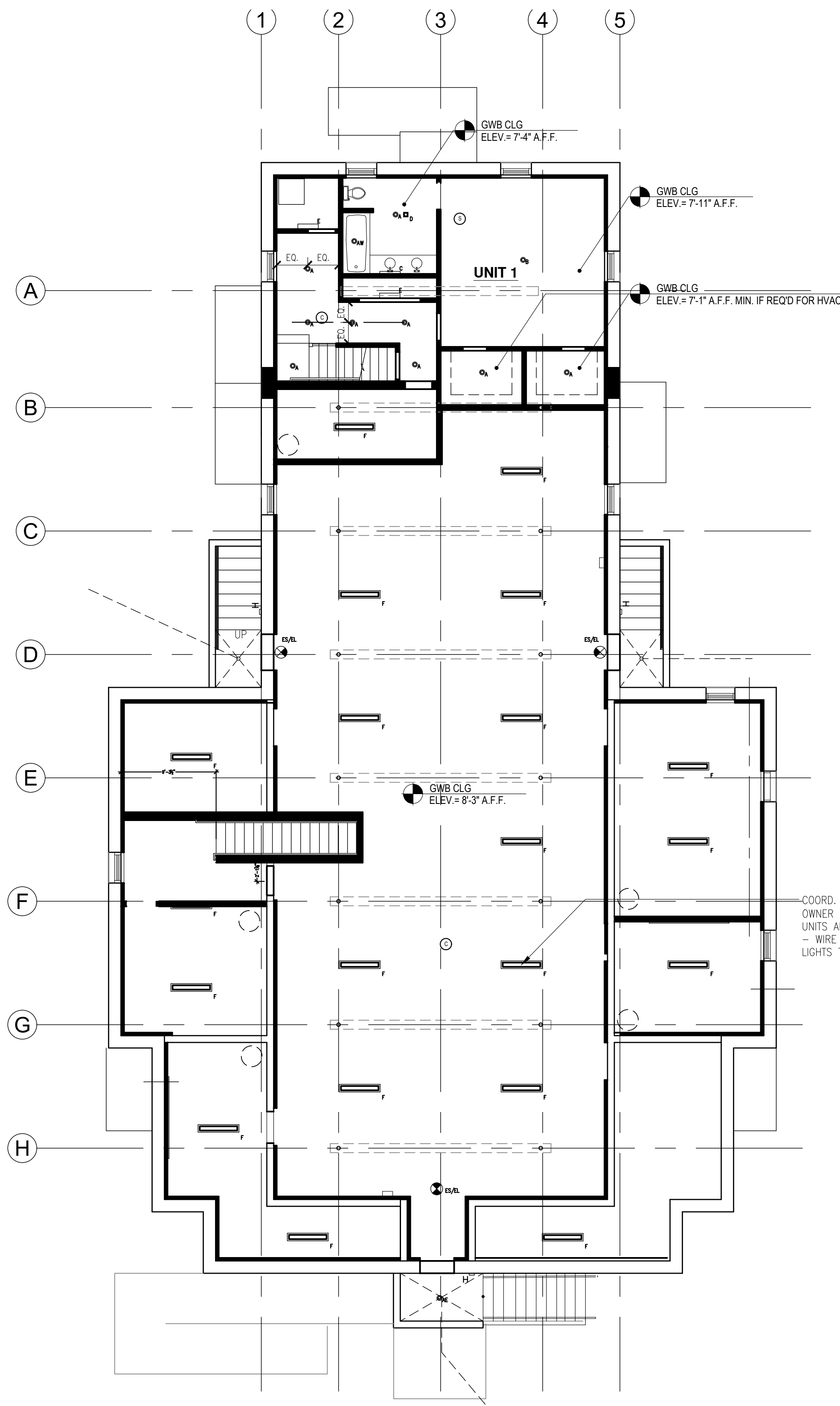
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**BASEMENT AND FIRST FLOOR RCP**

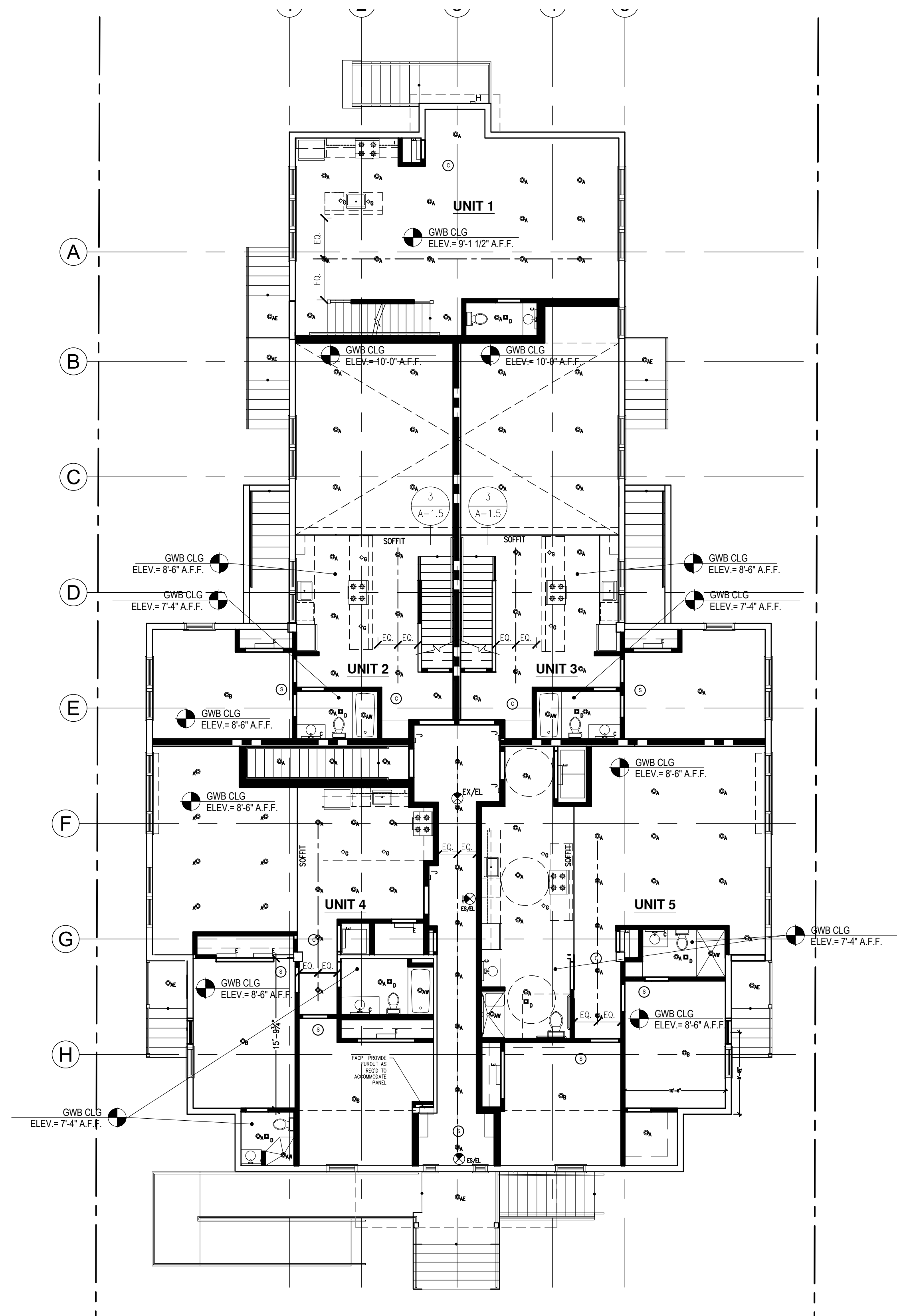
SHEET NAME

**A-1.4**

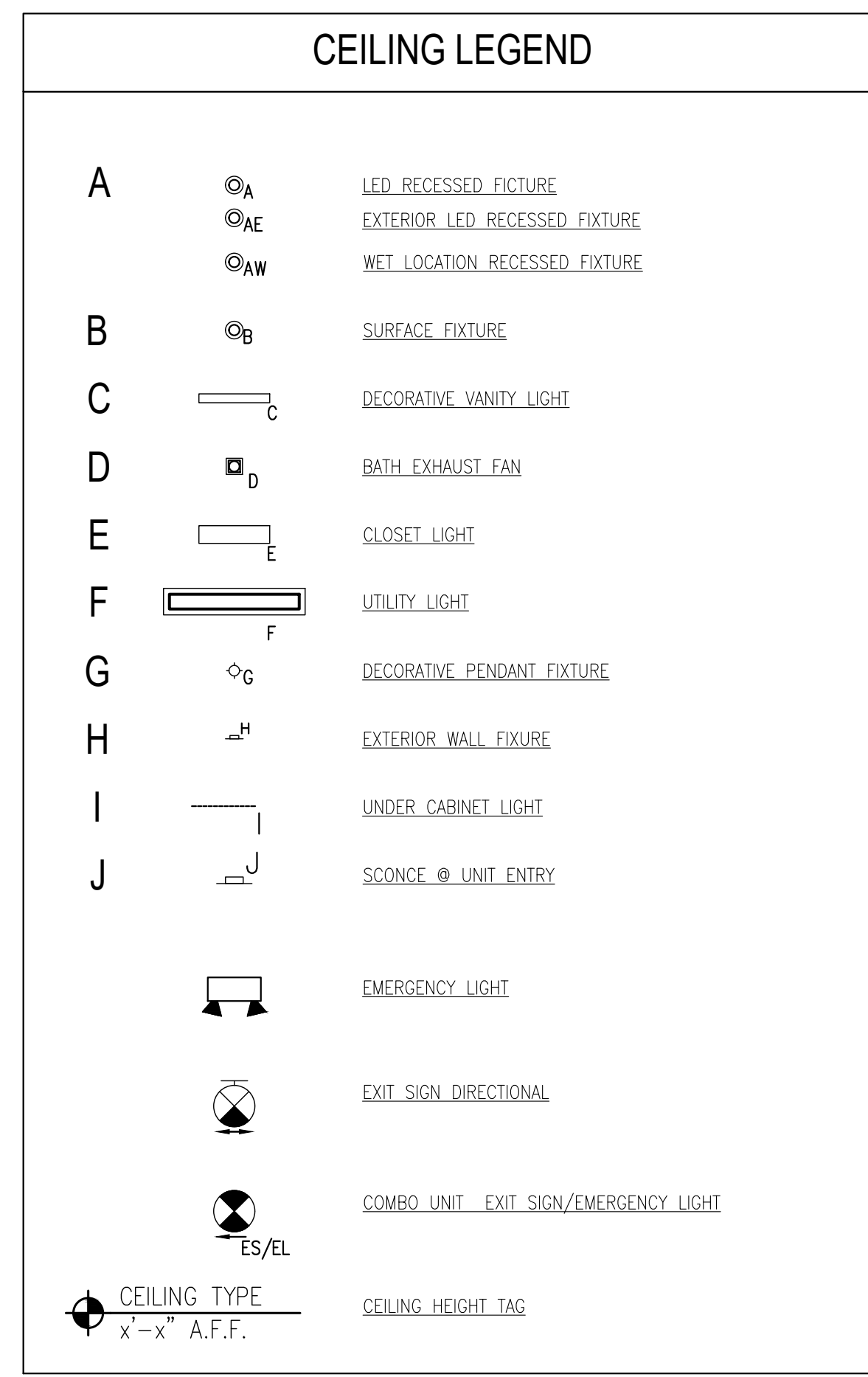
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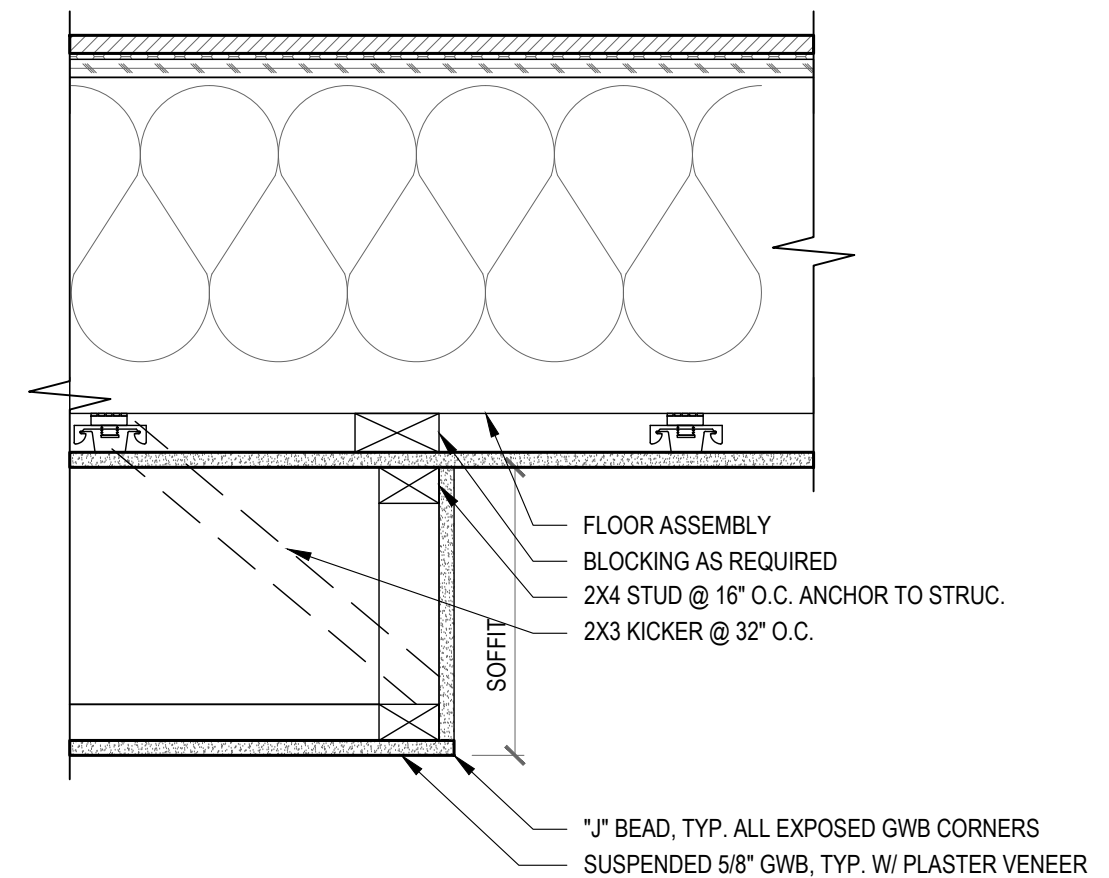
1 BASEMENT RCP  
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR RCP  
SCALE: 1/8" = 1'-0"



NOTE:  
CENTER ALL LIGHTING FIXTURES IN ALL BEDROOMS



3 SOFFIT DETAIL  
SCALE: 1-1/2" = 1'-0"

PROJECT ARCHITECT

SEAL

STRUCTURAL ENGINEER:  
McBrie, LLC Structural  
Design & Sales  
797 Turnpike Street  
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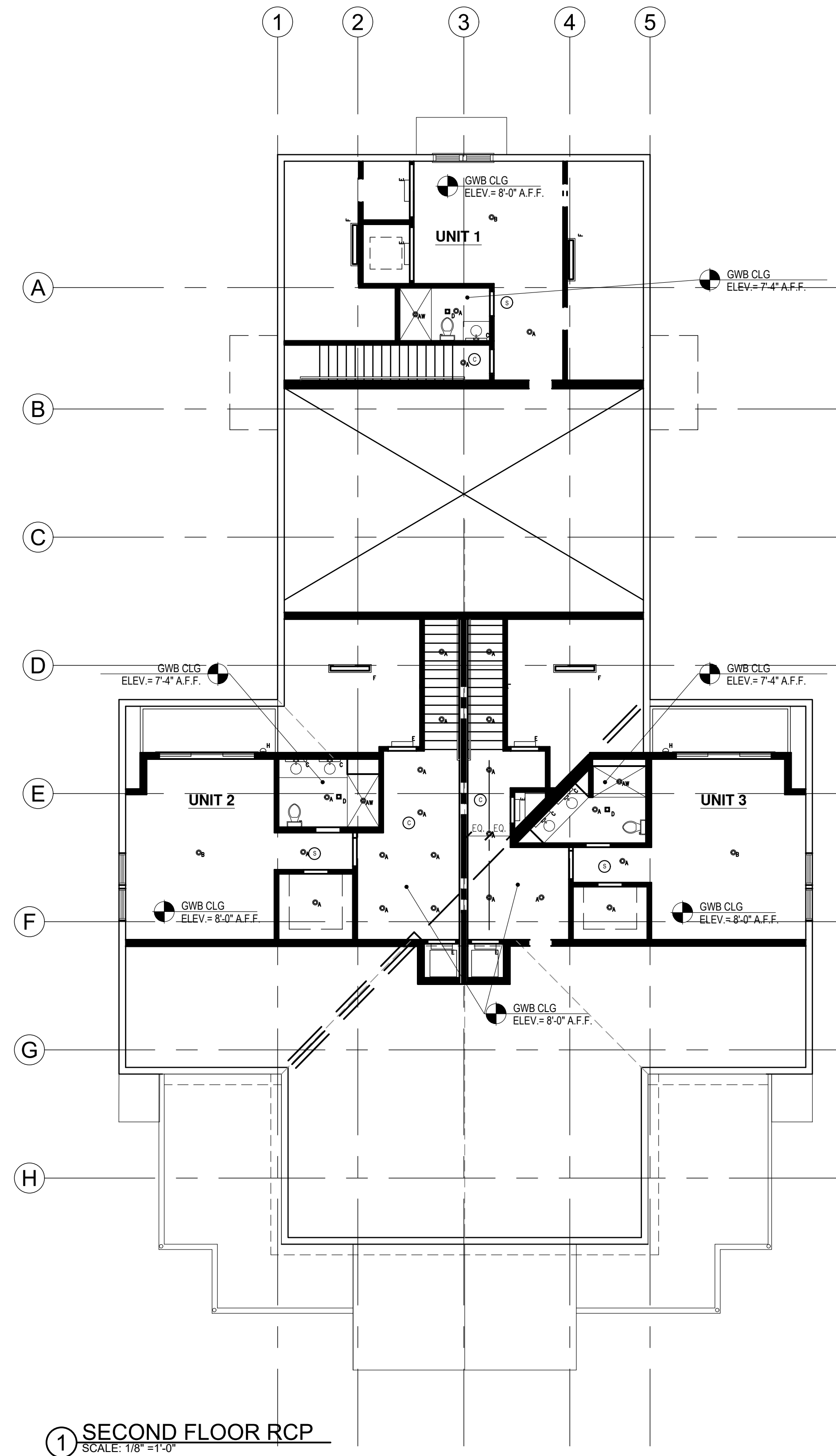
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**SECOND FLOOR  
RCP**

SHEET NAME

**A-1.5**

SHEET NO.



CEILING LEGEND		
A	⊙A	LED RECESSED FIXTURE
	⊙AE	EXTERIOR LED RECESSED FIXTURE
	⊙AW	WET LOCATION RECESSED FIXTURE
B	⊙B	SURFACE FIXTURE
C	—C	DECORATIVE VANITY LIGHT
D	■D	BATH EXHAUST FAN
E	—E	CLOSET LIGHT
F	—F	UTILITY LIGHT
G	◇G	DECORATIVE PENDANT FIXTURE
H	—H	EXTERIOR WALL FIXTURE
I	—I	UNDER CABINET LIGHT
J	—J	SCONCE @ UNIT ENTRY
	—	EMERGENCY LIGHT
	—	EXIT SIGN DIRECTIONAL
	—	COMBO UNIT EXIT SIGN/EMERGENCY LIGHT
	⊙ ES/EL	CEILING HEIGHT TAG
	⊙	CEILING TYPE x'-x" A.F.F.

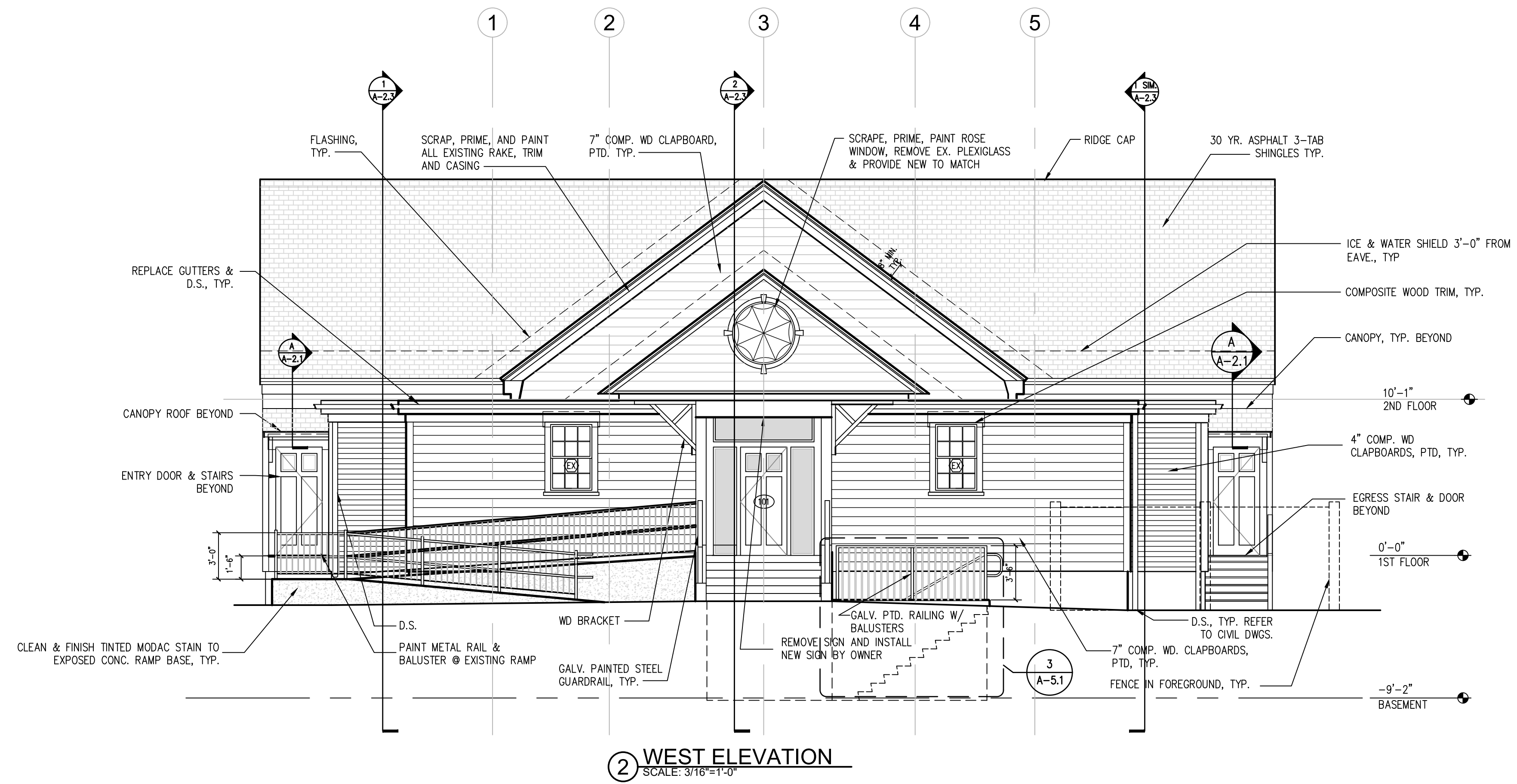
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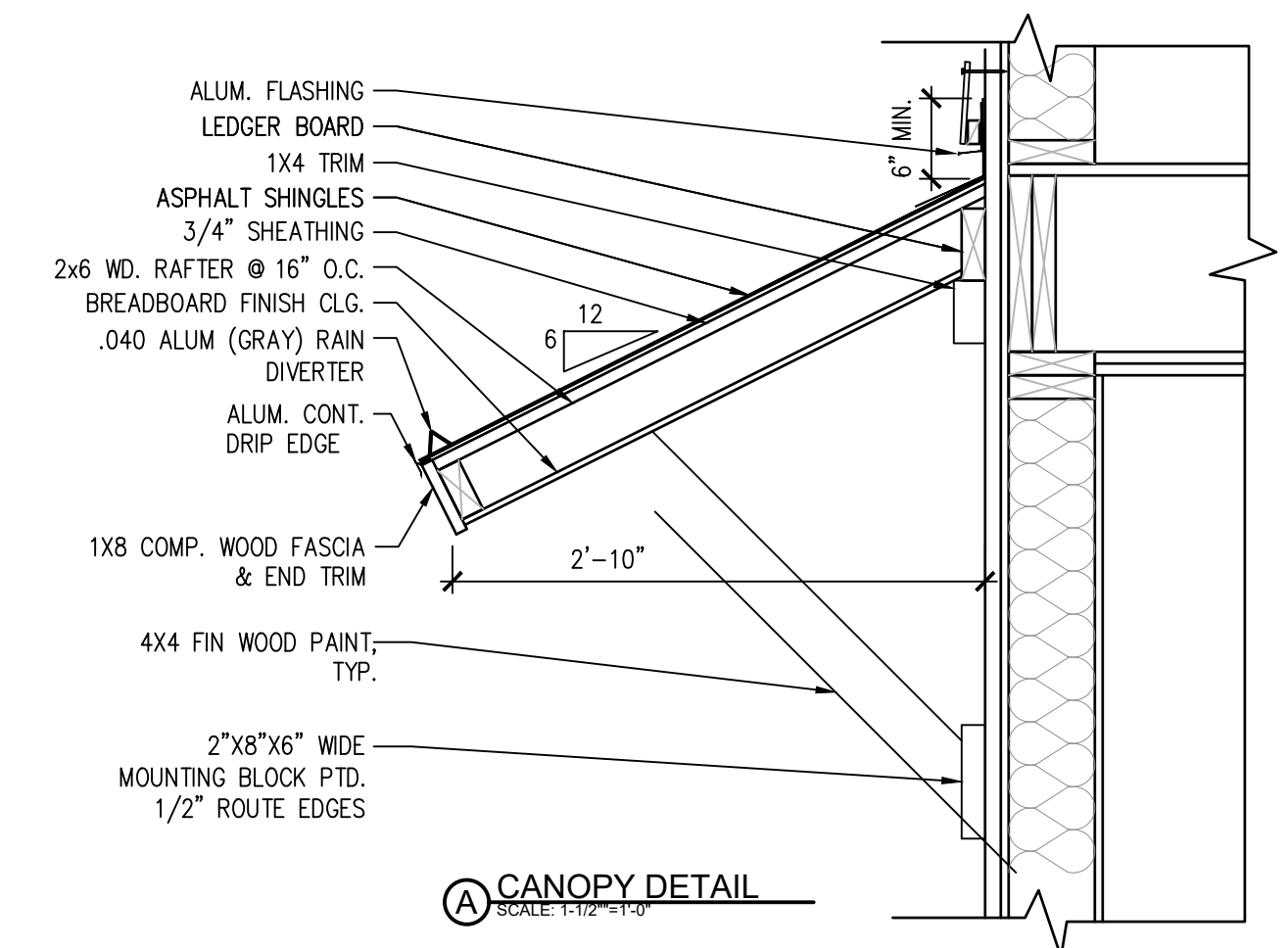
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Checked By:	JAS
Approved By:	JAS

**SOUTH AND WEST ELEVATIONS**

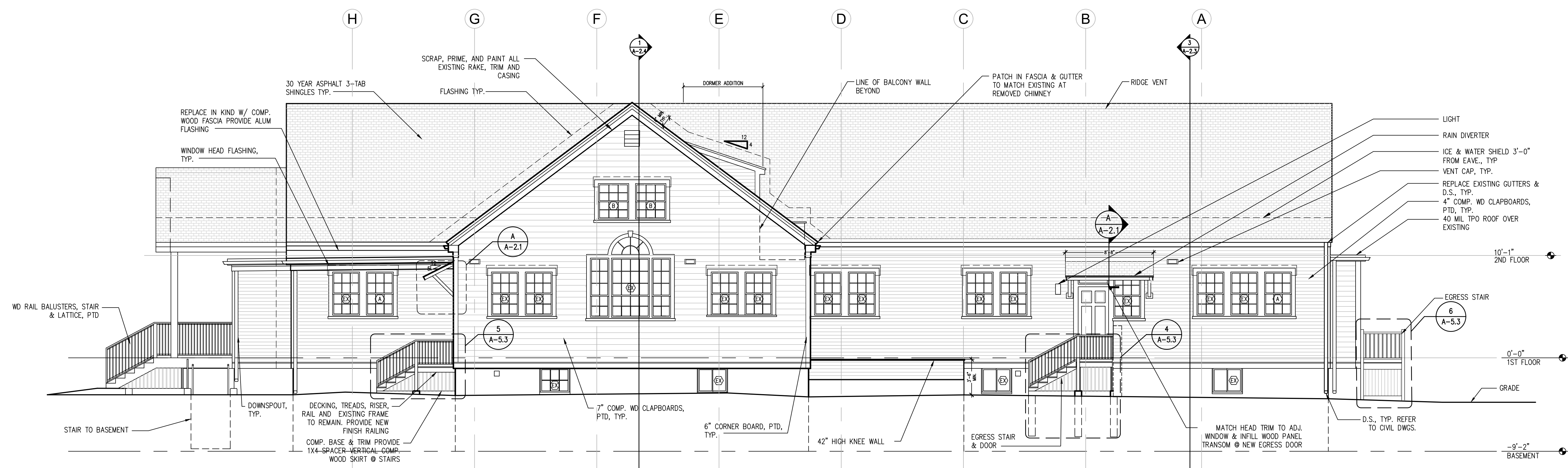
NOTE:  
1. CLEAN & REMOVE ALL DEBRIS FROM GUTTER & DOWNSPOUTS, TYP.



**2 WEST ELEVATION**  
SCALE: 3/16"=1'-0"



**A CANOPY DETAIL**  
SCALE: 1/2"=1'-0"



**1 SOUTH ELEVATION**  
SCALE: 3/16"=1'-0"

PROJECT ARCHITECT  
  
SEAL

STRUCTURAL ENGINEER:  
McBrie, LLC Structural  
Design & Sales  
797 Turnpike Street  
North Andover, MA 01845  
P: 978-646-0097

CIVIL:  
Griffin Engineering Group  
495 Cabot Street  
Beverly, MA 01915  
P: 978-927-5111

MECHANICAL, ELECTRICAL,  
PLUMBING, FIRE PROTECTION:  
Crossfield Engineers, Inc.  
921 Salem Street, Unit 1  
Groveland, MA 01834  
P: 978-372-8880

PROJECT CONSULTANTS

26 Summit Ave.  
Multi-Family  
Build Out  
  
26 Summit Ave.  
Salem, MA

PROJECT INFORMATION

OWNER INFORMATION

No.	Description	Date
PROJECT REVISIONS		

Job No.:	2022-020
Date:	APR. 19, 2024
Scale:	As Noted
Designed By:	DR
Drawn By:	JM
Checked By:	JAS
Approved By:	JAS
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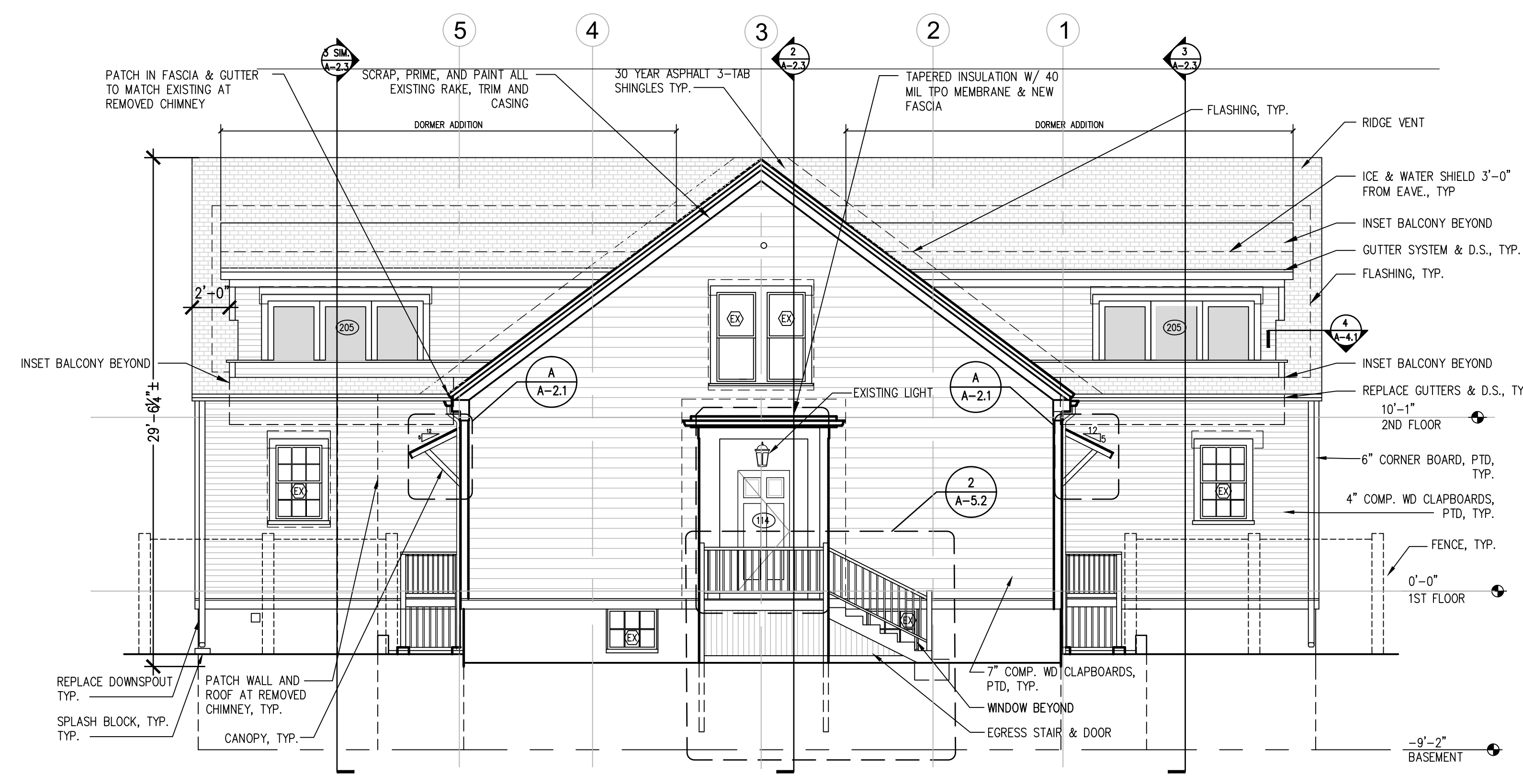
**NORTH AND EAST ELEVATIONS**

SHEET NAME

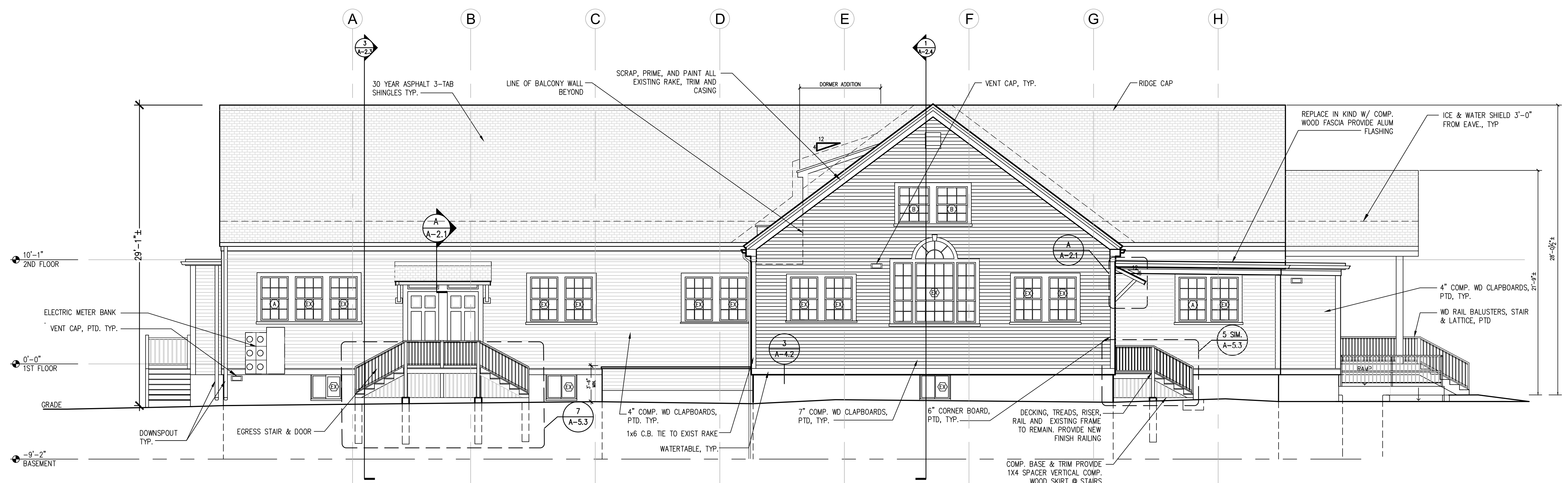
**A-2.2**

SHEET NO.

NOTE:  
1. CLEAN & REMOVE ALL DEBRIS FROM GUTTER & DOWNSPOUTS, TYP.



**2 EAST ELEVATION**  
SCALE: 3/16"=1'-0"



**1 NORTH ELEVATION**  
SCALE: 3/16"=1'-0"

PROJECT ARCHITECT  
  
SEAL

STRUCTURAL ENGINEER:  
McBrie, LLC Structural  
Design & Sales  
797 Turnpike Street  
North Andover, MA 01845  
P: 978-646-0097

CIVIL:  
Griffin Engineering Group  
495 Cabot Street  
Beverly, MA 01915  
P: 978-927-5111

MECHANICAL, ELECTRICAL,  
PLUMBING, FIRE PROTECTION:  
Crossfield Engineers, Inc.  
921 Salem Street, Unit 1  
Groveland, MA 01834  
P: 978-372-8880

PROJECT CONSULTANTS

26 Summit Ave.  
Multi-Family  
Build Out  
  
26 Summit Ave.  
Salem, MA

PROJECT INFORMATION

OWNER INFORMATION

No.	Description	Date

PROJECT REVISIONS

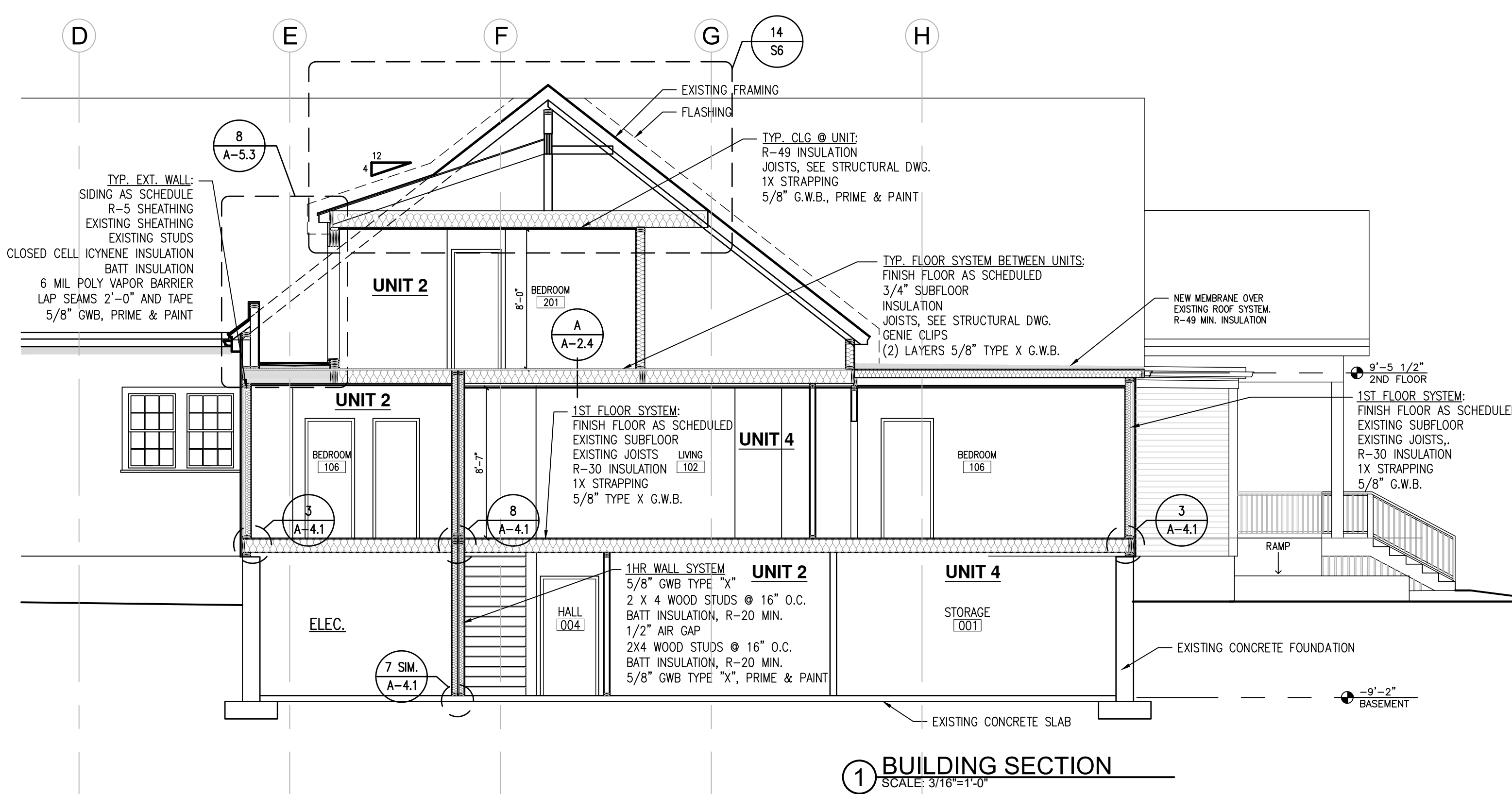
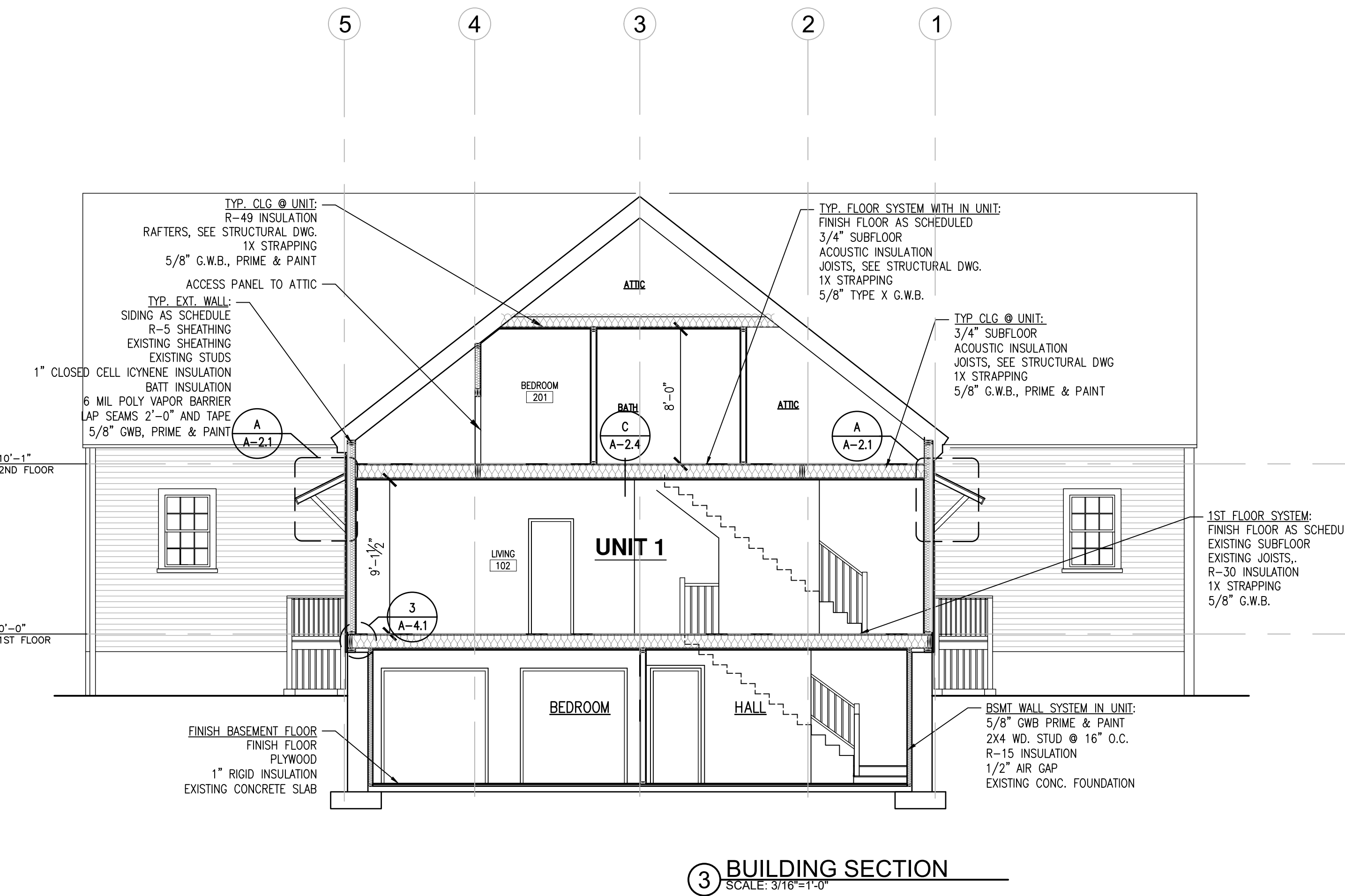
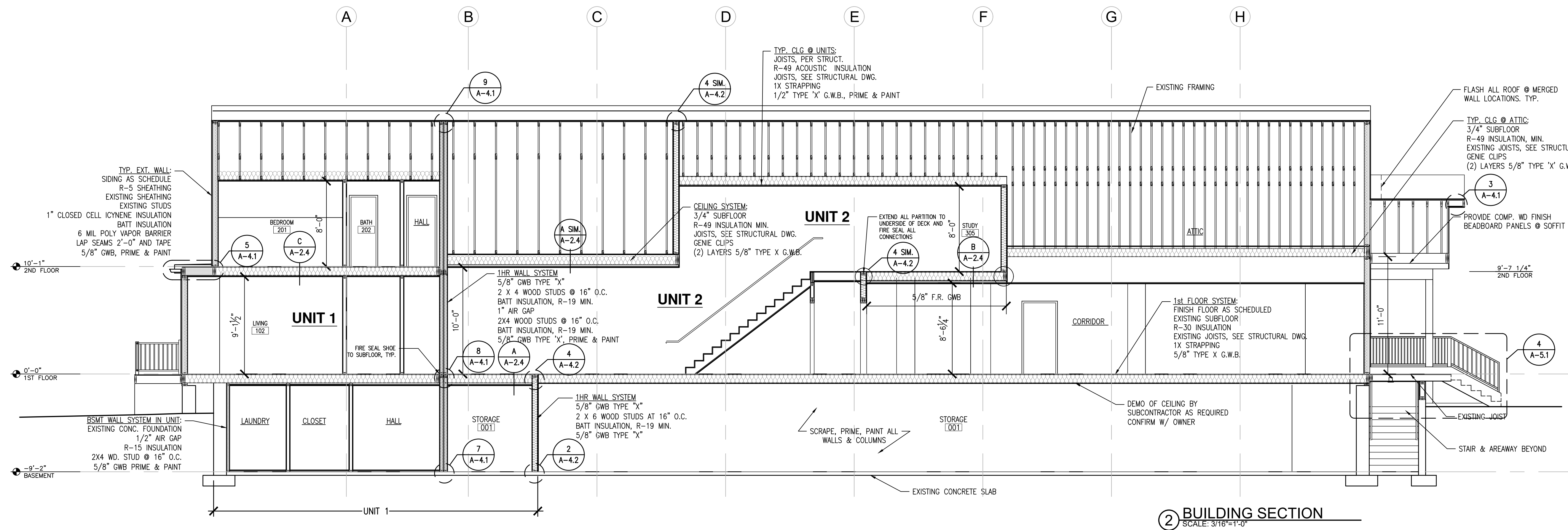
Job No.:	2022-020
Date:	APR. 19, 2024
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Designed By:	DR
Drawn By:	JM
Checked By:	JAS
Approved By:	JAS
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**BUILDING SECTIONS**

SHEET NAME

**A-2.3**

SHEET NO.



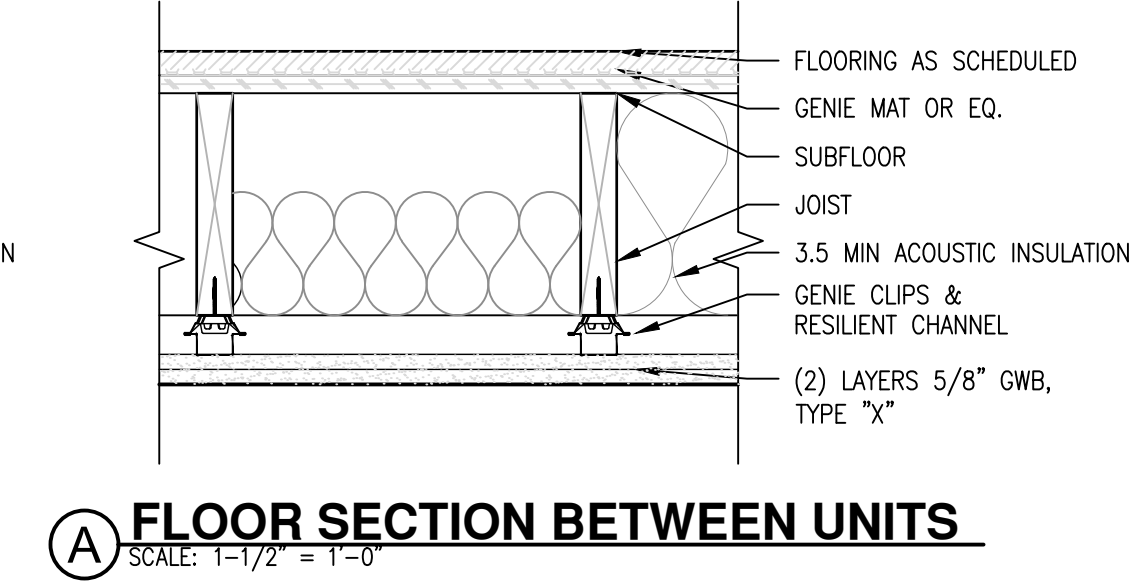
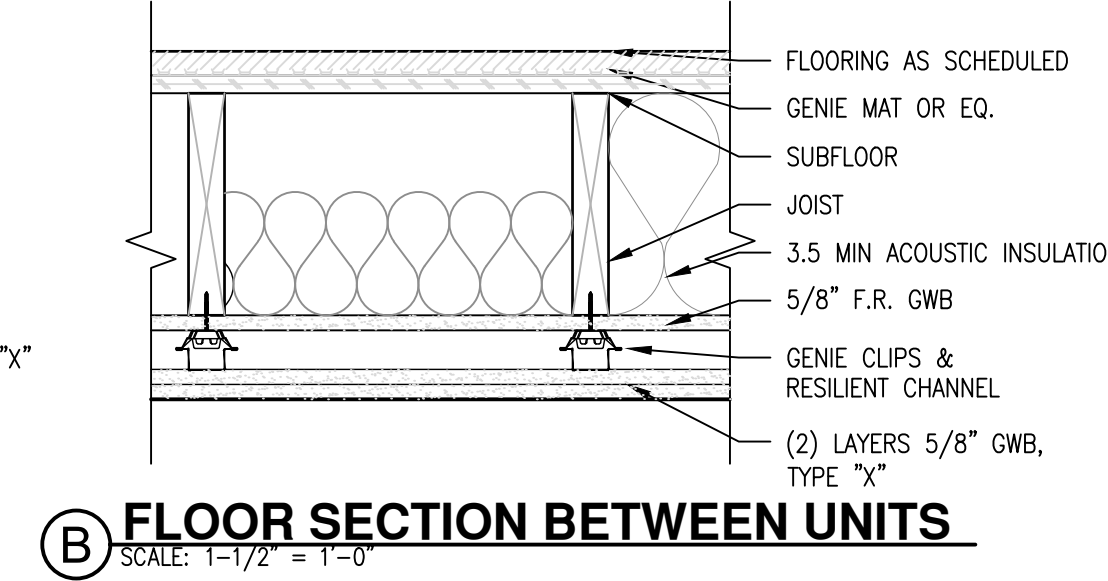
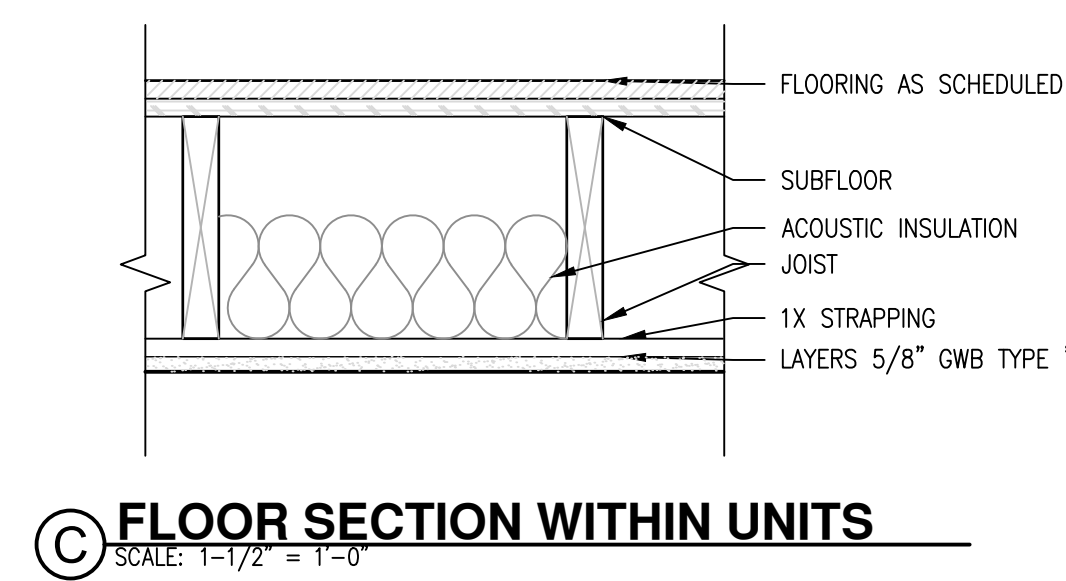
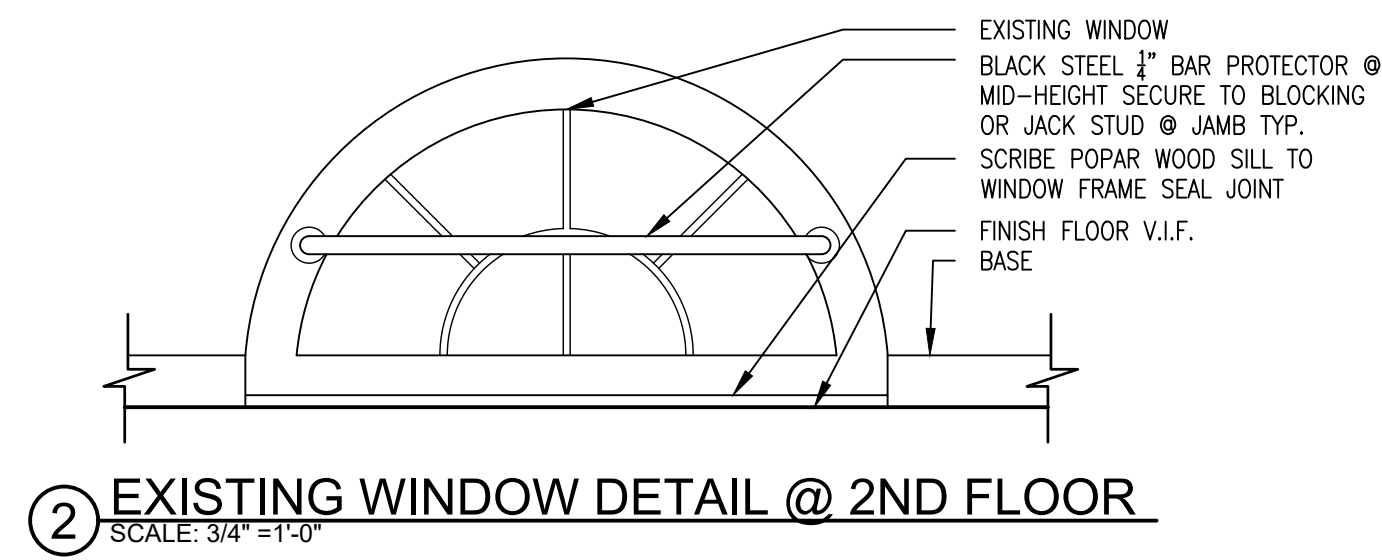
No.	Description	Date

Job No.:	2022-020
Date:	APR. 19, 2024
Scale:	As Noted
Designed By:	DR
Drawn By:	JM
Checked By:	JAS
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**BUILDING SECTIONS**

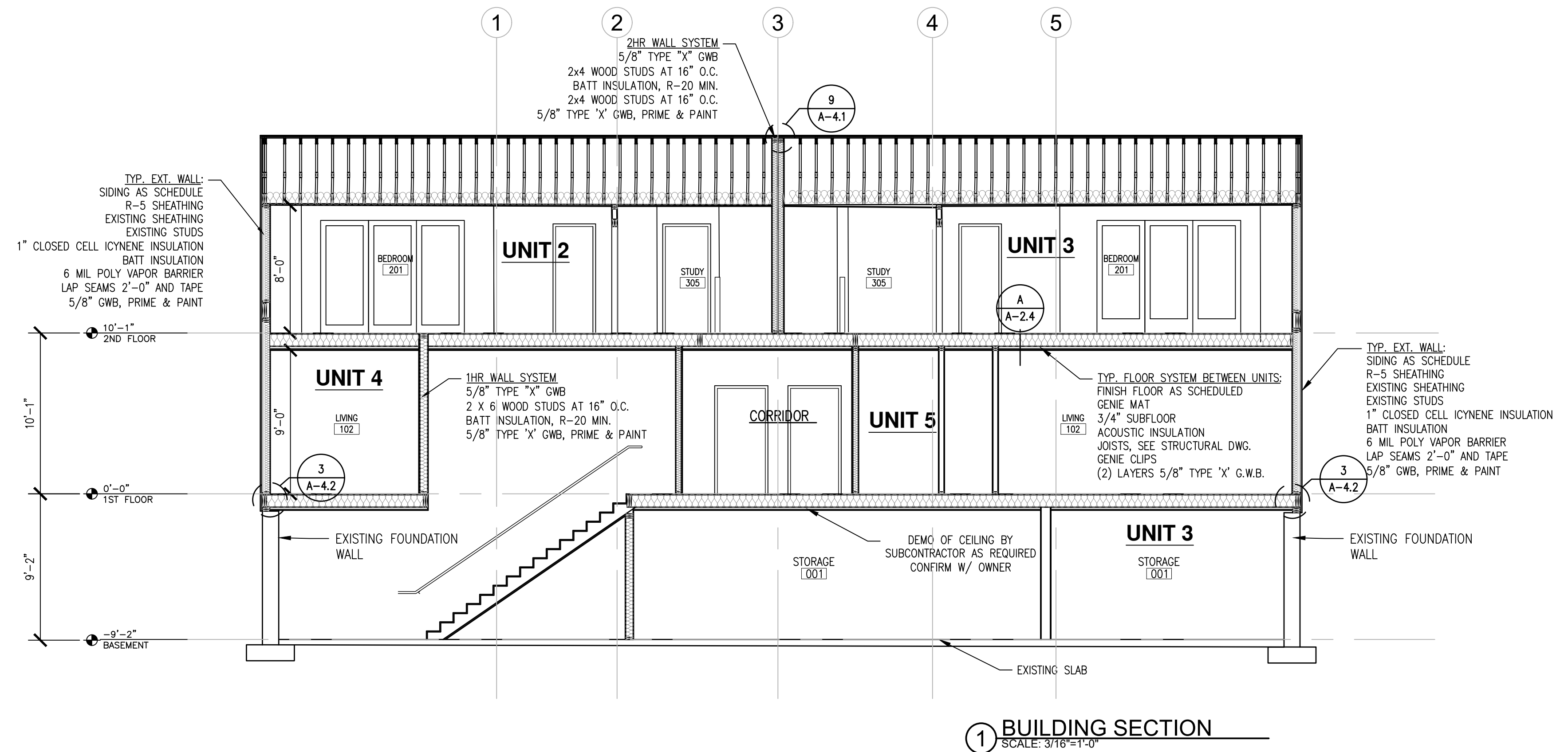
**A-2.4**



**C FLOOR SECTION WITHIN UNITS**  
SCALE: 1-1/2" = 1'-0"

**B FLOOR SECTION BETWEEN UNITS**  
SCALE: 1-1/2" = 1'-0"

**A FLOOR SECTION BETWEEN UNITS**  
SCALE: 1-1/2" = 1'-0"



**1 BUILDING SECTION**  
SCALE: 3/16" = 1'-0"

No.	Description	Date

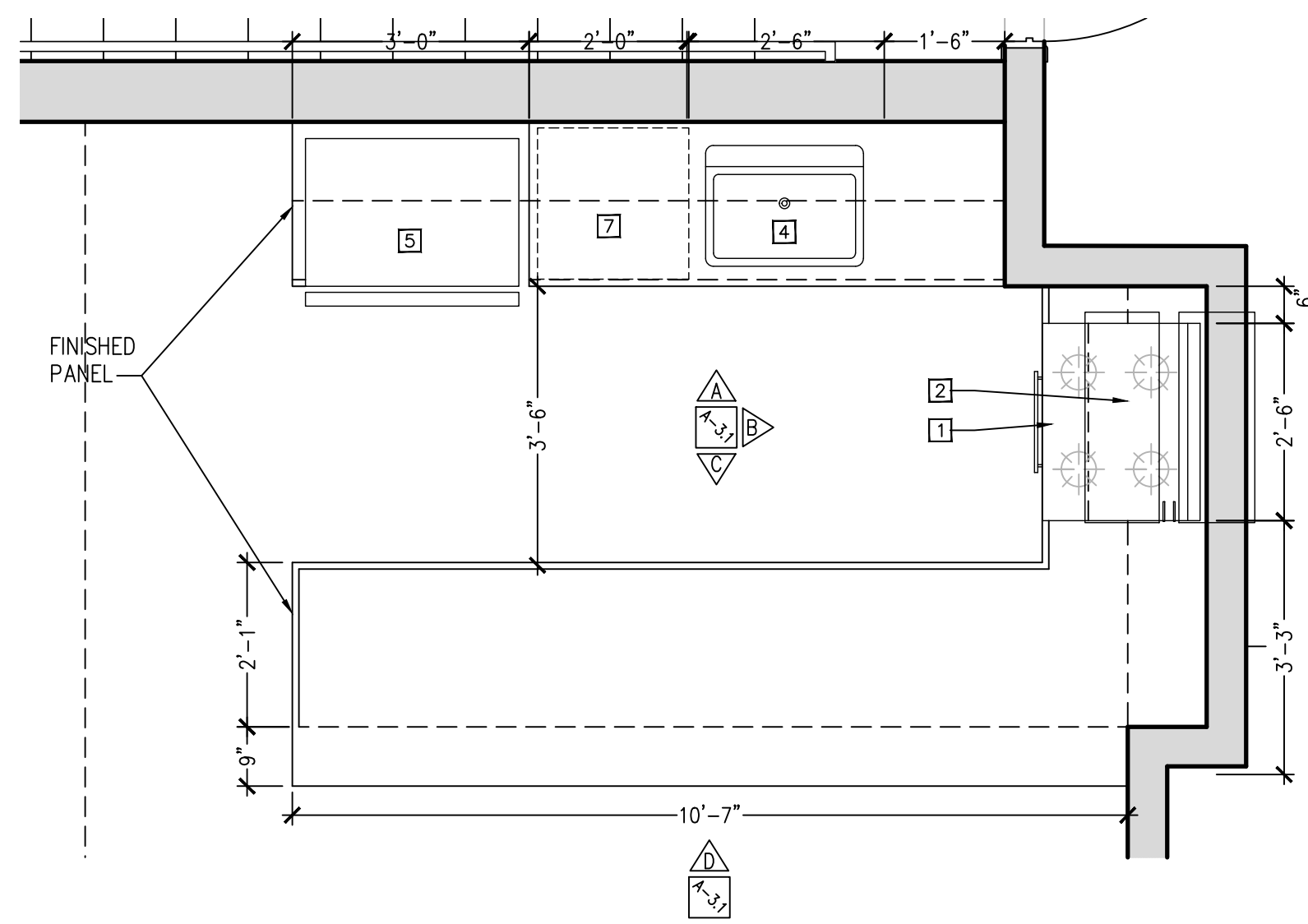
Job No.:	2022-020
Date:	APR. 19, 2024
Scale:	As Noted
Designed By:	DR
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**ENLARGED  
KITCHEN PLANS  
AND ELEVATIONS**

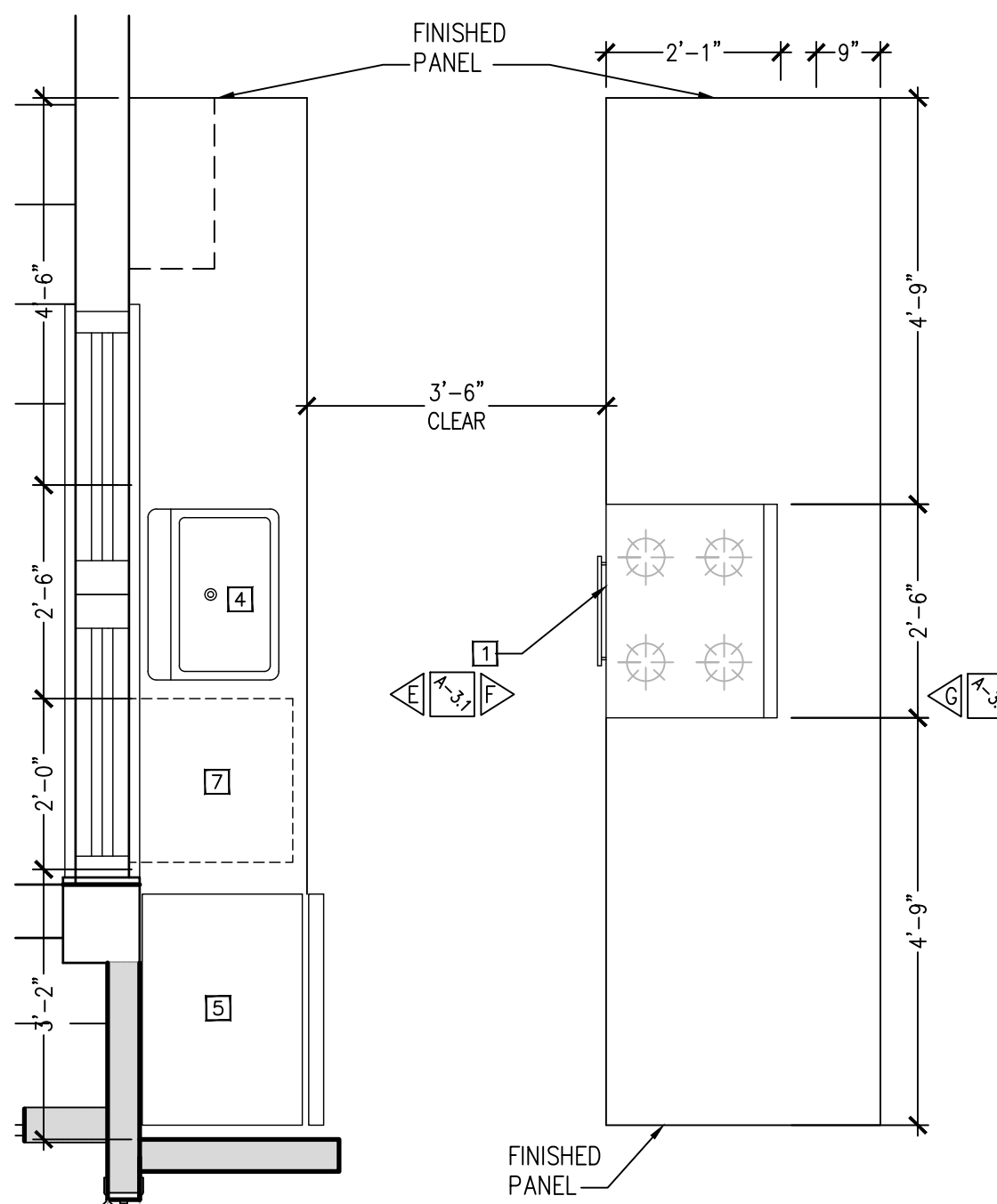
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**A-3.1**

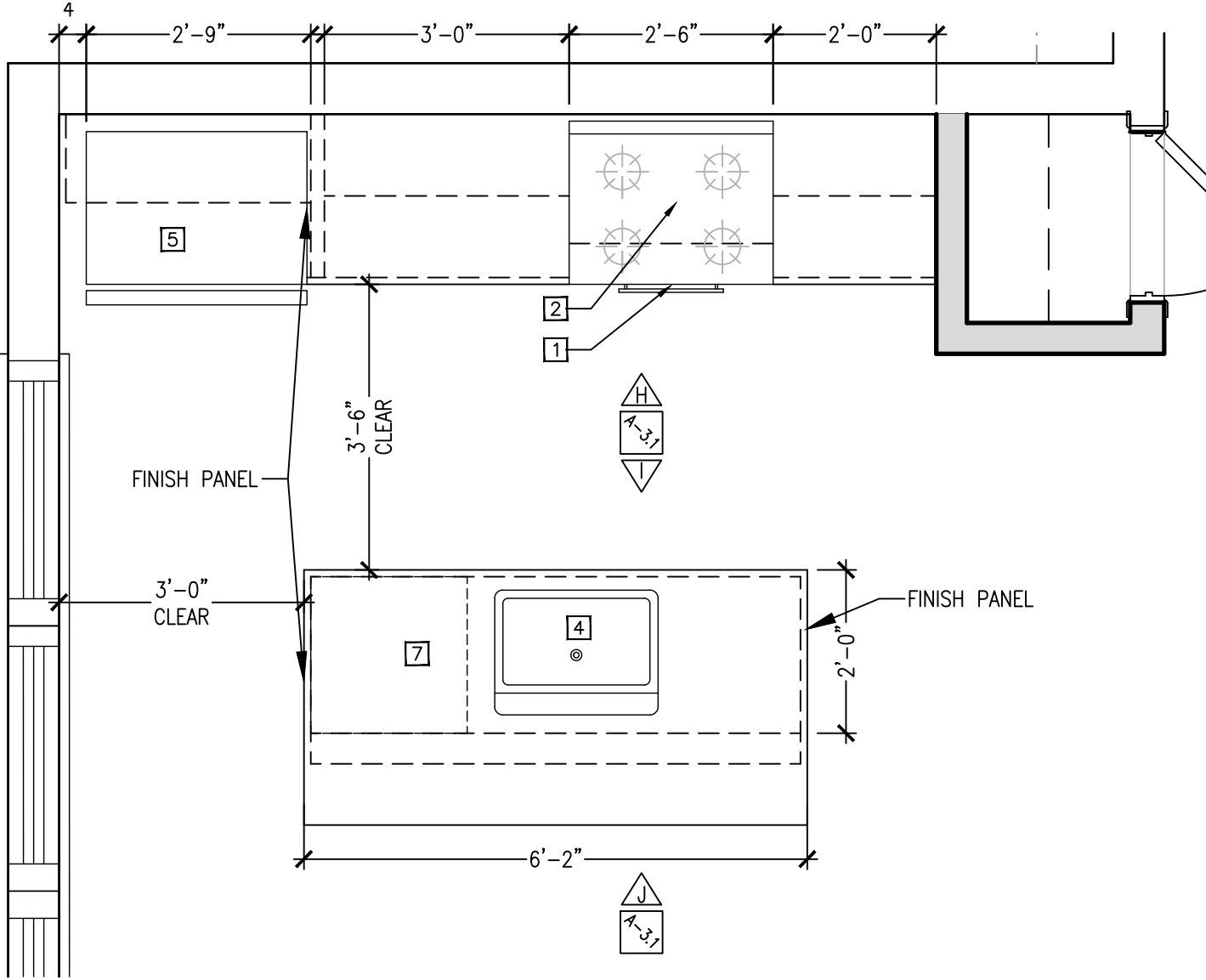
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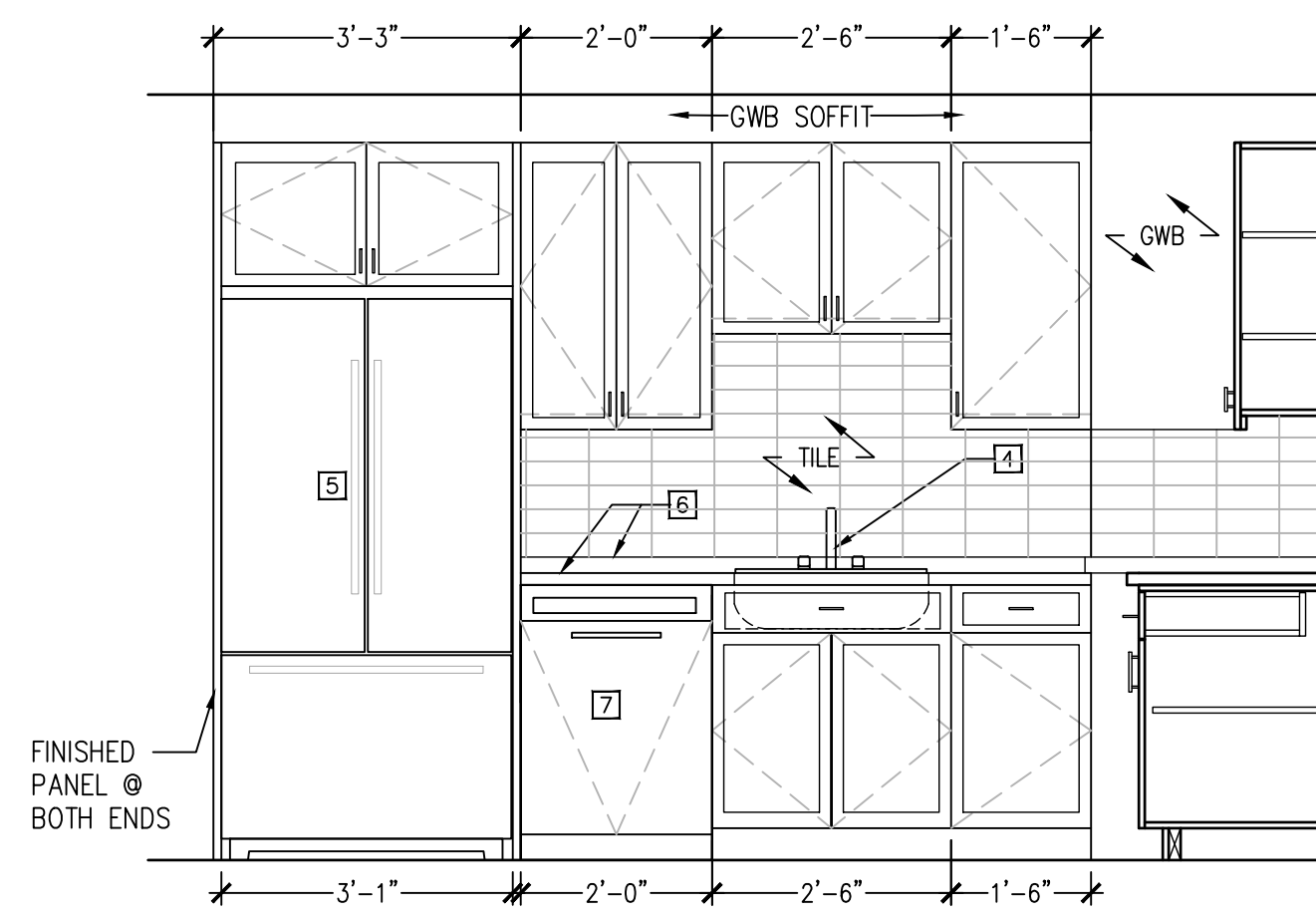
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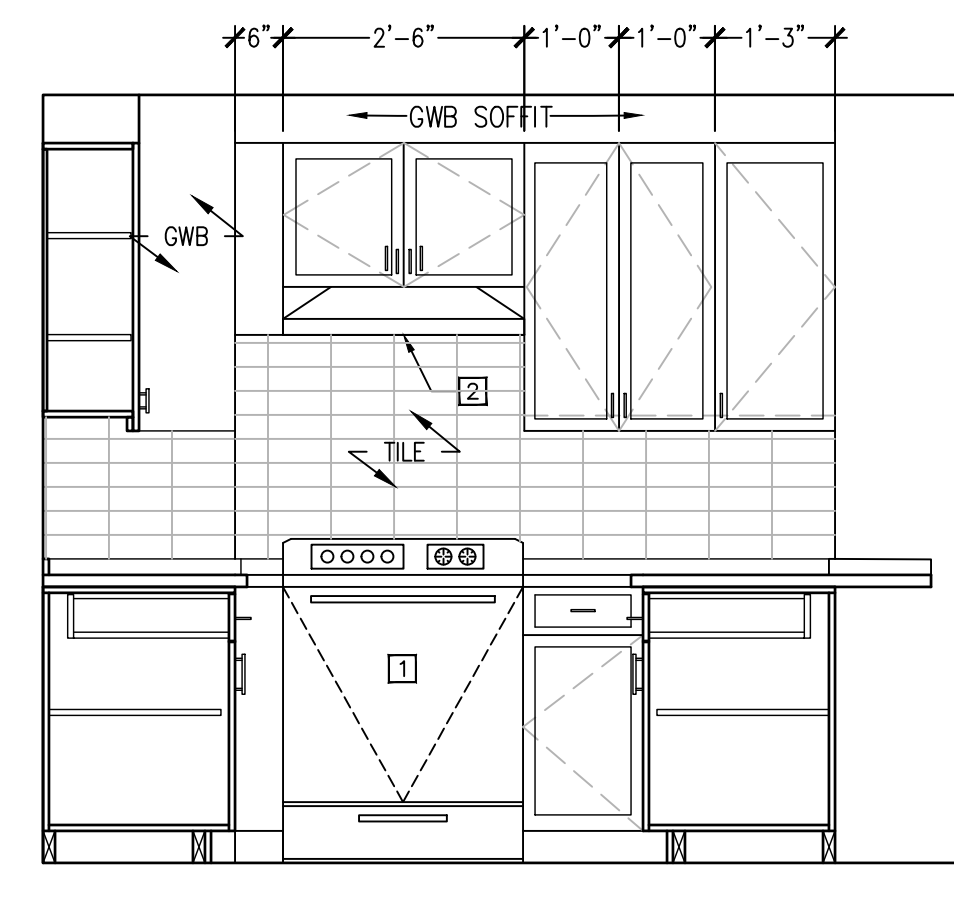
**2 Enlarged Kitchen Plan - UNIT 2/3**  
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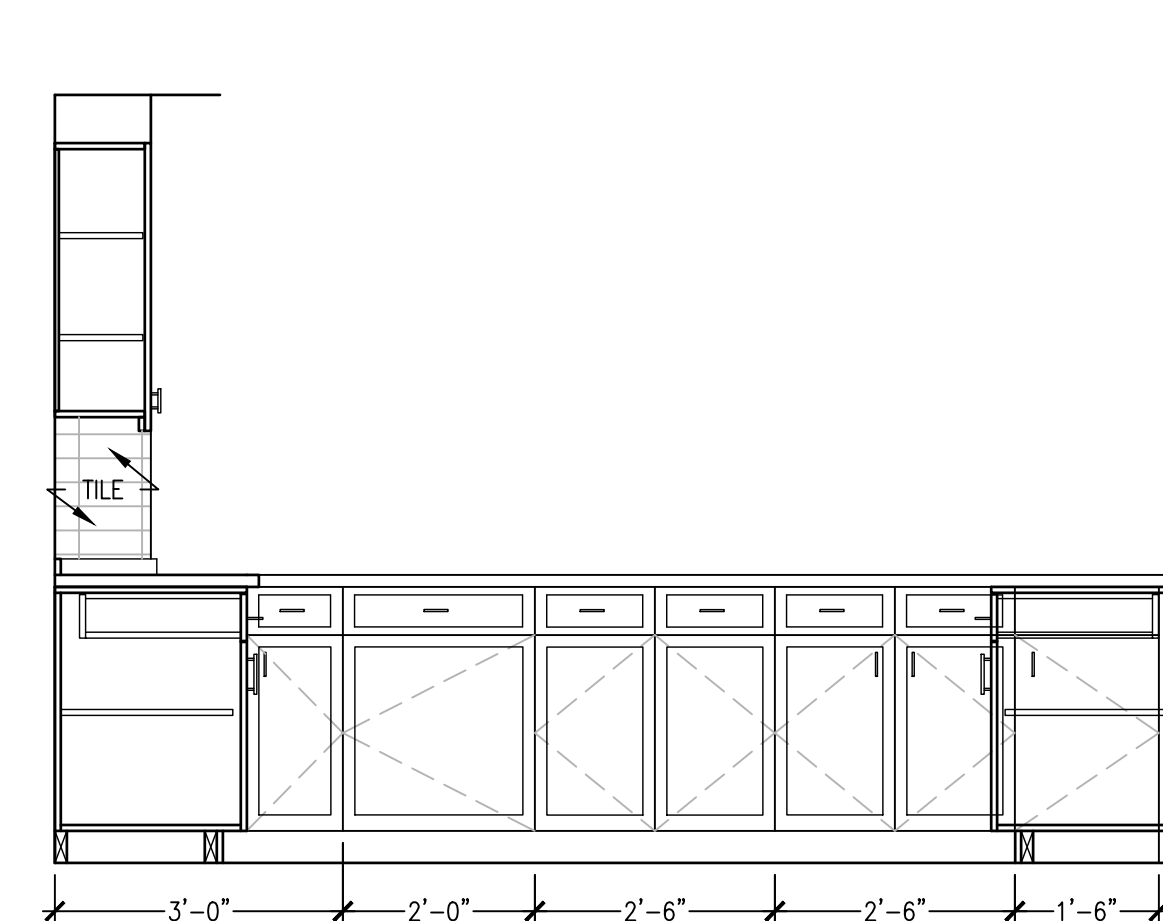
**3 Enlarged Kitchen Plan - UNIT 1**  
SCALE: 1/2" = 1'-0"



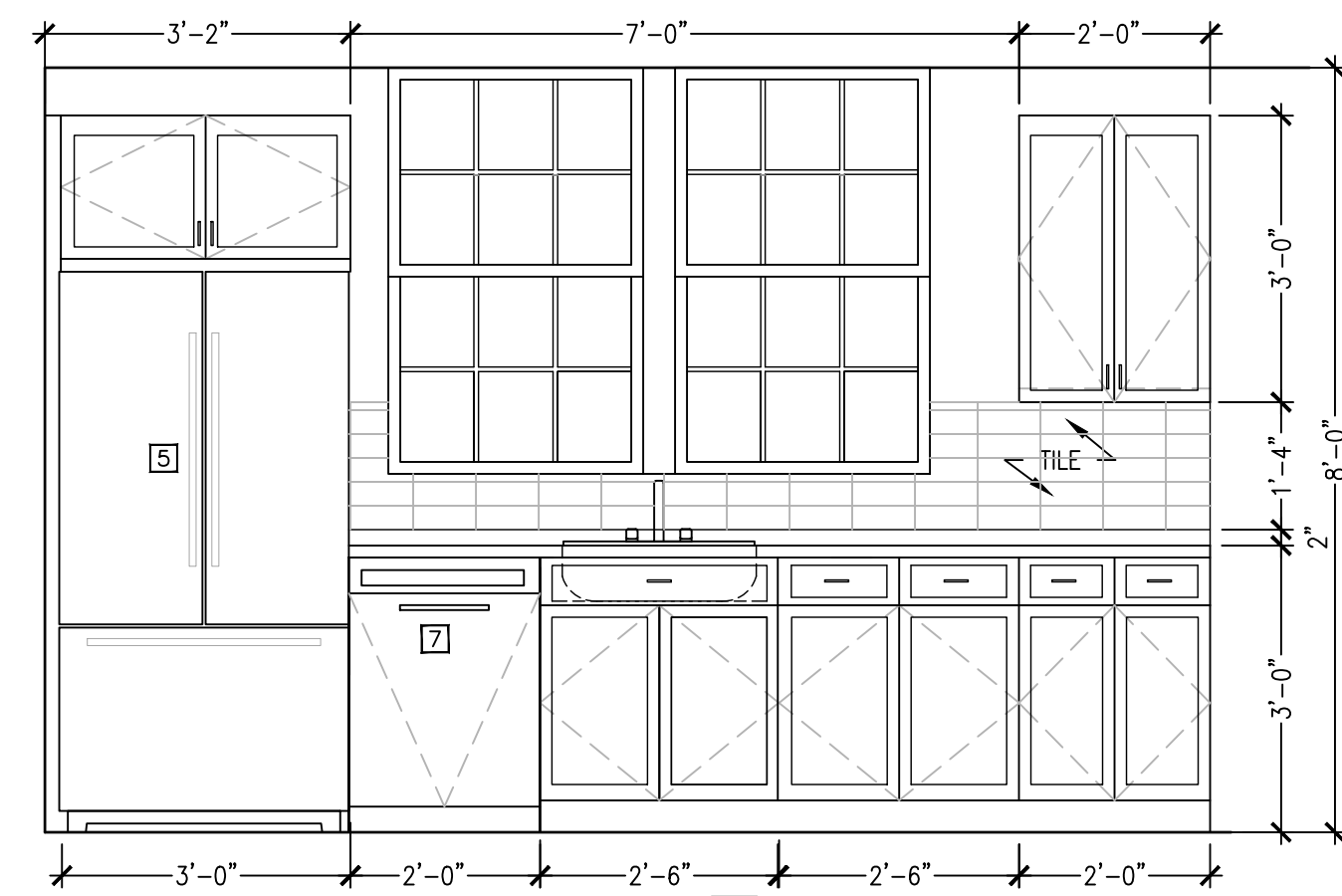
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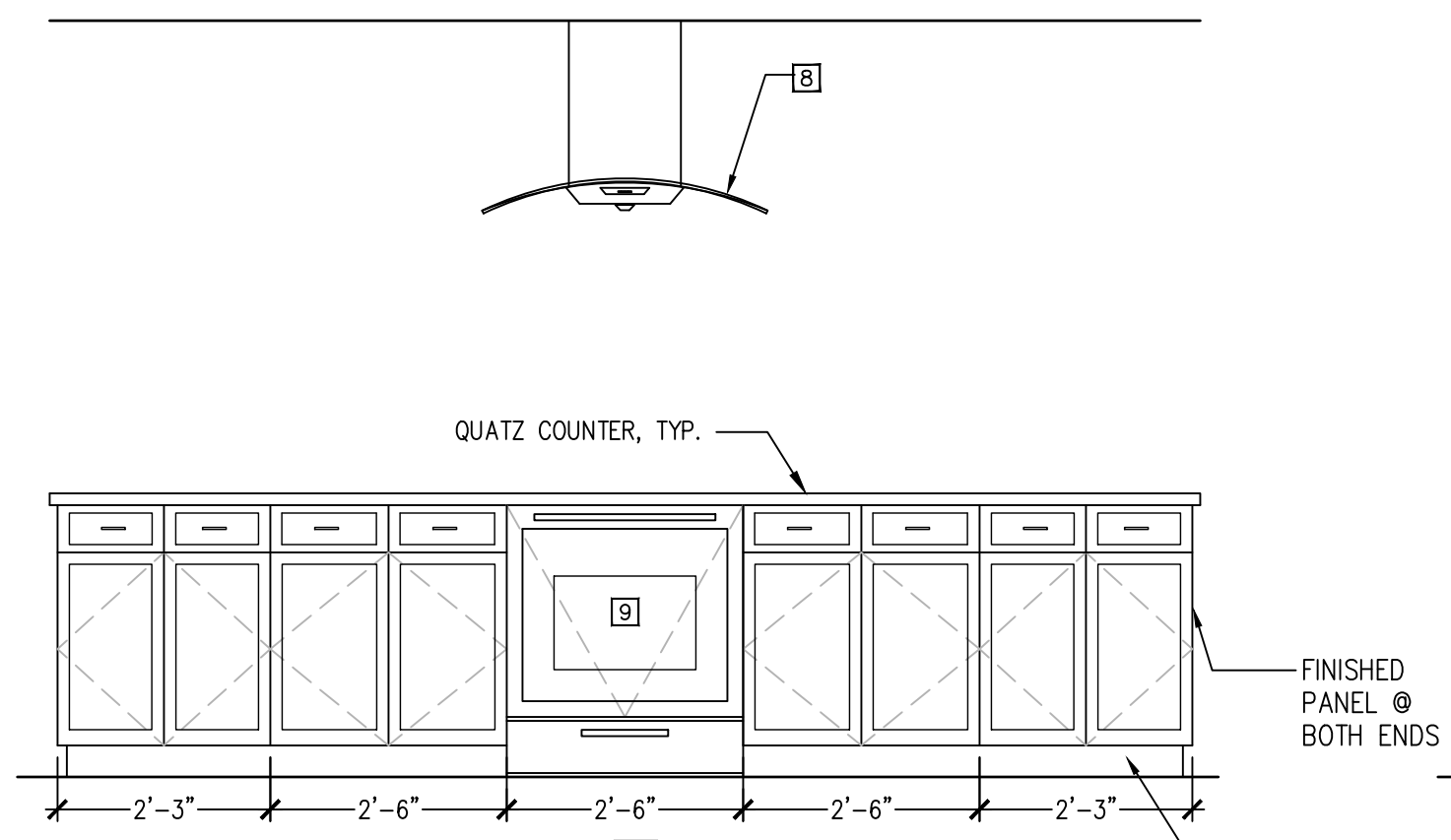
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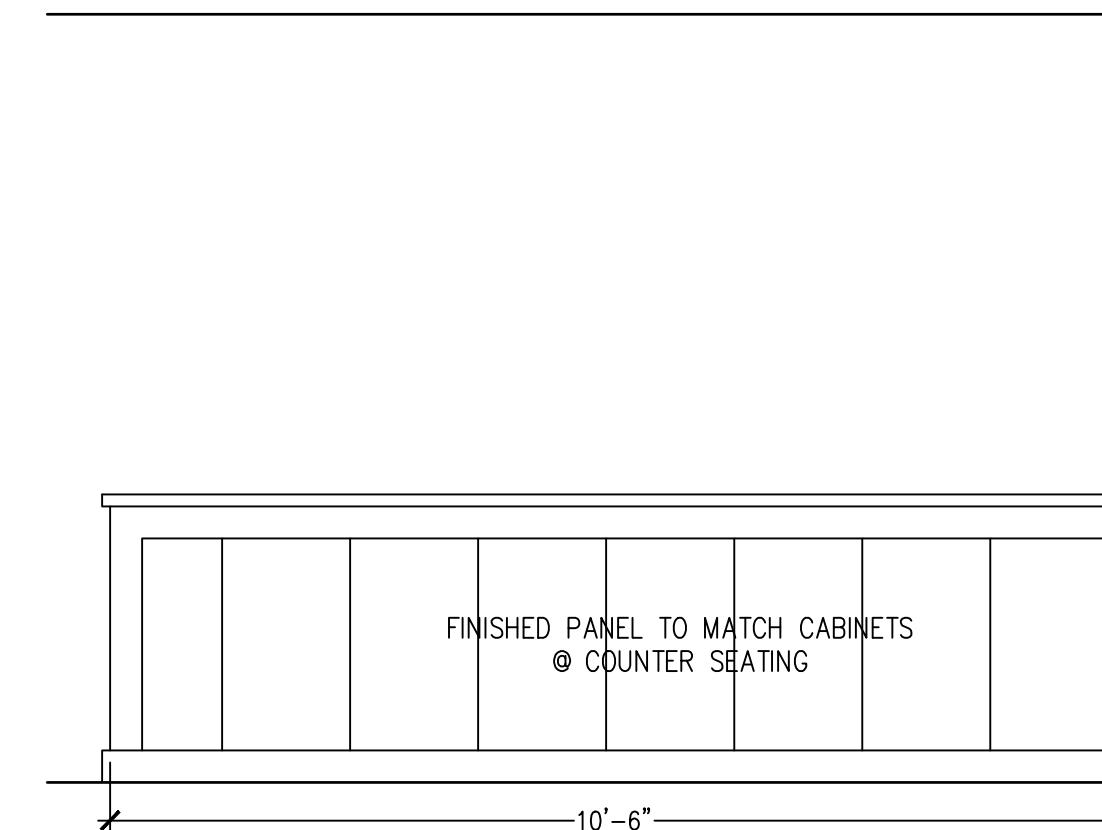
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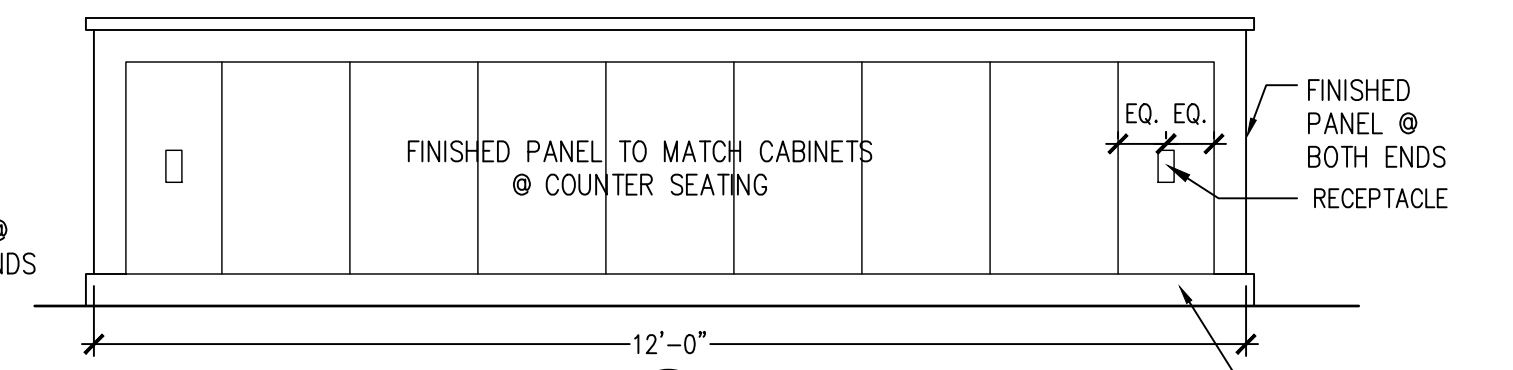
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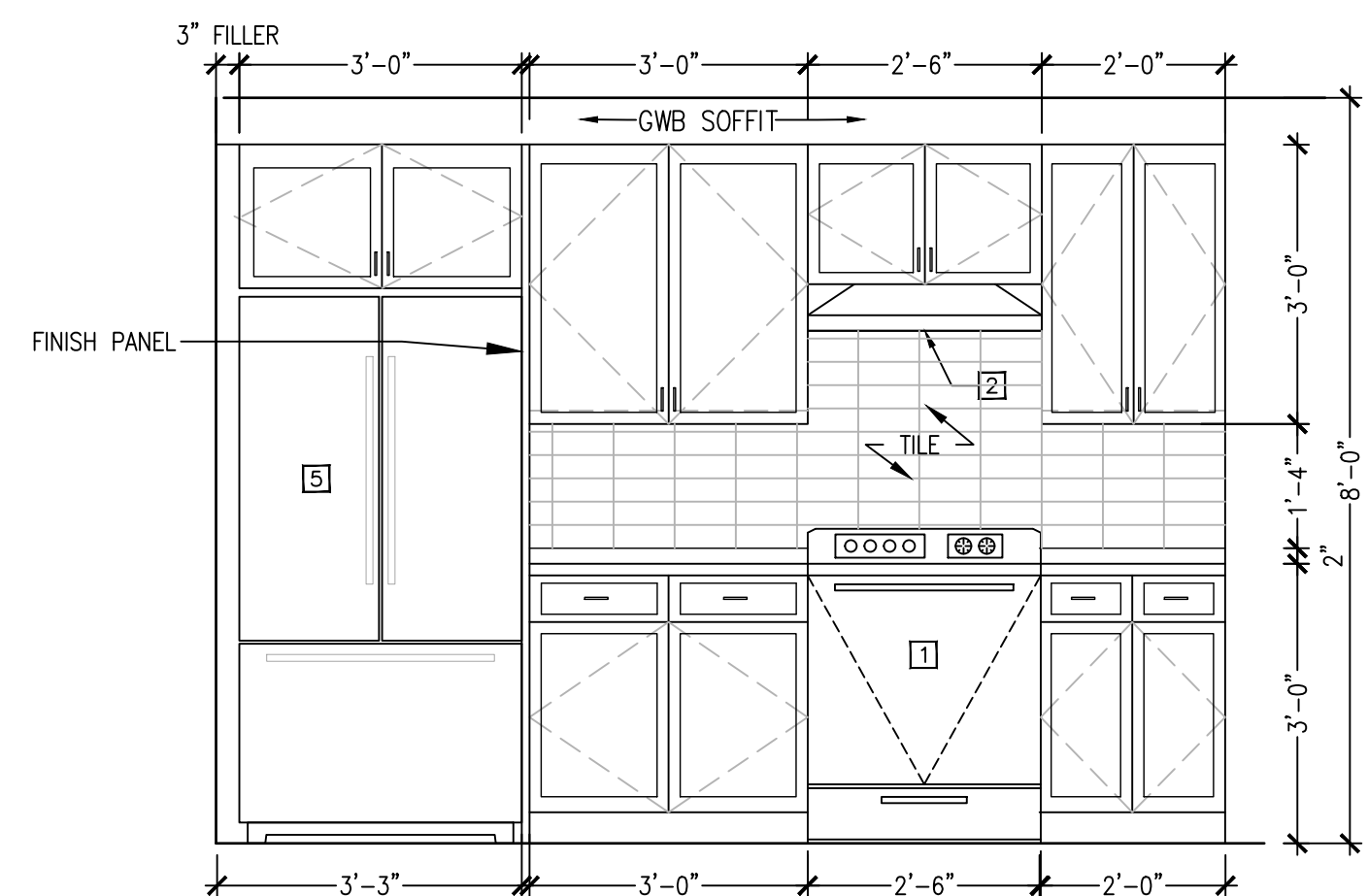
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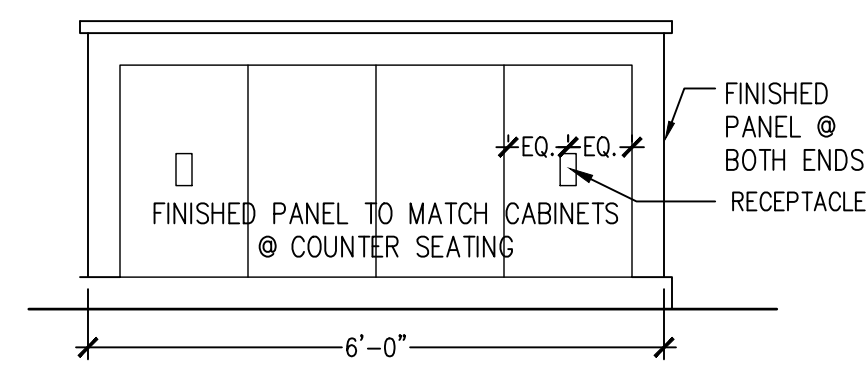
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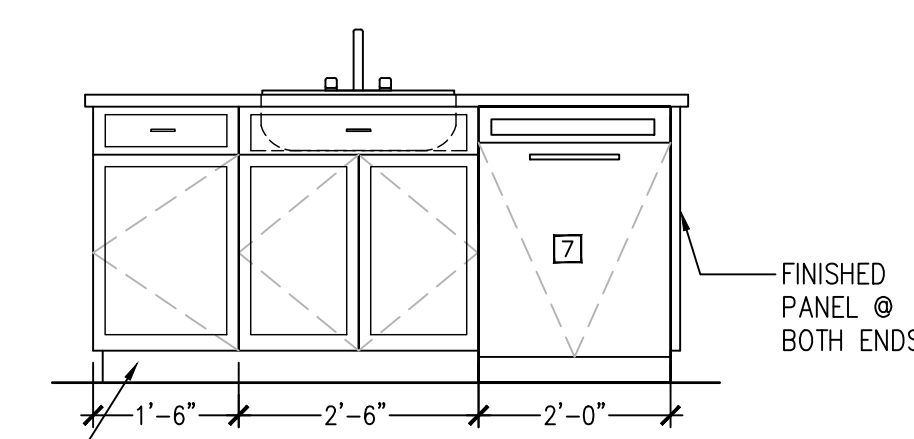
**G**  
SCALE: 1/2" = 1'-0"



**H**  
SCALE: 1/2" = 1'-0"



**J**  
SCALE: 1/2" = 1'-0"



**I**  
SCALE: 1/2" = 1'-0"

**KITCHEN FIXTURE SCHEDULE**

NOTES:  
1) OWNER TO COORDINATE FINAL SELECTION OF ALL FIXTURES/FINISHES WITH CONTRACTOR.  
2) VERIFY APPLIANCE DIMENSIONS BEFORE FABRICATING CABINETS.

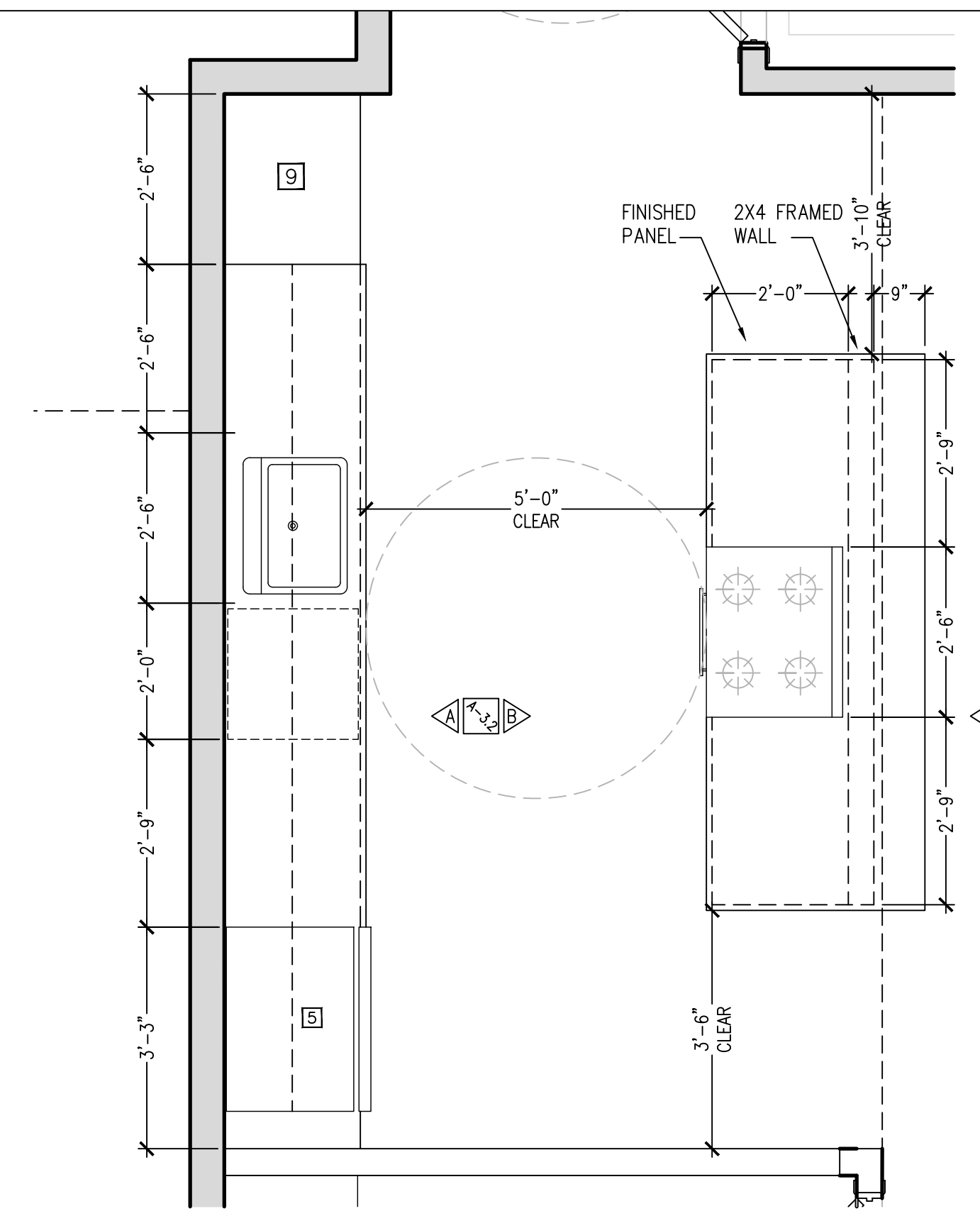
TAG	COMPONENT	MANUFACTURER	FINISH / PART NUMBER	NOTES
□				
1	RANGE	TBD	TBD	30" WIDE RANGE SHOWN
2	HOOD	TBD	TBD	30" WIDE HOOD SHOWN
3	STAINLESS STEEL SINK	TBD	TBD	30" SINK BASE SHOWN
4	KITCHEN SINK FAUCET	TBD	TBD	
5	REFRIGERATOR (COUNTER DEPTH)	TBD	TBD	30" REFRIGERATOR SHOWN. WHEN ADJACENT TO WALL, LEAVE 3" SPACE AGAINST WALL ALLOWING REFRIGERATOR TO OPEN FULLY. 18"-24" UPPER CABINET ABOVE, PULLED FORWARD.
6	COUNTERTOP / BACKSPASH	TBD	TBD	3/4"X2" BACKSPASH ON COUNTERS ABUTTING WALLS
7	DISHWASH	TBD	TBD	24" DISHWASH



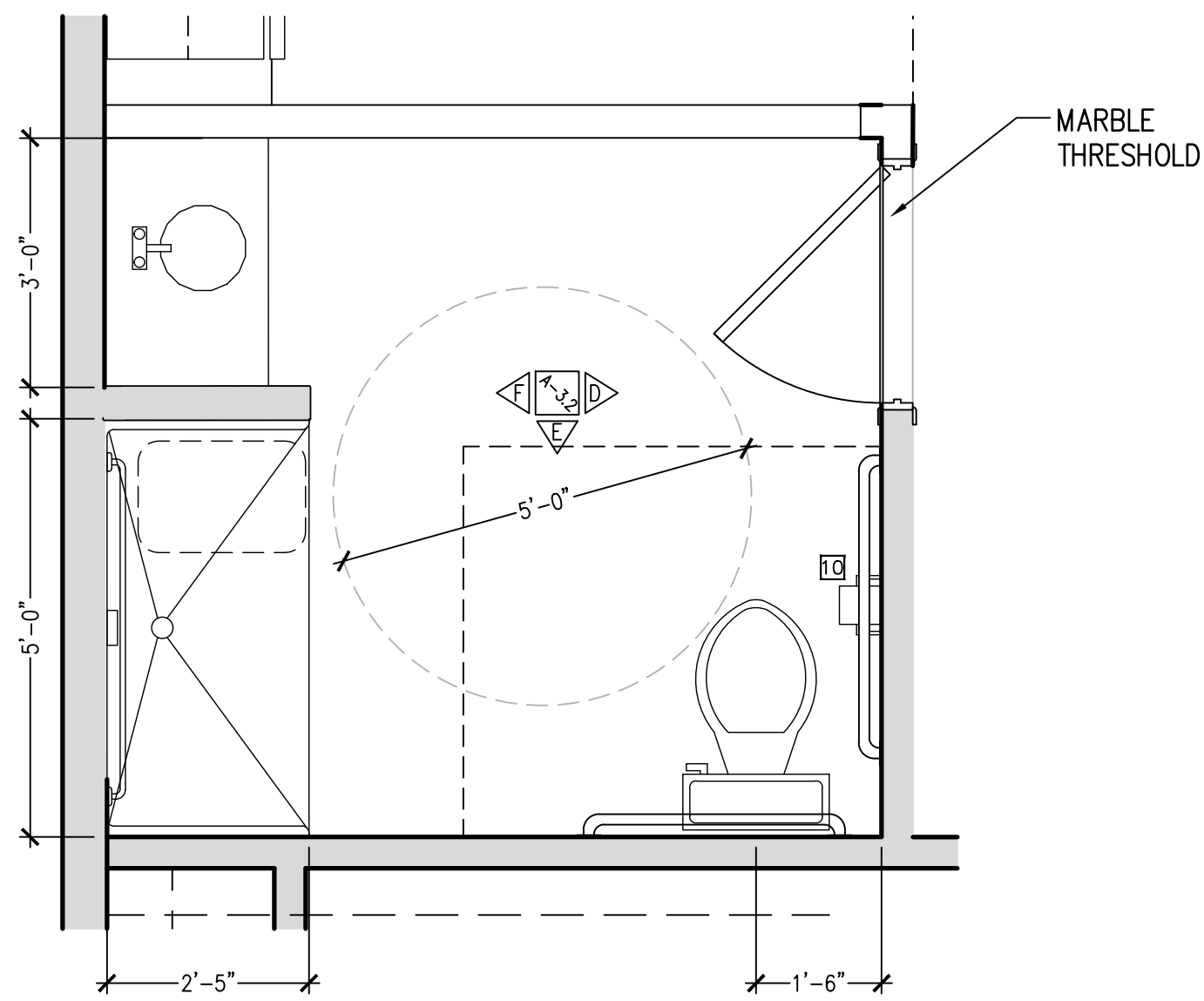
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Date:	APR. 19, 2024
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Drawn By:	JM
Checked By:	JAS
Approved By:	JAS
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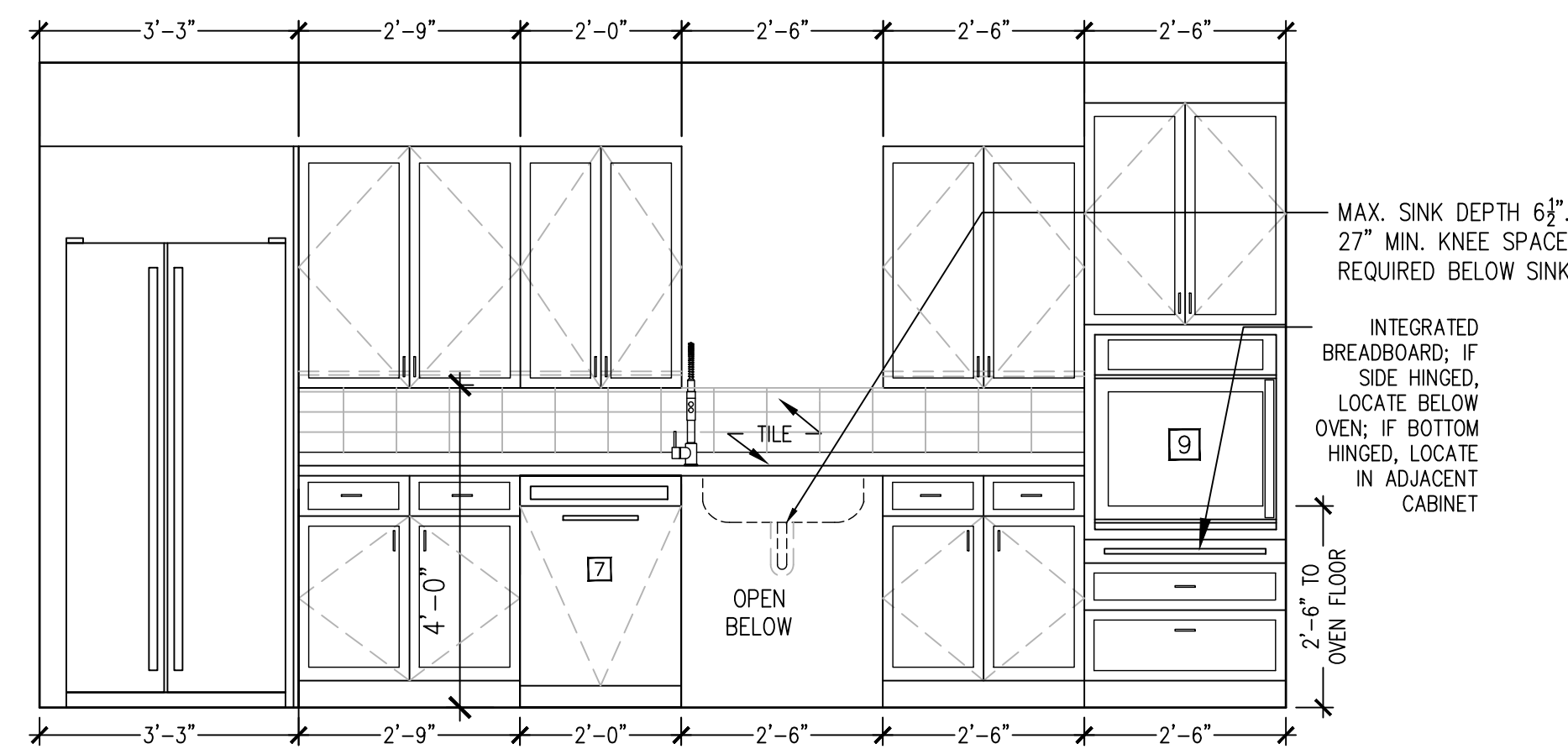
**ENLARGED H.C. KITCHEN AND BATH PLANS AND ELEVATIONS**



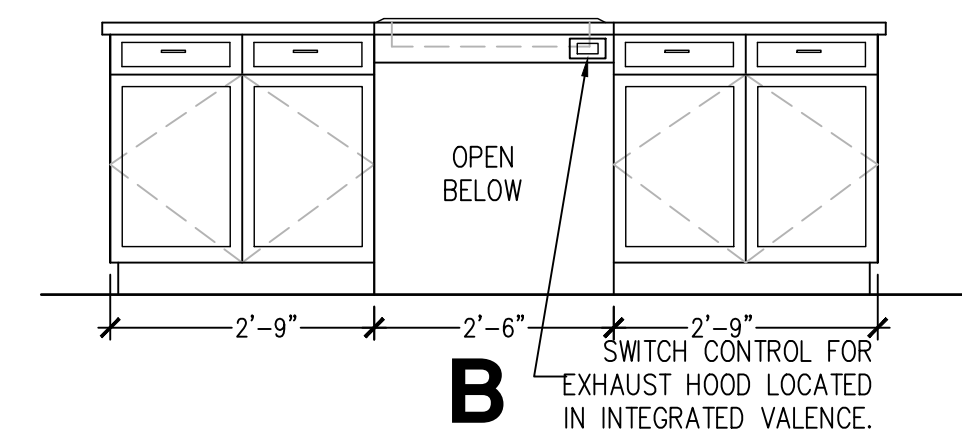
1 Enlarged Kitchen Plan -  
SCALE: 1/2" = 1'-0"



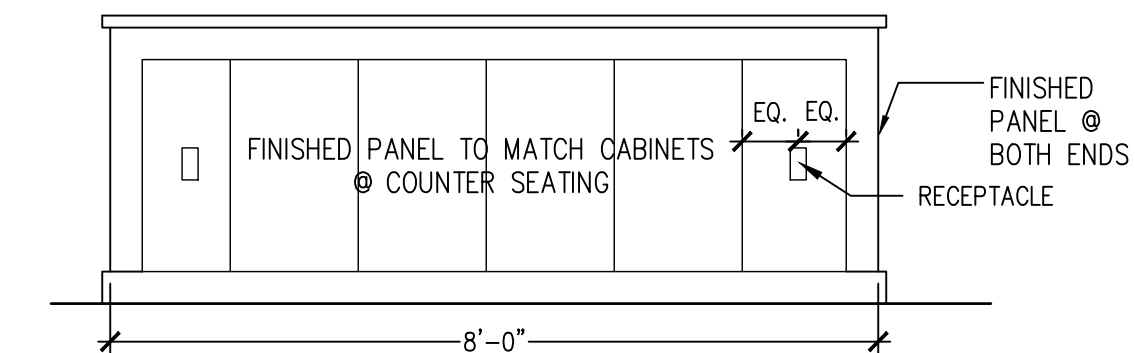
2 Enlarged Bath Plan -  
SCALE: 1/2" = 1'-0"  
NOTE:  
1. PROVIDE BLOCKING AS REQUIRED



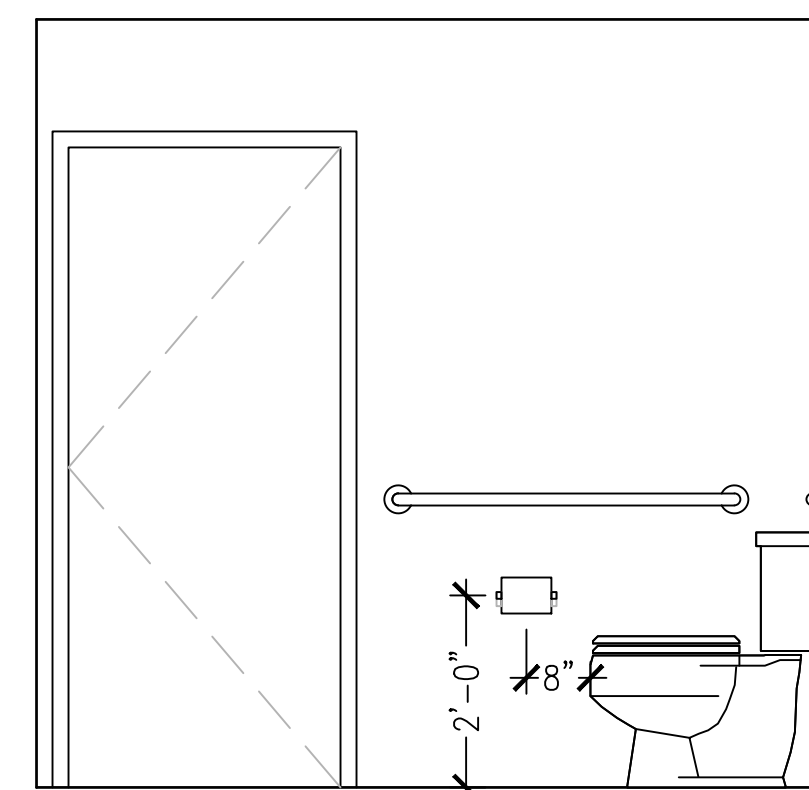
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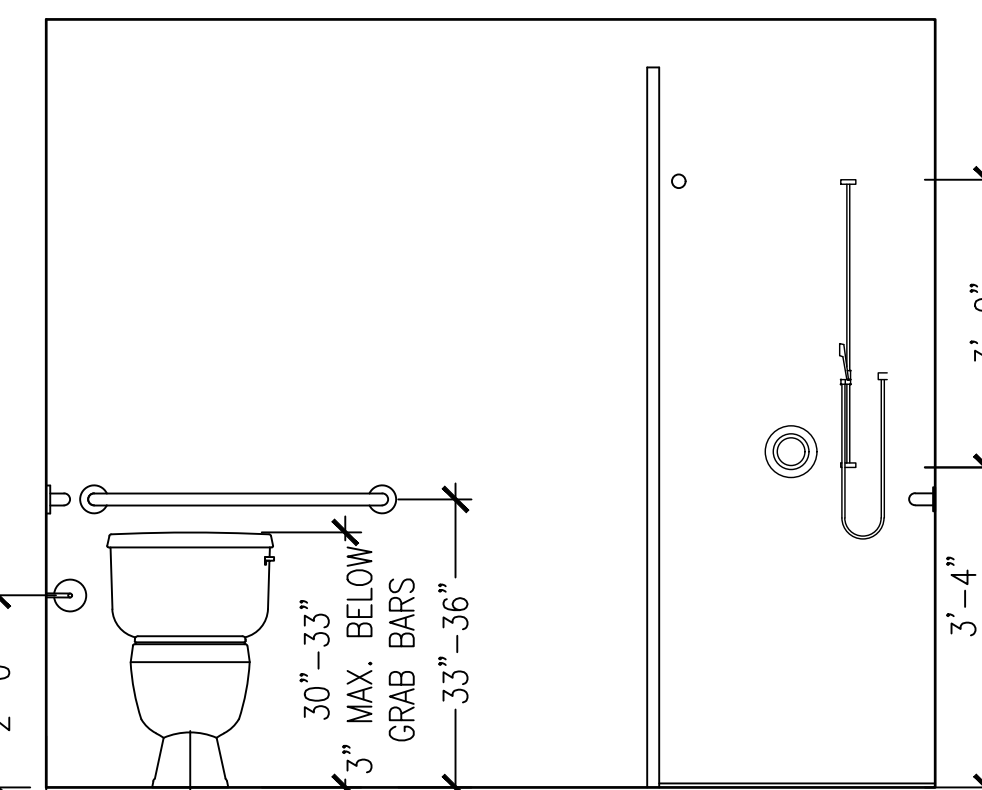
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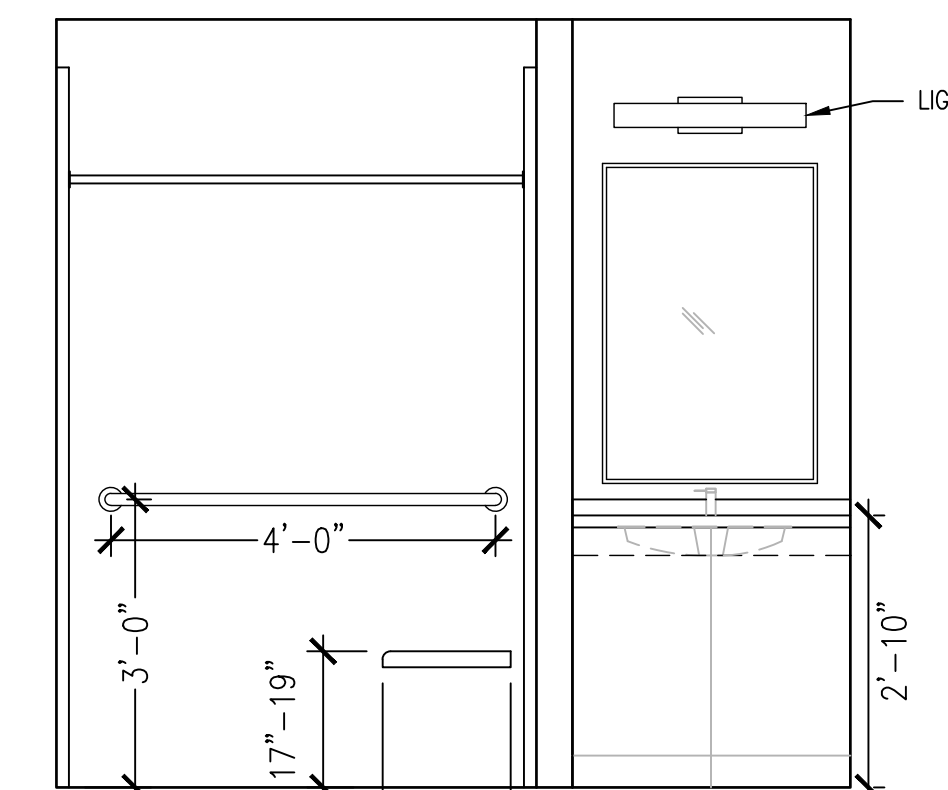
C  
SCALE: 1/2" = 1'-0"



D  
SCALE: 1/2" = 1'-0"



E  
SCALE: 1/2" = 1'-0"



F  
SCALE: 1/2" = 1'-0"

**BATHROOM FIXTURE SCHEDULE**

NOTES:  
1) COORDINATE FINAL SELECTION OF ALL FIXTURES/FINISHES WITH CONTRACTOR.

TAG	COMPONENT	MANUFACTURER	FINISH / PART NUMBER	NOTES
1	UNDERCOUNTER SINK	TBD	TBD	
2	SOLID SURFACE COUNTERTOP	TBD	TBD	3/4" x 2" TALL BACKSPLASH @ BACK AND WALL SIDES
3	VANITY CABINET	TBD	TBD	IF < 36" USE 2-DOOR CABINET, IF 36"-54" USE 2-DOOR CABINET W/DRAWER STACK ON WALL SIDE.
4	MIRROR	TBD	TBD	24"-48" WIDE x 34"-40" TALL FRAMED MIRROR, 2" ABOVE BACKSPLASH, CENTERED ON VANITY
5	FAUCET	TBD	TBD	SINGLE LEVER HANDLE
6	TOILET	TBD	TBD	FLOOR MOUNTED, ELONGATED SEAT, FLUSH HANDLE ON VANITY SIDE. ACCESSIBLE TOILET MUST BE 30"-33" TALL
7	TUB/SHOWER	TBD	TBD	5' LONG, COORDINATE MODEL W/MANUFACTURER & CONFIRM IN FIELD
8	TUB/SHOWER CONTROLS AND HEAD	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
9	ACCESSIBLE SHOWER	TBD	TBD	ENSURE SELECTED SHOWER MEETS ALL MAAB 2B REQUIREMENTS
10	ACCESSIBLE SHOWER CONTROLS/HEAD/HAND SPRAYER	TBD	TBD	ENSURE SELECTED MODEL MEETS ALL MAAB 2B REQUIREMENTS AND IS MOUNTED ACCORDING TO ELEVATIONS
11	ACCESSIBLE SHOWER GRAB BAR	TBD	TBD	ENSURE SELECTED MODEL MEETS ALL MAAB 2B REQUIREMENTS AND IS MOUNTED ACCORDING TO ELEVATIONS
12	ACCESSIBLE VANITY	TBD	TBD	ENSURE VANITY MEETS ALL MAAB 2B REQUIREMENTS
13	ACCESSIBLE TOILET GRAB BARS	TBD	TBD	1X 36", 1X 42", ENSURE GRAB BARS MEET ALL MAAB 2B REQUIREMENTS
14	ACCESSIBLE SINK	TBD	TBD	WALL MOUNTED. ENSURE SINK MEETS ALL MAAB 2B REQUIREMENTS
15	CURTAIN ROD	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
16	SHOWER SEAT	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
17	TOILET PAPER HOLDER	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
18	SOAP DISH	TBD	TBD	
19	24" TOWEL BAR			

**H.C. KITCHEN FIXTURE SCHEDULE**

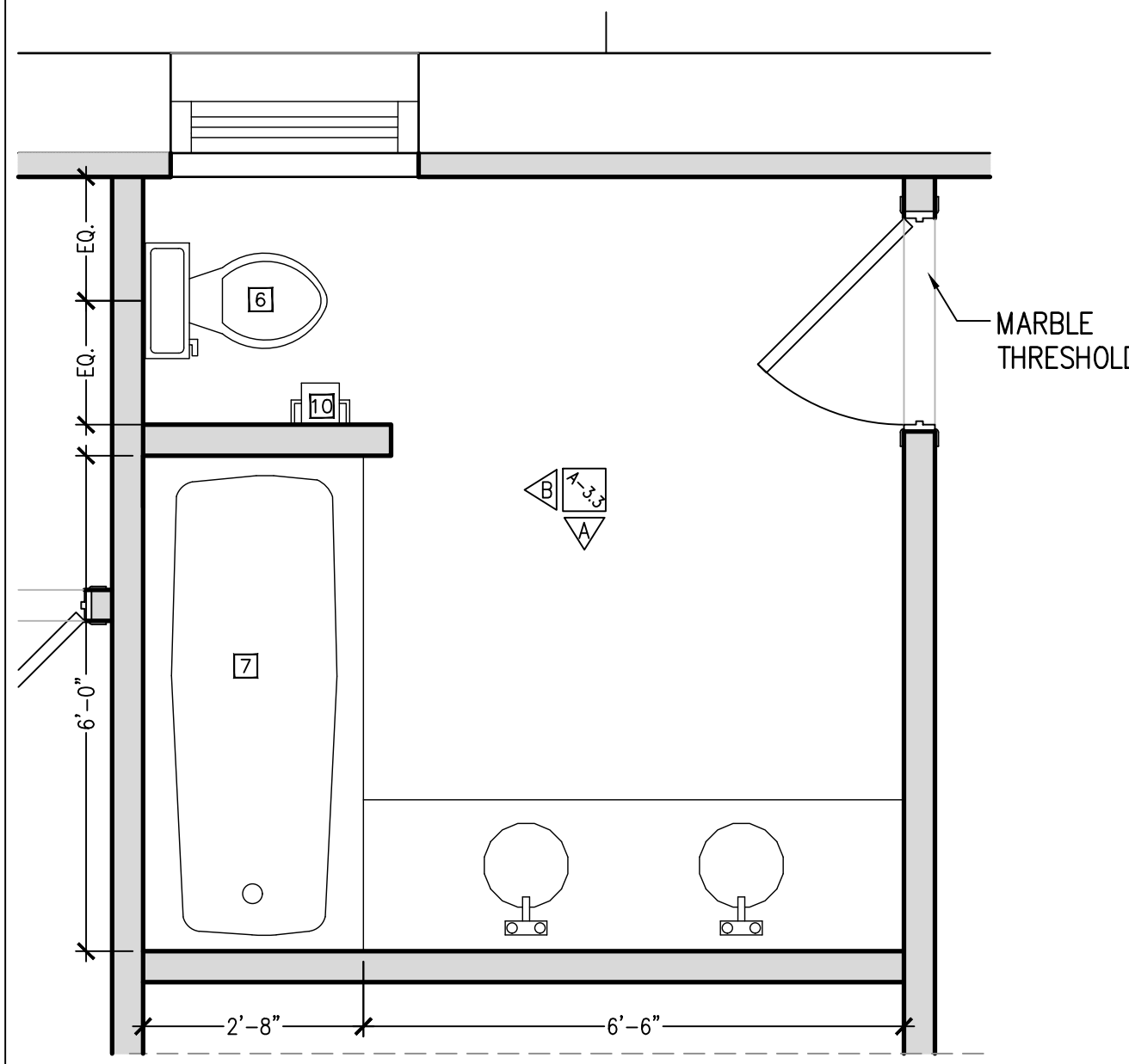
NOTES:  
1) OWNER TO COORDINATE FINAL SELECTION OF ALL FIXTURES/FINISHES WITH CONTRACTOR.  
2) WALL CABINETS MUST BE MOUNTED SO BOTTOM SURFACE INSIDE OF CABINET IS 48" OR LESS A.F.F.  
3) BASE CABINETS MUST BE CAPABLE OF BEING REMOVED. SUPPORT COUNTER TOPS WITH CLEATS AND END PANELS. AT LEAST ONE CABINET MUST CONTAIN A DRAWER.  
4) CORNER CABINETS MUST BE LAZY SUSANS IF LOCATED AT INSIDE CORNER OF L-SHAPED COUNTER.  
5) COUNTERTOP MUST BE 34" ABOVE FLOOR.

TAG	COMPONENT	MANUFACTURER	FINISH / PART NUMBER	NOTES
8	COOKTOP	TBD	TBD	39" WIDE CABINET BELOW WITH DOORS WITH INTEGRATED TOE KICKS TO ALLOW FOR 30" MIN. CLEAR WHEN OPEN. CONTROLS MUST BE ON FRONT OR SIDE OF THE APPLIANCE TO COMPLY WITH MAAB 2B REQUIREMENTS. 15" WIDE ADJACENT COUNTERTOP SPACE REQUIRED. 29" MIN. TO BOTTOM OF COOKTOP FROM FLOOR REQUIRED.
9	HOOD	TBD	TBD	LOCATE SWITCH FOR HOOD ON FRONT FACE OF BASE CABINET BELOW
10	MICROWAVE	TBD	TBD	COUNTERTOP MICROWAVE OR MICROWAVE BUILT IN TO BASE CABINET. FLOOR OF MICROWAVE MUST BE 30" ABOVE THE FLOOR.
11	WALL OVEN	TBD	TBD	SELF-CLEANING WALL OVEN LOCATED IN TALL CABINET. FLOOR OF OVEN MUST BE 30" ABOVE THE FLOOR. IF BOTTOM HINGED, BREAD BOARD MUST BE INTEGRATED INTO ADJACENT CABINET. IF SIDE HINGED, BREAD BOARD MUST BE INTEGRATED INTO CABINET BELOW.
12	DISHWASHER	TBD	TBD	24" WIDE (BOTTOM OF COUNTER TOP IS 32 1/2" H.)
13	REFRIGERATOR	TBD	TBD	MUST BE REFR.-FREEZER W/SIDE BY SIDE DOORS (33" WIDE), OR FREEZER ABOVE REF., PROVIDED FLOOR OF FREEZER IS 44" MAX. ABOVE FLOOR. REFR. TO BE LOCATED SO DOORS CAN OPEN 180 DEGREES. 15" WIDE ADJACENT COUNTERTOP SPACE REQUIRED.
14	SINK	TBD	TBD	SINK BOWL, TO NOT EXCEED 6 1/2" DEPTH. SINK TO HAVE OFFSET DRAIN TO BE LOCATED AT REAR OF BOWL. LOCATE PIPES/DRAIN TRAPS AS CLOSE TO REAR AS POSSIBLE. INSULATE/COVER PIPES AND TRAPS. IF GARBAGE DISPOSAL IS INCLUDED, PROVIDE SWITCH IN FACE OF ADJACENT CABINET. 15" WIDE ADJACENT COUNTERTOP SPACE REQ. 27" MIN. TO BOTTOM OF SINK FROM FLOOR REQ.
15	FAUCET	TBD	TBD	FAUCET MUST BE SINGLE LEVER TYPE AND MUST INCLUDE SPRAYER.
16	COUNTERTOP / BACKSPLASH	TBD	TBD	3/4"x2" BACKSPLASH ON COUNTERS ABUTTING WALLS

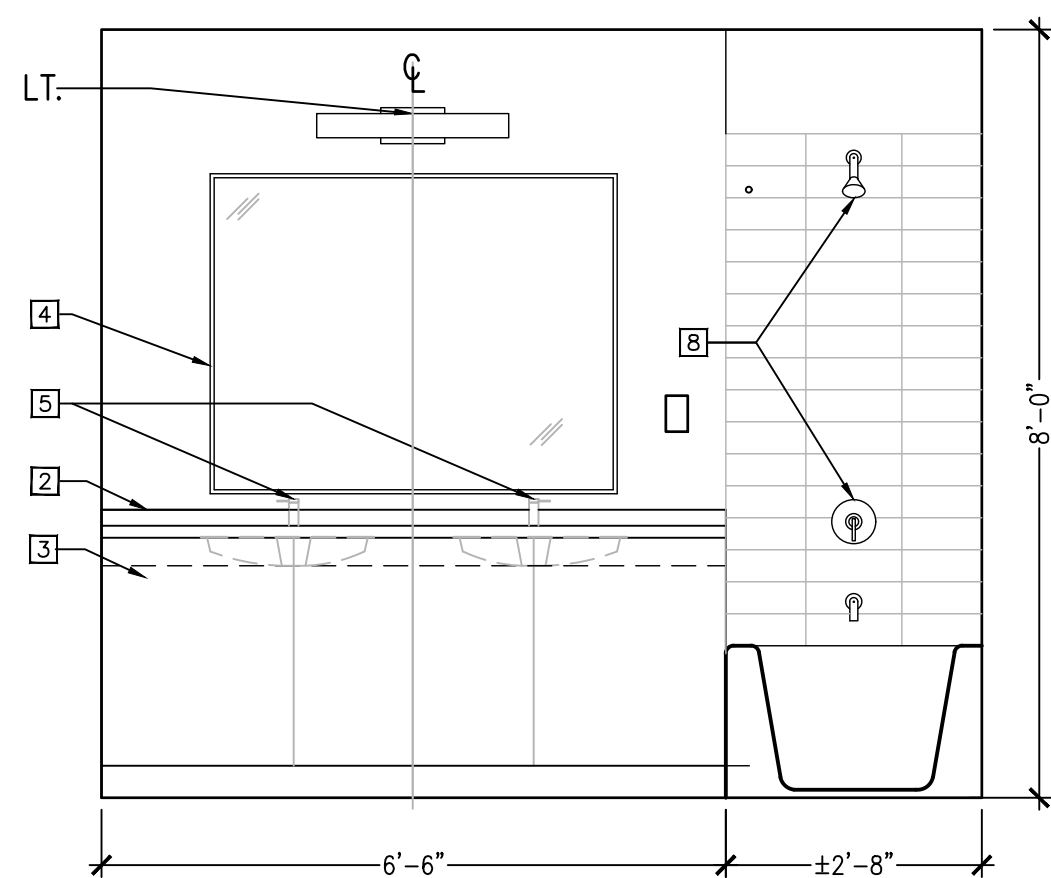
No.	Description	Date

Job No.:	2022-020
Date:	APR. 19, 2024
Scale:	As Noted
Designed By:	DR
Drawn By:	JM
Checked By:	JAS
Approved By:	JAS

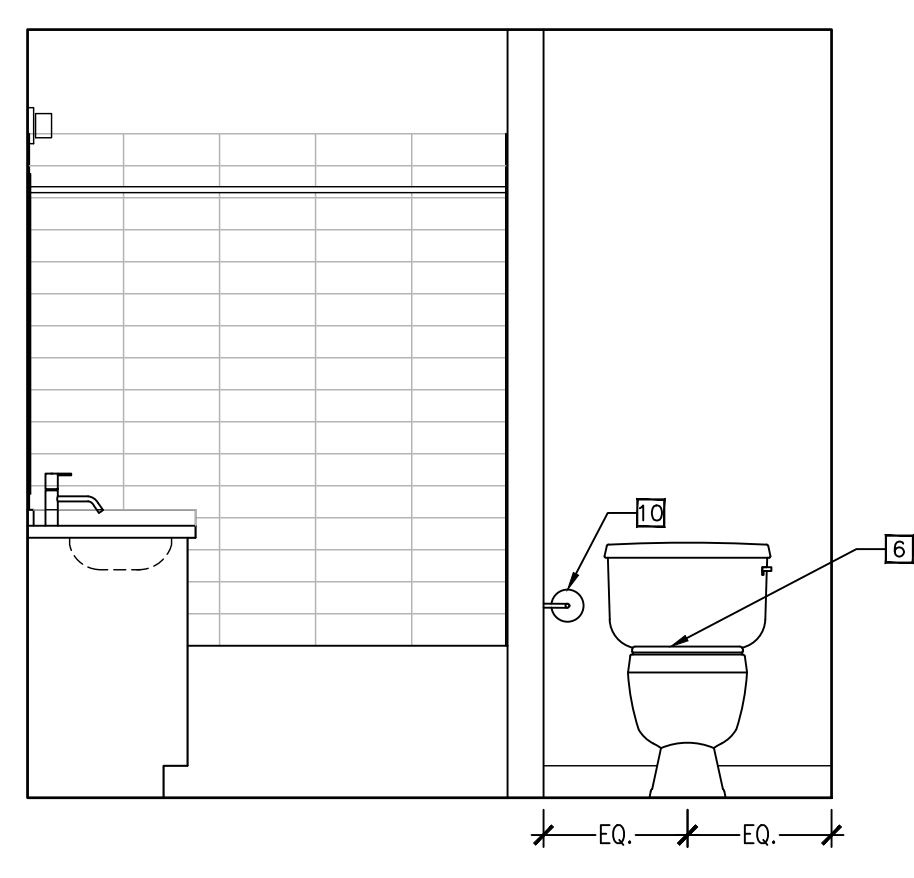
**ENLARGED BATH PLANS AND ELEVATIONS**



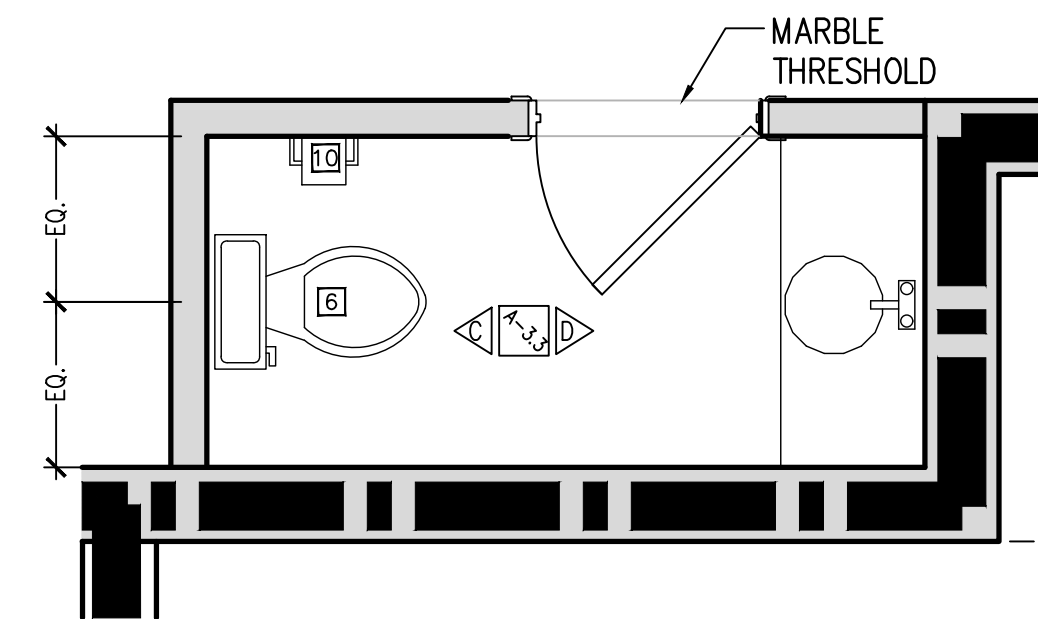
**1 Enlarged Bathroom Plan -**  
SCALE: 1/2" = 1'-0"



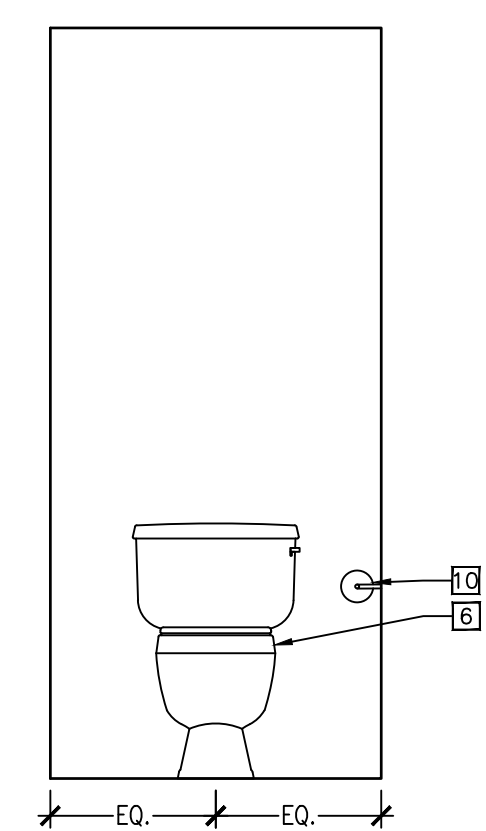
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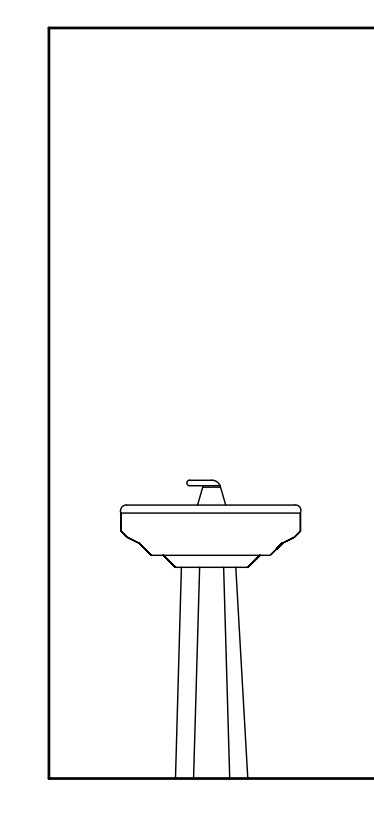
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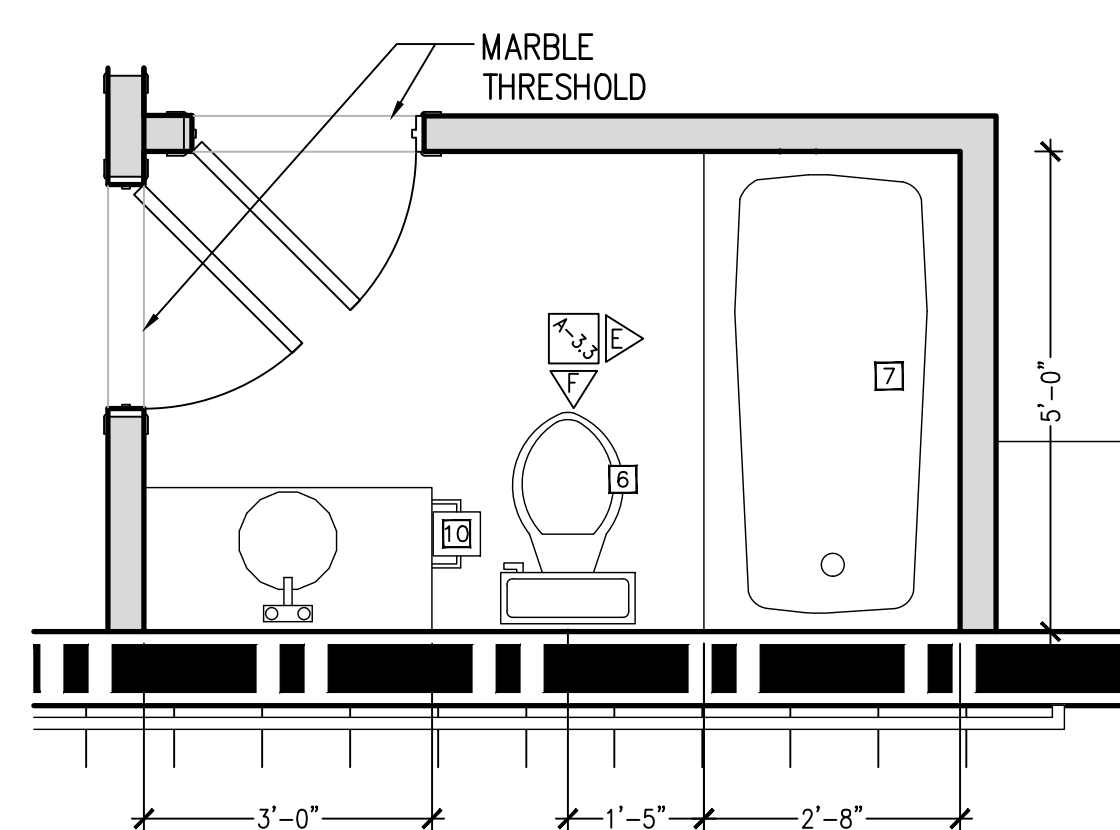
**2 Enlarged Bathroom Plan -**  
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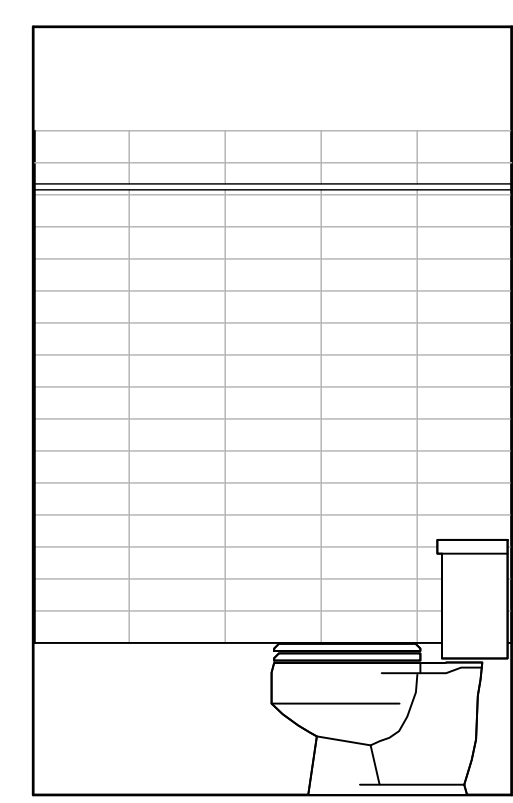
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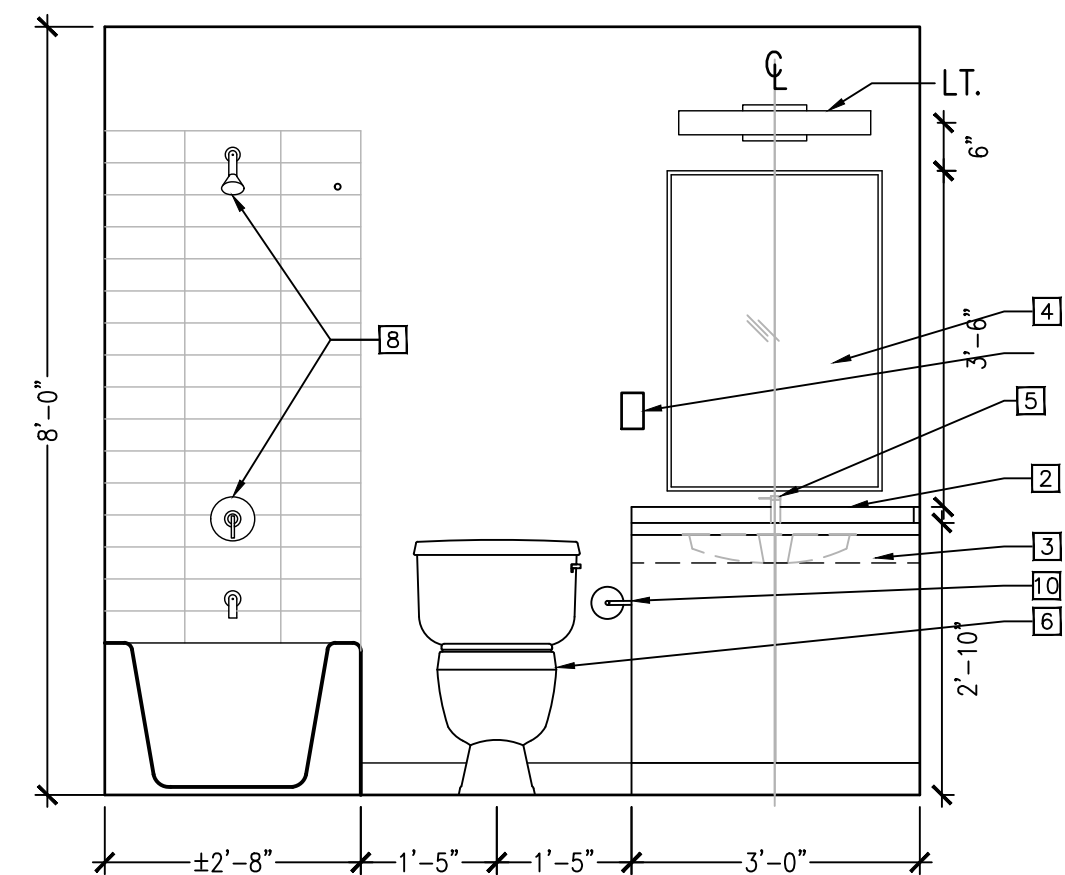
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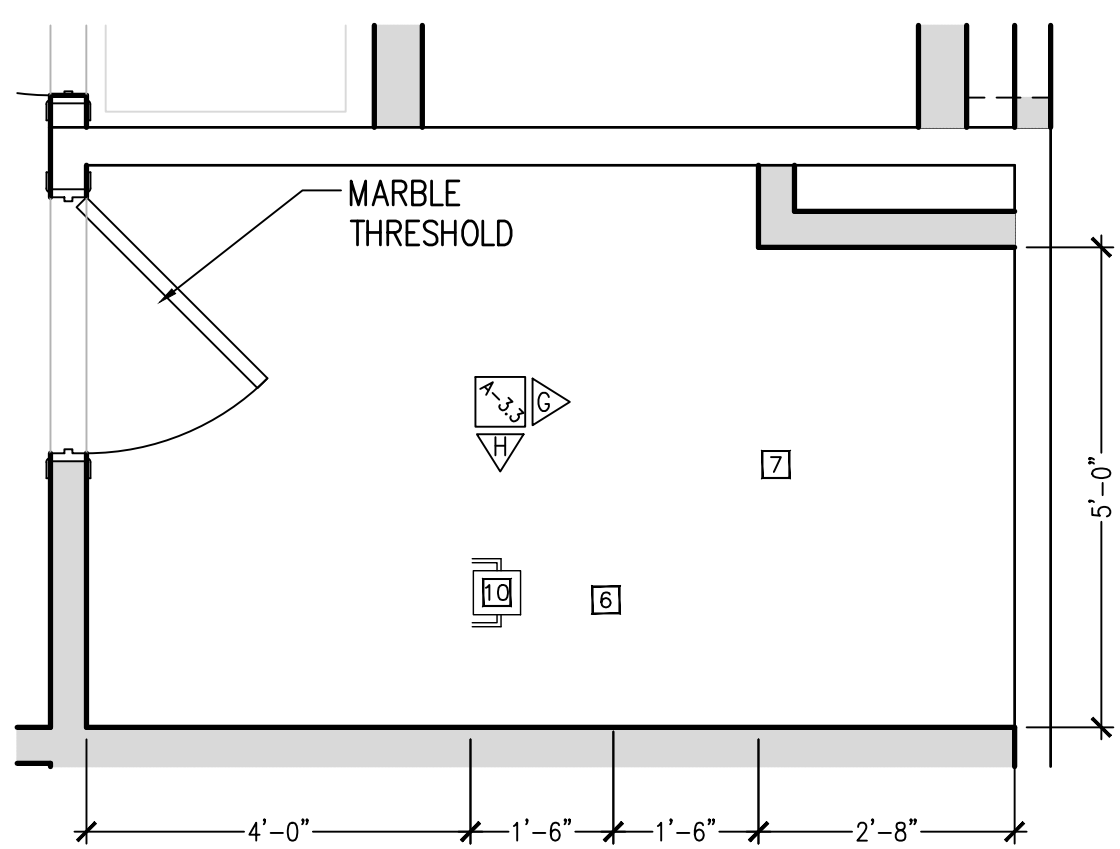
**3 Enlarged Bathroom Plan -**  
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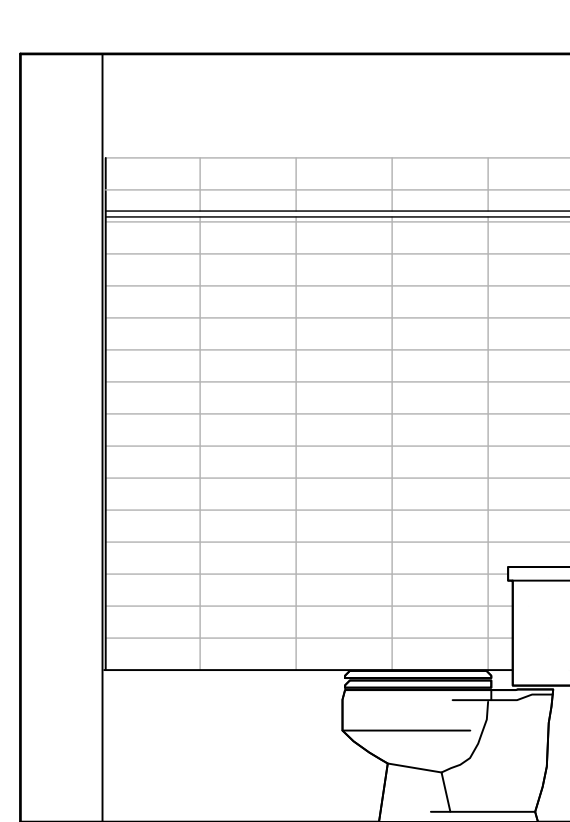
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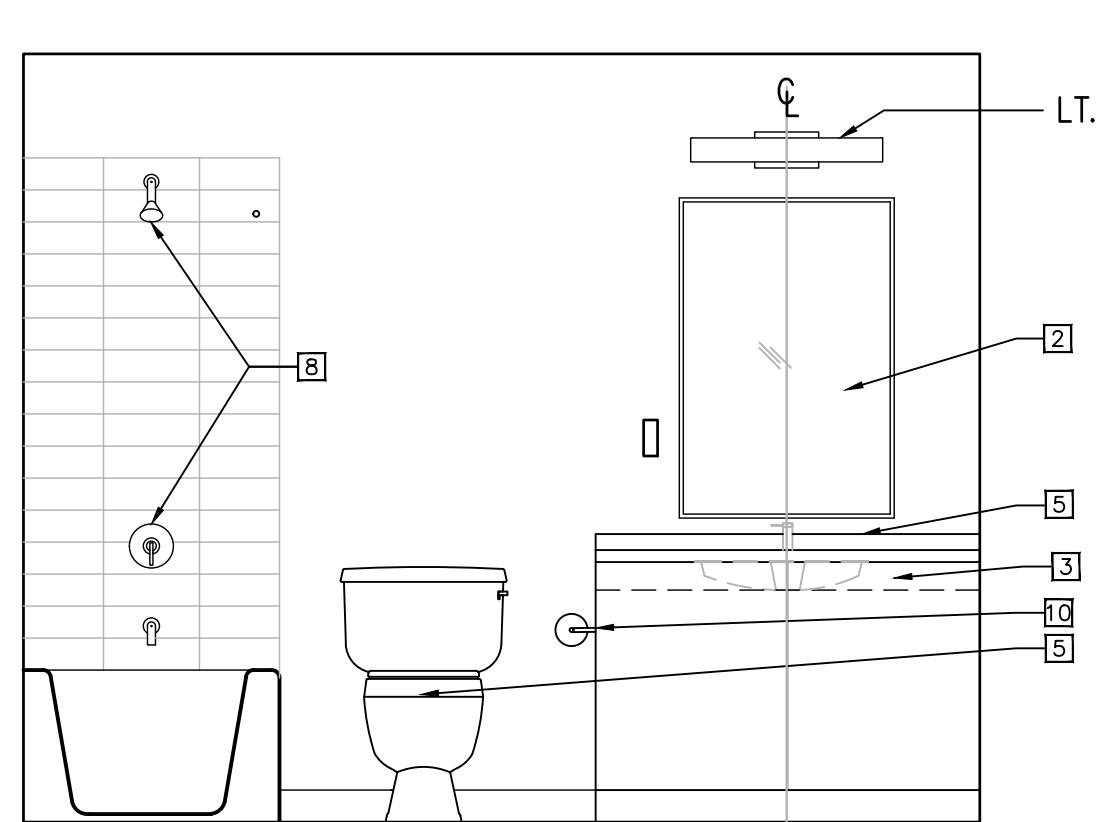
**F**  
SCALE: 1/2" = 1'-0"



**4 Enlarged Bathroom Plan -**  
SCALE: 1/2" = 1'-0"



**G**  
SCALE: 1/2" = 1'-0"



**H**  
SCALE: 1/2" = 1'-0"

BATHROOM FIXTURE SCHEDULE				
TAG	COMPONENT	MANUFACTURER	FINISH / PART NUMBER	NOTES
[1]	UNDERCOUNTER SINK	TBD	TBD	
[2]	SOLID SURFACE COUNTERTOP	TBD	TBD	3/4" x 2" TALL BACKSPLASH @ BACK AND WALL SIDES
[3]	VANITY CABINET	TBD	TBD	IF < 36" USE 2-DOOR CABINET, IF 36"-54" USE 2-DOOR CABINET W/DRAWER STACK ON WALL SIDE.
[4]	MIRROR	TBD	TBD	24"-48" WIDE x 34"-40" TALL FRAMED MIRROR, 2" ABOVE BACKSPLASH, CENTERED ON VANITY
[5]	FAUCET	TBD	TBD	SINGLE LEVER HANDLE
[6]	TOILET	TBD	TBD	FLOOR MOUNTED, ELONGATED SEAT, FLUSH HANDLE ON VANITY SIDE. ACCESSIBLE TOILET MUST BE 30"-33" TALL
[7]	TUB/SHOWER	TBD	TBD	5' LONG. COORDINATE MODEL W/MANUFACTURER & CONFIRM IN FIELD
[8]	TUB/SHOWER CONTROLS AND HEAD	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
[9]	ACCESSIBLE SHOWER	TBD	TBD	ENSURE SELECTED SHOWER MEETS ALL MAAB 2B REQUIREMENTS
[10]	ACCESSIBLE SHOWER CONTROLS/HAND SPRAYER	TBD	TBD	ENSURE SELECTED MODEL MEETS ALL MAAB 2B REQUIREMENTS AND IS MOUNTED ACCORDING TO ELEVATIONS
[11]	ACCESSIBLE SHOWER GRAB BAR	TBD	TBD	ENSURE SELECTED MODEL MEETS ALL MAAB 2B REQUIREMENTS AND IS MOUNTED ACCORDING TO ELEVATIONS
[12]	ACCESSIBLE VANITY	TBD	TBD	ENSURE VANITY MEETS ALL MAAB 2B REQUIREMENTS
[13]	ACCESSIBLE TOILET GRAB BARS	TBD	TBD	1X 36", 1X 42", ENSURE GRAB BARS MEET ALL MAAB 2B REQUIREMENTS
[14]	ACCESSIBLE SINK	TBD	TBD	WALL MOUNTED. ENSURE SINK MEETS ALL MAAB 2B REQUIREMENTS
[15]	CURTAIN ROD	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
[16]	SHOWER SEAT	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
[17]	TOILET PAPER HOLDER	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
[18]	SOAP DISH	TBD	TBD	
[19]	24" TOWEL BAR			

PROJECT ARCHITECT  
  
  
  
SEAL

STRUCTURAL ENGINEER:  
McBrie, LLC Structural  
Design & Sales  
797 Turnpike Street  
North Andover, MA 01845  
P: 978-646-0097  
  
CIVIL:  
Griffin Engineering Group  
495 Cabot Street  
Beverly, MA 01915  
P: 978-927-5111  
  
MECHANICAL, ELECTRICAL,  
PLUMBING, FIRE PROTECTION:  
Crossfield Engineers, Inc.  
921 Salem Street, Unit 1  
Groveland, MA 01834  
P: 978-372-8880

PROJECT CONSULTANTS

26 Summit Ave.  
Multi-Family  
Build Out  
  
26 Summit Ave.  
Salem, MA

PROJECT INFORMATION

OWNER INFORMATION

No.	Description	Date

Job No.:	2022-020
Date:	APR. 19, 2024
Scale:	As Noted
Designed By:	DR
Drawn By:	JM
Checked By:	JAS
Approved By:	JAS
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**ENLARGED BATH PLANS AND ELEVATIONS**

SHEET NAME

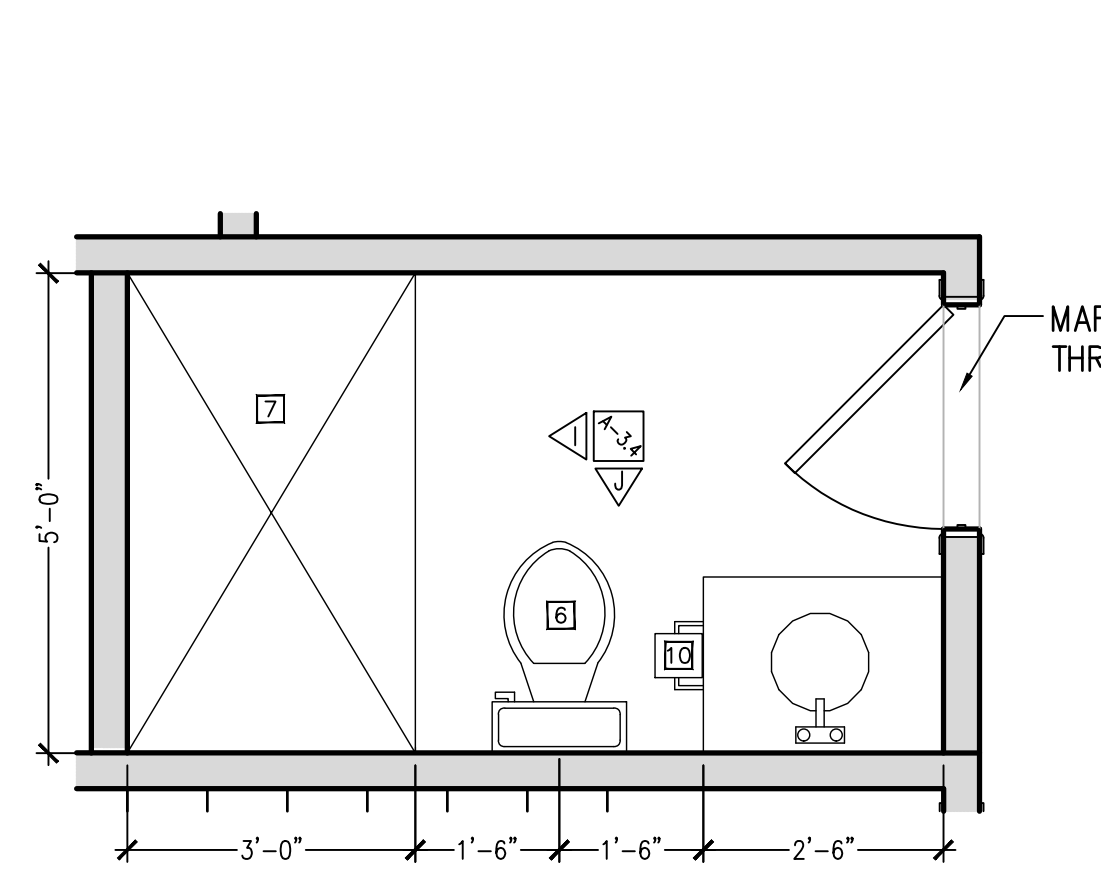
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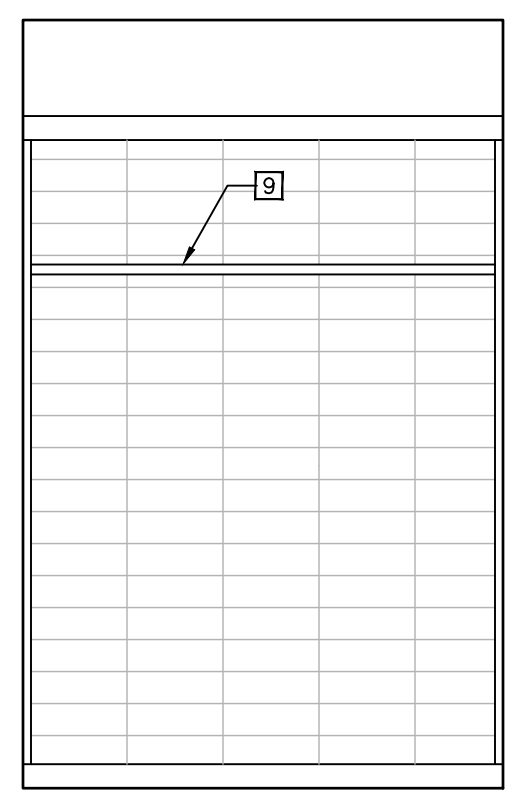
**BATHROOM FIXTURE SCHEDULE**

NOTES:  
1) COORDINATE FINAL SELECTION OF ALL FIXTURES/FINISHES WITH CONTRACTOR.

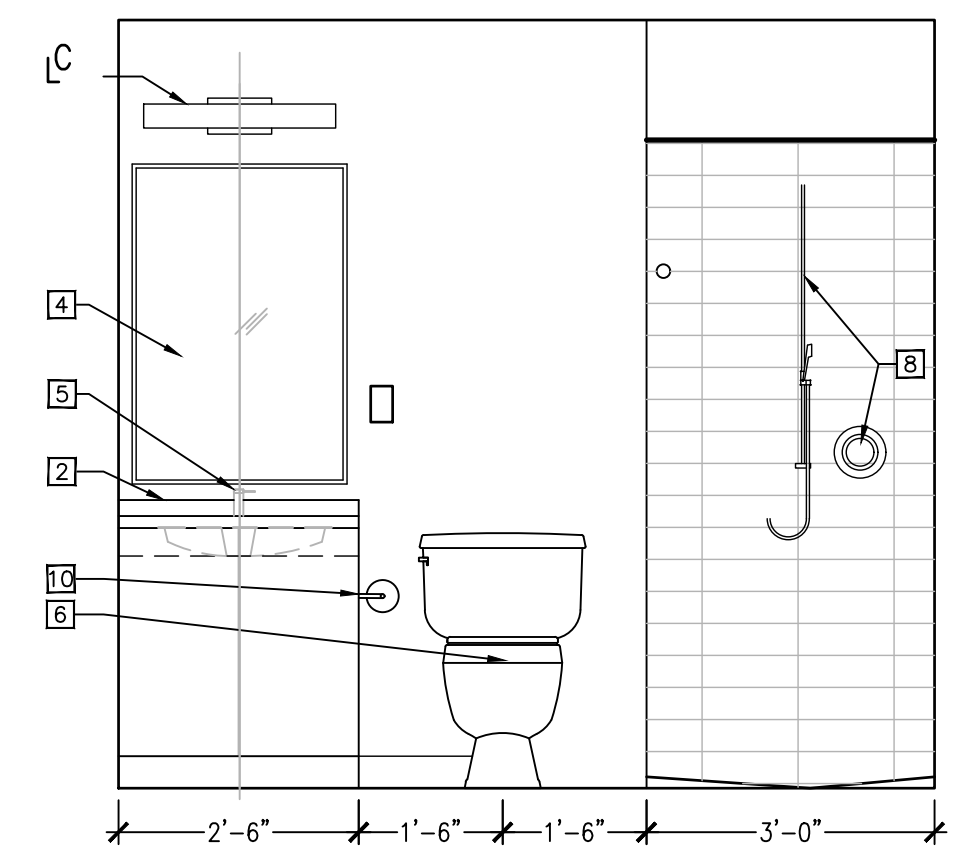
TAG	COMPONENT	MANUFACTURER	FINISH / PART NUMBER	NOTES
1	UNDERCOUNTER SINK	TBD	TBD	
2	SOLID SURFACE COUNTERTOP	TBD	TBD	3/4" x 2" TALL BACKSPLASH @ BACK AND WALL SIDES
3	VANITY CABINET	TBD	TBD	IF < 36" USE 2-DOOR CABINET, IF 36"-54" USE 2-DOOR CABINET W/DRAWER STACK ON WALL SIDE.
4	MIRROR	TBD	TBD	24"-48" WIDE x 34"-40" TALL FRAMED MIRROR, 2" ABOVE BACKSPLASH, CENTERED ON VANITY
5	FAUCET	TBD	TBD	SINGLE LEVER HANDLE
6	TOILET	TBD	TBD	FLOOR MOUNTED, ELONGATED SEAT, FLUSH HANDLE ON VANITY SIDE. ACCESSIBLE TOILET MUST BE 30"-33" TALL
7	TUB/SHOWER	TBD	TBD	5' LONG. COORDINATE MODEL W/MANUFACTURER & CONFIRM IN FIELD
8	TUB/SHOWER CONTROLS AND HEAD	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
9	ACCESSIBLE SHOWER	TBD	TBD	ENSURE SELECTED SHOWER MEETS ALL MAAB 2B REQUIREMENTS
10	ACCESSIBLE SHOWER CONTROLS/HEAD/HAND SPRAYER	TBD	TBD	ENSURE SELECTED MODEL MEETS ALL MAAB 2B REQUIREMENTS AND IS MOUNTED ACCORDING TO ELEVATIONS
11	ACCESSIBLE SHOWER GRAB BAR	TBD	TBD	ENSURE SELECTED MODEL MEETS ALL MAAB 2B REQUIREMENTS AND IS MOUNTED ACCORDING TO ELEVATIONS
12	ACCESSIBLE VANITY	TBD	TBD	ENSURE VANITY MEETS ALL MAAB 2B REQUIREMENTS
13	ACCESSIBLE TOILET GRAB BARS	TBD	TBD	1X 36", 1X 42", ENSURE GRAB BARS MEET ALL MAAB 2B REQUIREMENTS
14	ACCESSIBLE SINK	TBD	TBD	WALL MOUNTED. ENSURE SINK MEETS ALL MAAB 2B REQUIREMENTS
15	CURTAIN ROD	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
16	SHOWER SEAT	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
17	TOILET PAPER HOLDER	TBD	TBD	REFER TO MANUFACTURER'S SPECIFICATIONS
18	SOAP DISH	TBD	TBD	
19	24" TOWEL BAR			



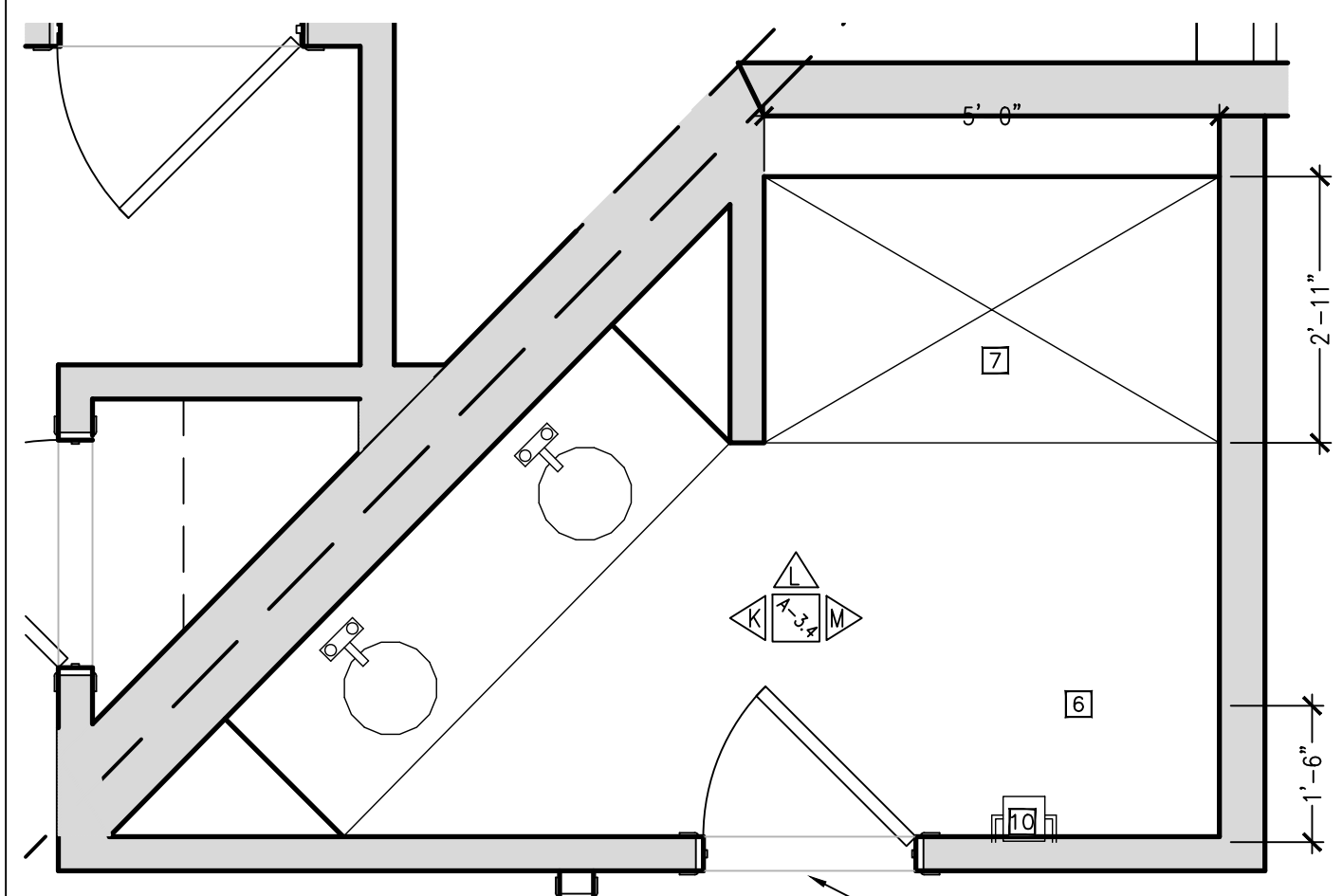
1 Enlarged Bathroom Plan -  
SCALE: 1/2" = 1'-0"



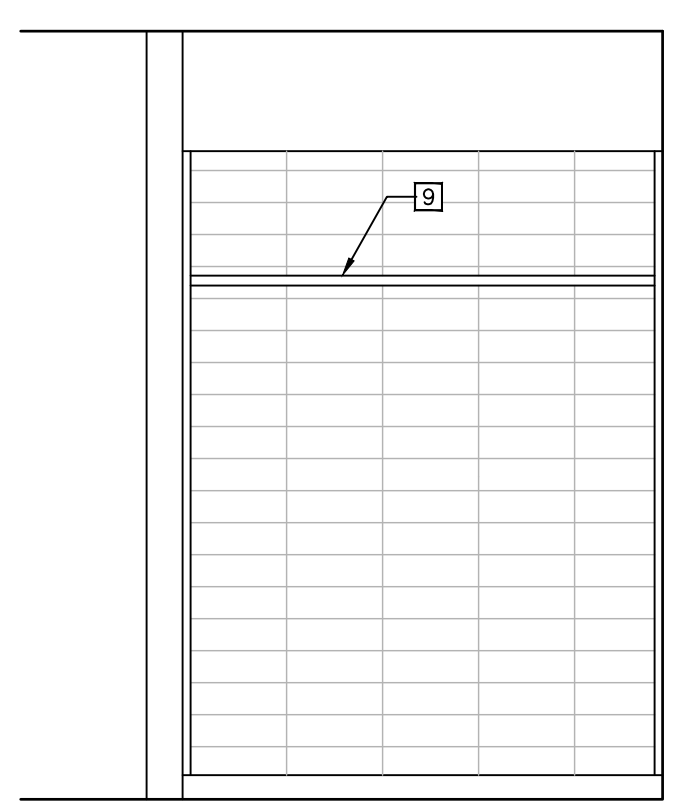
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SCALE: 1/2" = 1'-0"



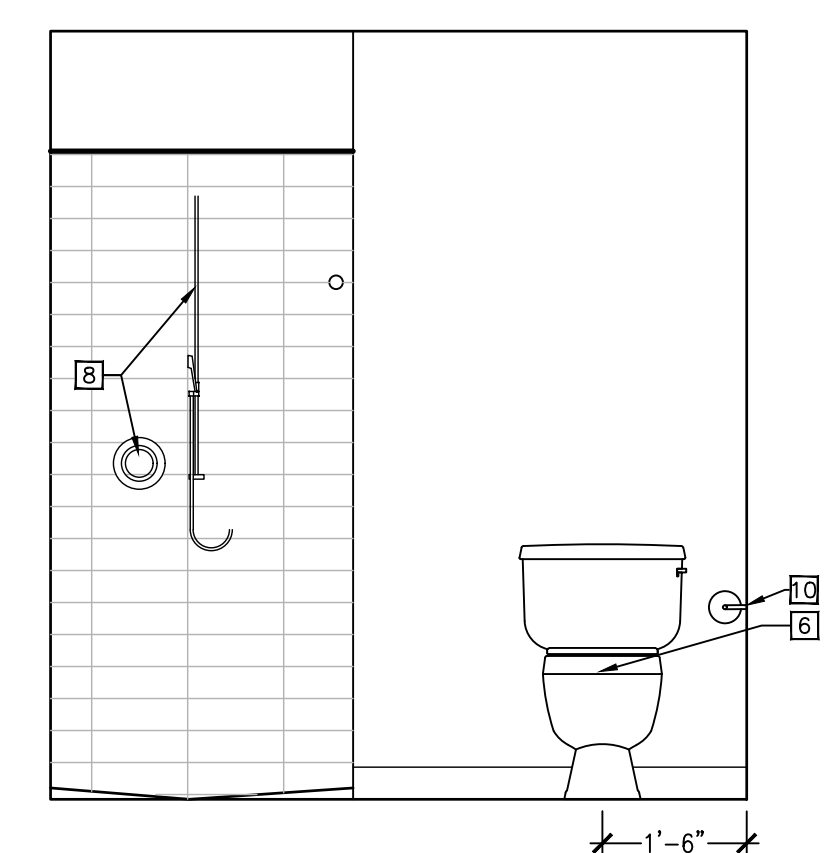
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SCALE: 1/2" = 1'-0"



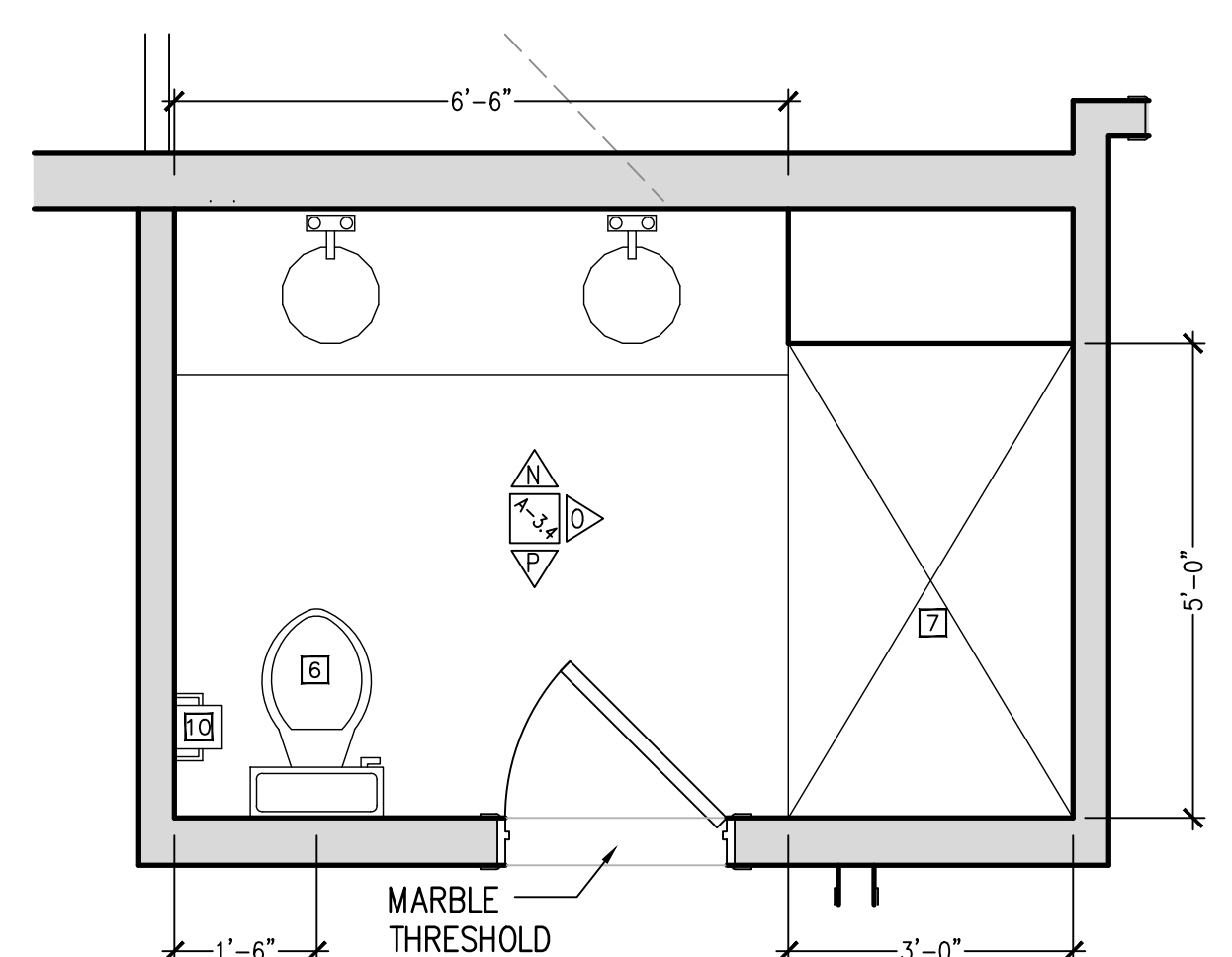
2 Enlarged Bathroom Plan -  
SCALE: 1/2" = 1'-0"



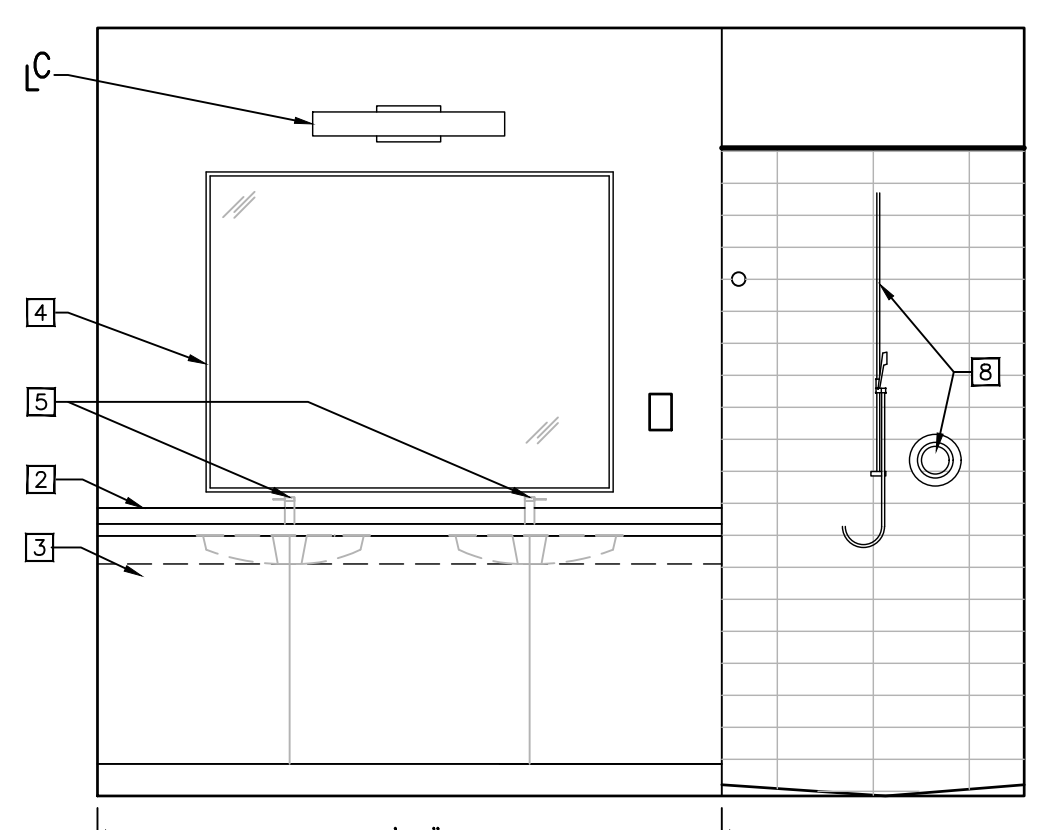
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SCALE: 1/2" = 1'-0"



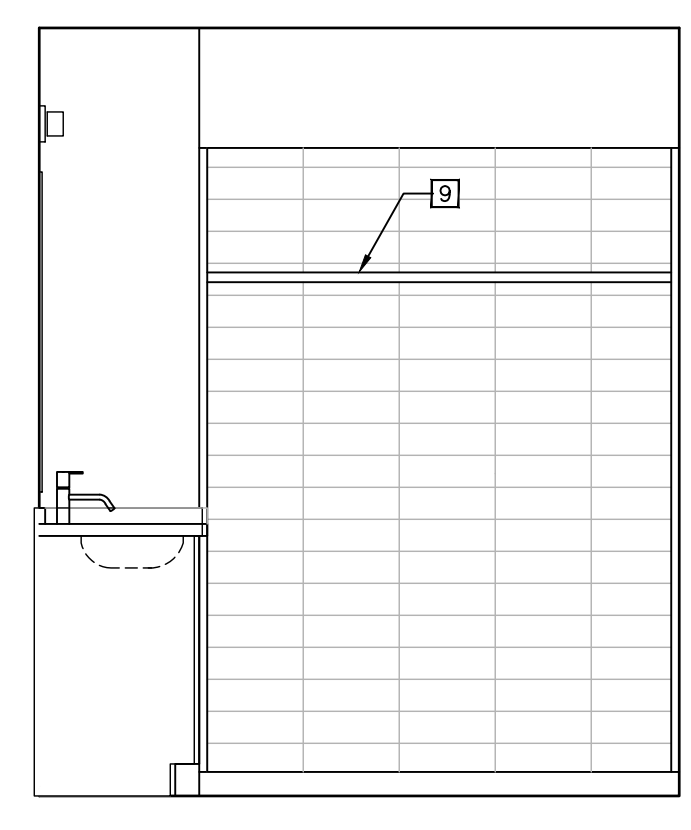
M  
SCALE: 1/2" = 1'-0"



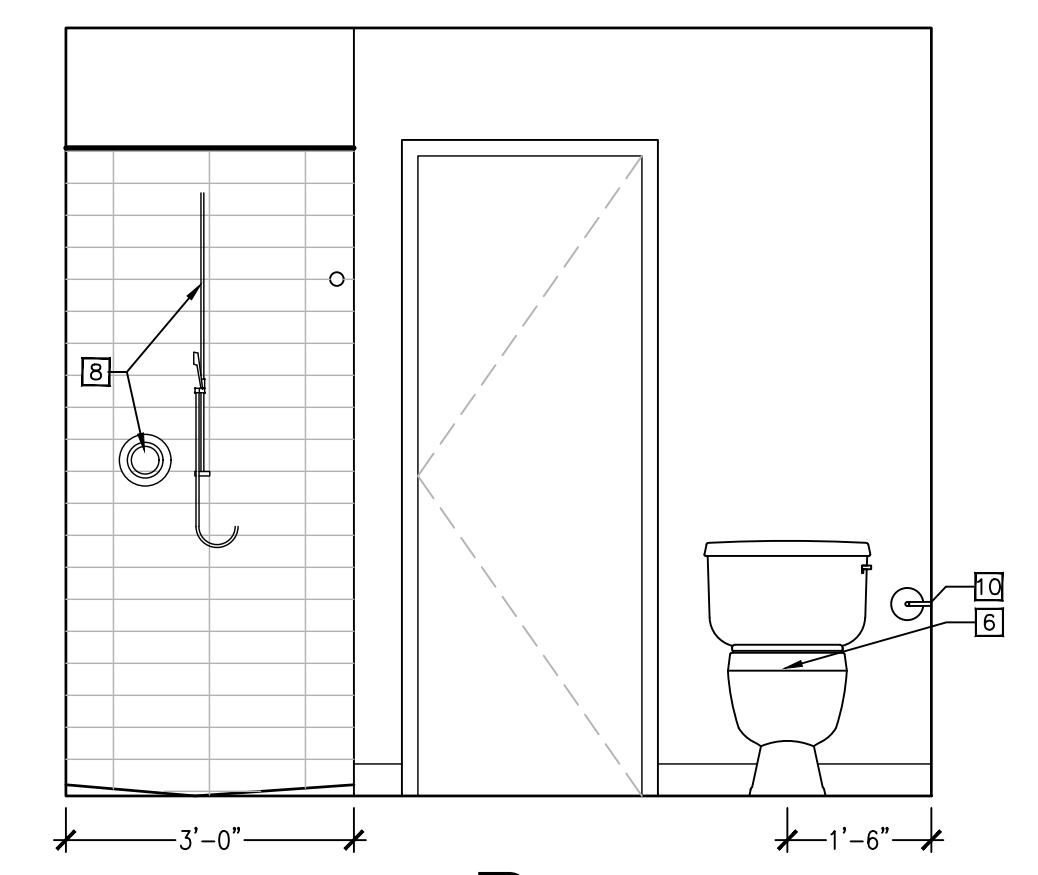
2 Enlarged Bathroom Plan -  
SCALE: 1/2" = 1'-0"



N  
SCALE: 1/2" = 1'-0"



O  
SCALE: 1/2" = 1'-0"



P  
SCALE: 1/2" = 1'-0"

No.	Description	Date

PROJECT REVISIONS

Job No.:	2022-020
Date:	APR. 19, 2024
Scale:	As Noted
Designed By:	DR
Drawn By:	JM
Checked By:	JAS
Approved By:	JAS

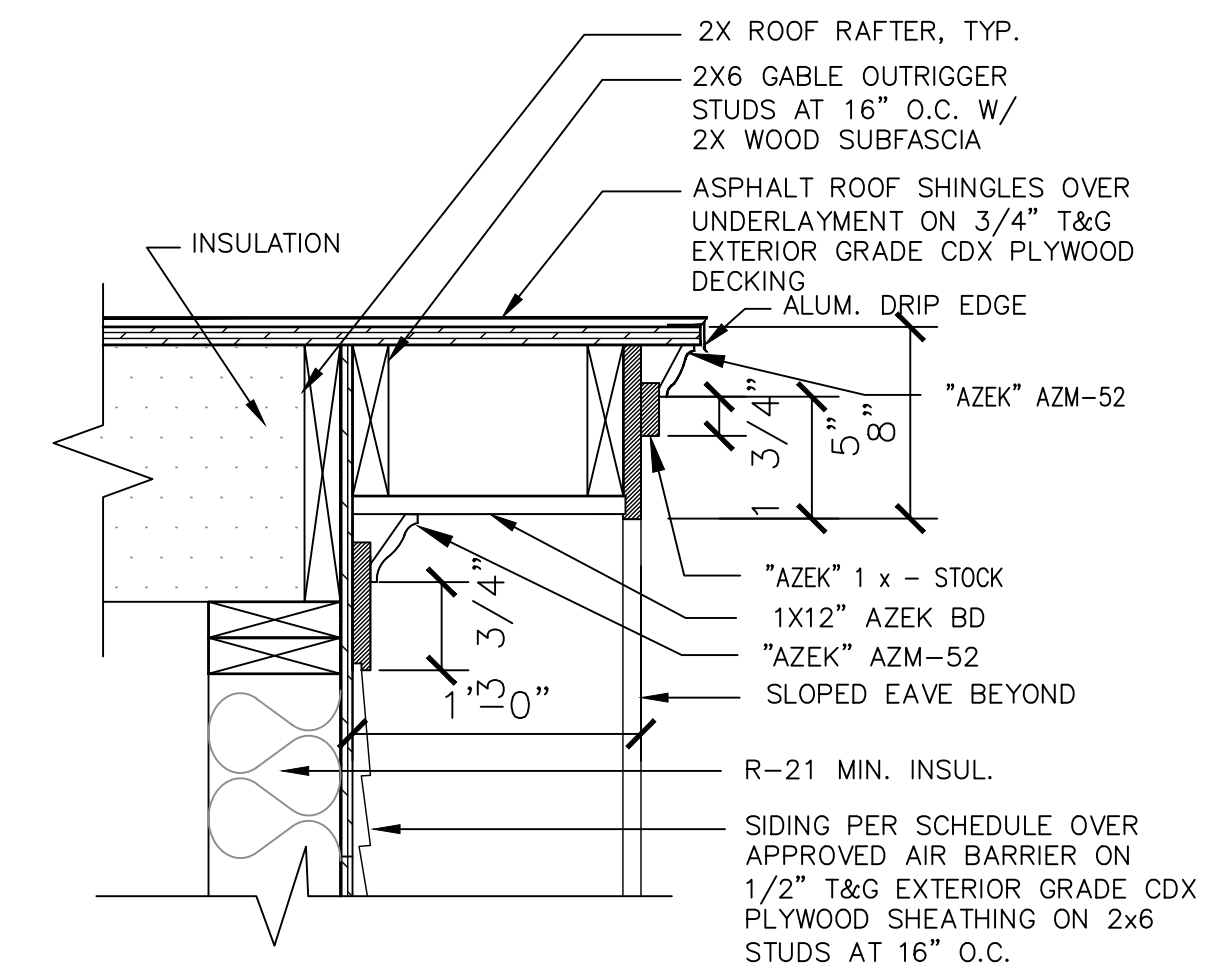
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**DETAILS**

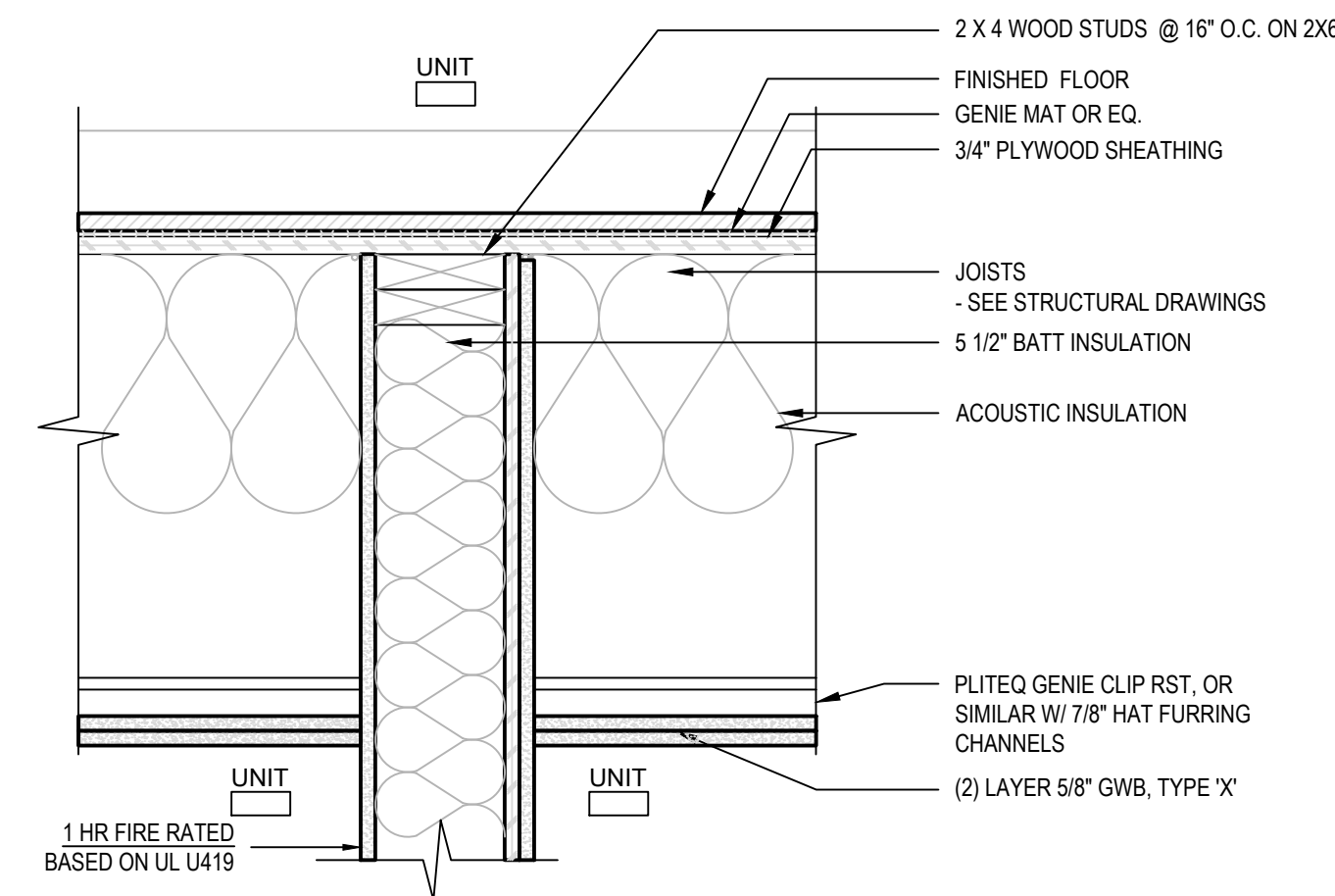
SHEET NAME

**A-4.1**

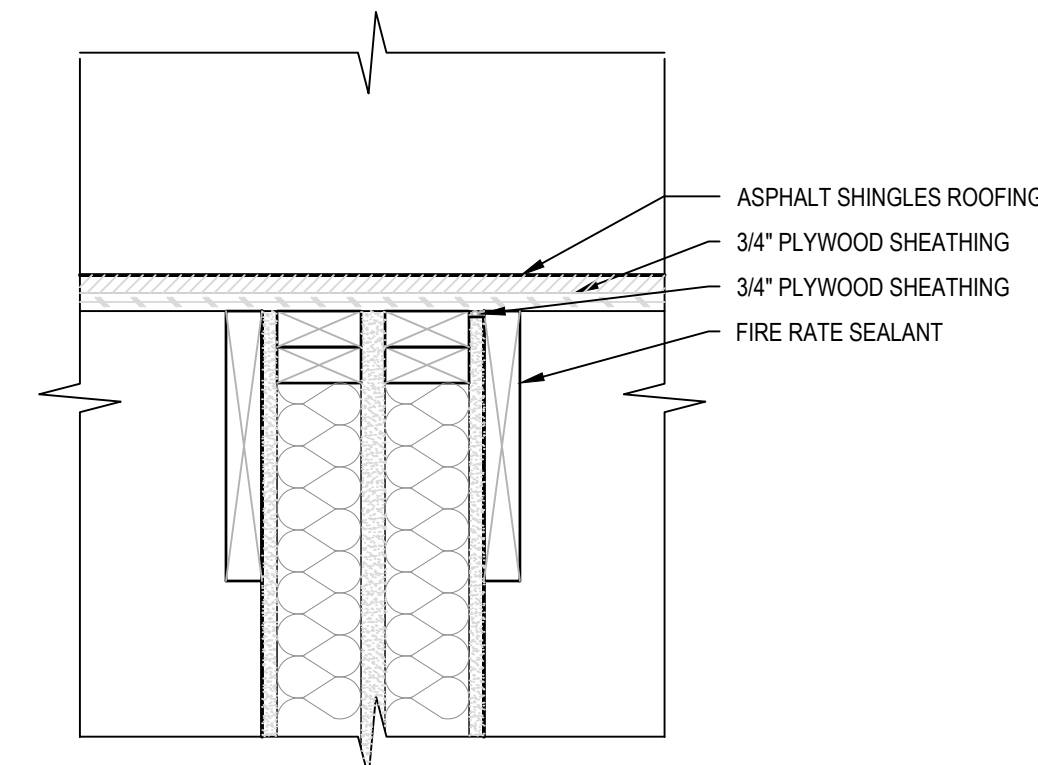
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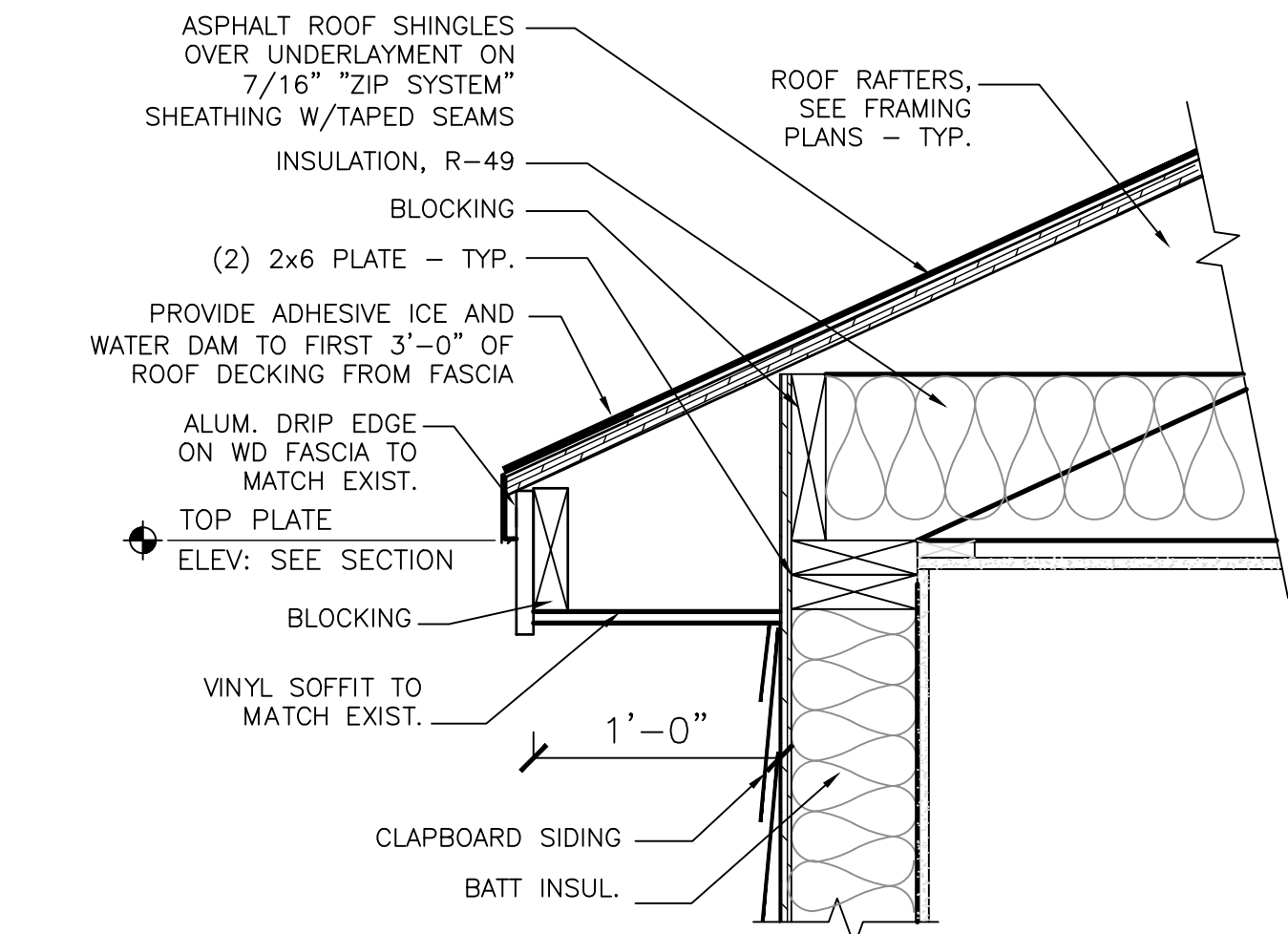
**3 TYP. RAKE DETAIL**  
SCALE: 1 1/2" = 1'-0"



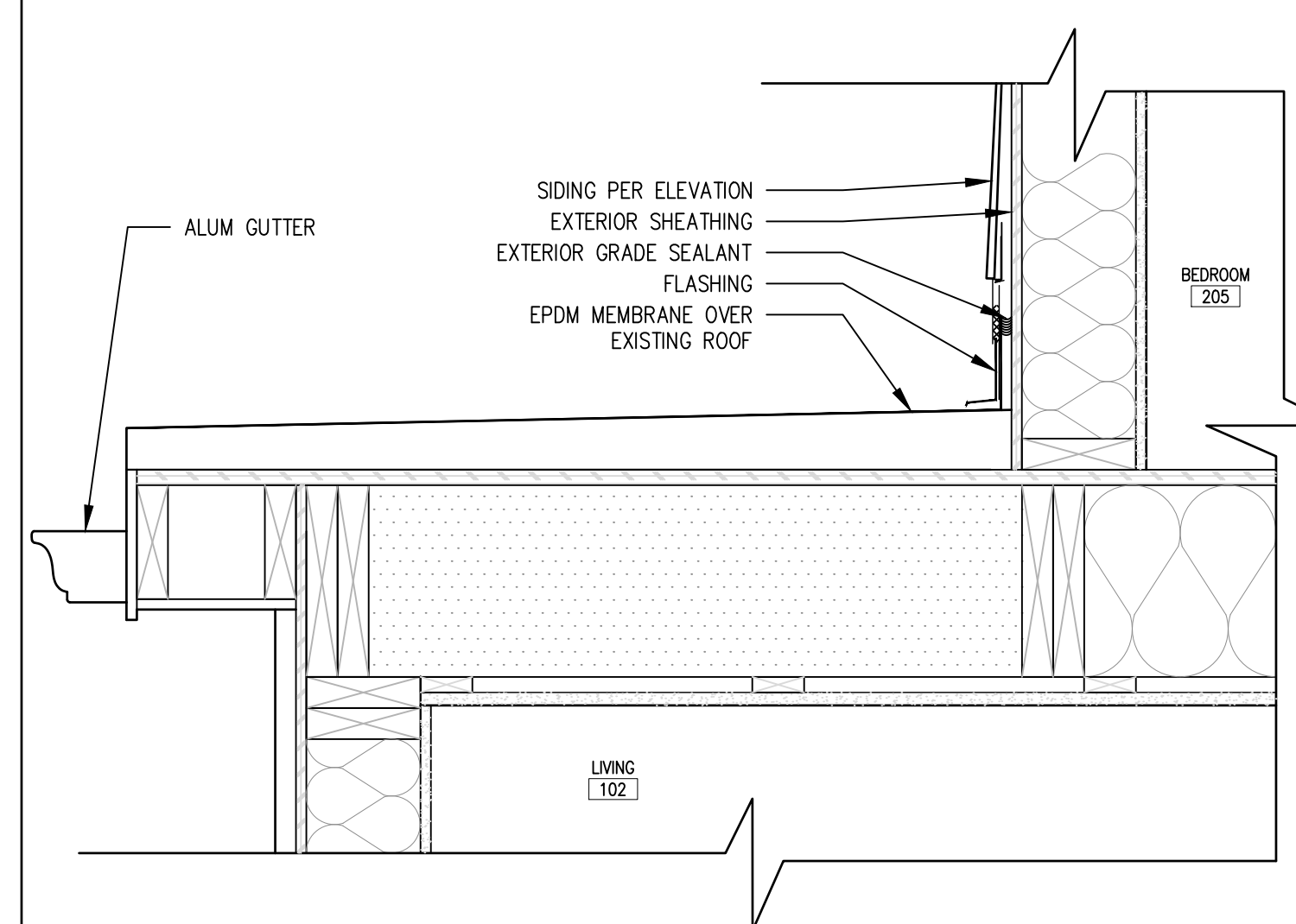
**6 1 HR WALL DETAIL**  
SCALE: 1 1/2" = 1'-0"



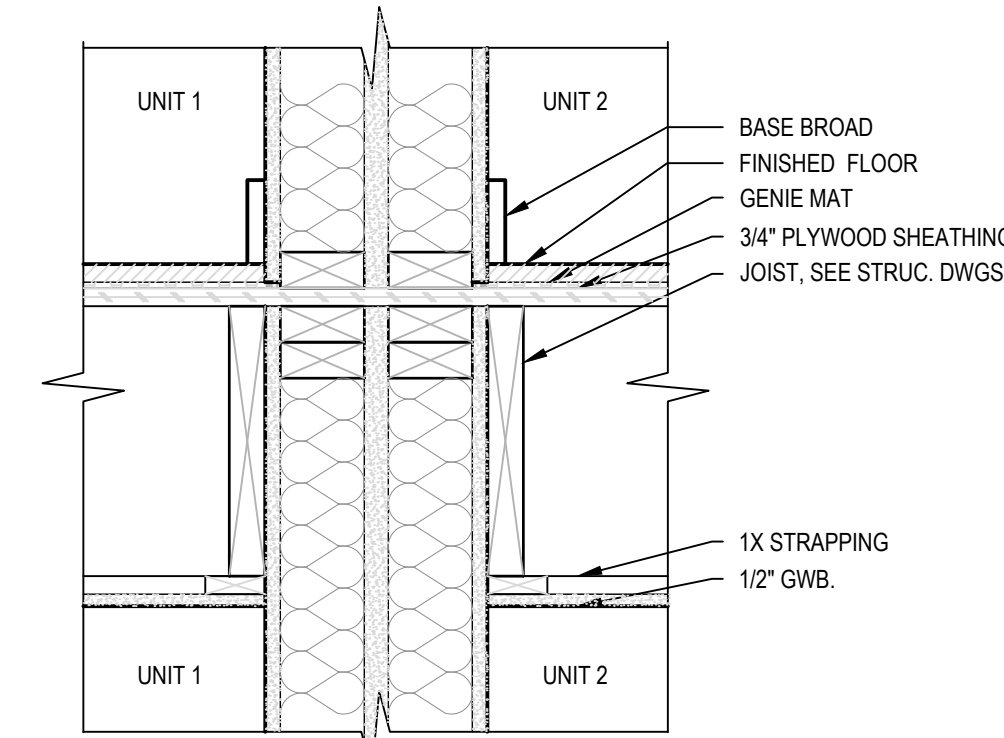
**9 DEMISING WALL DETAIL @ ROOF**  
SCALE: 1 1/2" = 1'-0"



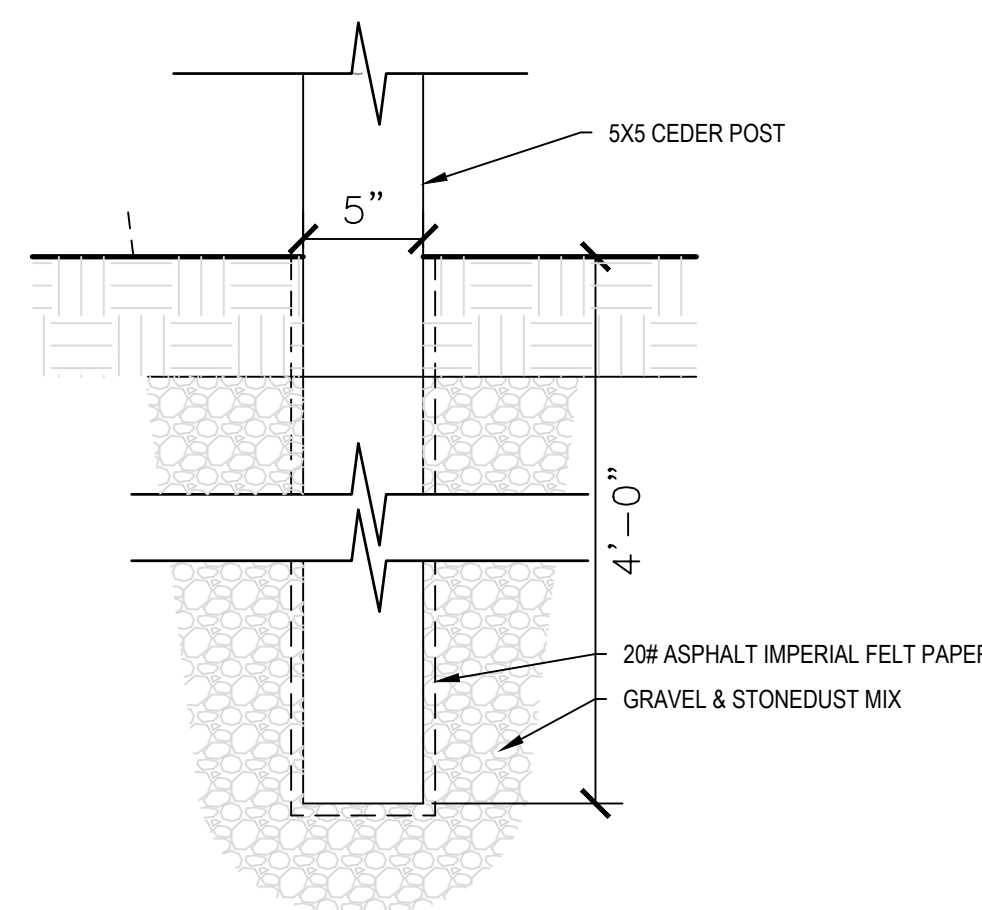
**2 TYP. EAVE DETAIL**  
SCALE: 1 1/2" = 1'-0"



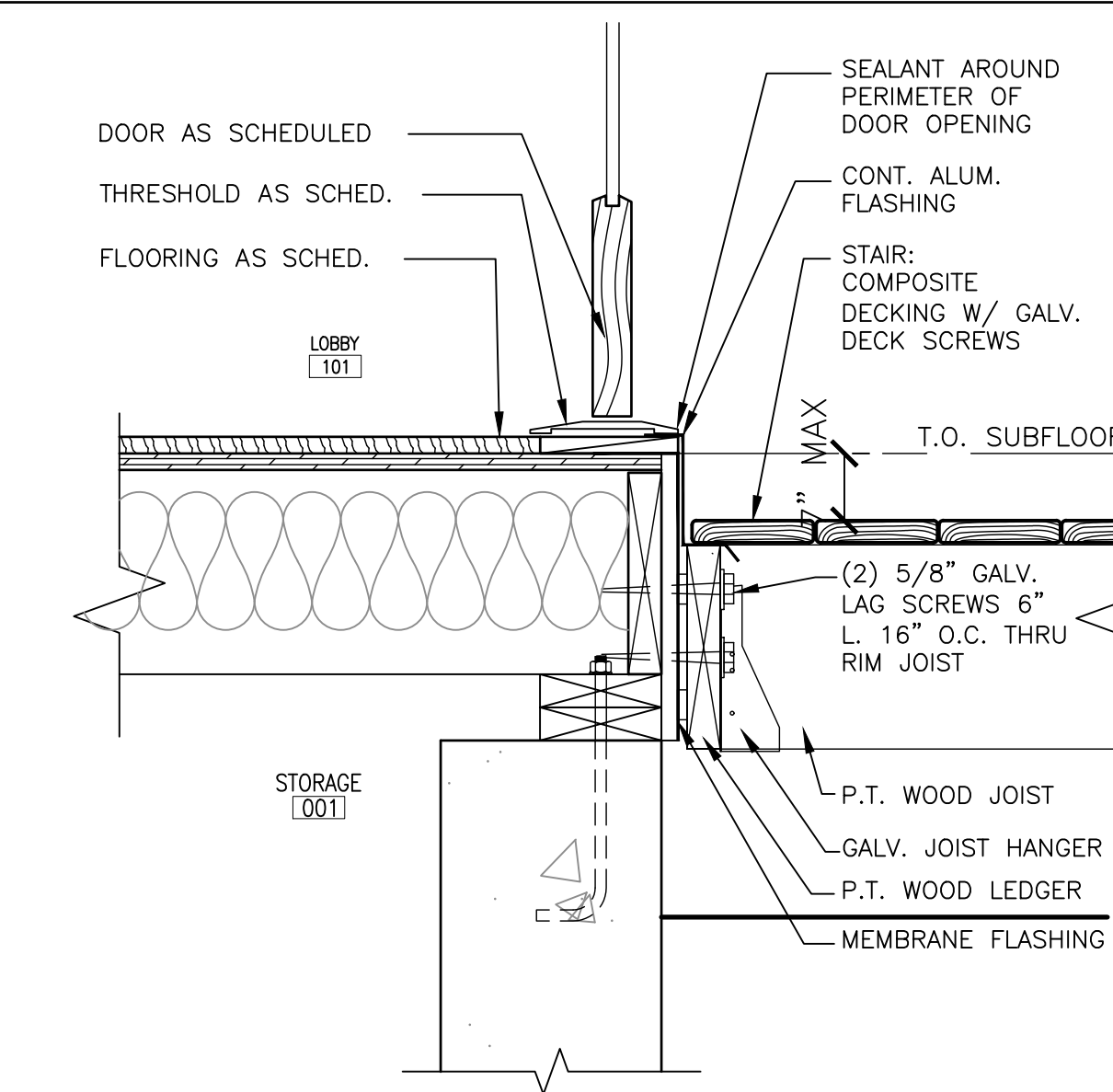
**5 FLAT ROOF DETAIL**  
SCALE: 1 1/2" = 1'-0"



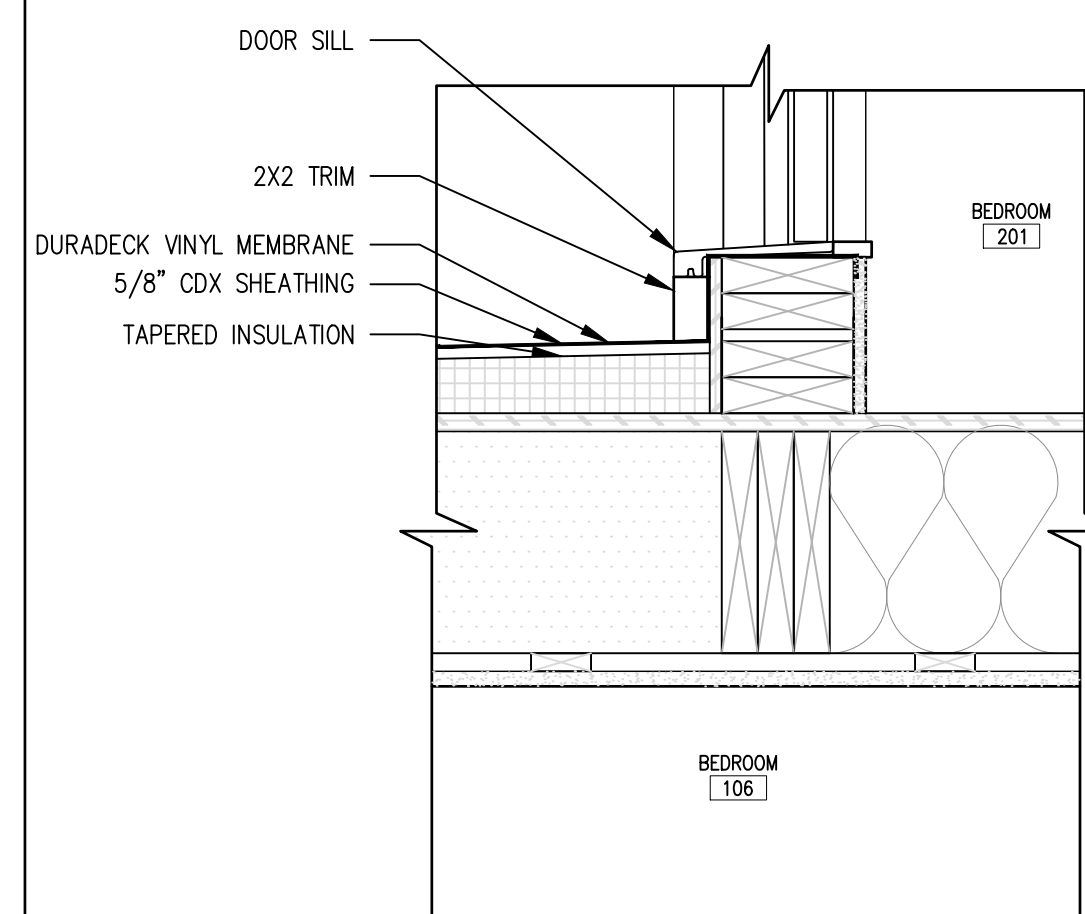
**8 DEMISING WALL DETAIL**  
SCALE: 1 1/2" = 1'-0"



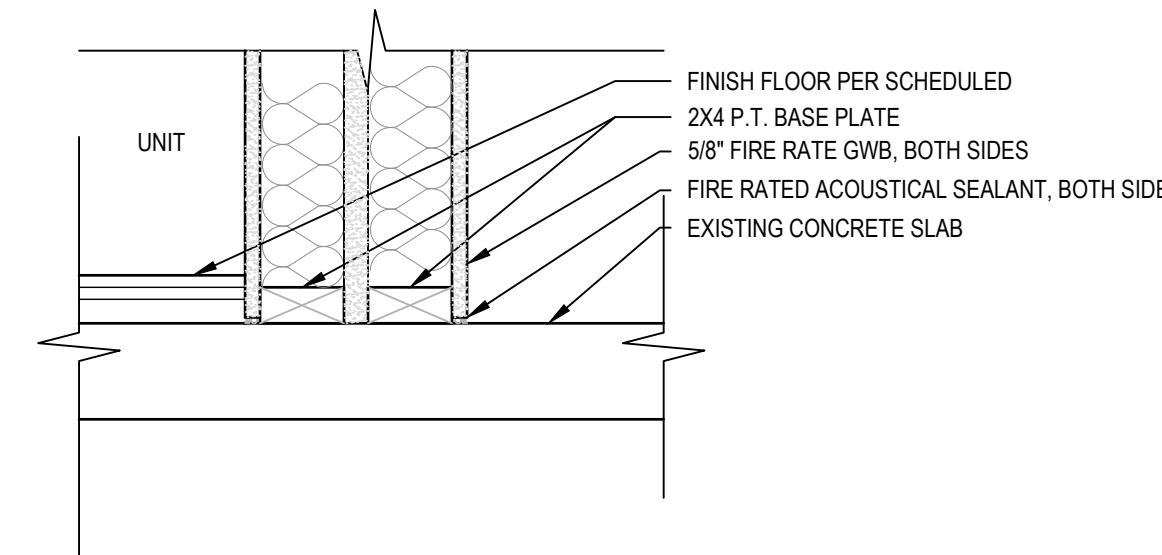
**11 FENCE POST DETAIL**  
SCALE: 1 1/2" = 1'-0"



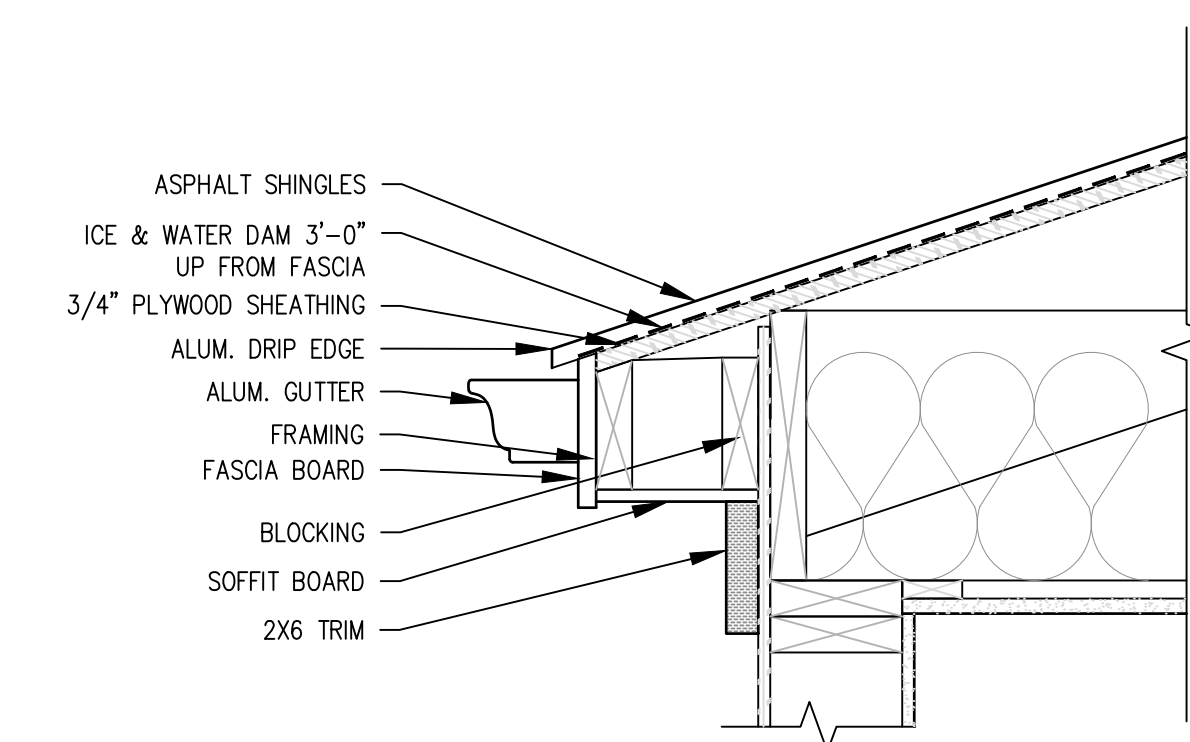
**1 TYP. SILL @ WOOD DECK**  
SCALE: 1 1/2" = 1'-0"



**4 SILL @ DECK/BALCONY**  
SCALE: 1 1/2" = 1'-0"



**7 DOUBLE STUD WALL DETAIL @ EXISTING SLAB**  
SCALE: 1 1/2" = 1'-0"



**10 EAVE @ DORM DETAIL**  
SCALE: 1 1/2" = 1'-0"

PROJECT ARCHITECT  
  
SEAL

STRUCTURAL ENGINEER:  
McBrie, LLC Structural  
Design & Sales  
797 Turnpike Street  
North Andover, MA 01845  
P: 978-646-0097

CIVIL:  
Griffin Engineering Group  
495 Cabot Street  
Beverly, MA 01915  
P: 978-927-5111

MECHANICAL, ELECTRICAL,  
PLUMBING, FIRE PROTECTION:  
Crossfield Engineers, Inc.  
921 Salem Street, Unit 1  
Groveland, MA 01834  
P: 978-372-8880

PROJECT CONSULTANTS

26 Summit Ave.  
Multi-Family  
Build Out  
26 Summit Ave.  
Salem, MA

PROJECT INFORMATION

OWNER INFORMATION

No.	Description	Date

PROJECT REVISIONS

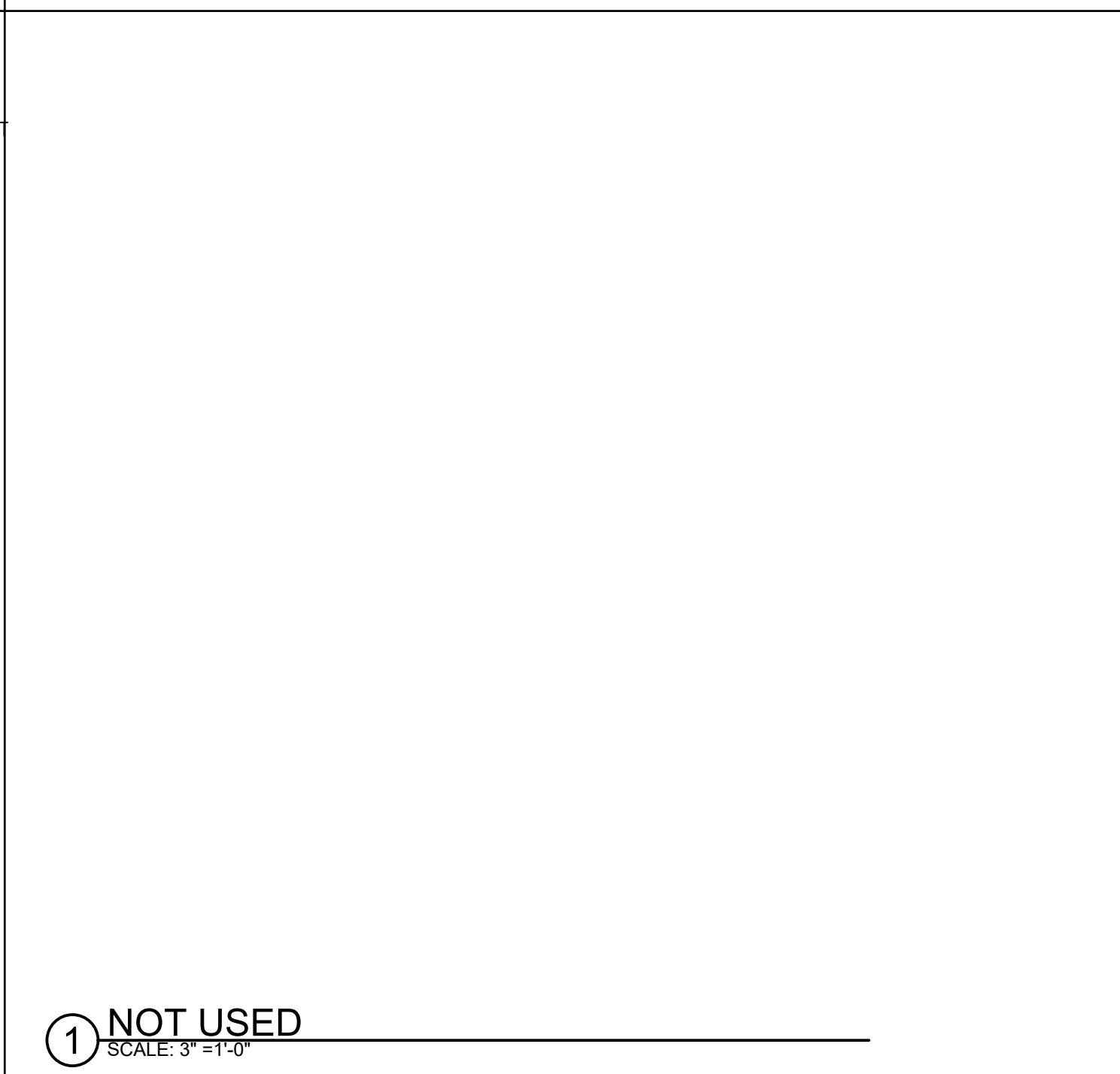
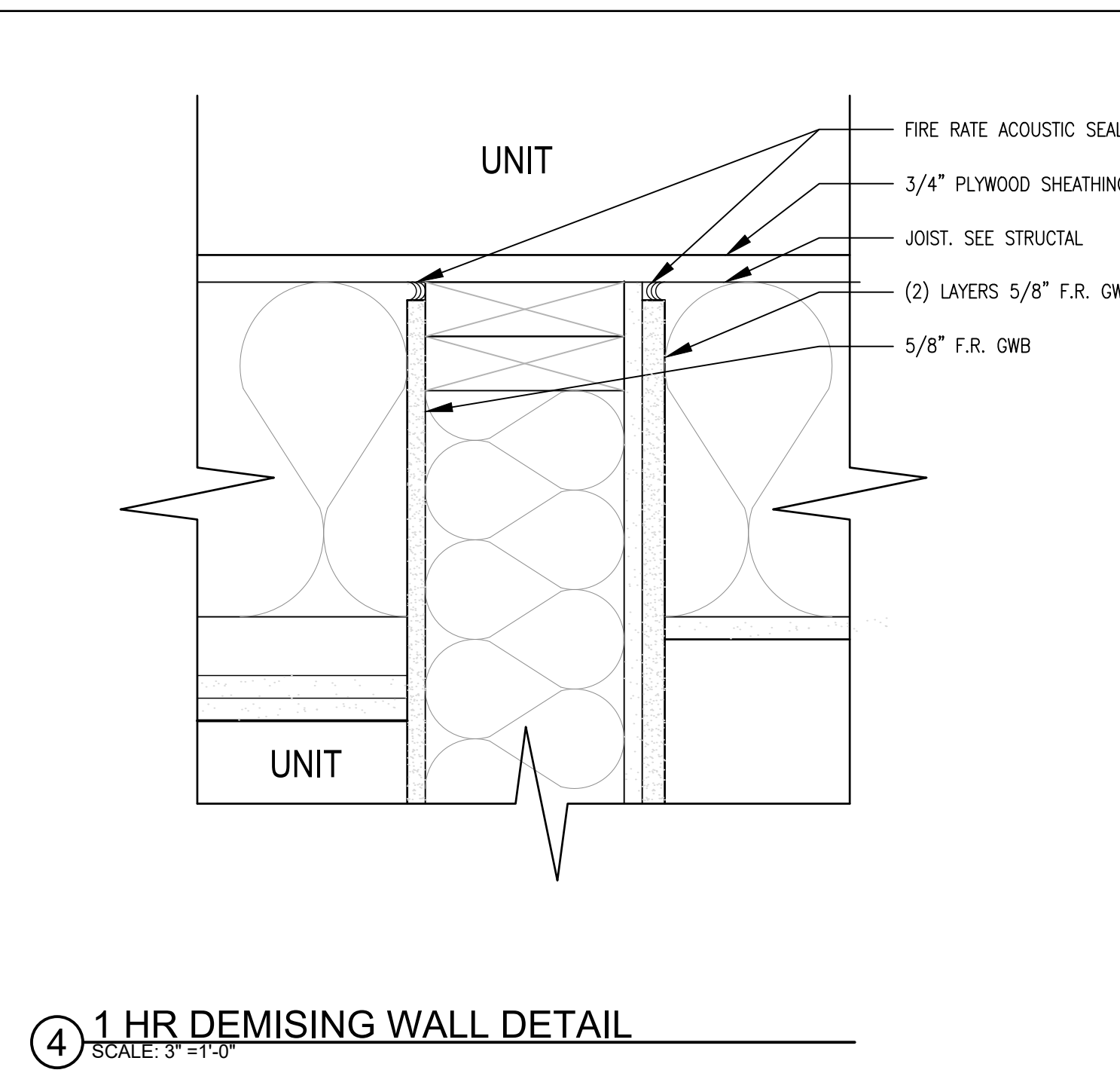
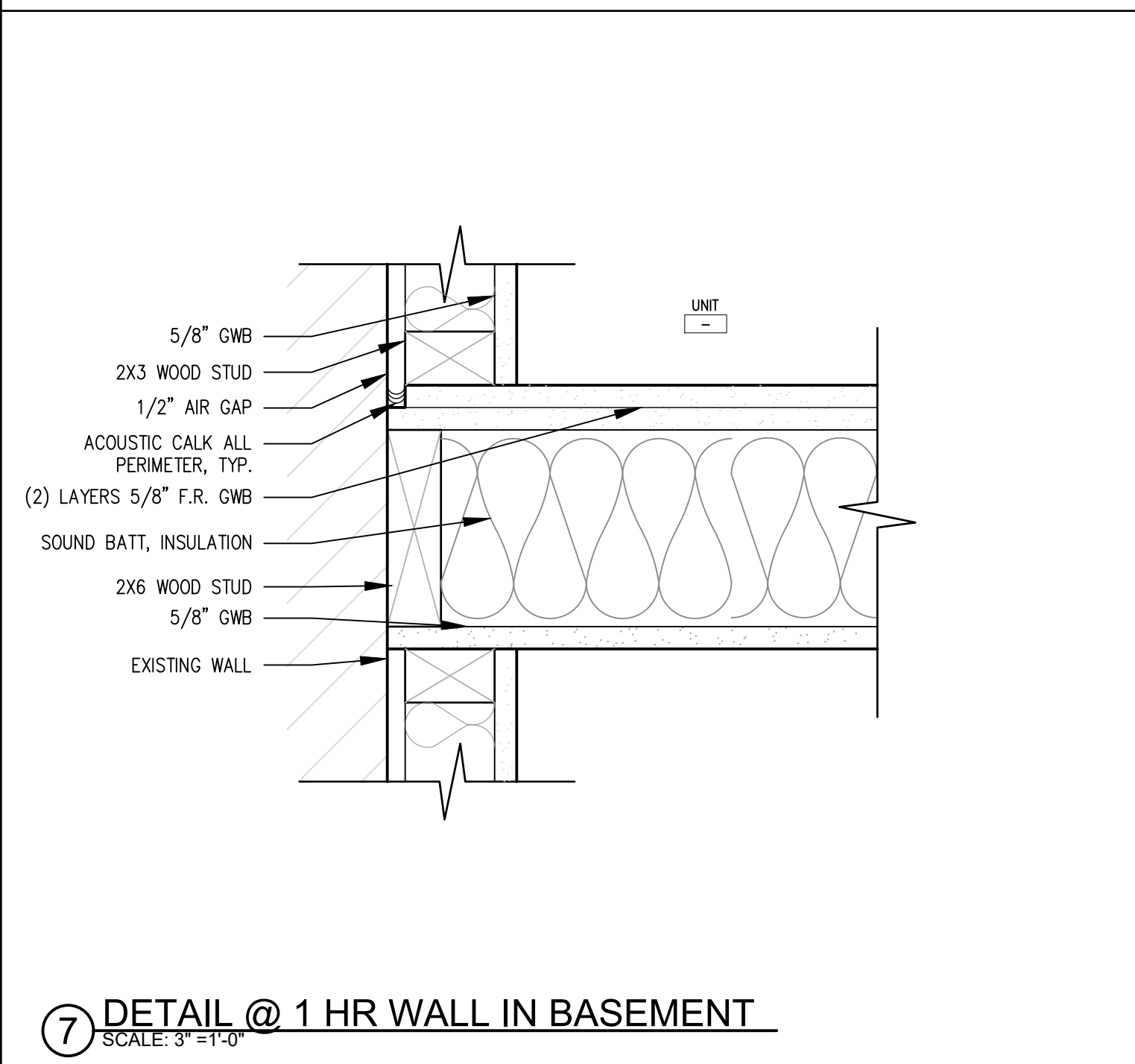
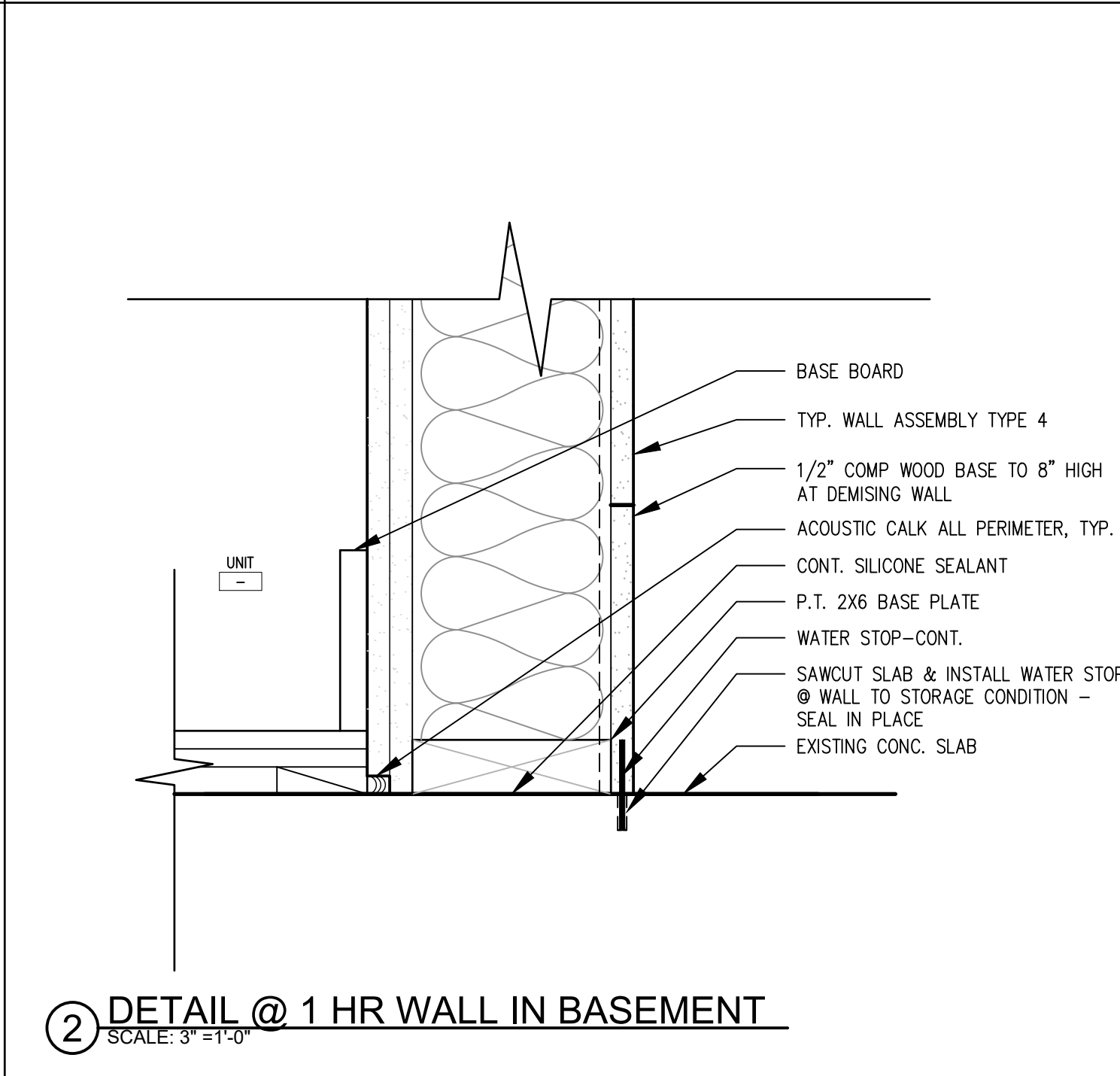
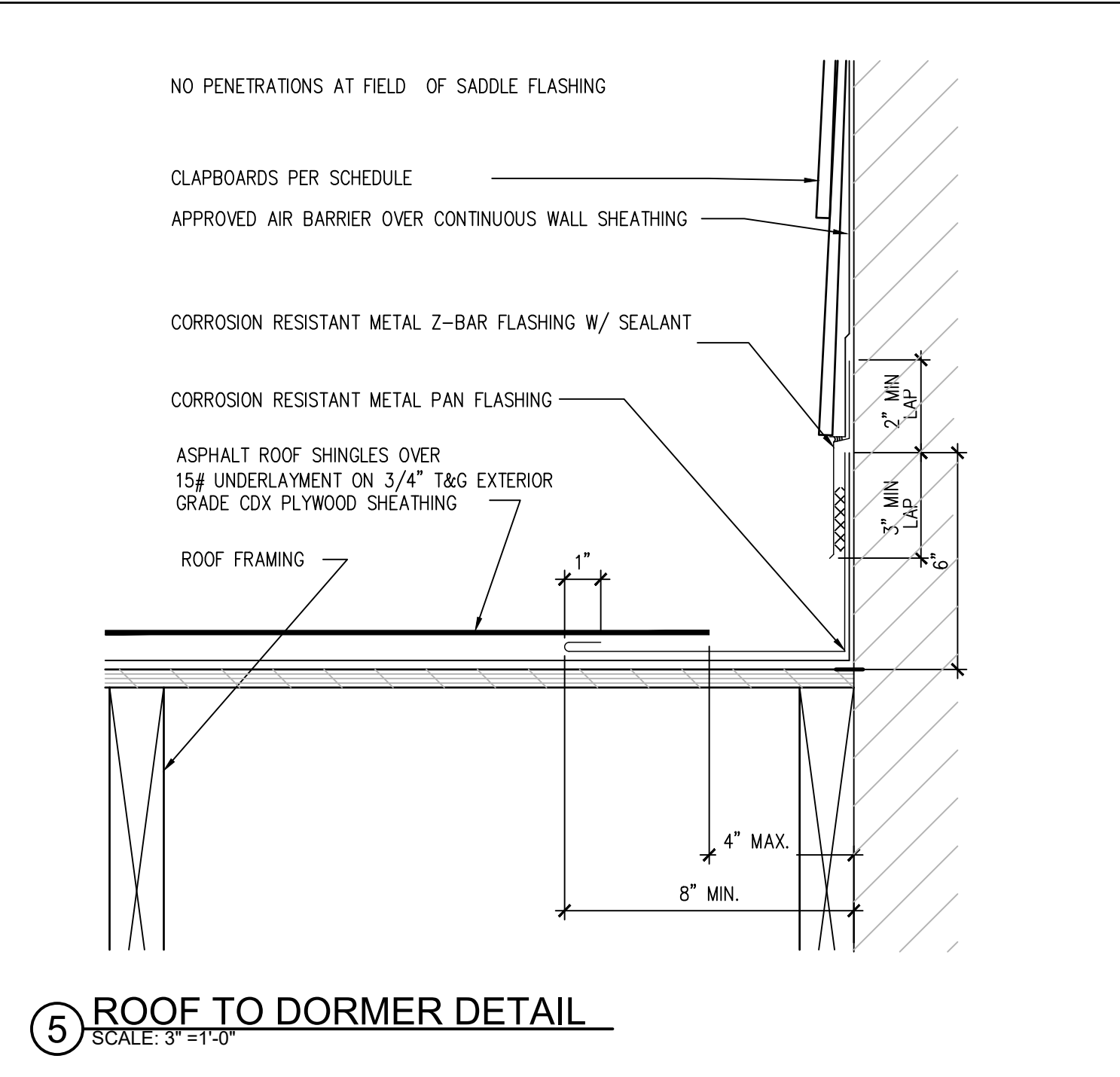
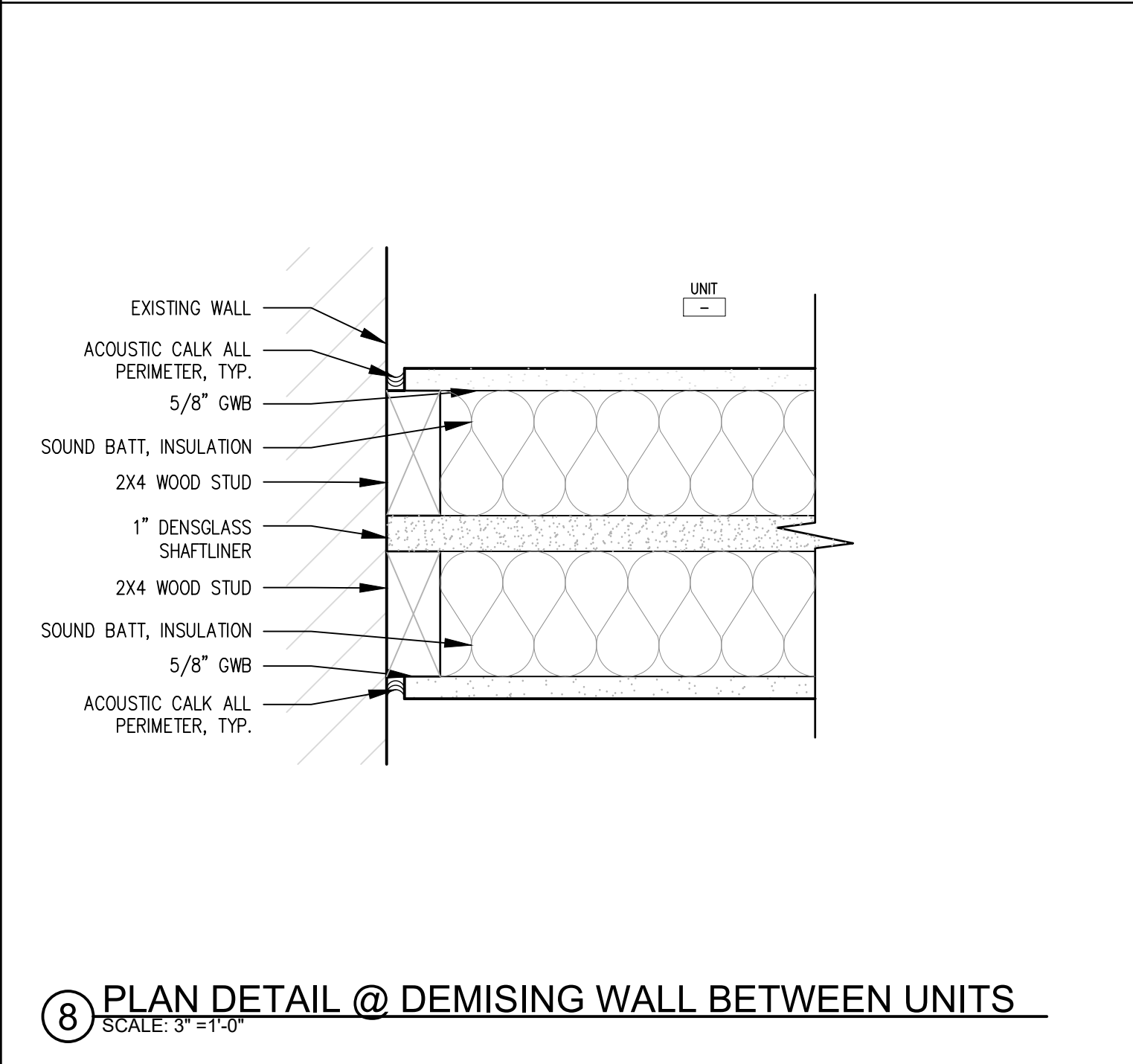
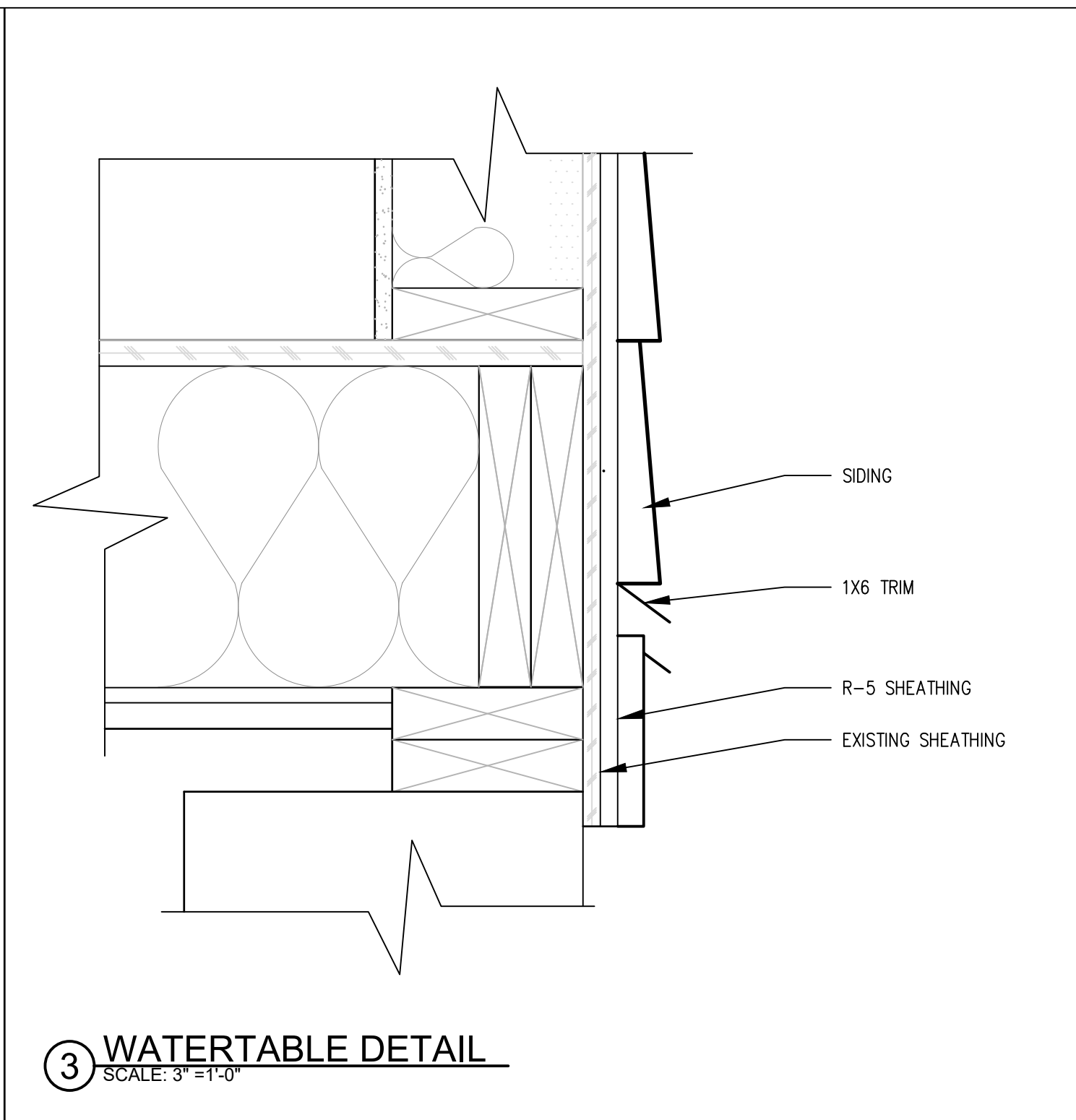
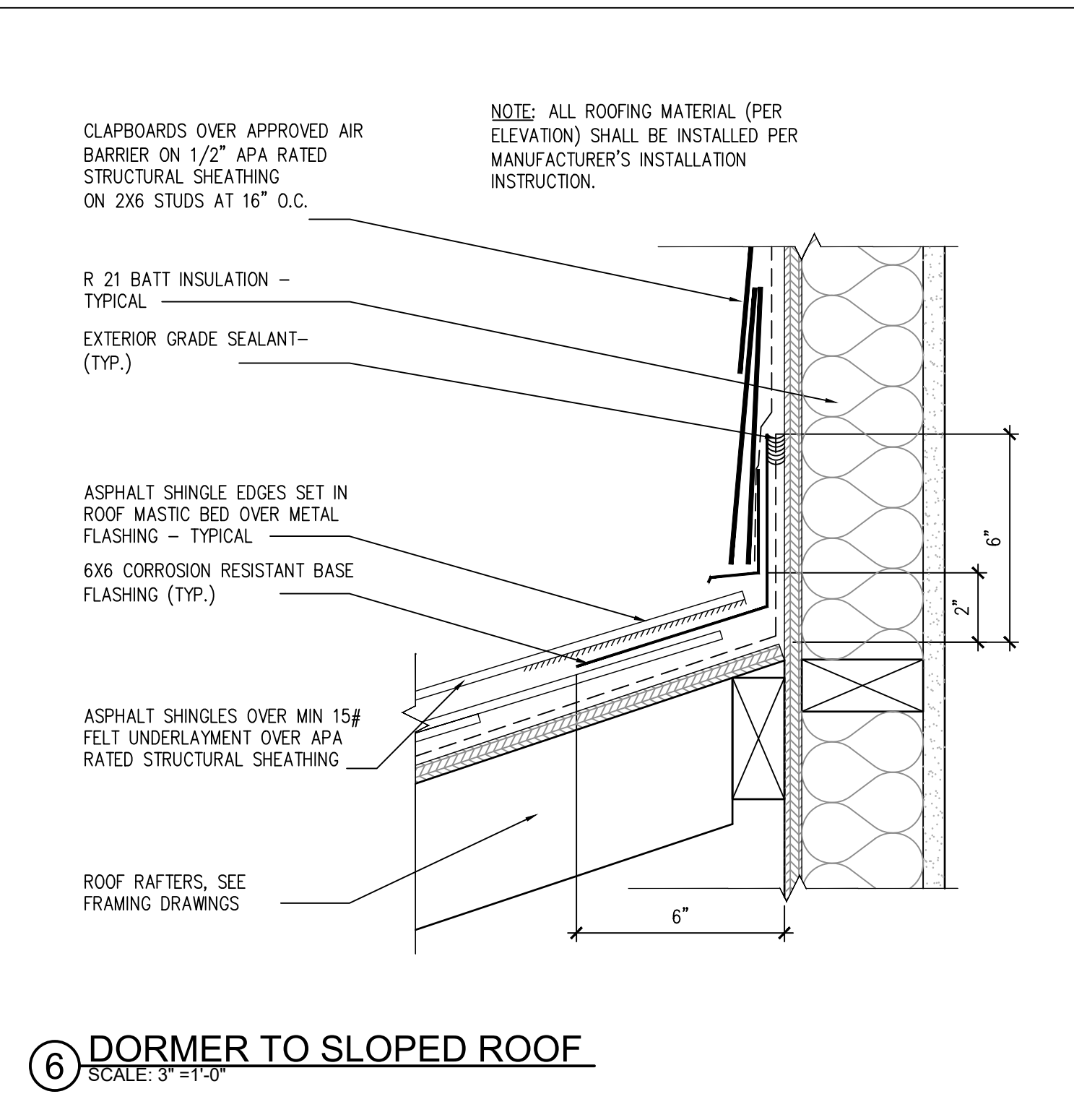
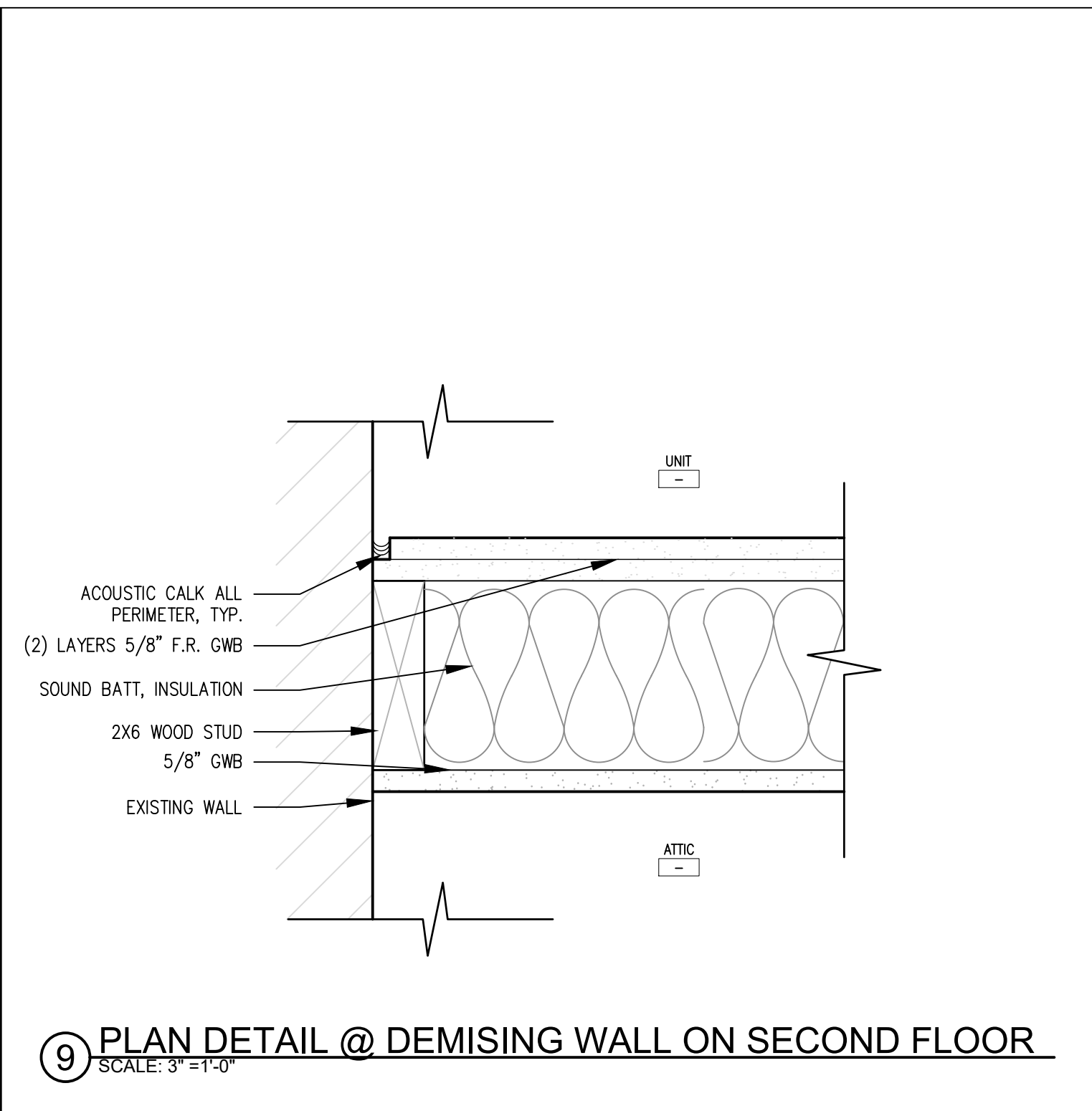
Job No.:	2022-020
Date:	APR. 19, 2024
Scale:	As Noted
Designed By:	DR
Drawn By:	JM
Checked By:	JAS
Approved By:	JAS
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**DETAILS**

SHEET NAME

**A-4.2**

SHEET NO.

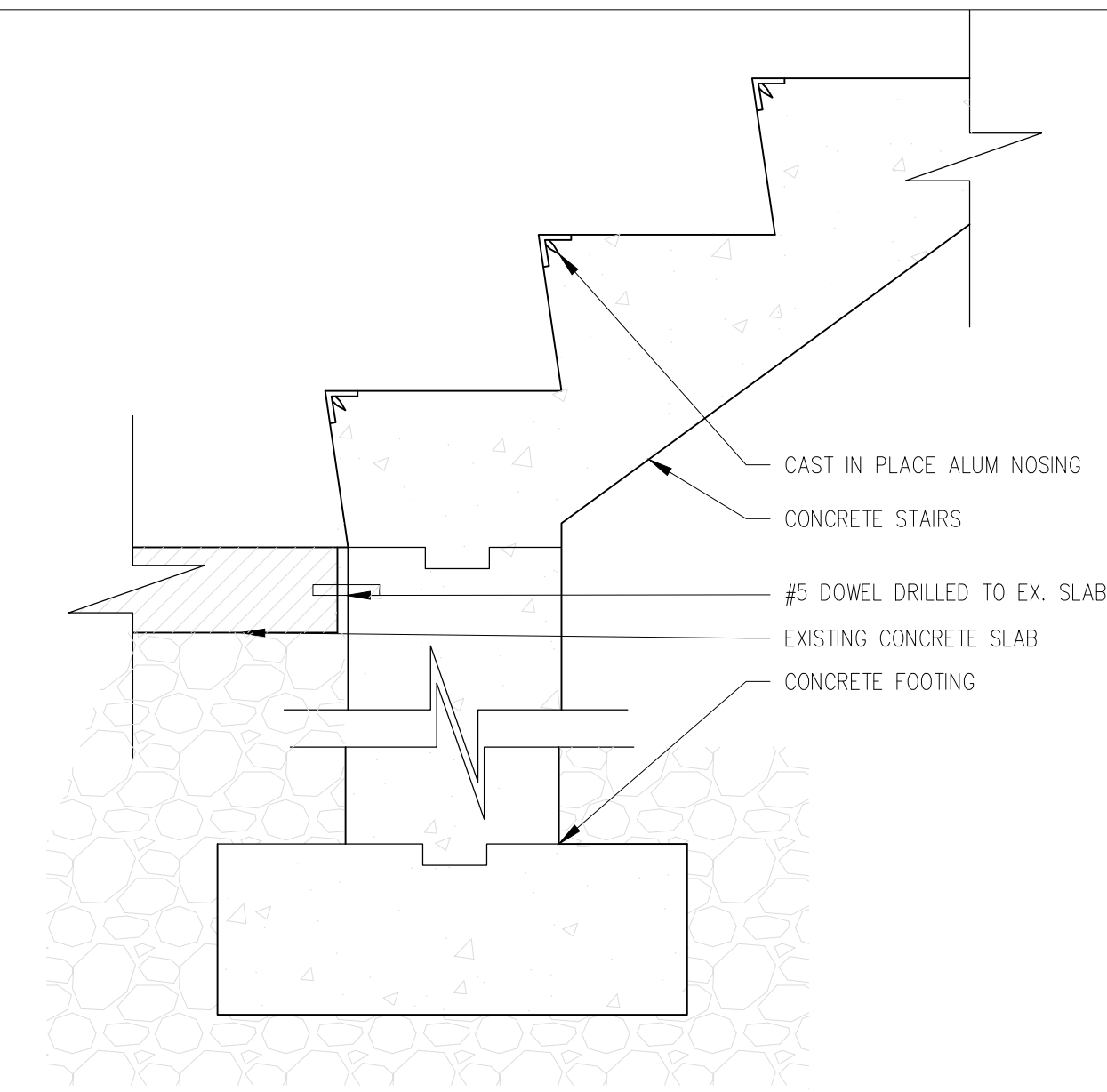


No.	Description	Date

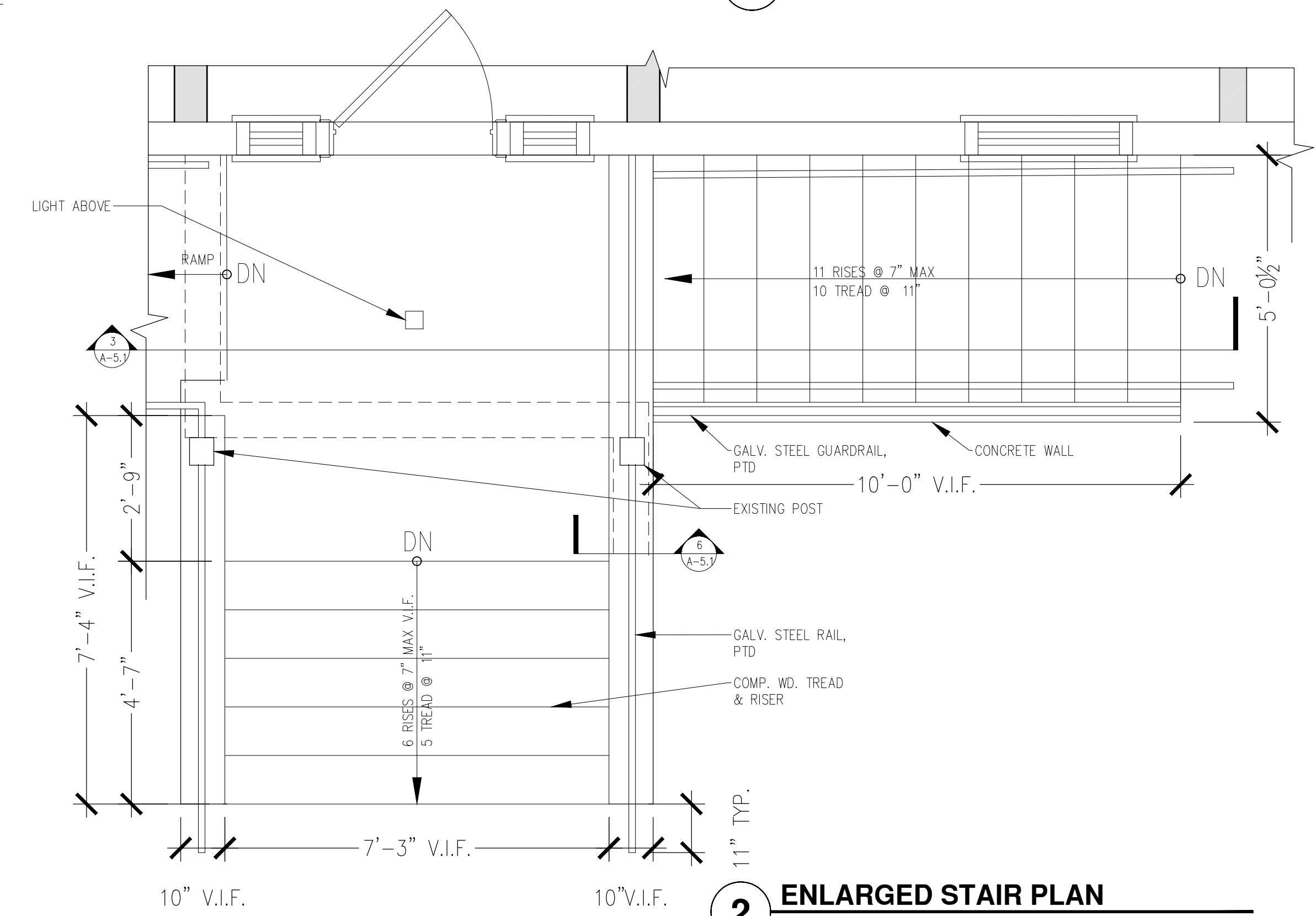
PROJECT REVISIONS

No.	Description	Date

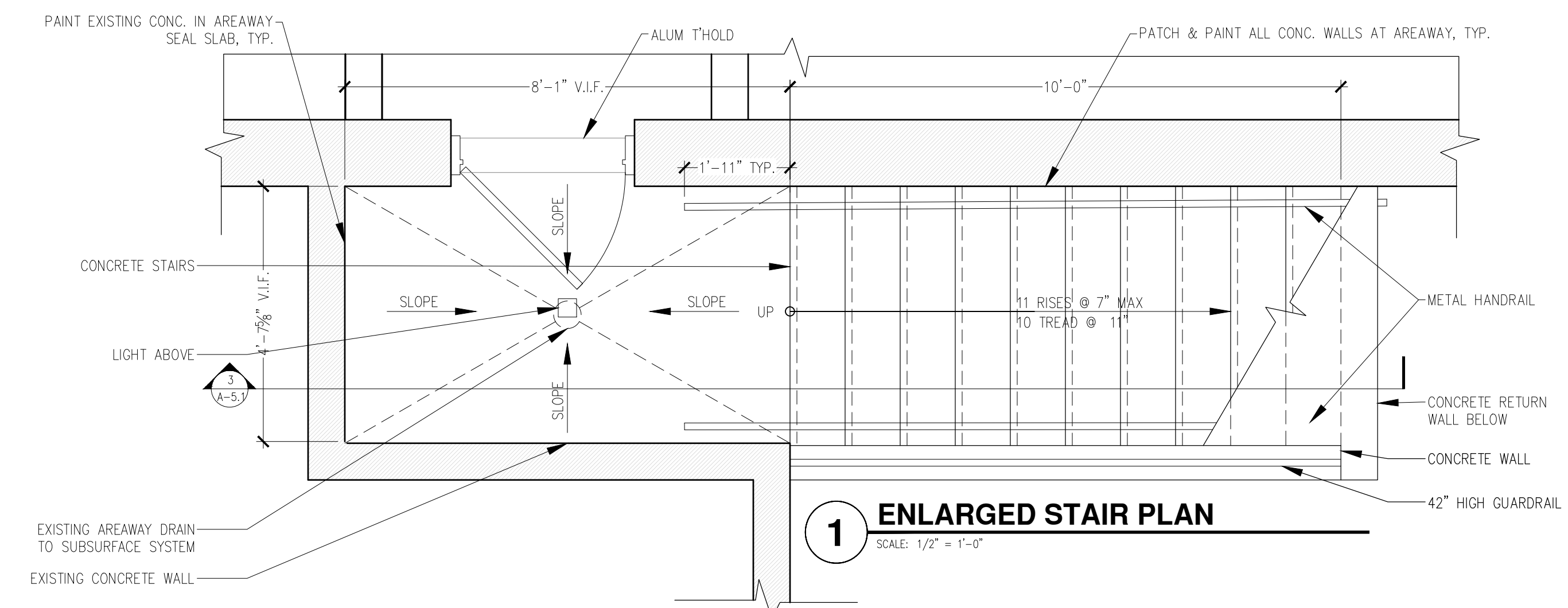
**ENLARGED STAIR PLANS AND SECTION**



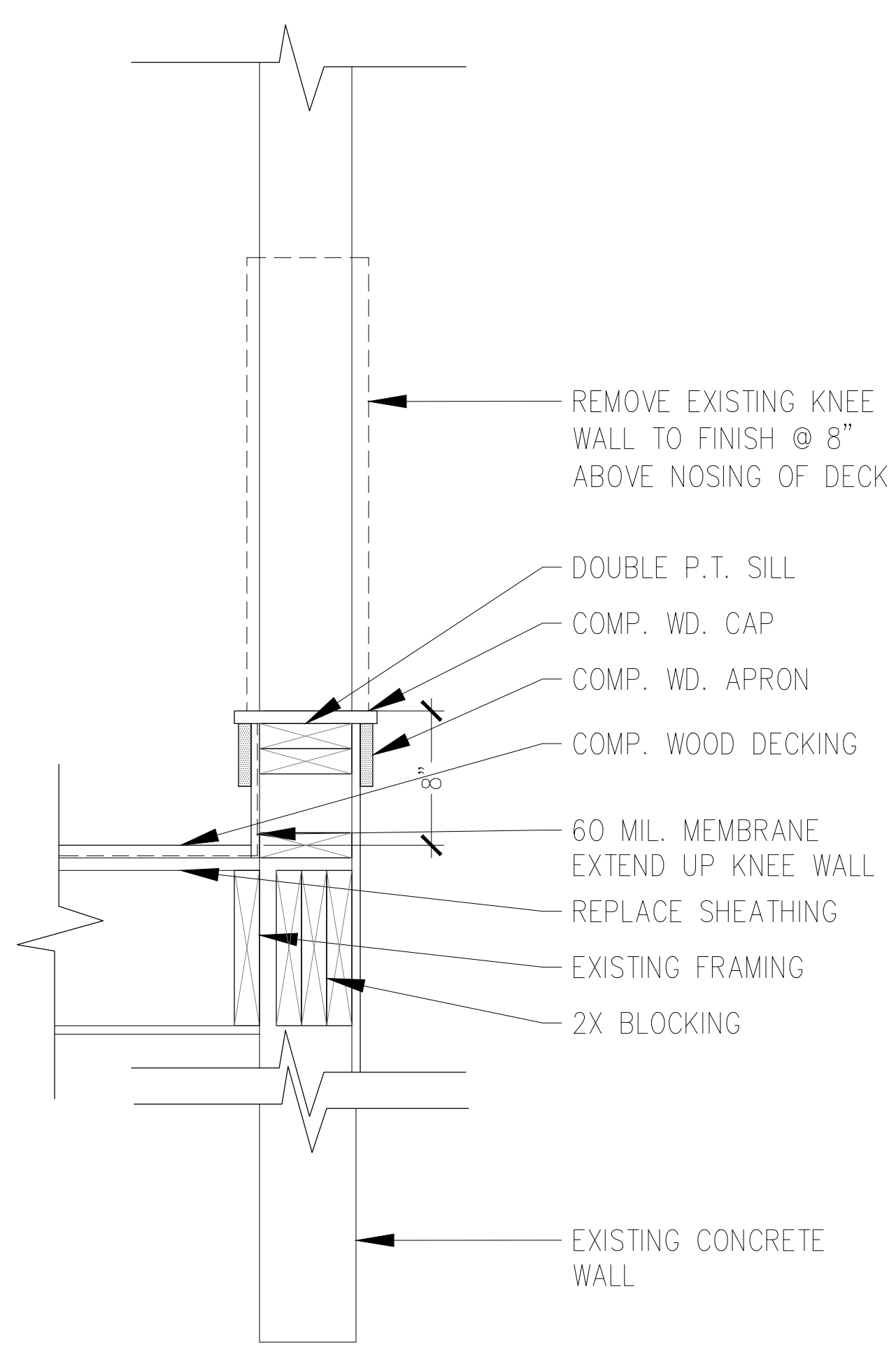
**5 DETAIL @ NEW CONCRETE STAIRS**  
SCALE: 1/2" = 1'-0"



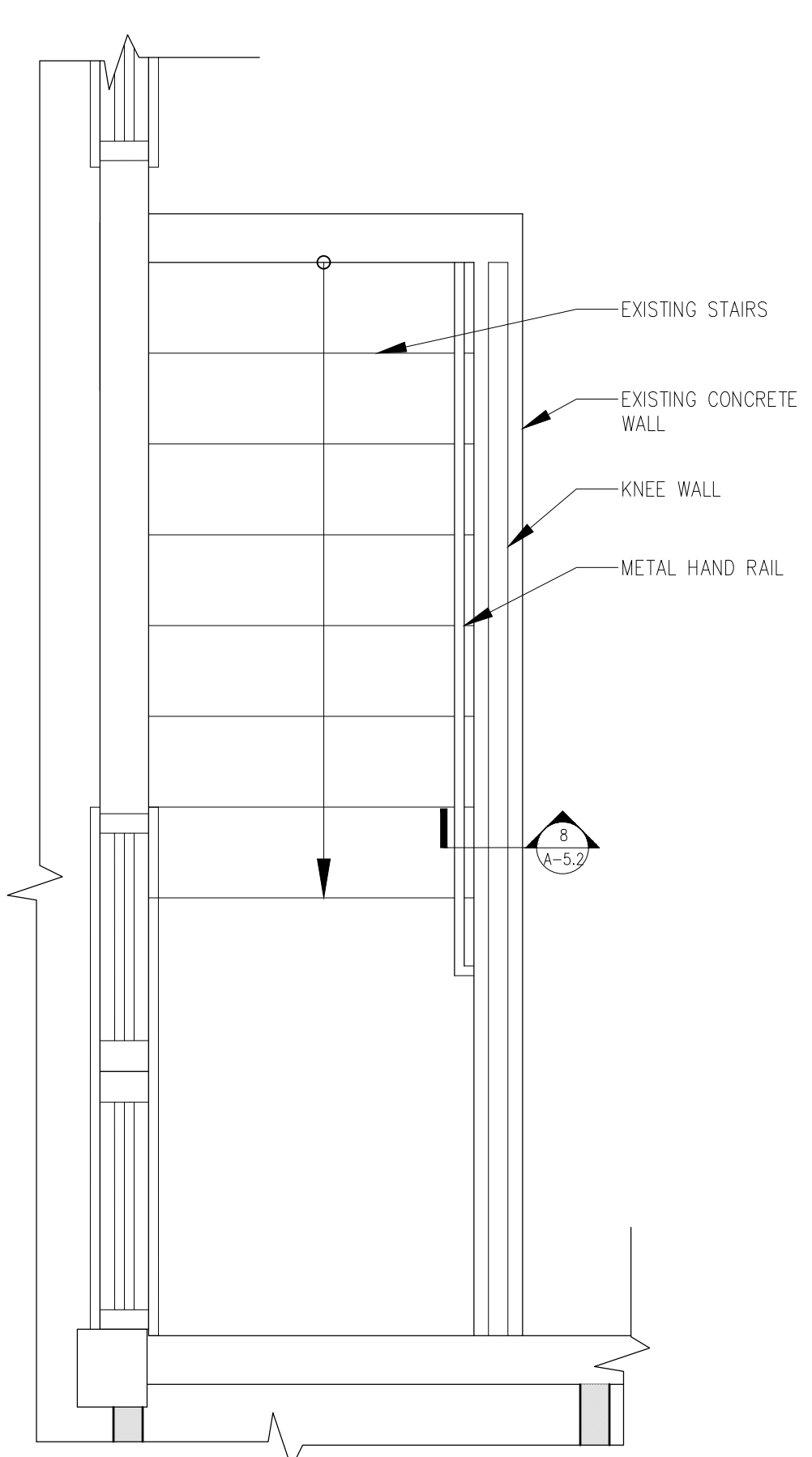
**2 ENLARGED STAIR PLAN**  
SCALE: 1/2" = 1'-0"



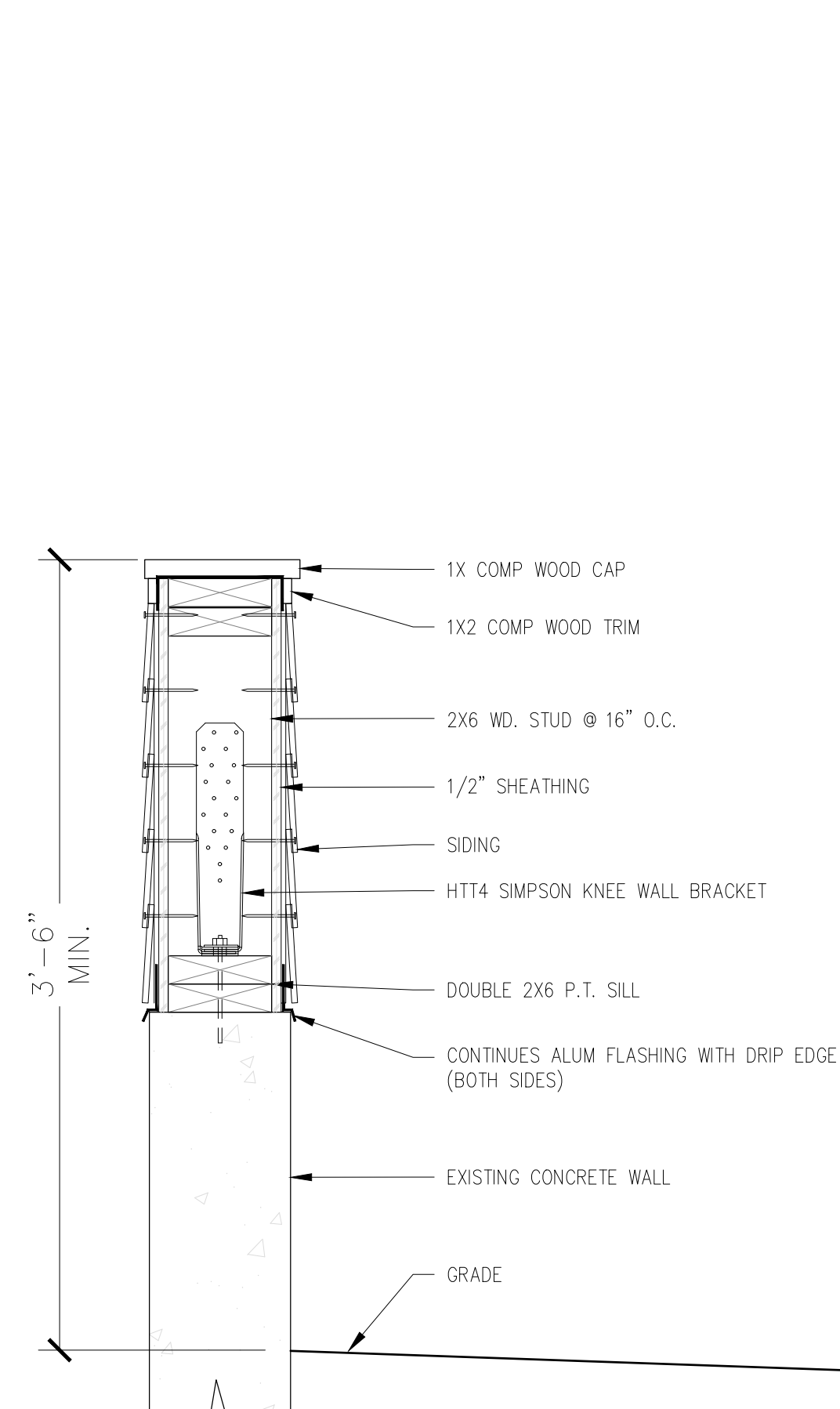
**1 ENLARGED STAIR PLAN**  
SCALE: 1/2" = 1'-0"



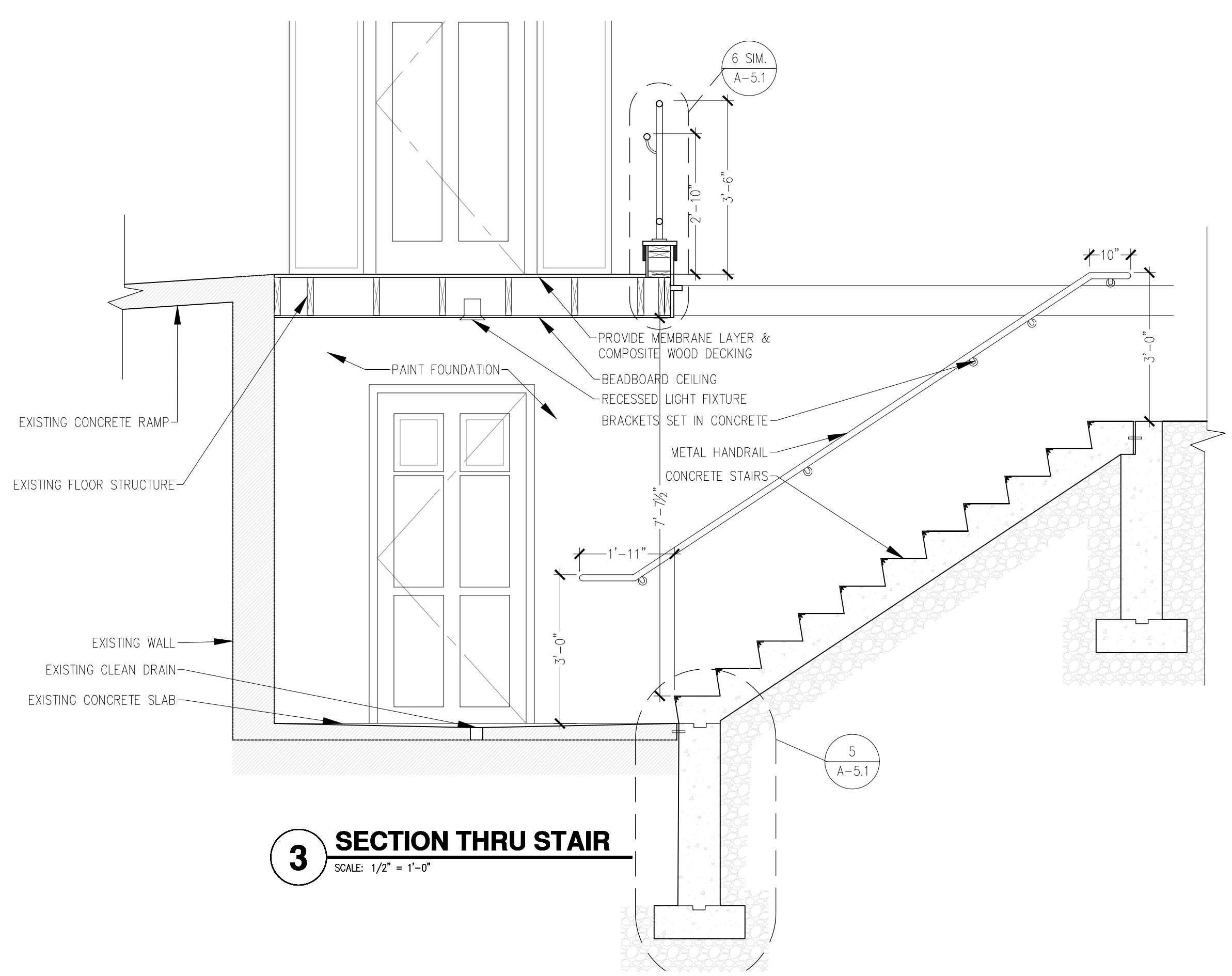
**6 RAILING DETAIL**  
SCALE: 3/4" = 1'-0"



**7 EXISTING BASEMENT STAIR PLAN**  
SCALE: 1/2" = 1'-0"



**8 KNEE WALL DETAIL**  
SCALE: 1/2" = 1'-0"



**3 SECTION THRU STAIR**  
SCALE: 1/2" = 1'-0"

NOTE:  
SCRAP, SAND, PRIME AND PAINT ALL RAILS & PARTS EXISTING AT RAMP, TYP.

PROJECT ARCHITECT  
  
SEAL

STRUCTURAL ENGINEER:  
McBrie, LLC Structural  
Design & Sales  
797 Turnpike Street  
North Andover, MA 01845  
P: 978-646-0097  
  
CIVIL:  
Griffin Engineering Group  
495 Cabot Street  
Beverly, MA 01915  
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MECHANICAL, ELECTRICAL,  
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Crossfield Engineers, Inc.  
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PROJECT CONSULTANTS

26 Summit Ave.  
Multi-Family  
Build Out  
  
26 Summit Ave.  
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OWNER INFORMATION

No.	Description	Date

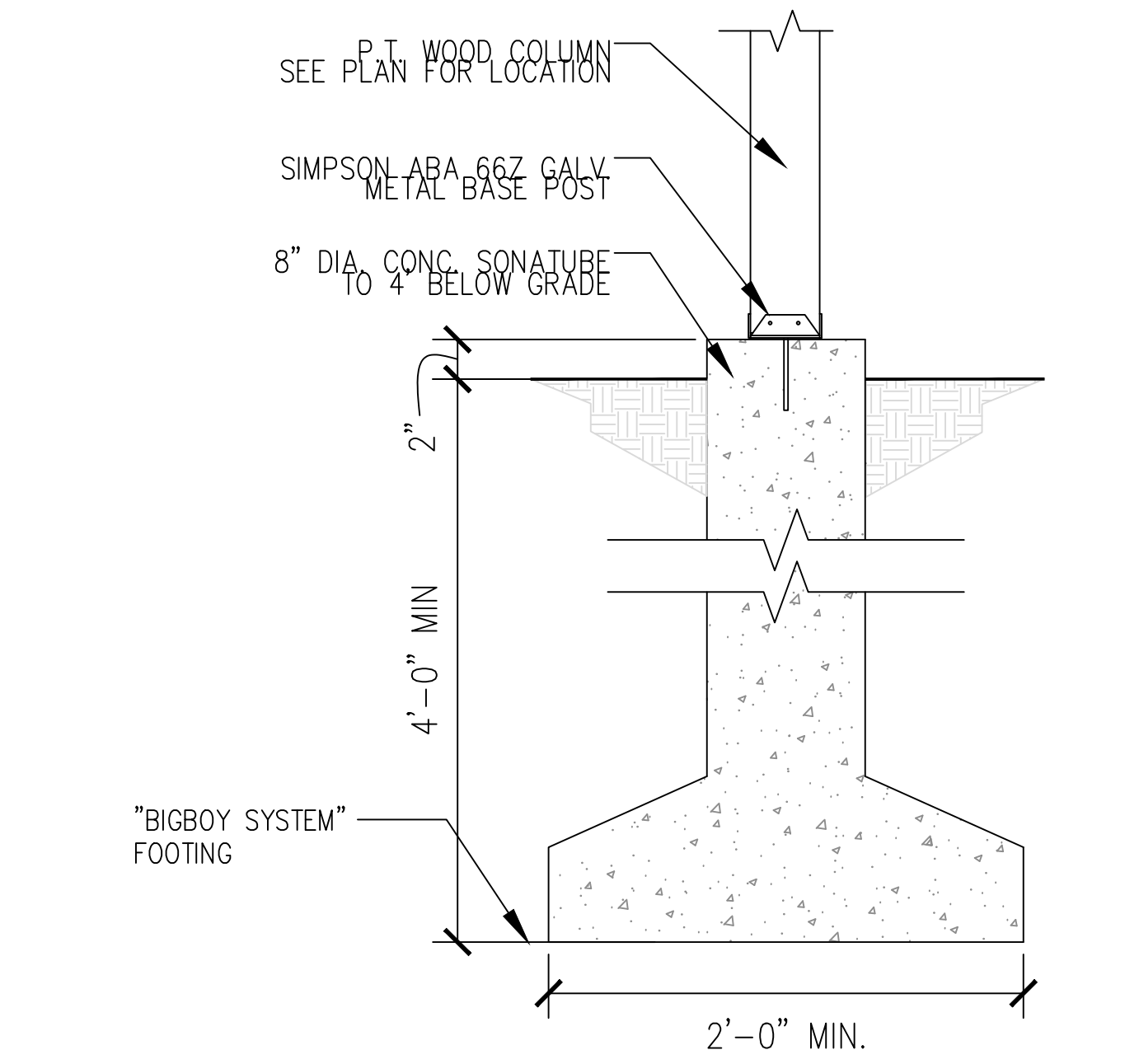
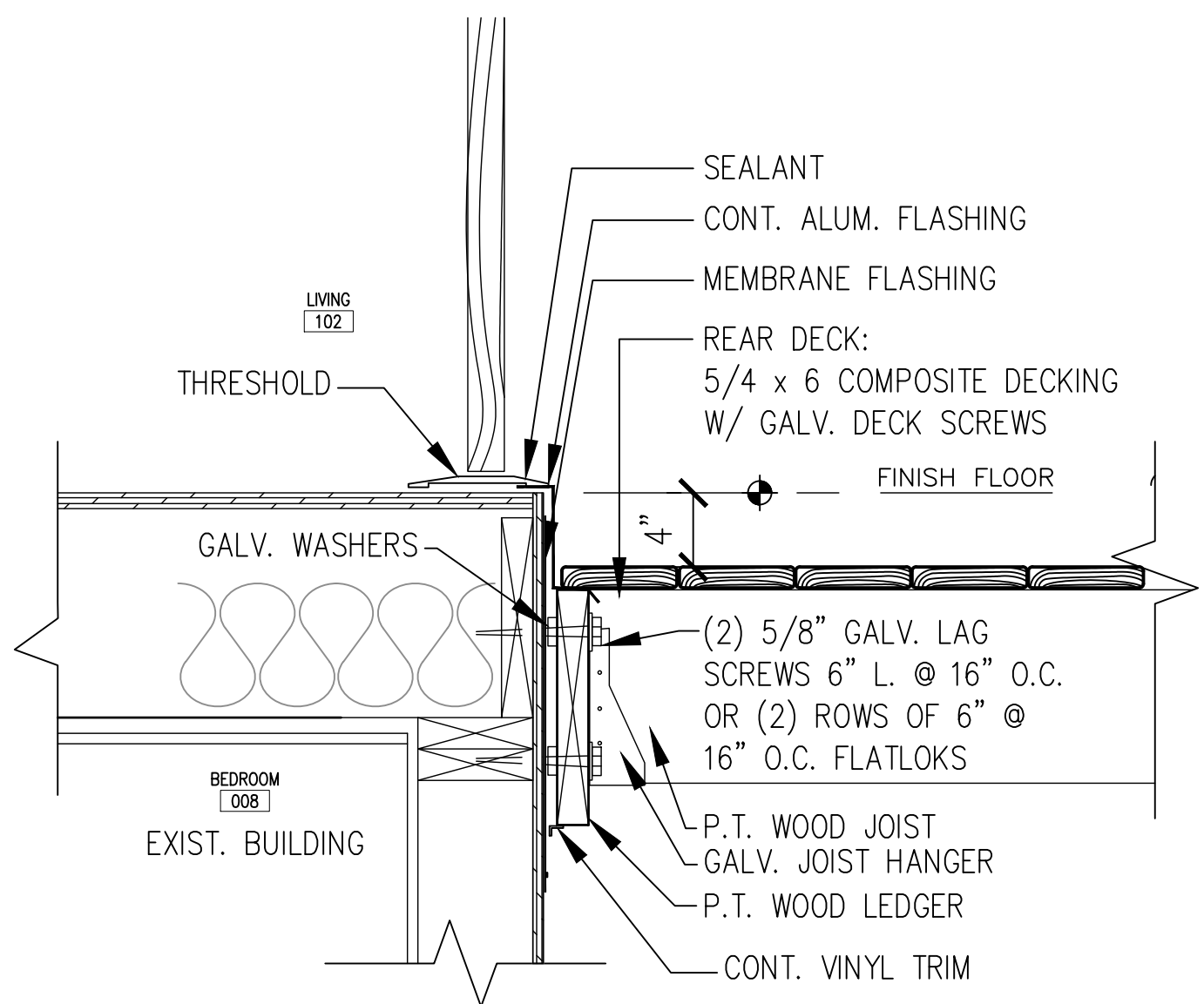
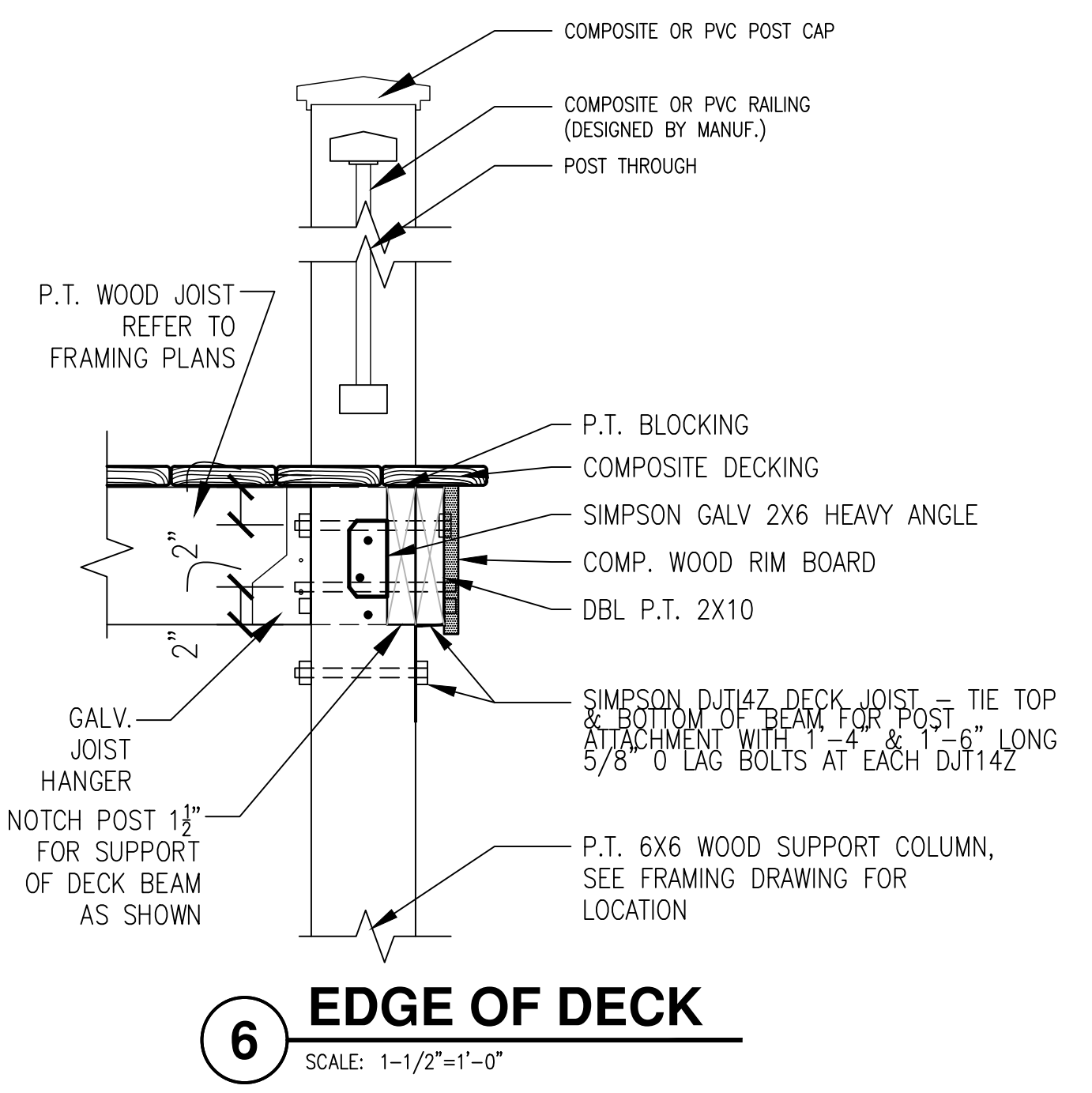
Job No.:	2022-020
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Designed By:	DR
Drawn By:	JM
Checked By:	JAS
Approved By:	JAS
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**ENLARGED STAIR  
PLANS AND  
SECTION**

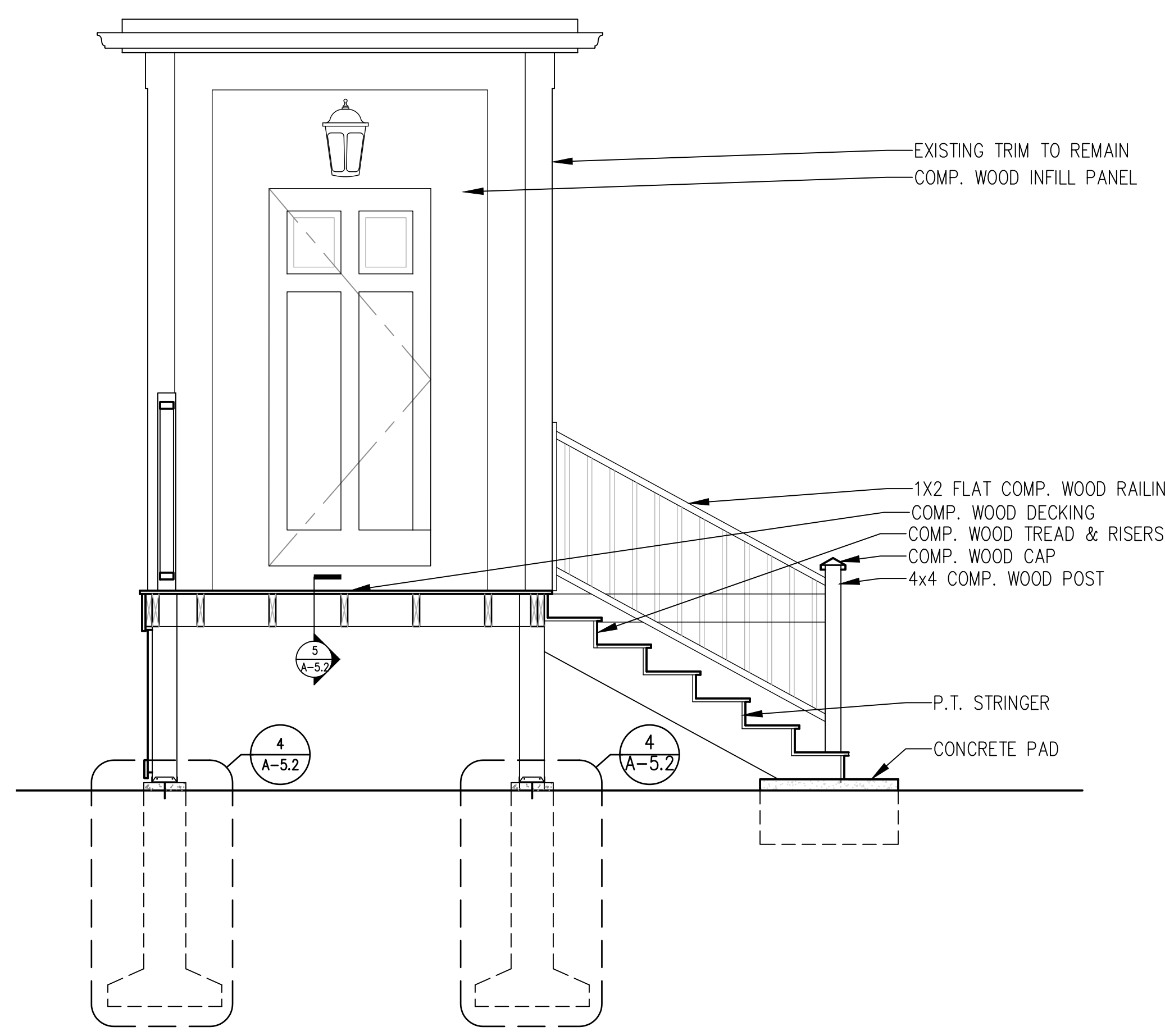
SHEET NAME

**A-5.2**

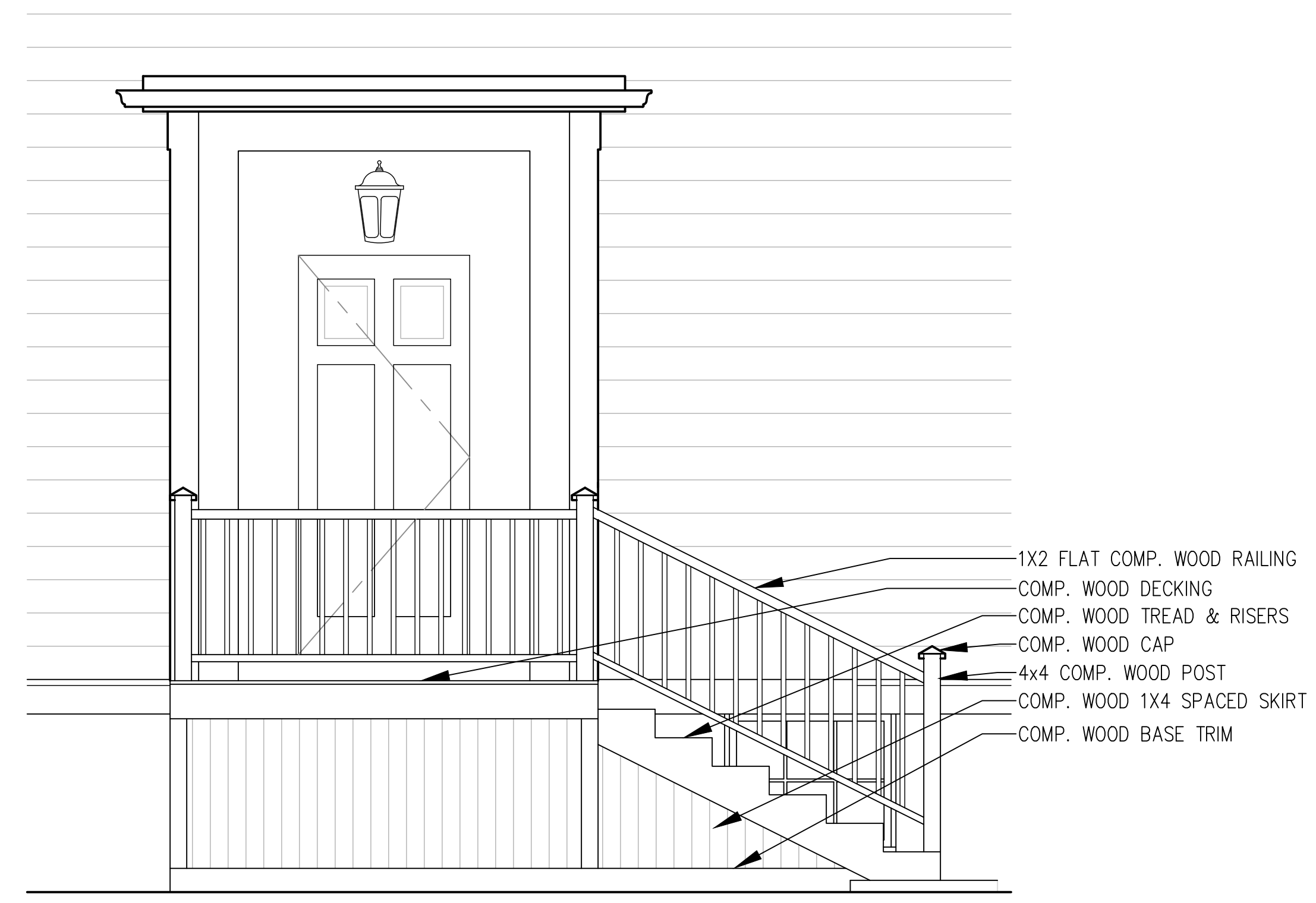
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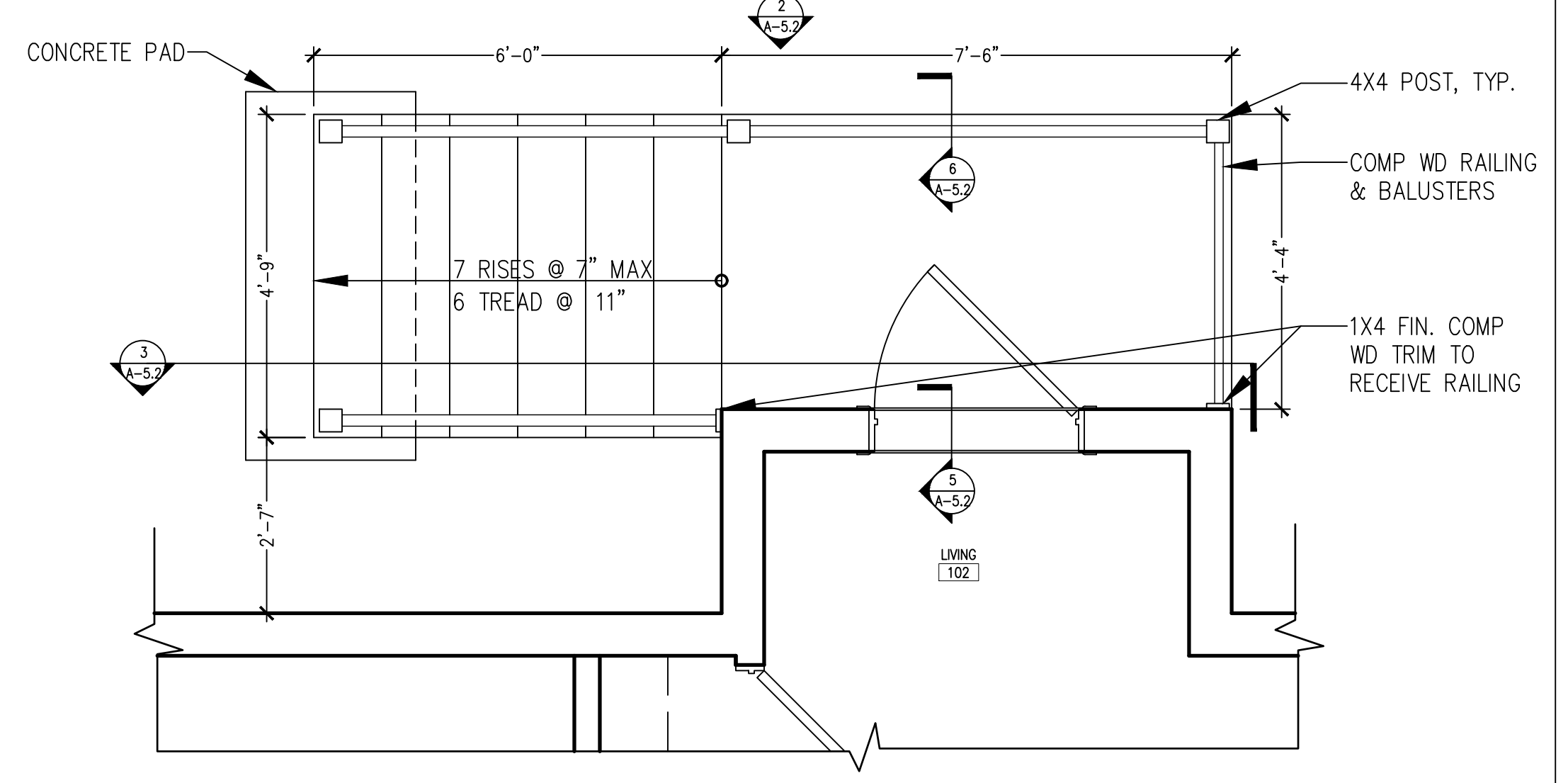
**4 POST & FOOTING DETAIL**  
SCALE: 1'-1/2"=1'-0"



**3 SECTION THRU STAIR**  
SCALE: 1/2"=1'-0"



**2 PARTIAL ELEVATION**  
SCALE: 1/2"=1'-0"



**1 ENLARGED STAIR PLAN**  
SCALE: 1/2"=1'-0"

No.	Description	Date

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Designed By:	DR
Drawn By:	JM
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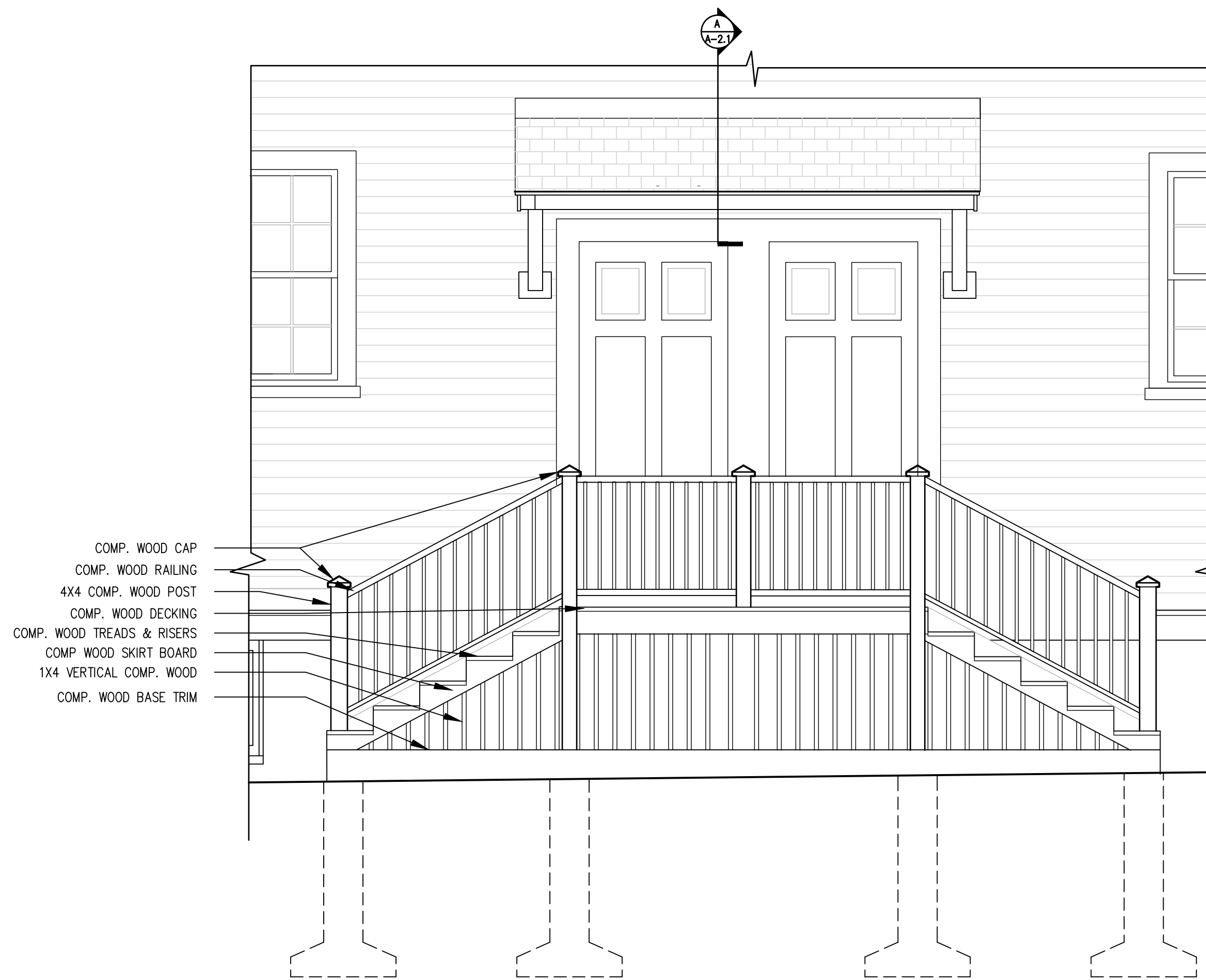
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**DECK STAIR  
PLANS AND  
SECTION**

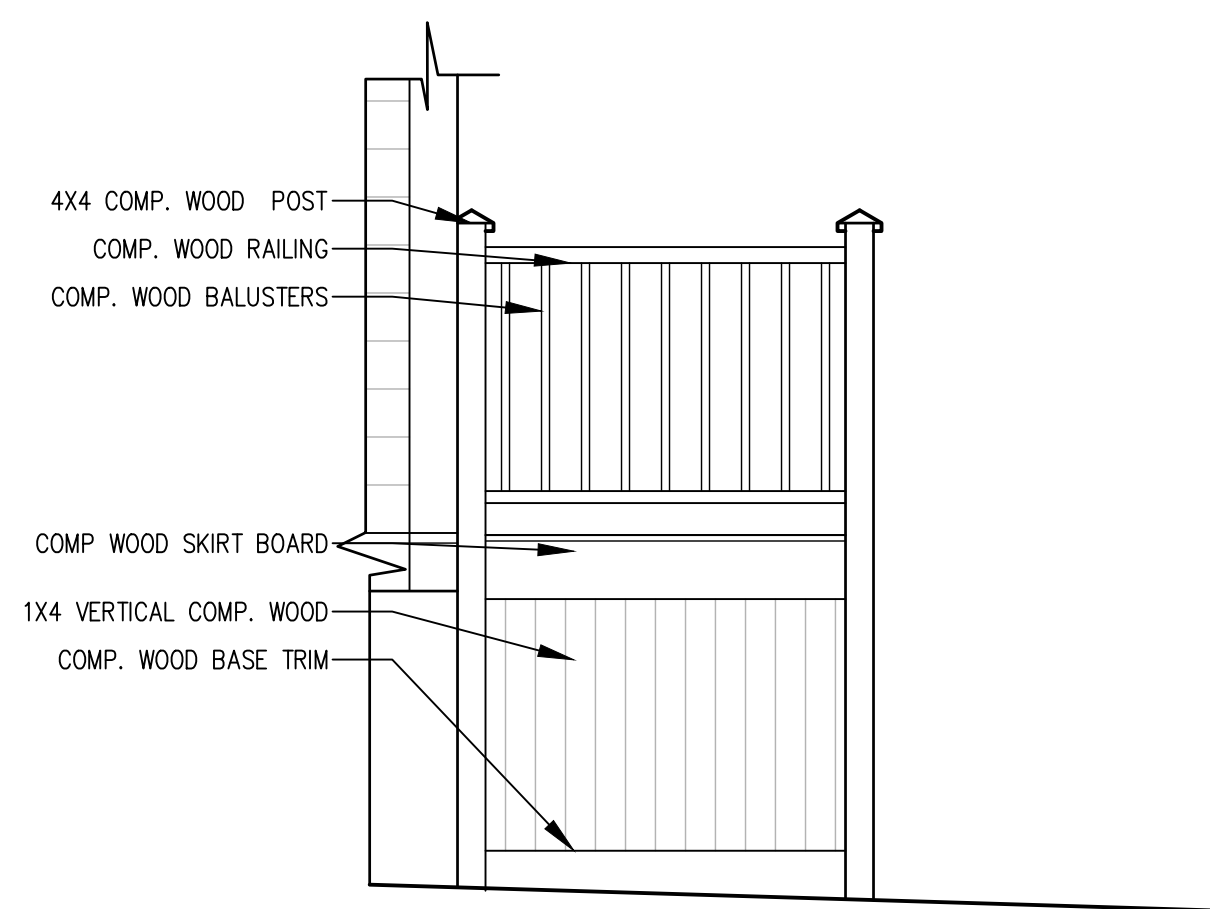
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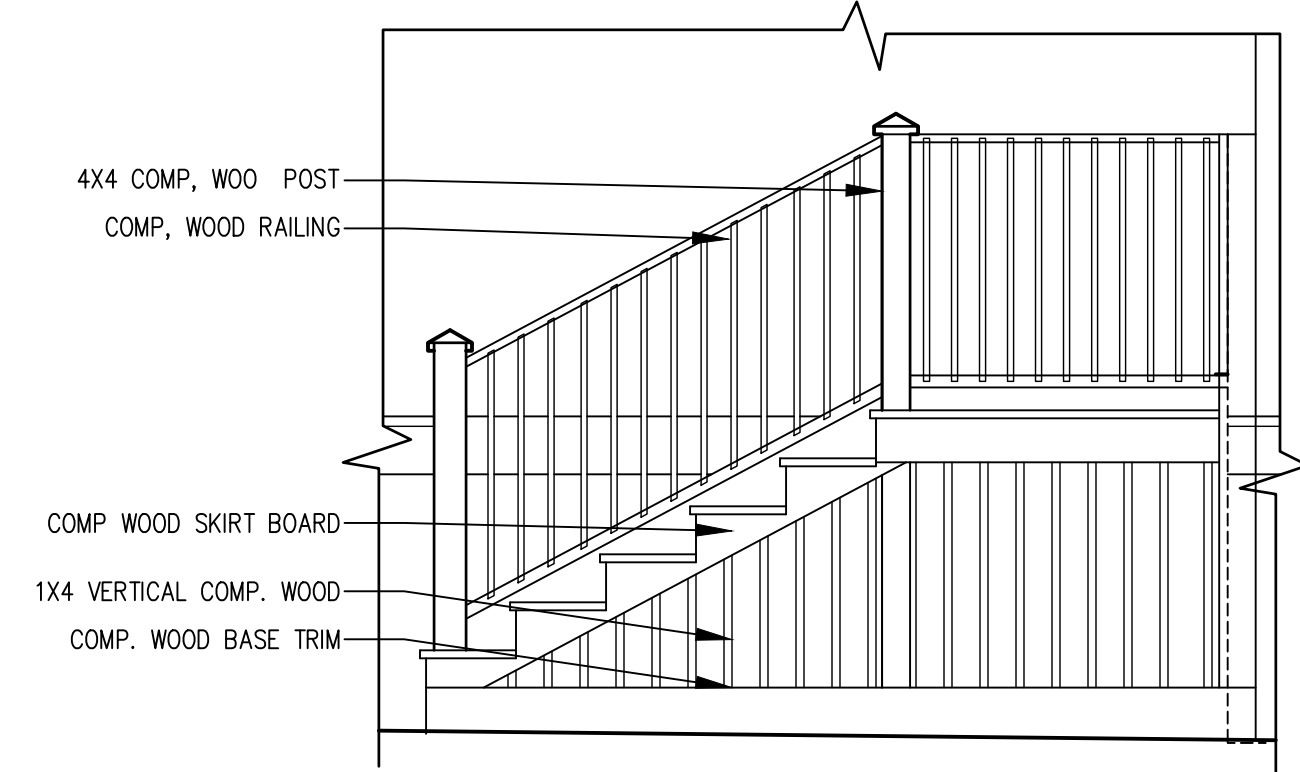
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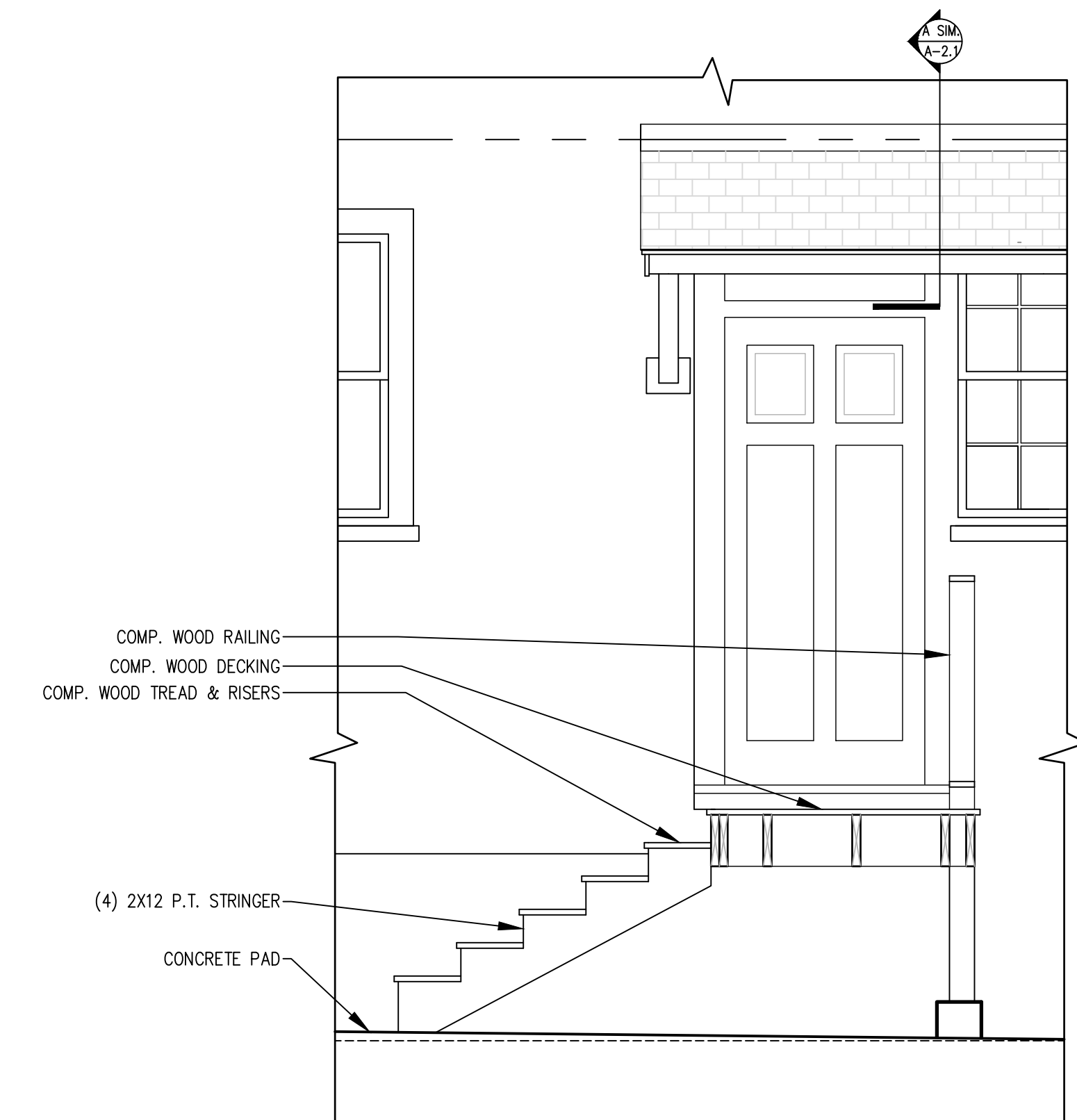
**7 PARTIAL ELEVATION**  
SCALE: 1/2" = 1'-0"



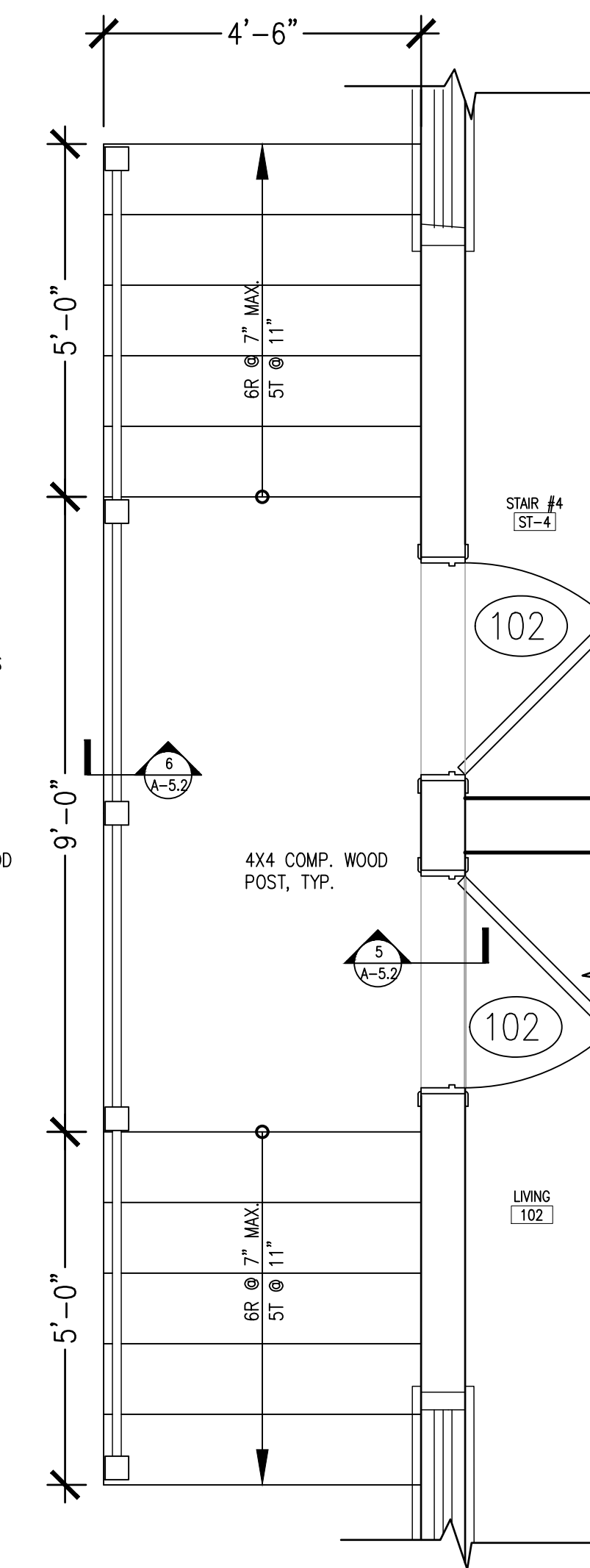
**6 PARTIAL ELEVATION**  
SCALE: 1/2" = 1'-0"



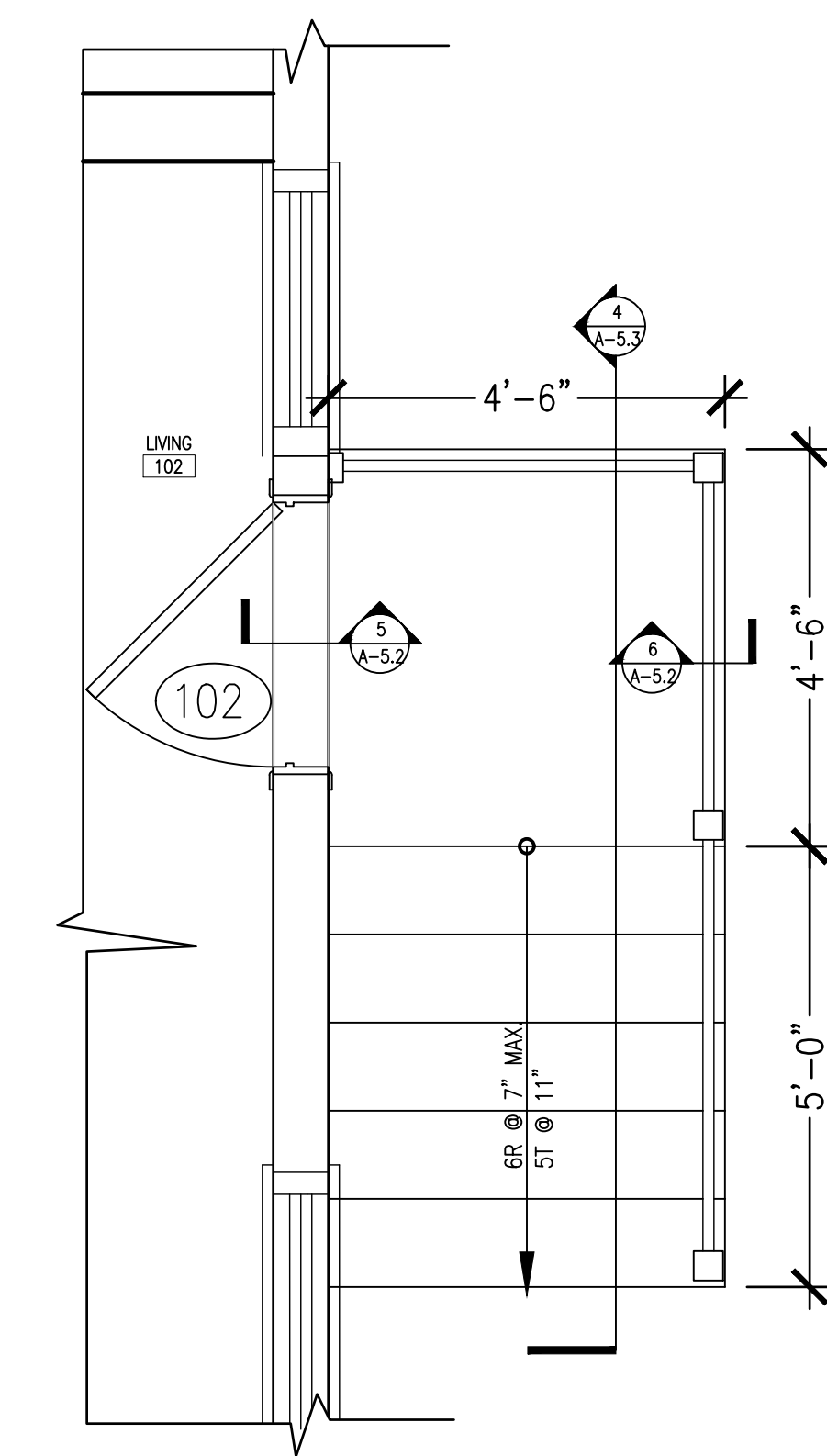
**5 PARTIAL ELEVATION**  
SCALE: 1/2" = 1'-0"



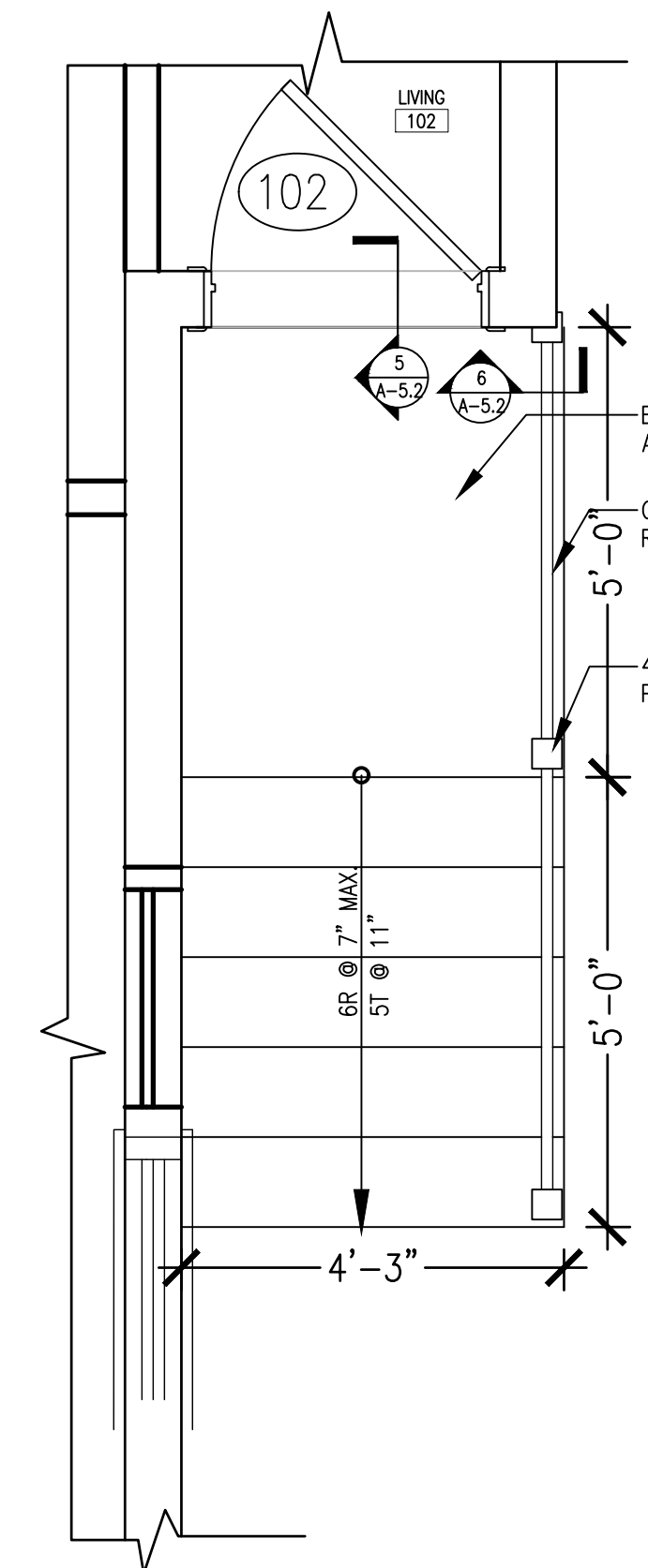
**4 SECTION THRU DECK STAIRS**  
SCALE: 1/2" = 1'-0"



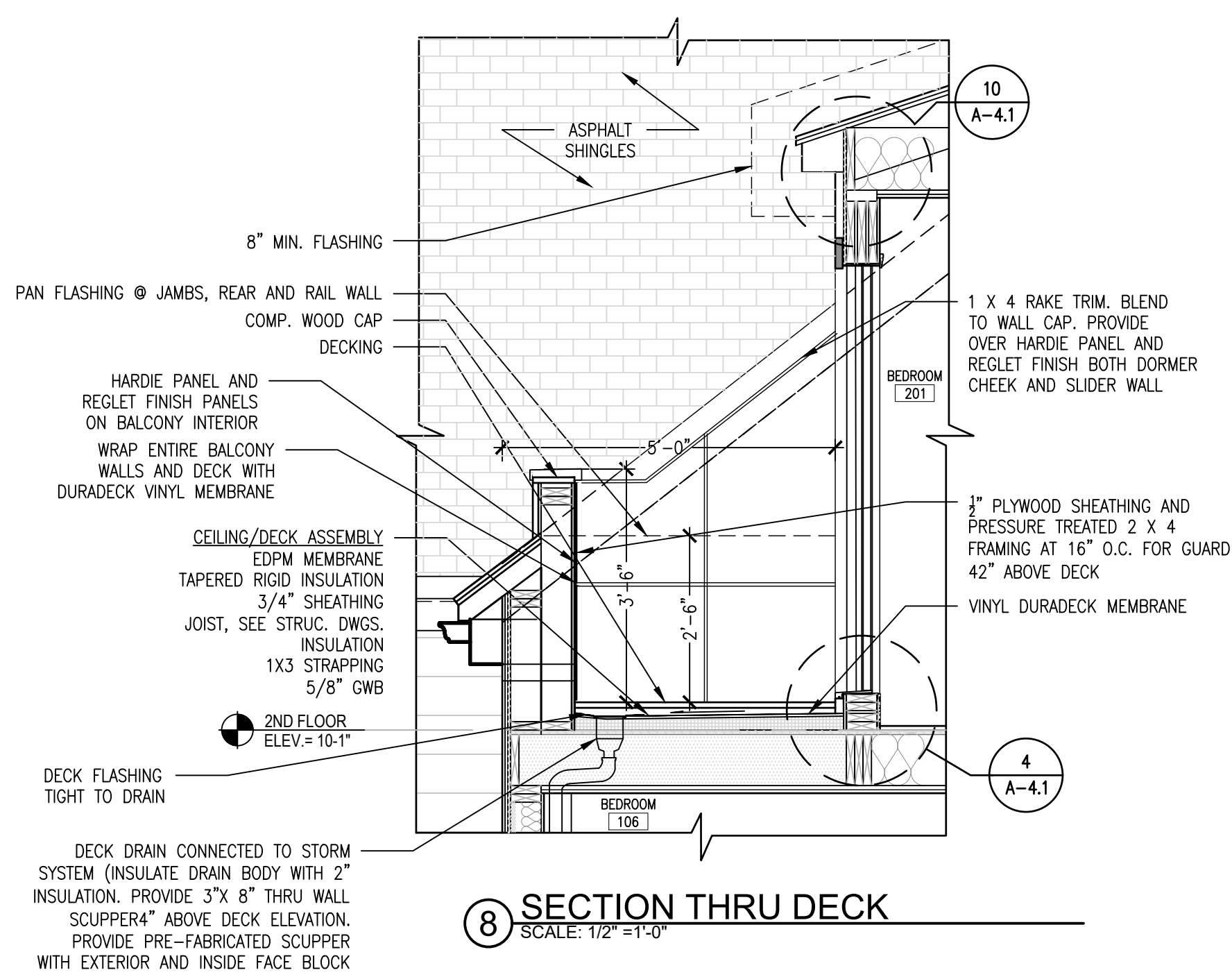
**2 DECK STAIR PLAN**  
SCALE: 1/2" = 1'-0"



**1 DECK STAIR PLAN**  
SCALE: 1/2" = 1'-0"



**3 DECK STAIR PLAN**  
SCALE: 1/2" = 1'-0"



**8 SECTION THRU DECK**  
SCALE: 1/2" = 1'-0"



**GENERAL NOTES**

ALL WORK SHALL CONFORM TO THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION.

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT TESTING AGENCY TO PERFORM STRUCTURAL INSPECTIONS AS INDICATED ON THE DRAWINGS AND AS REQUIRED/INDICATED BY THE PROGRAM OF STRUCTURAL TESTS AND INSPECTIONS.

THE CONTRACTOR SHALL EXAMINE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR VERIFICATION, LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND WITH THE ARCHITECTURAL DRAWINGS AND SHALL NOTIFY THE OWNER/ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK. EXISTING CONDITIONS SHOWN ARE NOT GUARANTEED.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING & SHORING UNTIL ALL STRUCTURAL WORK IS COMPLETE.

SHOP DRAWINGS, IN ADDITION TO THE SUBMITTALS REQUIRED BY THE PROJECT SPECIFICATIONS, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND COMMENTS PRIOR TO FABRICATION FOR THE FOLLOWING:

- 1) CONCRETE MIX & CURING METHOD
- 2) REINFORCING STEEL
- 3) EXPANSION BOLTS, ADHESIVE ANCHORS & HOLD-DOWN RODS
- 4) STRUCTURAL STEEL
- 5) TIMBER FRAMING

**STRUCTURAL DESIGN NOTES**

DESIGN LOADS:

1ST & 2ND FLOOR LIVE LOAD = 40 PSF + ACTUAL PARTITION LOADS  
 STAIRWAYS LIVE LOAD: COMMON = 100 PSF, INTERIOR TO UNIT 40 PSF  
 1ST & 2ND FLOOR DEAD LOAD (FRAMING & CEILING/MISC.) = 15 PSF  
 ROOF DEAD LOAD = 18 PSF AT RAFTERS, 23 AT SCISSOR TRUSSES (INCLUDES 5 PSF FOR SOLAR)

GROUND SNOW LOAD, P<sub>g</sub> = 50 PSF (PER TABLE 1604.11) & P<sub>f</sub> = 35 PSF  
 SNOW LOAD IMPORTANCE FACTOR, I<sub>s</sub> = 1.0 (ASCE 7-10 TABLE 1.5-2)  
 SNOW EXPOSURE FACTOR, C<sub>e</sub> = 1.0 & THERMAL FACTOR, C<sub>t</sub> = 1.1

RISK CATEGORY: II (PER ASCE 7 TABLE 1.5-1 & IBC TABLE 1604.5)  
 SURFACE ROUGHNESS PER ASCE 26.7.2 & IBC 1609.4.2 = D DUE TO LOCATION  
 EXPOSURE CATEGORY: D DUE TO LOCATION NEAR TO OPEN WATER

WIND LOAD DESIGN DATA  
**V<sub>w</sub> = 127 MPH (PER TABLE 1604.11)** & V<sub>asd</sub> = 99 MPH  
 K<sub>d</sub> = 0.85 FOR BUILDINGS

COMPONENTS & CLADDING DESIGN WIND PRESSURES (ASCE 7-10 CHAPTER 30):

EFFECTIVE AREA:	10 SF	50 SF	100 SF
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ROOF ZONE 1:	15 PSF/-60 PSF	10 PSF/-50 PSF	8 PSF/-40 PSF
ROOF ZONE 2:	15 PSF/-60 PSF	10 PSF/-50 PSF	8 PSF/-40 PSF
ROOF ZONE 3:	15 PSF/-60 PSF	10 PSF/-50 PSF	8 PSF/-40 PSF
WALL ZONE 4:	20 PSF/-60 PSF	10 PSF/-50 PSF	8 PSF/-40 PSF
WALL ZONE 5:	20 PSF/-60 PSF	10 PSF/-50 PSF	8 PSF/-40 PSF
ROOF OVERHANG ZONE 2:	-40 PSF	-50 PSF	-60 PSF
ROOF OVERHANG ZONE 3:	-40 PSF	-50 PSF	-60 PSF

DEFLECTION CRITERIA - NEW FRAMING MEMBERS:

1ST - 2ND FLOOR LIVE LOAD DEFLECTION: L/360  
 1ST - 2ND FLOOR TOTAL LOAD DEFLECTION: L/240  
 ROOF SNOW LOAD DEFLECTION: L/360  
 ROOF TOTAL LOAD DEFLECTION: L/240

**STRUCTURAL INSPECTIONS**

INSPECTION AND TESTING WILL BE PERFORMED PER CHAPTER 17 OF THE MASSACHUSETTS STATE BUILDING CODE & IBC 2015. THE OWNER WILL EMPLOY A TESTING AGENCY (SELECTED BY THE ENGINEER/OWNER) TO PERFORM STRUCTURAL TESTS AND INSPECTIONS AS INDICATED ON THIS SHEET. TEST REPORTS SHALL BE ADDRESSED TO THE OWNER & SENT DIRECTLY TO THE OWNER AND McBRIE, LLC FROM THE TESTING AGENCY.

THE CONTRACTOR SHALL COORDINATE WITH, NOTIFY, AND PROVIDE ACCESS AND A SAFE WORKING ENVIRONMENT FOR THE OWNER'S TESTING AGENCY BOTH IN THE SHOP AND IN THE FIELD.

ALL CONCRETE REINFORCING, CONCRETE PLACEMENT AND STRUCTURAL STEEL INSTALLATIONS SHALL BE INSPECTED/OBSERVED BY THE SER OR AN INDEPENDENT TESTING AGENCY. ANY WORK COMPLETED WITHOUT INSPECTIONS SHALL BE CONSIDERED AS UNACCEPTABLE AND SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

AT A MINIMUM, THE FOLLOWING WILL BE INSPECTED:

1. REBAR PLACEMENT
2. CONCRETE PLACEMENT
3. STRUCTURAL STEEL
4. TIMBER FRAMING

**GEOTECHNICAL/FOUNDATION DESIGN**

FOUNDATION/FOOTING DESIGN IS BASED UPON AN ASSUMED BEARING CAPACITIES. BOTTOM OF FOOTING ELEVATION MAY BE ADJUSTED UPON APPROVAL FROM STRUCTURAL ENGINEER OF RECORD, IF NECESSARY, TO BEAR ON ENGINEERED FILL OVER FIRM MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING CAPACITY OF 4,000 PSF.

ALL FOOTINGS SHALL BEAR ON A MINIMUM OF 1 FOOT LIFT OF STRUCTURAL FILL OVER EXISTING BEDROCK IF ENCOUNTERED. GEOTECHNICAL ENGINEER SHALL APPROVE ALL SUBGRADE SOILS PRIOR TO INSTALLATION OF FOOTING FORMS.

THE OWNER/CONTRACTOR SHALL HIRE THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF MA TO PROVIDE WRITTEN CONFIRMATION OF AN EVALUATION OF THE SUBGRADES FOR SOIL STIFFNESS AND DENSITY PRIOR TO PLACEMENT OF FOOTINGS. THE EVALUATION REPORT SHALL PROVIDE/INCLUDE THE ALLOWABLE BEARING CAPACITY OF THE SUBGRADE BASED UPON AN IN-PLACE TEST SIMILAR TO A CONE PENETROMETER TEST OR DYNAMIC CONE TEST.

THE CONTRACTOR HIRED GEOTECHNICAL ENGINEER SHALL ALSO PROVIDE THE PROGRAM OF STRUCTURAL TESTS AND INSPECTIONS FOR SUBGRADE PREPARATIONS AND ALL MA BUILDING CODE REQUIRED CONSTRUCTION OBSERVATIONS.

**CONCRETE & REINFORCING**

ALL CONCRETE WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14)" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301).

ALL CONCRETE IN FOUNDATION WALLS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. ALL CONCRETE IN SLABS-ON-GRADE AND ELEVATED SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. ALL EXTERIOR CONCRETE/FOUNDATION WALLS SHALL HAVE BETWEEN 4 TO 6% AIR ENTRAINMENT AND 4" MAXIMUM SLUMP. NO CONCRETE SHALL BE CAST IN WATER OR ON FROZEN GROUND.

DOWELS SHALL BE PROVIDED IN CONCRETE FOUNDATION WALLS AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE DOWELS WITH THE PROPOSED CMU WALL VERTICAL REINFORCING WHERE APPLICABLE. ALL DOWELS ARE TO BE EPOXY GROUTED INTO EXISTING CONCRETE WITH HILTI HIT-HY 200-A EPOXY OR APPROVED EQUAL.

FOUNDATION WALLS SHALL HAVE CONSTRUCTION JOINTS AS DETAILED. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS AS INDICATED ON THE DRAWINGS.

BACKFILL AGAINST WALLS SHALL BE PLACED ALTERNATELY ON EACH SIDE IN 12" MAXIMUM LIFTS. WALLS WITH UNBALANCED FILL AND WHERE TOP OF WALL IS SUPPORTED BY THE FLOOR FRAMING SHALL BE TEMPORARILY BRACED OR SHORED IF BACKFILLED BEFORE FRAMING IS COMPLETE.

**NOTE WELL: ALL CONCRETE (FLOOR SLABS AND FOOTINGS OR FOUNDATION WALLS WHOSE FORMS ARE STRIPPED BEFORE 7 DAYS) MUST BE WET CURED FOR 7 DAYS UNLESS HIGH EARLY CONCRETE IS USED WHICH MUST BE WET CURED FOR 3 DAYS OR AN APPROVED CURING COMPOUND IS USED. REFER TO ACI 308.1-11, SPECIFICATION FOR CURING CONCRETE FOR ADDITIONAL INFORMATION.**

**COLD AND HOT WEATHER (BELOW 40° F AND ABOVE 90° F) CONCRETE PLACEMENT AND CURING PROCEDURES MUST BE SUBMITTED TO THE S.E.R. FOR APPROVAL PRIOR TO PLACEMENT.**

REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:

- ASTM 615, GRADE 60 FOR DEFORMED BARS (F<sub>y</sub> = 60,000 P.S.I.)  
 ASTM A775 FOR EPOXY-COATED STEEL REINFORCING BARS  
 ASTM ASTM A934 FOR EPOXY-COATED PREFABRICATED STEEL REINFORCING BARS
- WELDED WIRE FABRIC (WWF) REINFORCEMENT: ASTM A185, A884 FOR EPOXY COATED

WELDED WIRE FABRIC (WWF) SHALL BE LAPPED 6" OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER.

**STRUCTURAL STEEL**

STRUCTURAL STEEL WORK SHALL CONFORM TO PART 16 OF THE MANUAL OF STEEL CONSTRUCTION (AISC FOURTEENTH EDITION). ALL WELDING SHALL CONFORM TO AWS D1.1 AND BE PERFORMED BY APPROVED CERTIFIED WELDERS. ALL WELDS SHALL USE E70XX ELECTRODES BOTH IN THE SHOP AND IN THE FIELD.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (F<sub>y</sub>=50ksi) FOR W-SHAPES, ASTM A36 FOR CHANNELS & OTHER ROLLED SHAPES, ASTM A500, GRADE B (F<sub>y</sub> = 46ksi) FOR HSS TUBES AND PIPE COLUMNS. BOLTED CONNECTIONS SHALL BE MADE USING A MINIMUM OF 3/4"Ø ASTM A325 HIGH STRENGTH BOLTS.

ALL STRUCTURAL STEEL TO RECEIVE ONE SHOP COAT OF STANDARD GRAY PRIMER U.N.O. OR UNLESS SPRAY-FIREPROOFED - COORDINATE WITH ARCHITECTURAL DRAWINGS. TOUCH UP ALL BARE AREAS AFTER ERECTION.

ALL ANCHOR BOLTS TO BE ASTM F1554, GRADE 36 U.N.O.  
 ALL THREADED RODS TO BE ASTM F1554 GRADE 55 U.N.O.  
 THREADED RODS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL RODS ASTM F593 GRADE 45 MIN.

LEVELING/BEARING PLATES SHALL BE SET ON FULL BEDS OF NON-SHRINK, NONMETALLIC GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 3 DAYS.

**TIMBER**

ALL CARPENTRY WORK SHALL CONFORM TO THE LATEST AMERICAN WOOD COUNCIL STANDARDS USING:  
 SPRUCE PINE FIR #2 KD, F<sub>b</sub> = 875 PSI (2x12) & E = 1.4 x 10<sup>6</sup> PSI FOR DIMENSION LUMBER  
 SOUTHERN PINE #1 KD, F<sub>b</sub> = 1000 PSI (2x12) & E = 1.6 x 10<sup>6</sup> PSI FOR PRESSURE TREATED DIMENSION LUMBER U.N.O.  
 F<sub>b</sub> = 2,600 PSI (12" deep beams) & E = 2.0 x 10<sup>6</sup> PSI FOR LVLs  
 F<sub>b</sub> = 2,900 PSI (12" deep beams) & E = 2.0 x 10<sup>6</sup> PSI FOR PSLs  
 F<sub>b</sub> = 1,827 PSI (12" deep beams) & E = 1.46 x 10<sup>6</sup> PSI FOR PLUS PSLs (SERVICE LEVEL 2).  
 TJI JOISTS SHALL BE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL.  
 NAILING PER TABLE 5602.3(1) OF THE MA STATE BUILDING CODE.

DOUBLE-UP JOISTS UNDER PARALLEL PARTITIONS UNLESS NOTED OTHERWISE. PROVIDE DOUBLE STUDS AT ALL DOUBLE JOISTS - TYPICAL.

PROVIDE CONTINUOUS ROWS OF BRIDGING BETWEEN JOISTS. LOCATE BRIDGING AT MIDSPAN OF JOISTS.

SUBFLOOR SHALL BE 3/4" APA RATED SHEATHING OR STURD-I FLOOR WITH THE APPROPRIATE SPAN RATING FOR JOISTS SPACING. THE SUBFLOOR SHALL BE GLUED WITH CONSTRUCTION ADHESIVE CONFORMING TO APA SPECIFICATION AFG-01 OR ASTM D 3498 AND NAILED WITH 8D RING NAILS @ 12" O/C ALONG PANEL ENDS AND INTERMEDIATE SUPPORTS.

ALL POSTS SHALL BE CONTINUOUS/BLOCKED SOLID THROUGH FLOOR FRAMING AND BEAR DIRECTLY ON THE 2-2X6 SILL OR SUPPORTING BEAMS.

PROVIDE JOIST HANGERS AT ALL FLUSH FRAMING WITH FULL LENGTH NAILS. ALL METAL CONNECTORS/HANGERS SHALL BE AS INDICATED AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.

ALL WALL SHEATHING SHALL BE 1/2" THICK FIR APA RATED EXPOSURE 1 WITH APPROPRIATE SPAN RATING FOR STUD SPACING. FASTENED WITH 10D COMMON NAILS SPACED @ 6" O/C ALONG PANEL ENDS AND @ 12" O/C AT INTERMEDIATE SUPPORTS U.N.O. 1 3/8" MINIMUM FASTENER PENETRATION.

ALL ROOF SHEATHING SHALL BE APA RATED EXPOSURE 1 SHEATHING WITH APPROPRIATE SPAN RATING FOR RAFTER SPACING. GLUE AND FASTEN WITH 10D COMMON NAILS SPACED @ 6" O/C ALONG PANEL ENDS AND @ 12" O/C AT INTERMEDIATE SUPPORTS. 1 3/8" MINIMUM FASTENER PENETRATION.

SHOP DRAWINGS SHALL BE SUBMITTED SHOWING ALL LVL BEAMS, LVL POST CONNECTIONS, HANGERS, AND BEAM TO BEAM CONNECTIONS.

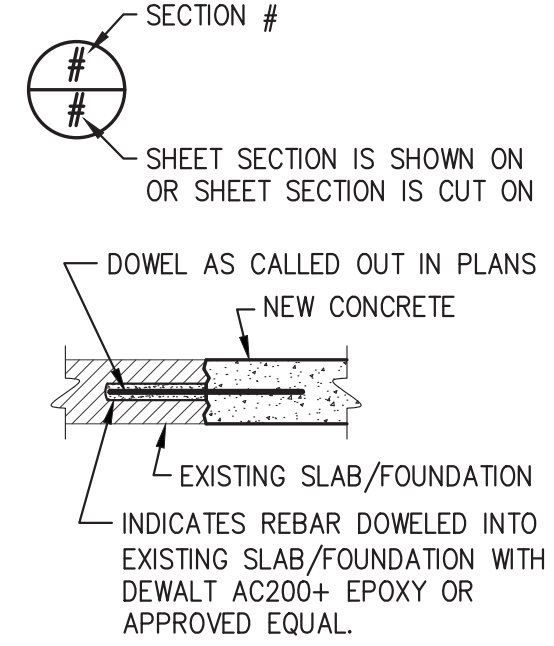
**INTENT OF THE STRUCTURAL DRAWINGS**

THE INTENT OF THE STRUCTURAL DRAWINGS IS TO SHOW THE MAIN STRUCTURAL FEATURES AND STRUCTURAL DESIGN FOR THE PROJECT. ARCHITECTURAL DETAILS ARE SHOWN INCIDENTALLY ONLY AND NOT COMPLETELY. THEREFORE; ARCHITECTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS.

THE CONTRACTOR MUST NOTIFY McBRIE, LLC OF ANY CHANGES OR DEVIATIONS FROM THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF THE WORK. McBRIE, LLC CANNOT BE RESPONSIBLE FOR ANY DEVIATIONS COMPLETED WITHOUT WRITTEN CONSENT FROM McBRIE, LLC. ADDITIONAL WORK MAY BE REQUIRED AT THE CONTRACTORS EXPENSE IF WORK IS PERFORMED WITHOUT McBRIE, LLC'S CONSENT.

**LEGEND / ABBREVIATIONS**

ADD'L = ADDITIONAL	N/A = NOT APPLICABLE
ALT. = ALTERNATE	NOM. = NOMINAL
APPROX. = APPROXIMATELY	N.I.C. = NOT IN CONTRACT
ARCH. = ARCHITECT	N.T.S. = NOT TO SCALE
BM. = BEAM	P.T. = PRESSURE TREATED
B.O.F. = BOTTOM OF FOOTING	QC = QUALITY CONTROL
B.O.S. = BOTTOM OF STEEL	RDP = REGISTERED DESIGN PROFESSIONAL
BOTT. = BOTTOM	REINF. = REINFORCING
BRG. = BEARING	SER = STRUCTURAL ENGINEER OF RECORD
BRG. PL = BEARING PLATE	SIM. = SIMILAR
CLG = CEILING	S.S. = STAINLESS STEEL
CLR. = CLEARANCE	STD HDR = STANDARD HEADER
CMU = CONCRETE MASONRY UNIT	STIFF. PL. = STIFFENER PLATE
COL. = COLUMN	STR. SHTHG' = STRUCTURAL SHEATHING
CONN. = CONNECTION	T&B = TOP & BOTTOM
CONT. = CONTINUOUS (SINGLE MEMBER)	T&G = TONGUE & GROOVE
DBL = DOUBLE	T.B.R. = TO BE REMOVED
DIM. = DIMENSION	T.O.C. = TOP OF CONCRETE
DL = DEAD LOAD	T.O.S. = TOP OF STEEL
DN = DOWN	T.O.W. = TOP OF WALL
D.O. = DITTO	TYP. = TYPICAL
DWGS = CONSTRUCTION DRAWINGS	U.N.O. = UNLESS NOTED OTHERWISE
E.F. = EACH FACE	VERT. = VERTICAL
EL. = ELEVATION	V.I.F. = VERIFY IN FIELD
EMB. = EMBEDMENT	V.W.A. = VERIFY WITH ARCHITECTURAL DRAWINGS
E.O.S. = EDGE OF SLAB	V.W.O. = VERIFY WITH OWNER
E.W. = EACH WAY	WF = WIDE FLANGE
EX./EXIST. = EXISTING	WP = WORKING POINT
EXT. = EXTERIOR	WWF = WELDED WIRE FABRIC
EXP. = EXPANSION	
EQ. = EQUAL	
FND. = FOUNDATION	
FTG. = FOOTING	
GA = GAUGE	
GALV. = GALVANIZED	
HOR. = HORIZONTAL	
H.P. = HIGH POINT	
K = KIP (1 KIP = 1000 lbs)	
LG = LONG	
LL = LIVE LOAD	
LLH = LONG LEG HORIZONTAL	
LLV = LONG LEG VERTICAL	
L.P. = LOW POINT	
MANUF. = MANUFACTURER	
MAX. = MAXIMUM	
MECH. = MECHANICAL	
MIN. = MINIMUM	
MIRR. = MIRROR IMAGE	
MISC. = MISCELLANEOUS	



NO.	DATE	REVISIONS

PREPARED FOR:  
**SEGER ARCHITECTS INC.**  
 83 NORTH STREET  
 SALEM, MA 01970

MULTI-FAMILY BUILD OUT

26 SUMMIT AVE.  
 SALEM, MA 01970  
 McBRIE, LLC PROJECT #23-198E

DRWN BY: WH/LL/PGC  
 CHK'D BY: PGC/MLP

DATE: 04/18/24



**GENERAL NOTES & SPECIFICATIONS**

**SI**

PERMIT ISSUE  
 04/18/2024

CONTRACTOR TO CONTACT McBRIE, LLC AT 978-646-0097 FOR A FINAL FRAMING INSPECTION PRIOR TO INSULATION BEING INSTALLED

**PROGRAM OF STRUCTURAL TESTS AND INSPECTIONS**

FOR COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE

THE OWNER WILL EMPLOY A TESTING AGENCY (SELECTED BY THE ENGINEER/OWNER) TO PERFORM STRUCTURAL TESTS AND INSPECTIONS AS INDICATED ON THIS SHEET. TEST REPORTS SHALL BE ADDRESSED TO THE OWNER & SENT DIRECTLY TO THE OWNER & MCBRIE, LLC FROM THE TESTING AGENCY.

OWNER: MD PROPERTY DEVELOPMENT, CORP.  
OWNER'S ADDRESS: 42 LINCOLN AVE. LYNNFIELD MA  
ARCHITECT OF RECORD: JOHN SEGER, SEGER ARCHITECTS, INC.  
STRUCTURAL ENGINEER OF RECORD (SER): MICHAEL PERHAM, MCBRIE, LLC

THE FOLLOWING FIRMS, AGENCIES, OR INDIVIDUALS (HEREINAFTER REFERRED TO COLLECTIVELY AS AGENTS) WILL PERFORM THE TESTS AND INSPECTIONS UNDER THE DIRECTION OF THE SER:

ABBREVIATION AGENT  
SER STRUCTURAL ENGINEER OF RECORD (LISTED ABOVE)  
OTS OWNER'S TESTING SERVICE  
N/A NOT APPLICABLE FOR THIS PROJECT

THE ABBREVIATIONS WILL BE USED TO IDENTIFY WHICH AGENT IS PERFORMING THE PARTICULAR TESTS OR INSPECTIONS.

"IN ACCORDANCE WITH SPECIFICATIONS" IN THE ITEM/SCOPE SHALL INCLUDE THE MASSACHUSETTS STATE BUILDING CODE, CHAPTER 17 AND THE SPECIFICATION FOR EACH MATERIAL AS INDICATED IN THE NOTES ON THIS SHEET (S1) UNDER EACH MATERIAL HEADING

**QUALITY ASSURANCE PROGRAM**

1. THIS QUALITY ASSURANCE PROGRAM IS PREPARED AS A CONDITION FOR PERMIT ISSUANCE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY THE MASSACHUSETTS STATE BUILDING CODE.

2. ANY DISCOVERED DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF SUCH DISCREPANCIES ARE NOT CORRECTED THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL, STRUCTURAL ENGINEER AND ARCHITECT OF RECORD.

3. JOB SITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

4. MATERIALS AND ACTIVITIES TO BE INSPECTED ARE NOT TO INCLUDE THE CONTRACTOR'S EQUIPMENT OR METHODS USED TO ERECT OR INSTALL THE MATERIALS LISTED.

5. THE FOLLOWING CATEGORIES OF STRUCTURAL TESTS AND INSPECTIONS ARE INCLUDED IN THE PROGRAM FOR STRUCTURAL TESTS AND INSPECTIONS FOR THIS PROJECT. THE SPECIFIC TESTS AND INSPECTIONS REQUIRED FOR EACH CHECKED CATEGORY ARE LISTED IN DETAIL ON THIS SHEET:

STRUCTURAL STEEL  
CAST-IN-PLACE CONCRETE  
WOOD CONSTRUCTION

6. THE FOLLOWING ITEMS ARE EXCLUDED FROM THIS QUALITY ASSURANCE PROGRAM SINCE THEY ARE DESIGNED BY OTHER RESPONSIBLE DESIGN PROFESSIONALS NOT UNDER THE AEGIS OF THE STRUCTURAL ENGINEER OF RECORD AND THE STRUCTURAL ENGINEER OF RECORD WAS NOT RETAINED TO PROVIDE PERFORMANCE SPECIFICATIONS FOR THEIR DESIGN. THESE OTHER RESPONSIBLE DESIGN PROFESSIONALS MUST BE ASSIGNED BY THE OWNER OR ARCHITECT, AS APPLICABLE, TO PREPARE A SEPARATE QUALITY ASSURANCE PROGRAM FOR THEIR RESPECTIVE DESIGNS.

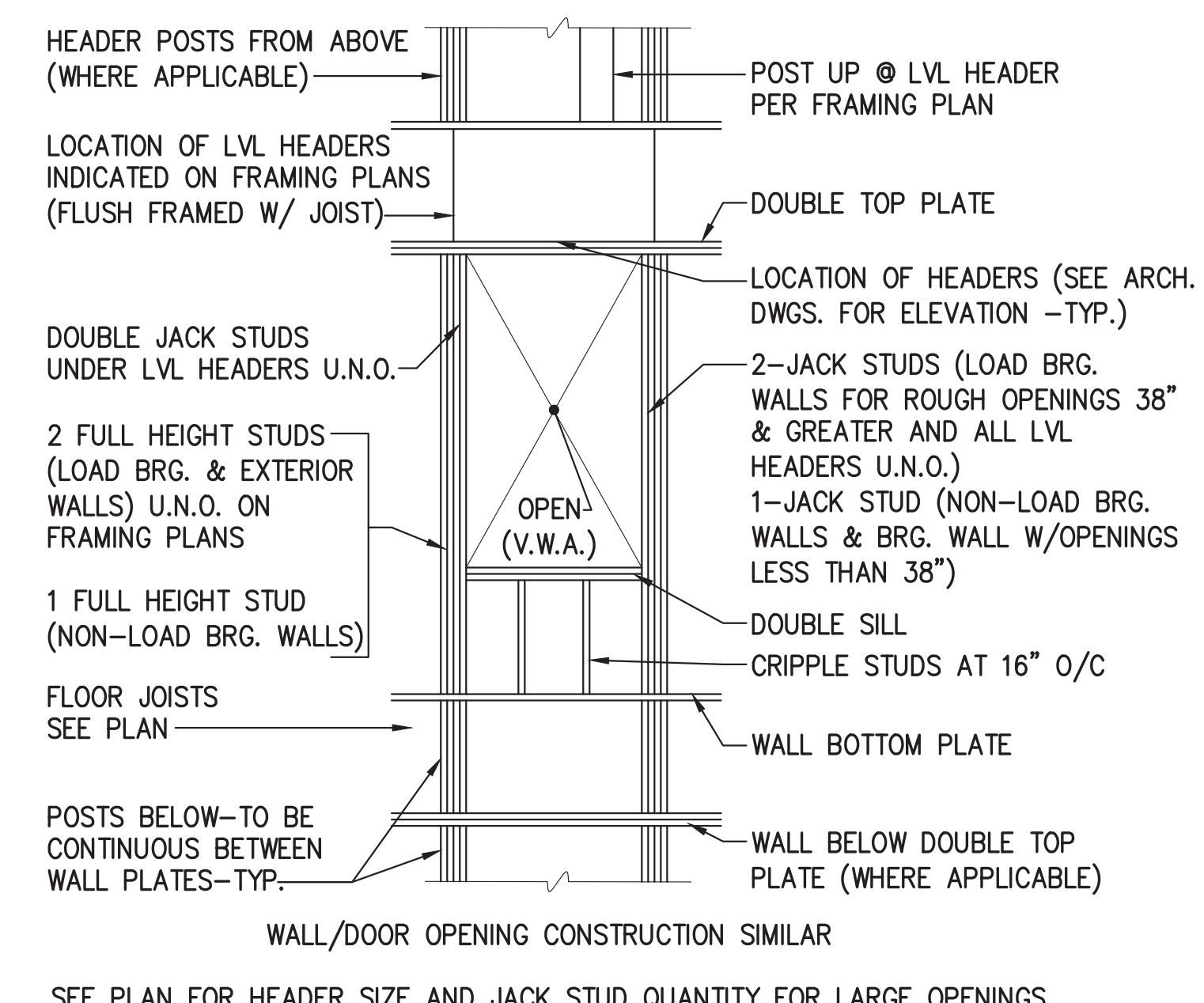
CONTROLLED STRUCTURAL FILL  
IN-SITU BEARING STRATA  
NON-STRUCTURAL ASSEMBLIES

**WOOD CONSTRUCTION**

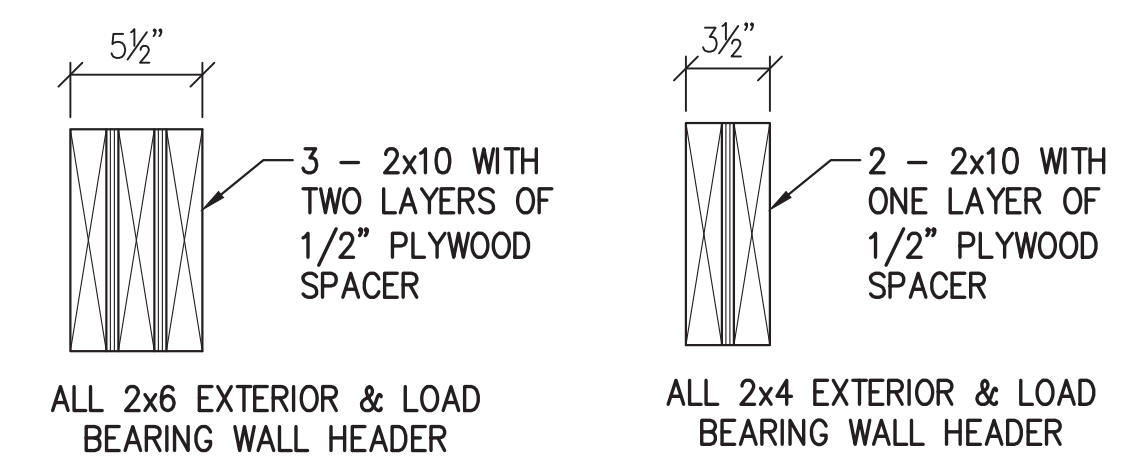
ITEM	AGENT	SCOPE	FREQUENCY
1. TRUSS FABRICATOR CERTIFICATION/QUALITY CONTROL PROCEDURES	SER, OTS	VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES WHICH CONFORM TO THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE (TPI) AND WOOD TRUSS COUNCIL OF AMERICA (WTFCA)	CONTINUOUS
2. MATERIAL GRADING	SER	-REVIEW SPECIES AND GRADES OF LUMBER USED TO ENSURE CONFORMANCE WITH CONSTRUCTION DOCUMENTS -REVIEW TRUSS MEMBERS TO ENSURE CONFORMANCE WITH TRUSS ENGINEERING AND SHOP DRAWINGS	CONTINUOUS
3. CONNECTIONS	SER	-VERIFY THAT ROOF TRUSS AND OTHER WOOD FRAME CONNECTIONS COMPLY WITH CONSTRUCTION DOCUMENTS AND SHOP DRAWINGS	CONTINUOUS
4. FRAMING DETAILS	SER	-VERIFY THE FRAMING CONFIGURATION AND ALIGNMENT OF WALL FRAMING BELOW FLOOR AND ROOF FRAMING IS AS SPECIFIED ON THE CONSTRUCTION DOCUMENTS -VERIFY PERMANENT TRUSS BRACING TO CONFORM WITH PROJECT REQUIREMENTS	CONTINUOUS
5. OTHER	SER	-VERIFY THAT FASTENING OF ALL LATERAL LOAD RESISTING ELEMENTS SUCH AS SHEAR WALLS AND DIAPHRAGMS ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS	CONTINUOUS

CAST IN PLACE CONCRETE			
ITEM	AGENT	SCOPE	FREQUENCY
1. CAST IN PLACE CONCRETE CONSTRUCTION QC REVIEW	OTS	REVIEW CONTRACTORS FIELD QC PROCEDURES. REVIEW FREQUENCY AND SCOPE OF FIELD TESTING	AT START OF PROJECT
2. MIX DESIGN	SER	REVIEW MIX DESIGNS PRIOR TO PLACEMENT. VERIFY USE OF REQUIRED MIX DESIGN	PRIOR TO CONCRETE PLACEMENT
3. MATERIAL CERTIFICATIONS	SER	REVIEW MATERIAL CERTIFICATIONS FOR CONFORMANCE TO SPECIFICATIONS.	CONTINUOUS
4. BATCHING PLANT	N/A	REVIEW PLANT QC PROCEDURES AND BATCHING AND MIXING METHODS	AT START OF PROJECT
5. REINFORCEMENT INSTALLATION	SER, OTS	INSPECT REINFORCEMENT FOR SIZE, QUANTITY, CONDITION AND PLACEMENT & GEOMETRY. VERIFY SIZE, SPACING, COVER AND TYING OF DOWELS	PRIOR TO EACH CONCRETE PLACEMENT
6. FORMWORK GEOMETRY	OTS	INSPECT FORMWORK FOR SHAPE, SIZE, LOCATION AND FOR PROPER SIZE OF CONCRETE MEMBERS.	PRIOR TO EACH CONCRETE PLACEMENT
7. ANCHOR RODS, CAST IN CONCRETE AND POST INSTALLED IN HARDENED CONCRETE	OTS	INSPECT RODS FOR SIZE, QUANTITY, TYPE, & EMBEDMENT	CONTINUOUS
8. CONCRETE PLACEMENT	OTS	OBSERVE CONCRETE PLACEMENT OPERATIONS, VERIFY CONFORMANCE TO SPECS, INCLUDING COLD AND HOT WEATHER PLACEMENT PROCEDURES. PERFORM SLUMP, DENSITY AND AIR CONTENT TESTS AT POINT OF DISCHARGE	DURING EACH CONCRETE PLACEMENT TEST ONCE EACH TIME CYLINDERS ARE TAKEN
9. EVALUATION OF CONCRETE STRENGTH	OTS	TEST AND EVALUATE IN ACCORDANCE WITH THE SPECIFICATIONS.	4 CYLINDERS PER BATCH ONCE EACH DAY BUT NOT LESS THAN ONCE FOR EACH 150 CUBIC YARDS OR 5000 SQ. FT. OF SLAB AREA.
10. CURING AND PROTECTION	OTS	OBSERVE PROCEDURES FOR CONFORMANCE TO THE DWGS. & SPECIFICATIONS.	CONTINUOUS
11. IN SITU CONCRETE STRENGTH	N/A	VERIFY STRENGTH OF IN SITU CONCRETE PRIOR TO FORM AND SHORE REMOVAL.	CONTINUOUS
12. ADHESIVE DOWELS & EXPANSION ANCHORS	OTS	ENSURE NO REINFORCING IS CUT DURING HOLE DRILLING. INSPECT RODS & ANCHORS FOR SIZE, QUANTITY, TYPE, AND EMBEDMENT. HOLE CLEANING PROCEDURE PER MANUF. INSTRUCTIONS. VERIFY EPOXY TYPE AND INSTALLATION.	CONTINUOUS
13. VAPOR RETARDER	OTS	INSPECT INSTALLATION OF VAPOR RETARDER FOR COMPLIANCE WITH APPROVED PROCEDURES AND, SPECS AND CONTRACT DOCUMENTS	PERIODIC

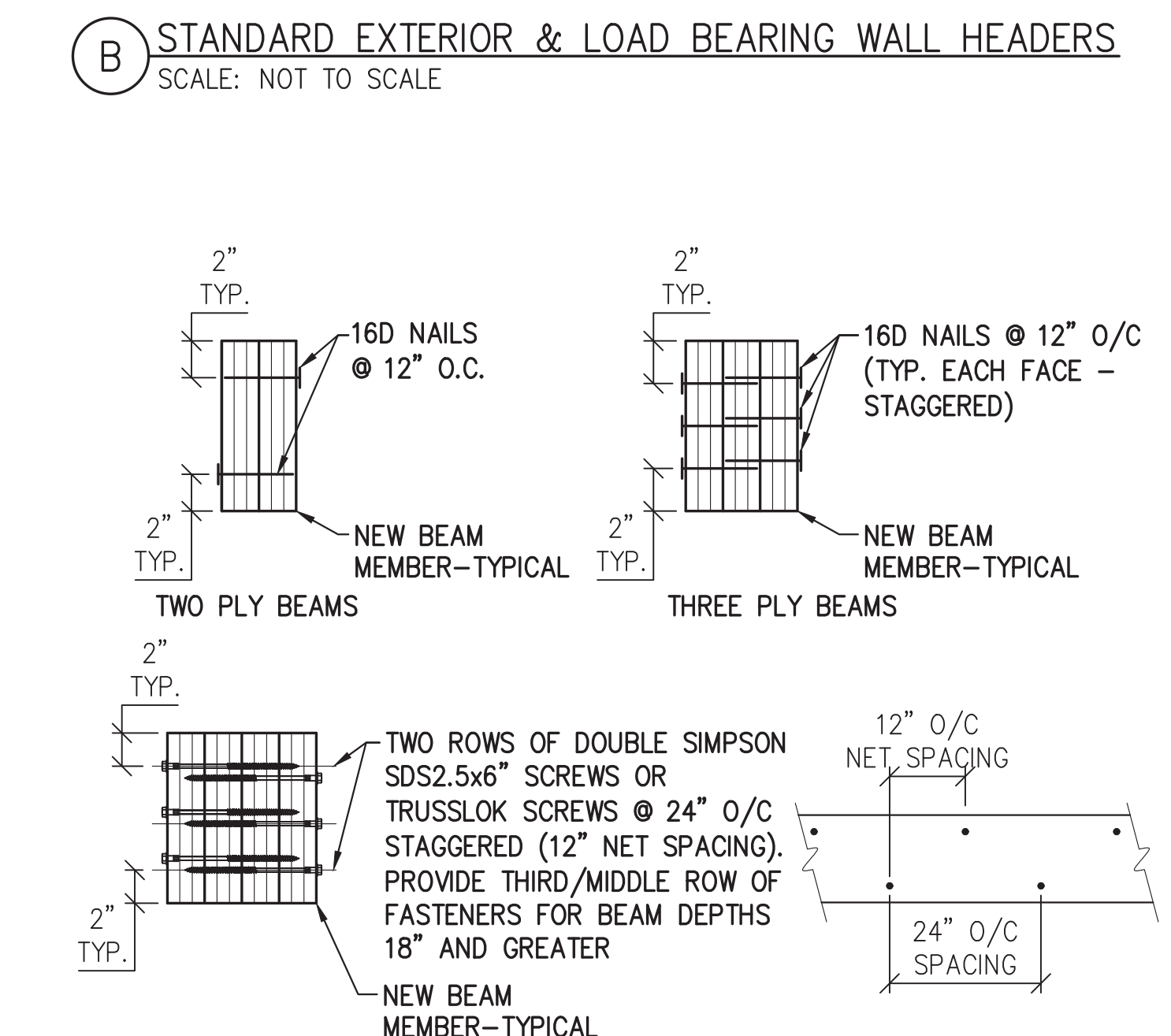
STRUCTURAL STEEL			
ITEM	AGENT	SCOPE	FREQUENCY
1. STEEL CONSTRUCTION QC REVIEW	SER, OTS	REVIEW CONTRACTORS FIELD QC PROCEDURES. REVIEW FREQUENCY AND SCOPE OF FIELD TESTING	AT START OF PROJECT
2. FABRICATION CERTIFICATION/QC PROCEDURES	OTS	REVIEW FABRICATORS QUALITY CONTROL PROCEDURES.	AT START OF PROJECT, PRIOR TO FABRICATION
3. IN-PLANT INSPECTION DURING FABRICATION	N/A	INSPECT IN-PLANT FABRICATION	PERIODIC
4. MATERIAL CERTIFICATION	SER	REVIEW MATERIAL CERTIFICATIONS FOR CONFORMANCE	PRIOR TO FABRICATION
5. BOLTING	OTS	TEST AND INSPECT BOLTED CONNECTIONS IN ACCORDANCE WITH SPECIFICATIONS. INSPECT SIZE, QUANTITY AND GRADE.	PERIODIC
6. WELDING	OTS	CHECK WELDER QUALIFICATIONS, VISUALLY INSPECT FILLET WELDS, AND TEST FULL PENETRATION FIELD WELDS IN ACCORDANCE WITH THE SPECIFICATIONS.	CONTINUOUS
8. STRUCTURAL FRAMING DETAILS AND ASSEMBLIES	OTS	INSPECT FOR SIZE, GRADE, CAMBER AND INSTALLATION OF CONNECTION DETAILS. CHECK AGAINST APPROVED SHOP DRAWINGS AND CONSTRUCTION DOCUMENTS.	ONGOING AS INSTALLATION PROGRESSES
10. EXPANSION & ADHESIVE ANCHORS	OTS	REVIEW INSTALLATION PROCEDURES FOR BOTH MECHANICAL ANCHORS & ADHESIVE ANCHORS. VERIFY THAT MATERIALS ARE SUITABLE FOR JOB CONDITIONS	DURING FIRST INSTALLATION FOR EACH SIZE/TYPE OF ANCHOR
12. FIELD CORRECTION OF FABRICATED ITEMS	OTS	REVIEW DOCUMENTATION OF RESPONSIBLE RDP APPROVED REPAIR AND VERIFY COMPLETION OF REPAIRS.	ONCE FOR EACH REPAIR



**A** ELEVATION - TYPICAL WINDOW FRAMING  
SCALE: NOT TO SCALE



**B** STANDARD EXTERIOR & LOAD BEARING WALL HEADERS  
SCALE: NOT TO SCALE



**C** TYPICAL NAILING/BOLTING DETAILS FOR BUILT UP BEAMS  
SCALE: NOT TO SCALE

SIMPSON STRONG-TIE METAL CONNECTOR/HANGER SCHEDULE	
MEMBER SIZE	HANGER DESIGNATION
2x10/12 RAFTER	LRU210Z
2x8 JOIST	LUS28 (ALT. HU28Z)
2x10/12 JOIST	LUS210 (ALT. HU210Z)
2-2x10/12	HUS210-2/Z
3-2x10/12	HHUS210-3/Z
9 1/2" TJI JOIST	IUS2.37/9.5
1 1/8" TJI JOIST	IUS FOR FLANGE WIDTH
1 1/4" TJI JOIST	IUS FOR FLANGE WIDTH
2-1 3/4"x7 1/2" LVLs	HHUS48
3-1 3/4"x7 1/2" LVLs	HU68-MAX
2-1 3/4"x9 1/4"/9 1/2" LVLs	HHUS410
3-1 3/4"x9 1/4"/9 1/2" LVLs	HHUS5.50/10
4-1 3/4"x9 1/4"/9 1/2" LVLs	HHUS7.25/10
2-1 3/4"x11 1/4"/11 1/8" LVLs	HHUS410
3-1 3/4"x11 1/4"/11 1/8" LVLs	HHUS5.50/10
4-1 3/4"x11 1/4"/11 1/8" LVLs	HHUS7.25/10
2-1 3/4"x14" LVLs	HHUS410
3-1 3/4"x14" LVLs	HHUS5.50/10
4-1 3/4"x14" LVLs	HHUS7.25/10
2-1 3/4"x16" LVLs	HGUS414
3-1 3/4"x16" LVLs	HGUS5.50/14
4-1 3/4"x16" LVLs	HGUS7.25/14
2-1 3/4"x18" LVLs	HGUS414
3-1 3/4"x18" LVLs	HGUS5.50/14
4-1 3/4"x18" LVLs	HGUS7.25/14
3-1 3/4"x20" LVLs	HGUS5.50/14
2-1 3/4"x24" LVLs	HGUS414
3-1 3/4"x24" LVLs	HGUS5.62SDS H=24"

1. PROVIDE HANGERS AT ALL FLUSH FRAMED LOCATIONS-NOT ALL HANGERS SHOWN IN PLAN.  
2. NAILING PER MANUFACTURERS SPECIFICATIONS. DO NOT USE 1 1/2" LONG NAILS UNLESS SPECIFICALLY REQUIRED BY SIMPSON STRONG TIE  
3. ABOVE NOTED HANGERS ARE TYPICAL U.N.O.  
4. SPECIAL ORDER IF SKEW IS REQUIRED.  
5. Z-MAX COATED HANGERS ARE TO BE USED WHERE ADD'L CORROSION PROTECTION IS REQ'D.  
6. NOTIFY MCBRIE, LLC FOR ALTERNATE DESIGNATIONS IF REQ'D (i.e. FOR ALT. CORROSION PROTECTION/CONCEALED FLANGE OPTIONS, ETC.).

JOIST OR BEAM HANGER  
JOIST OR BEAM PER PLANS  
BEAM PER PLANS  
NAILS - SEE NOTE 2 ABOVE  
\* ALT. = 2 1/2" LONG SD SCREWS

TYP. JOIST & BEAM HANGER NAILING  
SCALE: NONE

NO.	DATE	REVISIONS

PREPARED FOR:  
SEGER ARCHITECTS INC.  
83 NORTH STREET  
SALEM, MA 01970

MULTI-FAMILY BUILD OUT

26 SUMMIT AVE.  
SALEM, MA 01970  
MCBRIE, LLC PROJECT #23-198

DRWN BY: WH/LL/PGC  
CHK'D BY: PGC/MLP  
DATE: 04/18/24

**McBrie, LLC**  
Structural Design & Sales  
TEL: 978-646-0087  
FAX: 978-646-0087  
WWW.MCBRIE.COM

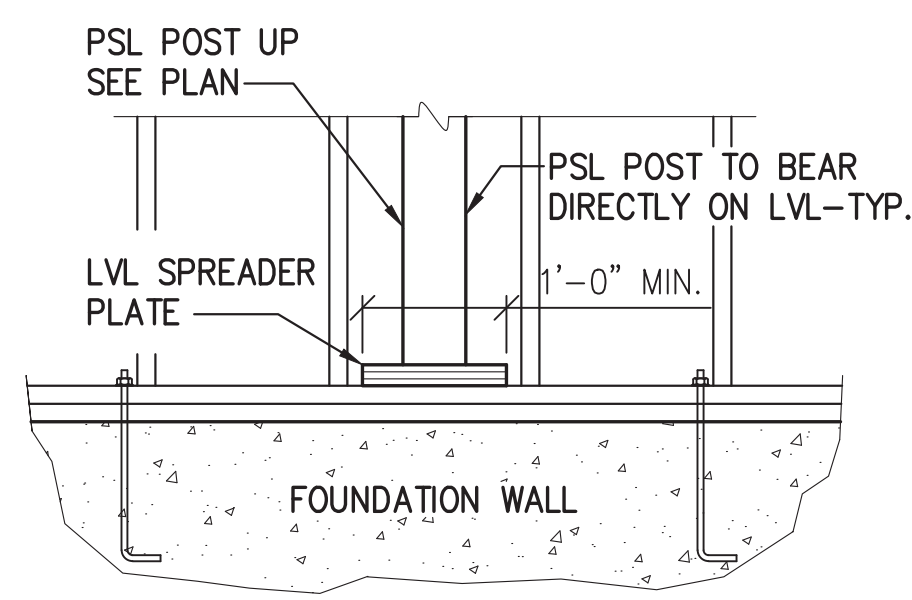
797 TURNPIKE ST.  
2004 FLOOR  
NORTH ANDOVER, MA 01845



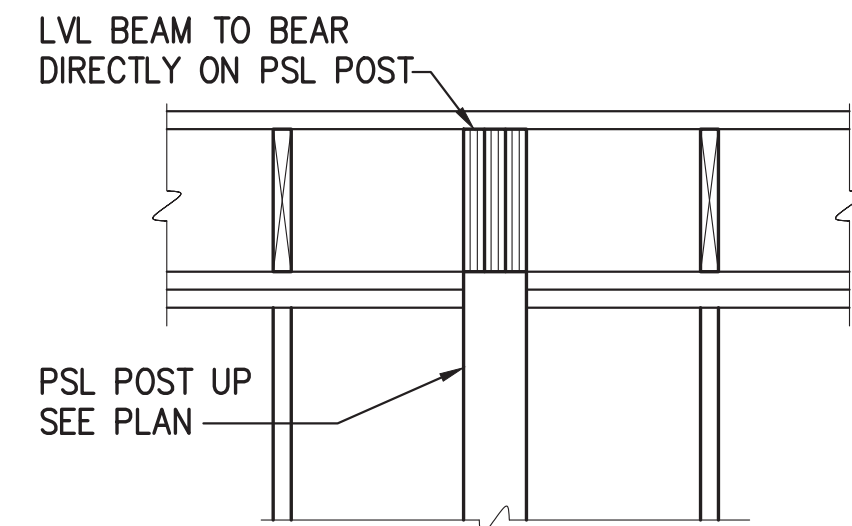
PROGRAM OF STRU'L TESTS & SPECIAL INSPECTIONS & MISC. DETAILS

PERMIT ISSUE  
04/18/2024  
**S2**

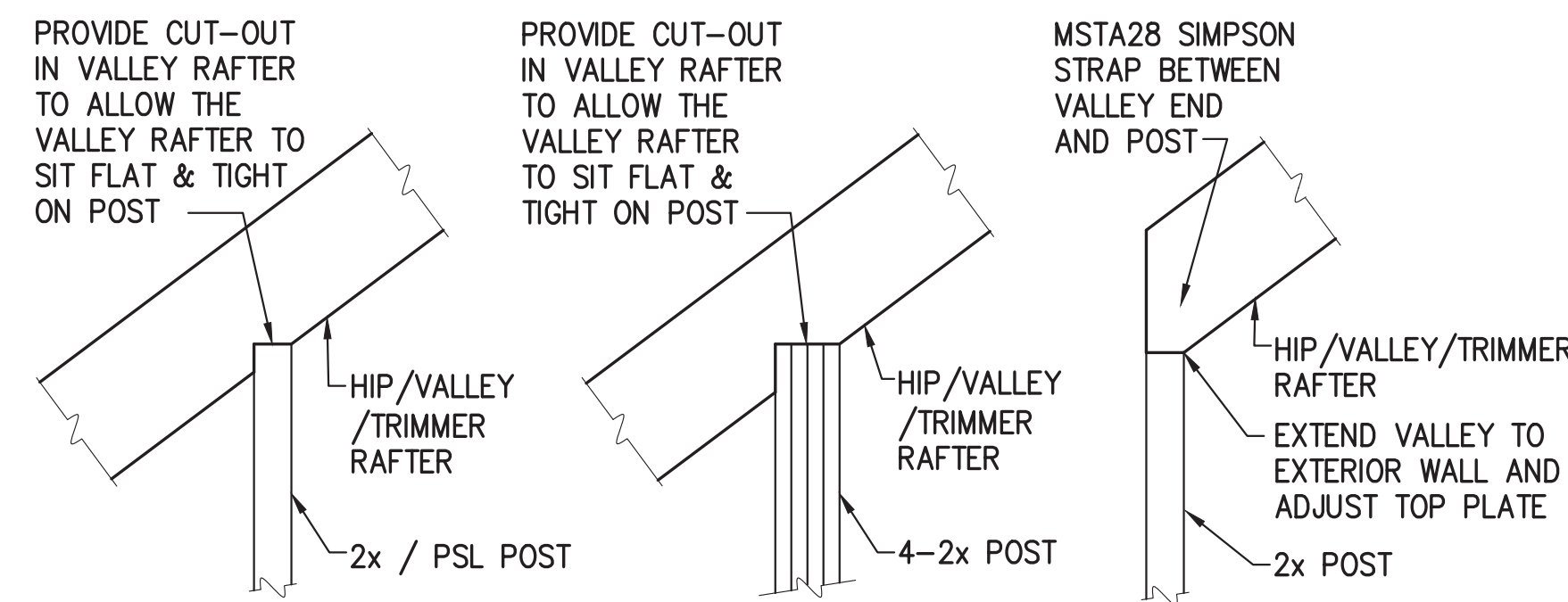
CONTRACTOR TO CONTACT MCBRIE, LLC AT 978-646-0097 FOR A FINAL FRAMING INSPECTION PRIOR TO INSULATION BEING INSTALLED



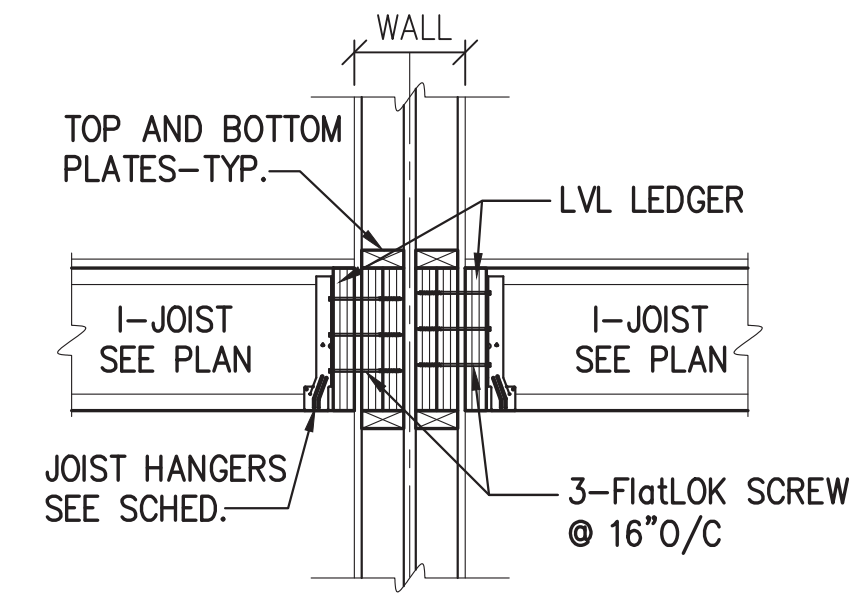
**D** TYPICAL PSL POST UP AT FOUNDATION WALL  
SCALE: NONE



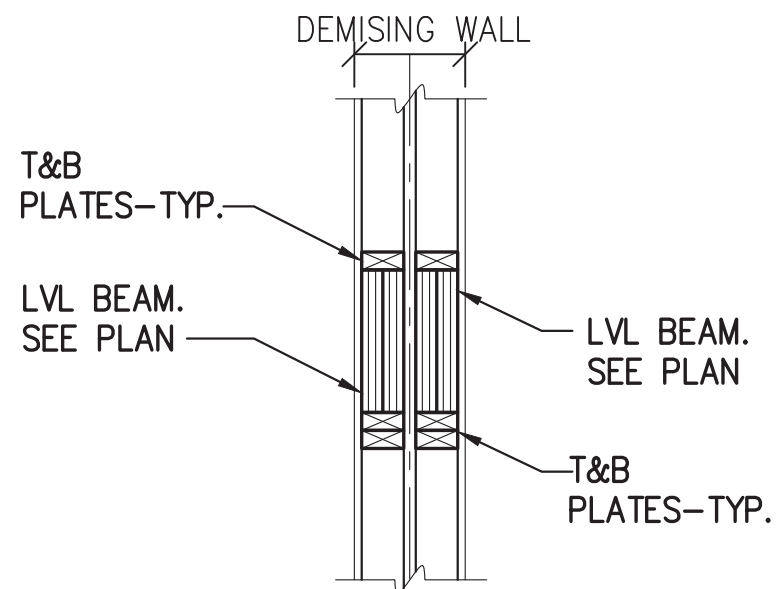
**H** TYPICAL PSL POST UNDER LVL BEAM  
SCALE: NONE



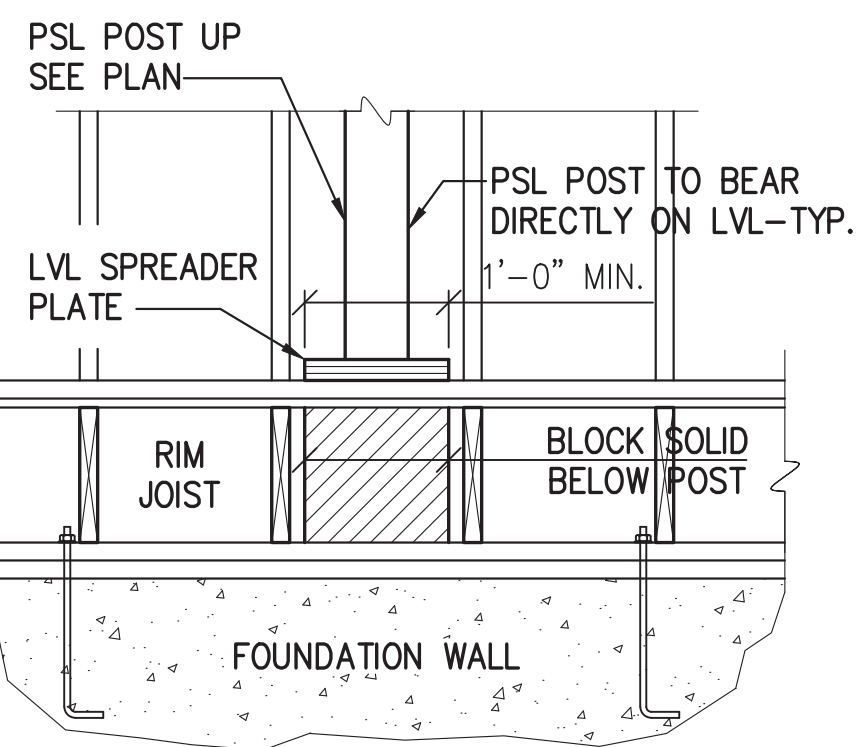
**J** TYPICAL HIP/VALLEY/TRIMMER RAFTER TO POST CONNECTION DETAILS  
SCALE: NONE



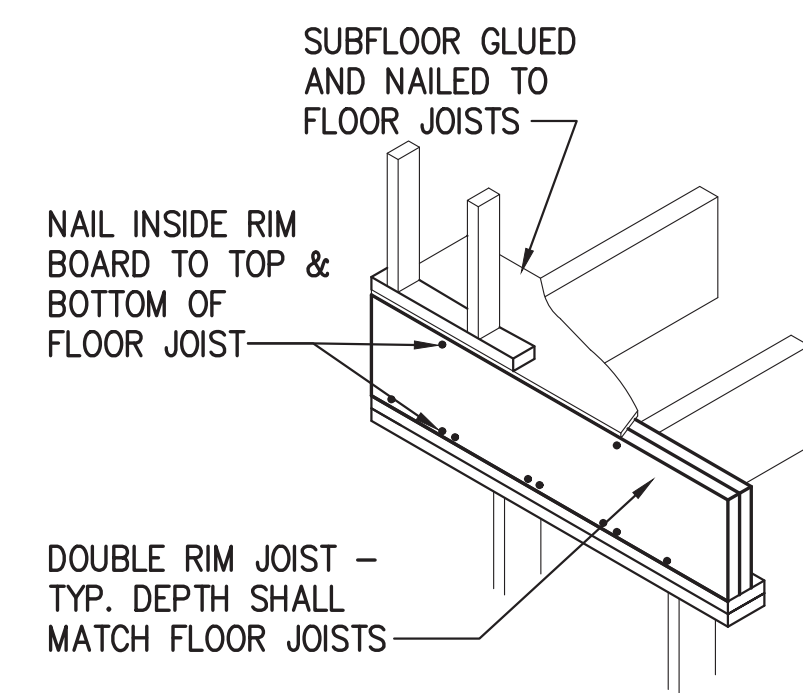
**1** TYPICAL DETAIL @ DOUBLE DEMISING WALL  
SCALE: 3/4" = 1'-0"



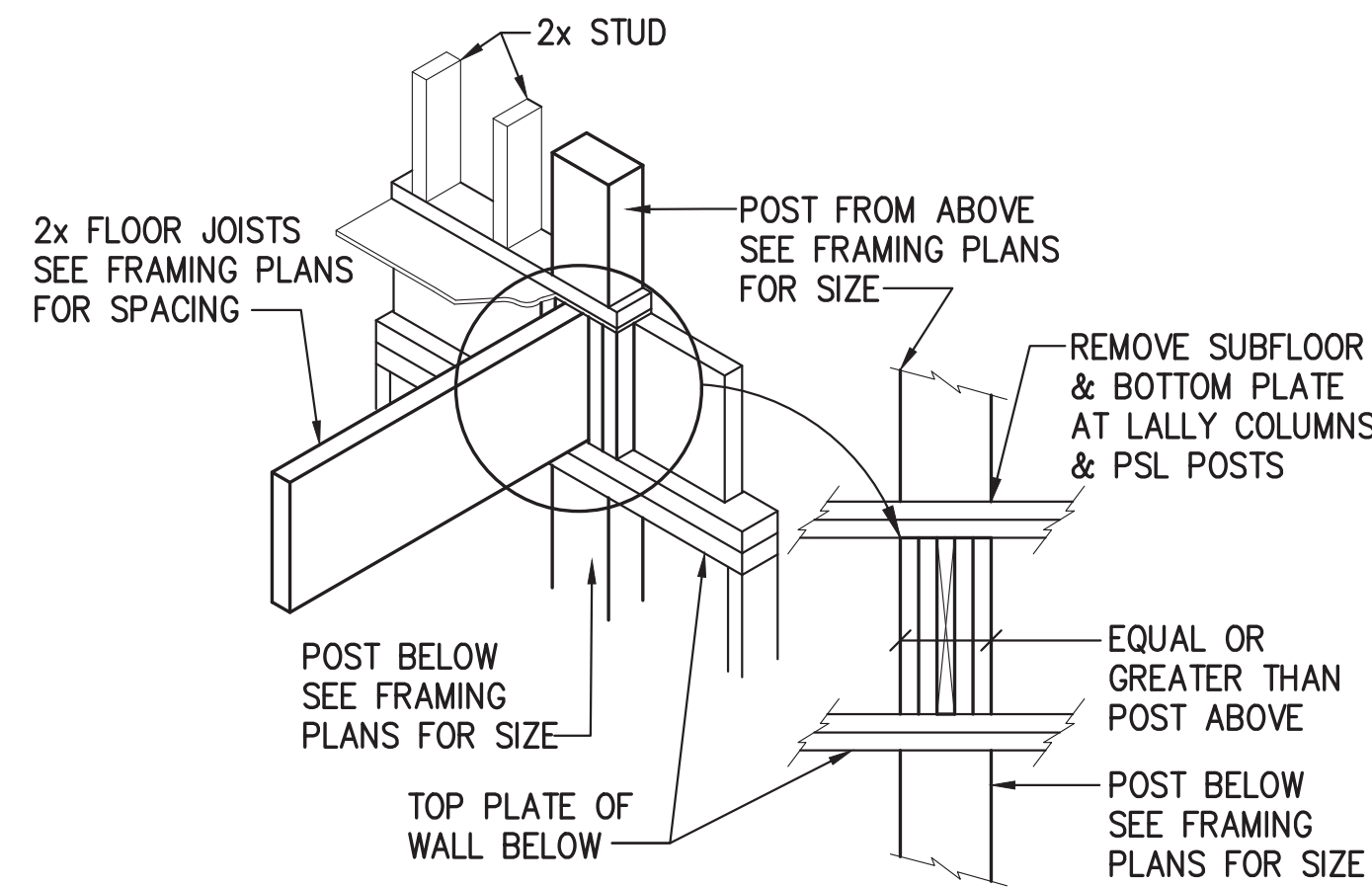
**2** TYP. DETAIL @ STAIR @ DEMISING WALL  
SCALE: 3/4" = 1'-0"



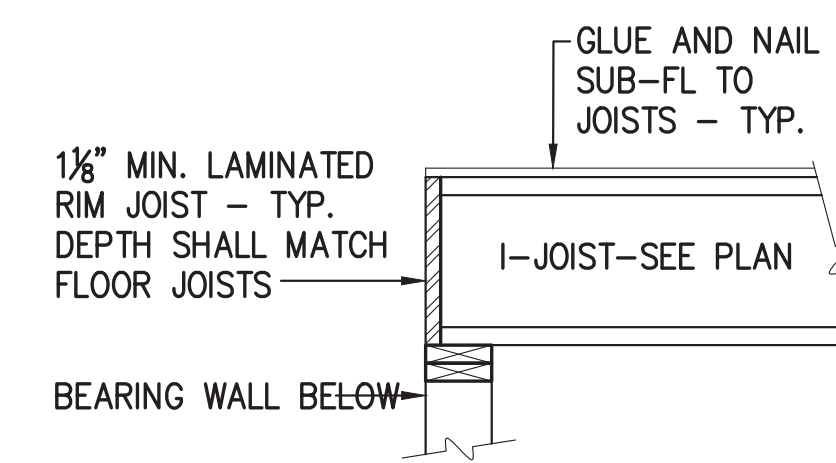
**E** TYPICAL PSL POST UP AT FOUNDATION  
SCALE: NONE



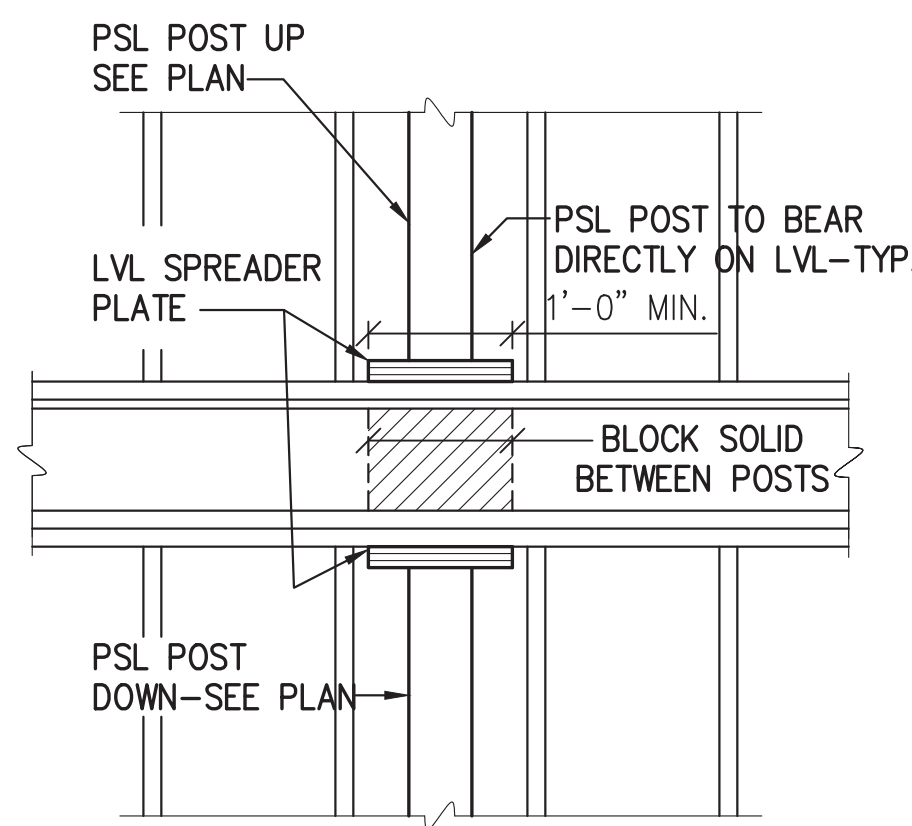
**K** RIM JOIST INSTALLATION DETAIL  
SCALE: NONE



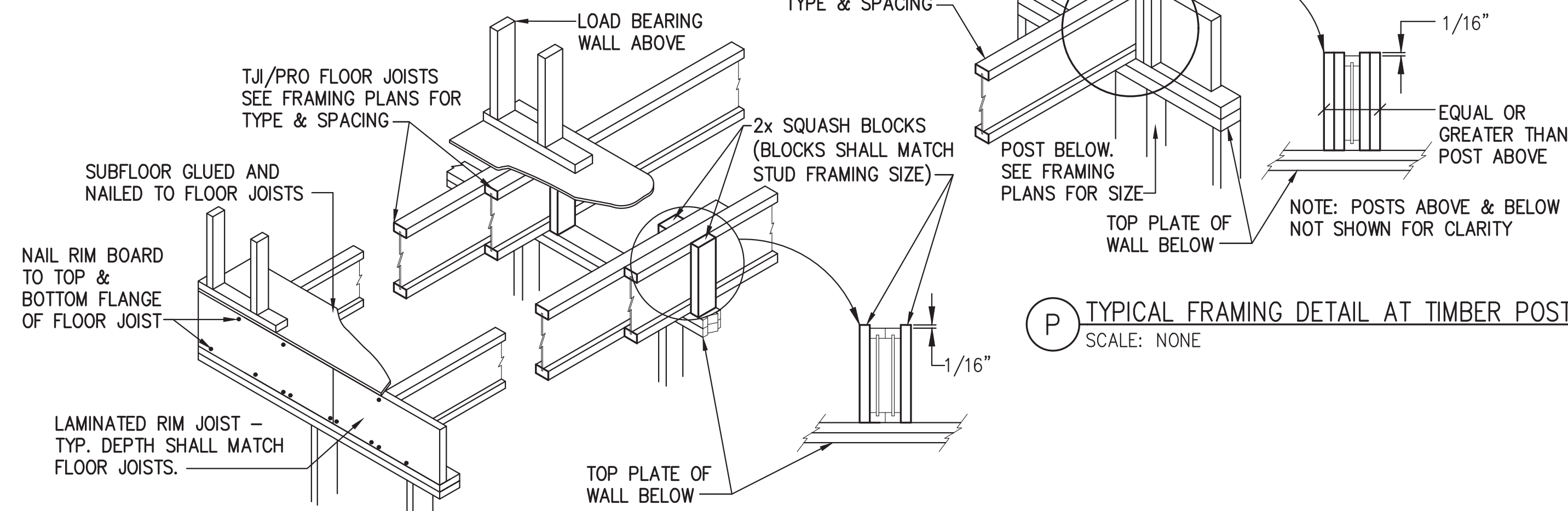
**L** TYPICAL FRAMING DETAIL AT NON-PSL TIMBER POST  
SCALE: NONE



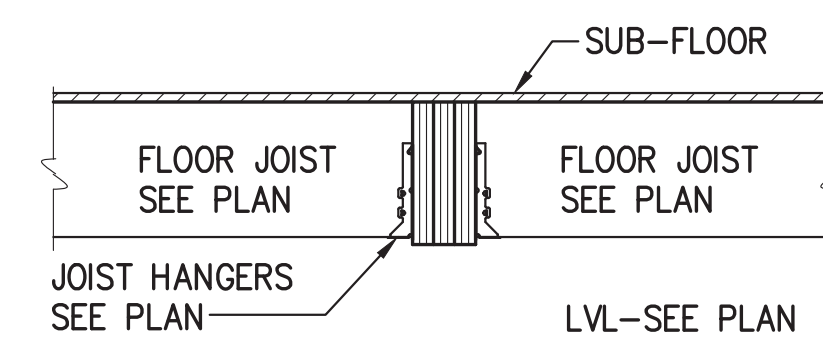
**3** I-JOIST WALL DETAIL  
SCALE: NONE



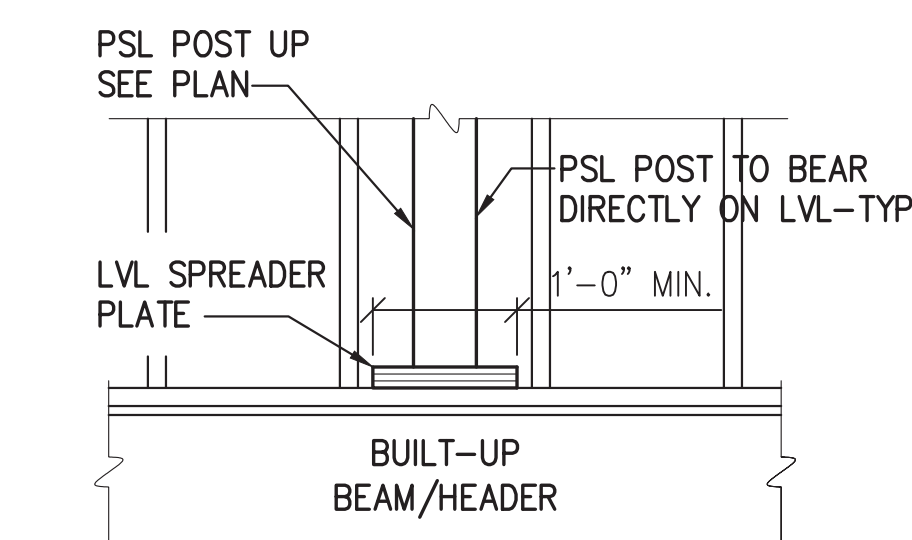
**F** TYPICAL PSL POST UP & DOWN DETAIL  
SCALE: NONE



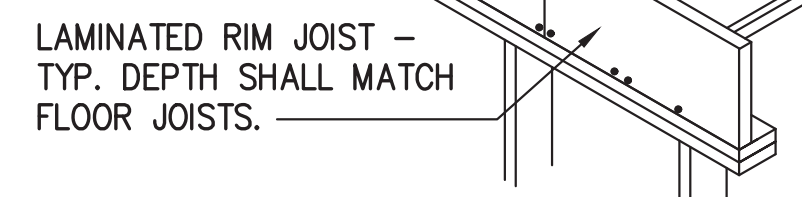
**P** TYPICAL FRAMING DETAIL AT TIMBER POST  
SCALE: NONE



**4** SECTION AT FLUSH FRAMED LVL  
SCALE: NONE



**G** TYPICAL PSL POST UP AT BUILT-UP 2x BEAM  
SCALE: NONE



**M** RIM JOIST INSTALLATION DETAIL  
SCALE: NONE



**N** TYPICAL FRAMING DETAIL @ LOAD BEARING WALL  
SCALE: NONE

NOTES:  
1. STRAPPING FOR CEILING SHALL EXTEND 1/4" MIN. BELOW BOTTOM OF LVLs.  
2. DO NOT ATTACH STRAPPING TO BOTTOM OF LVLs

NO.	DATE	REVISIONS

PREPARED FOR:  
SEGER ARCHITECTS INC.  
83 NORTH STREET  
SALEM, MA 01970

MULTI-FAMILY BUILD OUT  
26 SUMMIT AVE.  
SALEM, MA 01970  
McBRIE, LLC PROJECT #23-198E

DRWN BY: WH/LL/PGC  
CHK'D BY: PGC/MLP  
DATE: 04/18/24

**McBrie, LLC**  
Structural Design & Sales  
TEL: 978-646-0097  
FAX: 978-646-0087  
WWW.MCBRIE.COM  
797 TURNPIKE ST.  
2ND FLOOR  
NORTH ANDOVER, MA 01845



MISC. FRAMING DETAILS

PERMIT ISSUE  
04/18/2024

**S3**

CONTRACTOR TO CONTACT McBRIE, LLC AT 978-646-0097 FOR A FINAL FRAMING INSPECTION PRIOR TO INSULATION BEING INSTALLED

NO.	DATE	REVISIONS

PREPARED FOR:  
 SEGER ARCHITECTS INC.  
 83 NORTH STREET  
 SALEM, MA 01970

MULTI-FAMILY BUILD OUT  
 26 SUMMIT AVE.  
 SALEM, MA 01970  
 MCBRIE, LLC PROJECT #23-198E

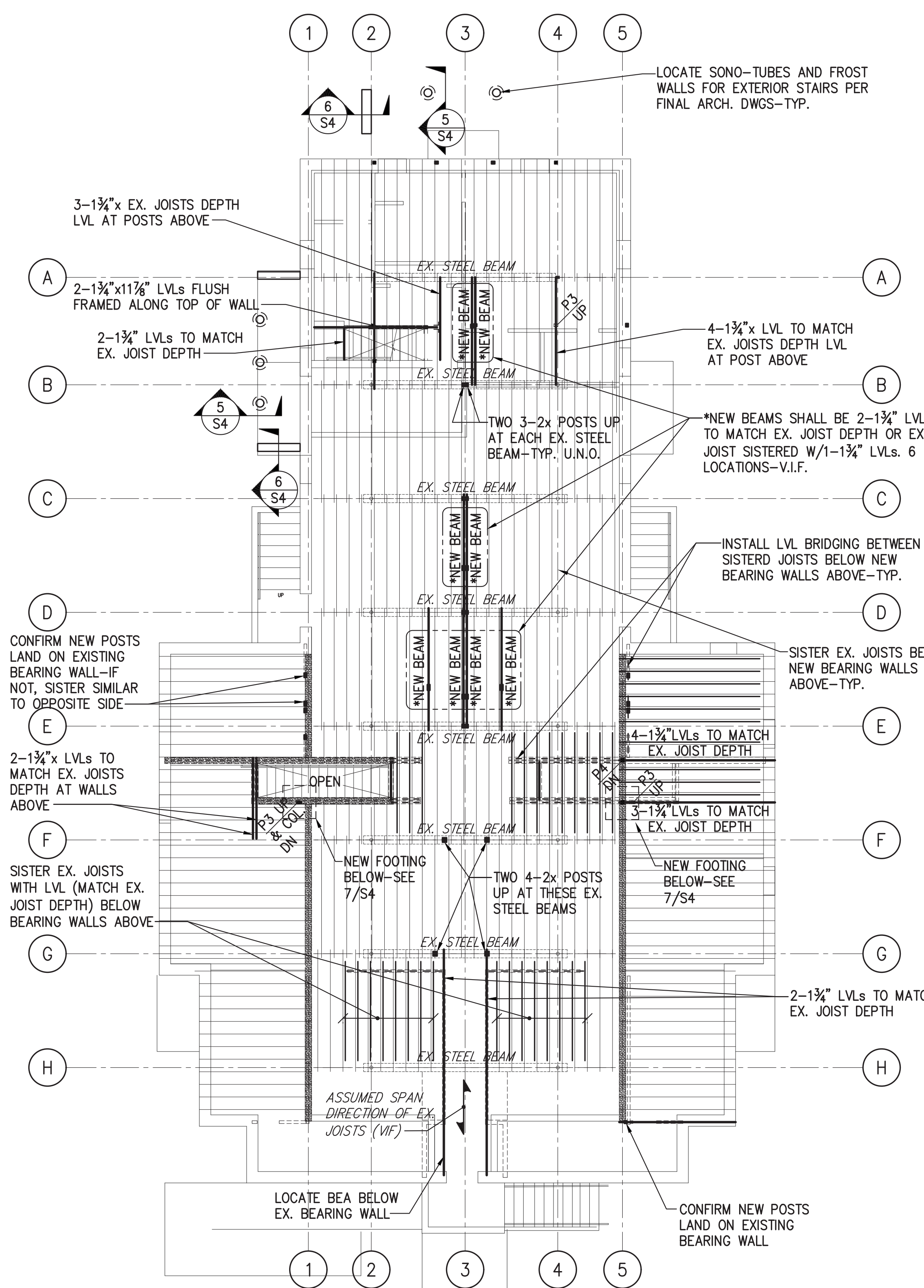
DRWN BY: WH/LL/PGC  
 CHK'D BY: PGC/MLP  
 DATE: 04/18/24

McBrie, LLC  
 Structural Design & Sales  
 797 TURNPIKE ST.  
 2ND FLOOR  
 NORTH ANDOVER, MA 01845  
 TEL: 978-646-0097  
 FAX: 978-646-0087  
 WWW.MCBRIE.COM



FOUND, 1ST & 2ND FLOOR FRAMING PLANS & DETAILS

PERMIT ISSUE  
 04/18/2024  
 S4



NEW FIRST FLOOR JOISTS SHALL BE 1 3/4" LVLs TO MATCH EXISTING JOIST DEPTH U.N.O. ON FRAMING PLANS

PROVIDE JOIST HANGERS AT ALL FLUSH FRAMED LOCATIONS. **DO NOT USE 1 1/2" LONG NAILS IN HANGERS** UNLESS SPECIFICALLY REQUIRED BY SIMPSON STRONG TIE. SEE HANGER SCHEDULE ON S1 FOR HANGER DESIGNATIONS NOT SHOWN IN PLAN.

■ = HEADER POSTS PER S2 UNLESS OTHERWISE NOTED (ALL POSTS SHALL BE EQUAL TO OR WIDER THAN BEAM WIDTH. ALL POSTS SHALL BE CONTINUOUS (BLOCKED SOLID) BETWEEN WALL PLATES AT FLOOR FRAMING/SUPPORTING BEAM. DETAIL NUMBER INDICATES PSL POST CONSTRUCTION DETAIL AS INDICATED ON SHEET S3.

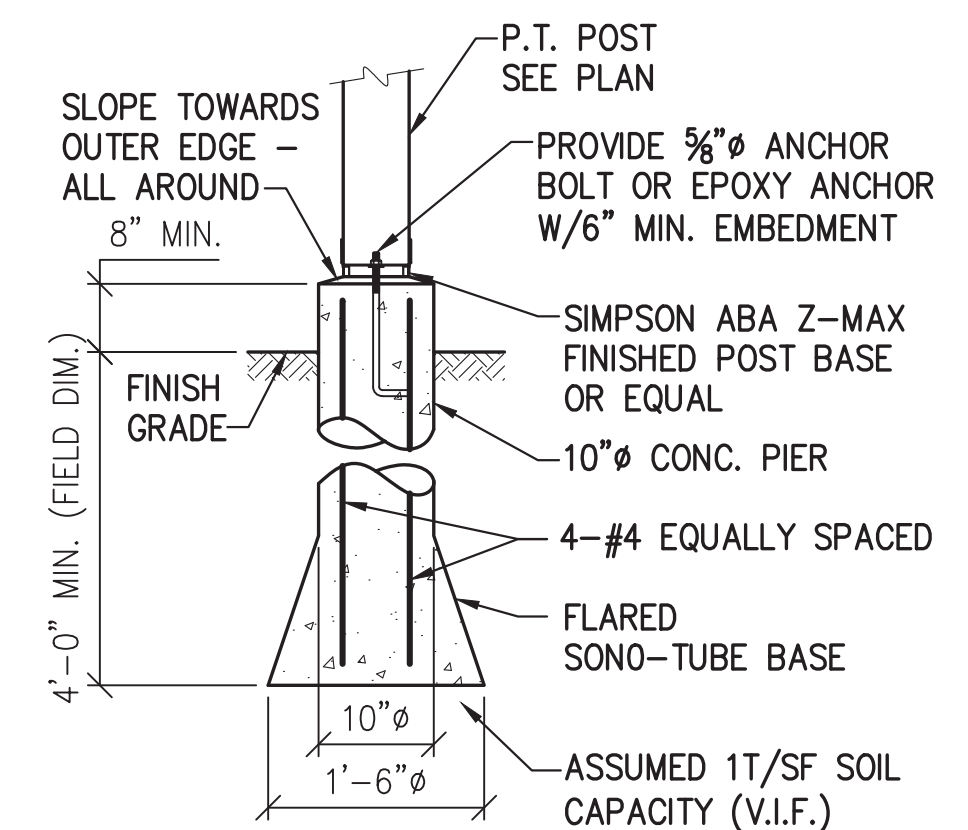
■ = POST UP ON MEMBER INDICATED

===== INTERIOR LOAD BEARING WALL

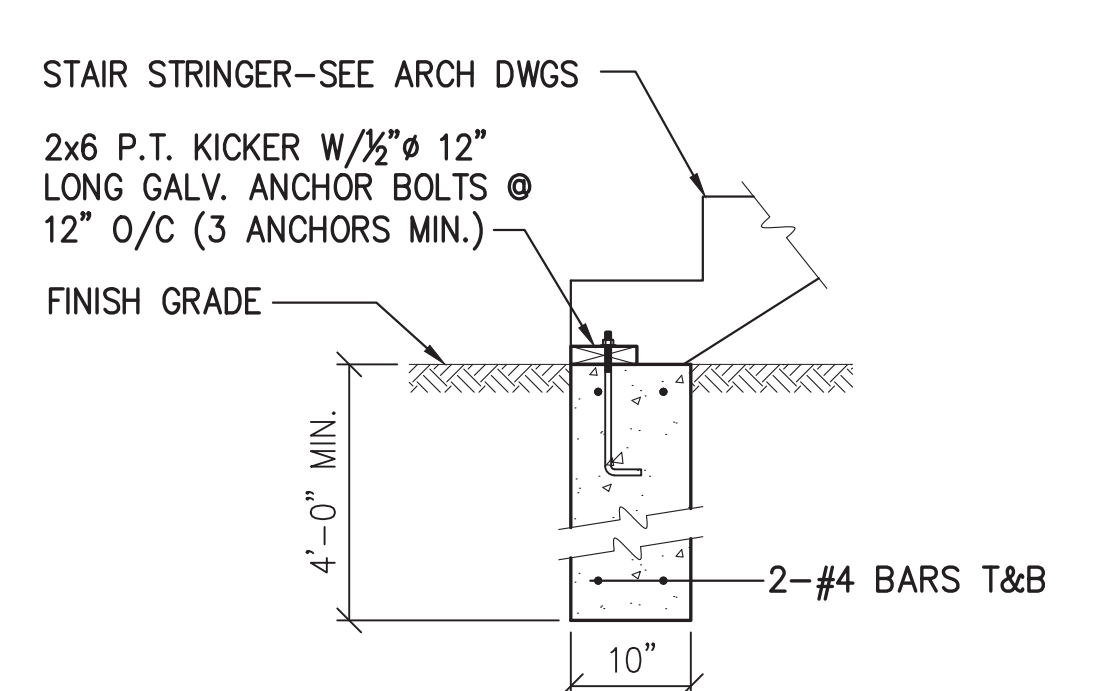
SEE DETAILS A & B ON S2 FOR ALL HEADERS NOT INDICATED ON PLANS

FOUNDATION & FIRST FLOOR FRAMING PLAN  
 SCALE: 1/8" = 1'-0"

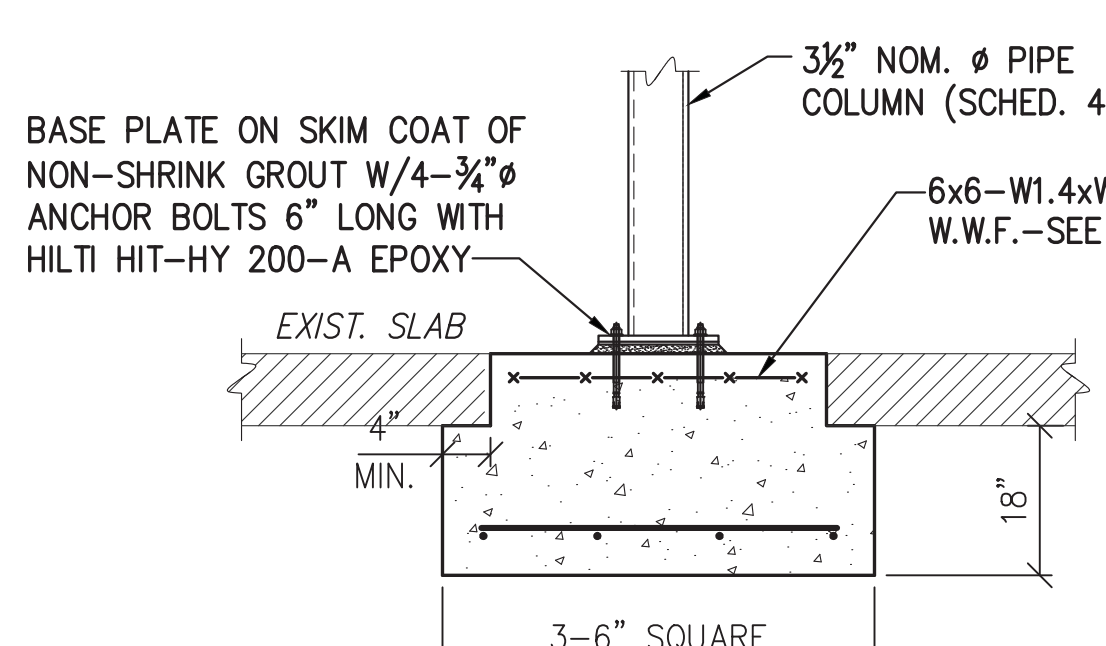
MARK	SIZE
P1	3 1/2" x 3 1/2" PSL
P2	3 1/2" x 5 1/2" PSL
P3	3 1/2" x 7" PSL
P4	5 1/2" x 5 1/2" PSL
P5	5 1/2" x 7" PSL
P6	7" x 7" PSL



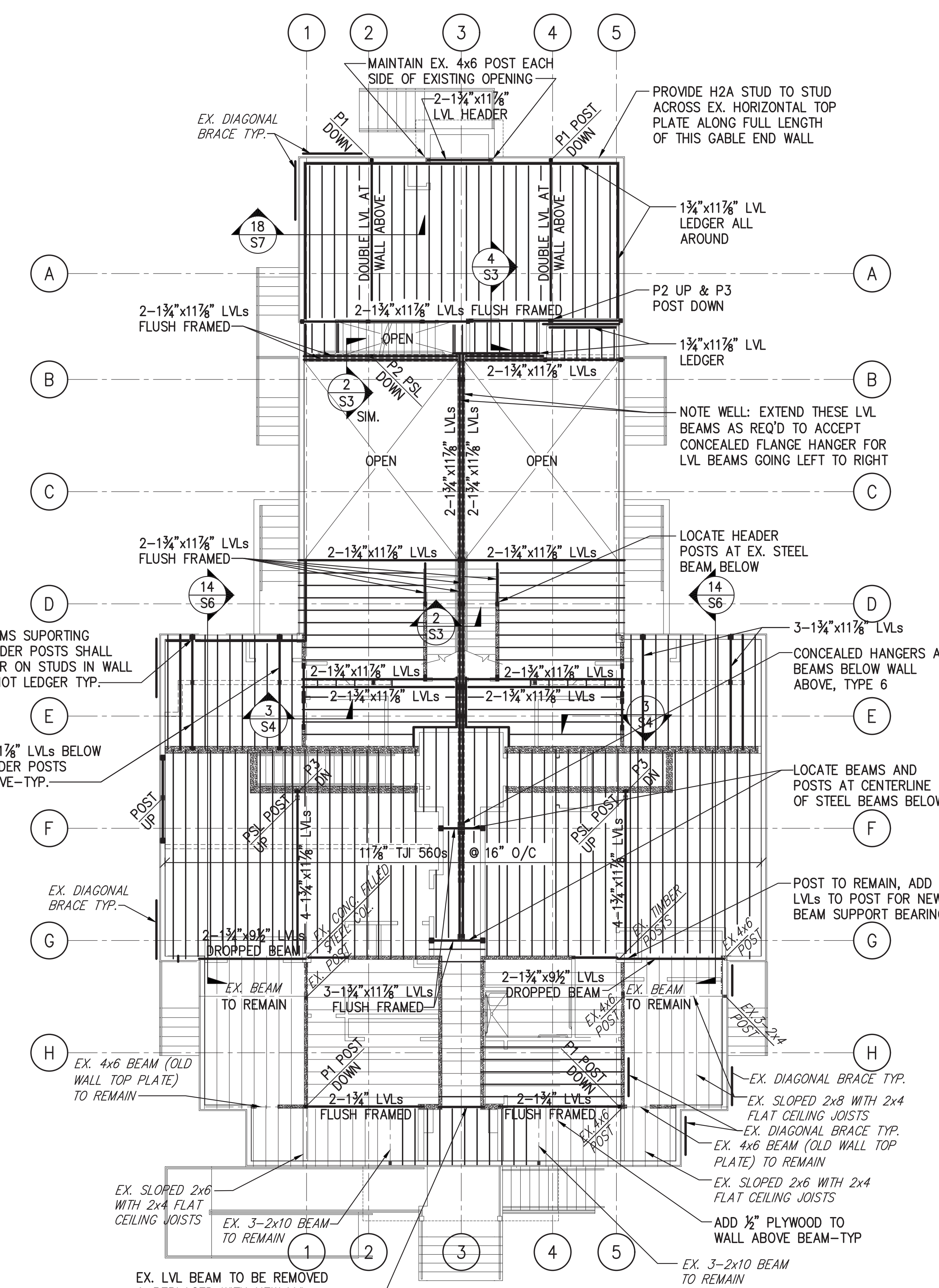
5 TYPICAL CONCRETE PIER  
 SCALE: NONE



6 TYPICAL FROST WALL @ EXTERIOR STAIR  
 SCALE: 3/4" = 1'-0"



7 TYPICAL FOOTING DETAIL AT COLUMN  
 SCALE: 3/4" = 1'-0"



NEW SECOND FLOOR JOISTS SHALL BE 1 1/8" TJI 230 @ 16" O/C U.N.O. ON FRAMING PLANS

PROVIDE JOIST HANGERS AT ALL FLUSH FRAMED LOCATIONS. **DO NOT USE 1 1/2" LONG NAILS IN HANGERS** UNLESS SPECIFICALLY REQUIRED BY SIMPSON STRONG TIE. SEE HANGER SCHEDULE ON S1 FOR HANGER DESIGNATIONS NOT SHOWN IN PLAN.

■ = HEADER POSTS PER S2 UNLESS OTHERWISE NOTED (ALL POSTS SHALL BE EQUAL TO OR WIDER THAN BEAM WIDTH. ALL POSTS SHALL BE CONTINUOUS (BLOCKED SOLID) BETWEEN WALL PLATES AT FLOOR FRAMING/SUPPORTING BEAM. DETAIL NUMBER INDICATES PSL POST CONSTRUCTION DETAIL AS INDICATED ON SHEET S3.

===== INTERIOR LOAD BEARING WALL

===== FULL HEIGHT WALL STUDS

SEE DETAILS A & B ON S2 FOR ALL HEADERS NOT INDICATED ON PLANS

COORDINATE ALL BEAM LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS

SECOND FLOOR FRAMING PLAN  
 SCALE: 1/8" = 1'-0"

CONTRACTOR TO CONTACT MCBRIE, LLC AT 978-646-0097 FOR A FINAL FRAMING INSPECTION PRIOR TO INSULATION BEING INSTALLED

NO.	DATE	REVISIONS

PREPARED FOR:  
 SEGER ARCHITECTS INC.  
 83 NORTH STREET  
 SALEM, MA 01970

MULTI-FAMILY BUILD OUT  
 26 SUMMIT AVE.  
 SALEM, MA 01970  
 MCBRIE, LLC PROJECT #23-198

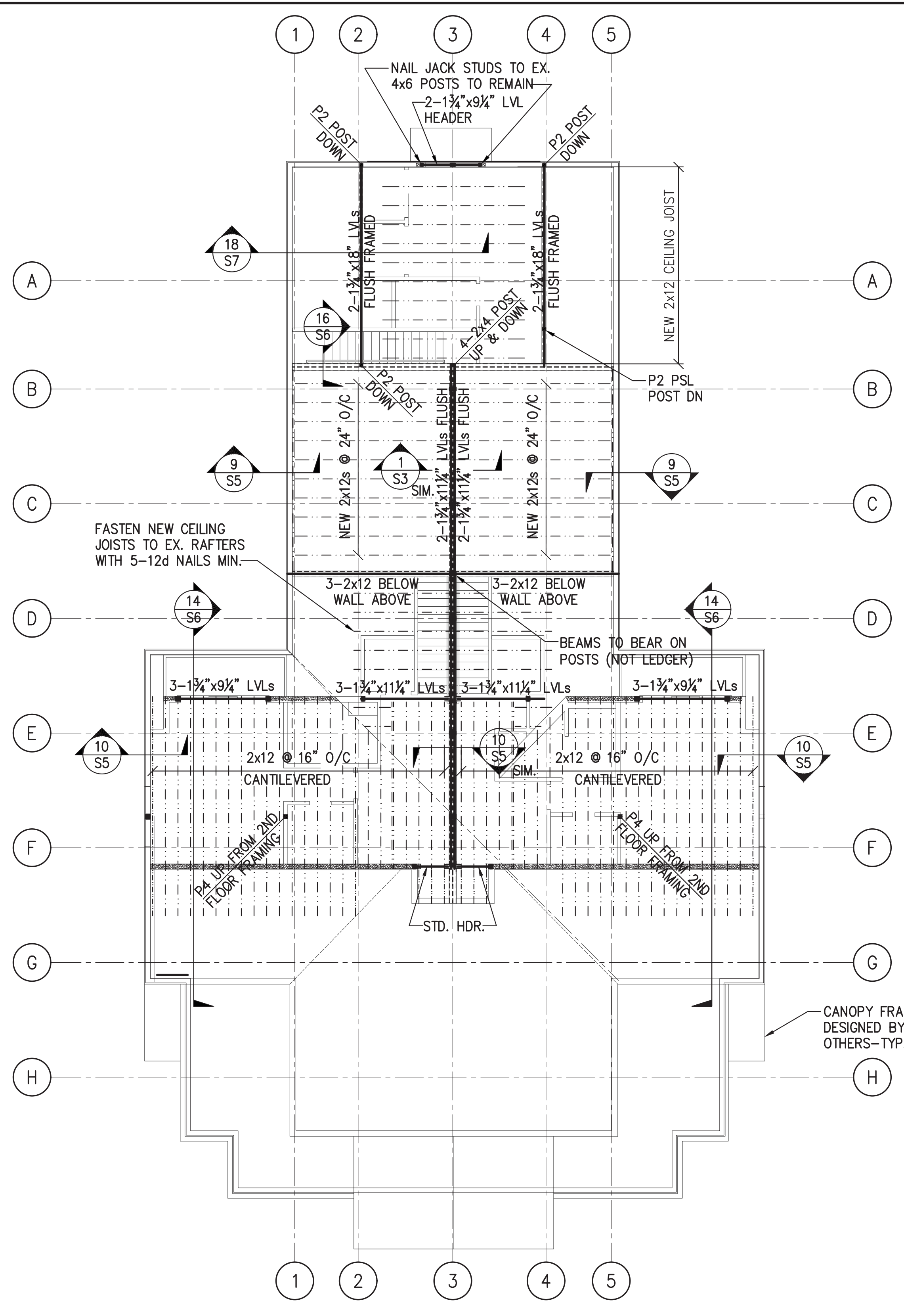
DRWN BY: WH/LL/PGC  
 CHK'D BY: PGC/MLP  
 DATE: 04/18/24

**McBrie, LLC**  
 Structural Design & Sales  
 797 TURNPIKE ST.  
 2ND FLOOR  
 NORTH ANDOVER, MA 01845  
 TEL: 978-646-0087  
 FAX: 978-646-0087  
 WWW.MCBRIE.COM



ATTIC/CEILING &  
 ROOF FRAMING  
 PLANS

PERMIT ISSUE  
 04/18/2024  
 S5



CEILING JOISTS SHOWN AS - - - - - SHALL BE 2x10s @ 16" O/C U.N.O. ON FRAMING PLANS

PROVIDE JOIST HANGERS AT ALL FLUSH FRAMED LOCATIONS. **DO NOT USE 1 1/2" LONG NAILS IN HANGERS** UNLESS SPECIFICALLY REQUIRED BY SIMPSON STRONG TIE. SEE HANGER SCHEDULE ON S1 FOR HANGER DESIGNATIONS NOT SHOWN IN PLAN.

■ = HEADER POSTS PER S1 OR BEAM SUPPORT POSTS PER TABLE ON S1 UNLESS OTHERWISE NOTED (ALL POSTS SHALL BE EQUAL TO OR WIDER THAN BEAM WIDTH). ALL POSTS SHALL BE CONTINUOUS (BLOCKED SOLID) BETWEEN WALL PLATES AT FLOOR FRAMING/SUPPORTING BEAM. DETAIL NUMBER INDICATES PSL POST CONSTRUCTION DETAIL AS INDICATED ON SHEET S8.

===== = INTERIOR LOAD BEARING WALL

===== = FULL HEIGHT WALL STUDS

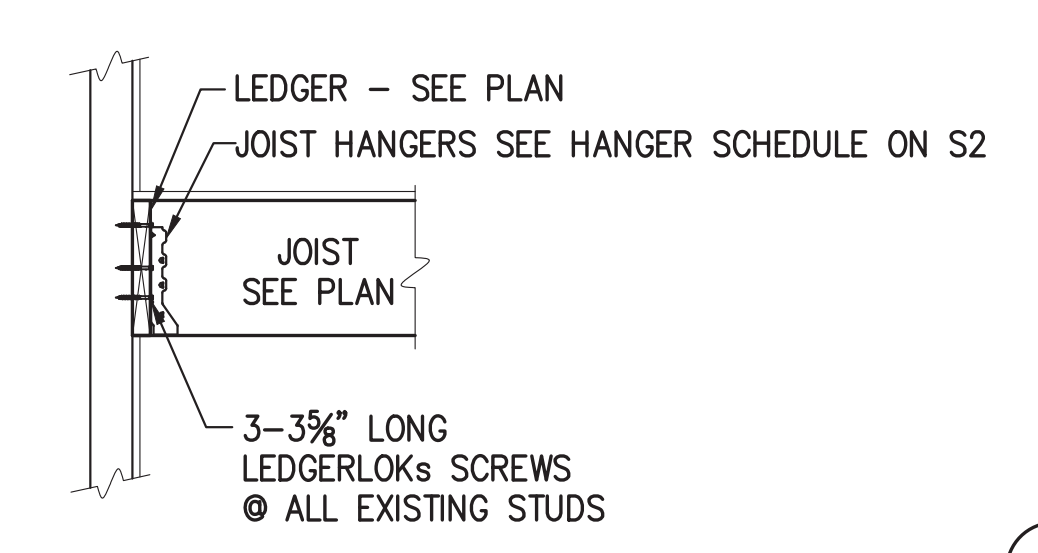
SEE DETAILS A & B ON S2 FOR ALL HEADERS NOT INDICATED ON PLANS

COORDINATE ALL BEAM LOCATION AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS

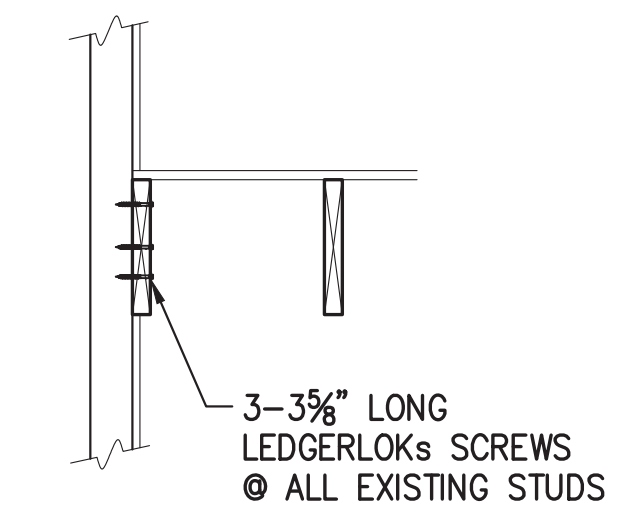
ATTIC/CEILING FRAMING PLAN

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

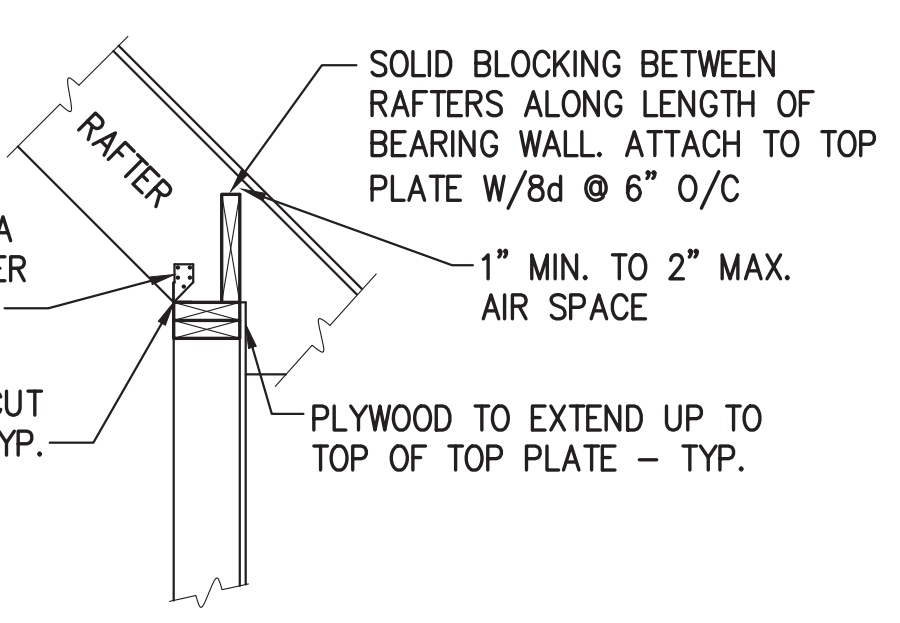
MARK	SIZE
P1	3 1/2" x 3 1/2" PSL
P2	3 1/2" x 5 1/2" PSL
P3	3 1/2" x 7" PSL
P4	5 1/2" x 5 1/2" PSL
P5	5 1/2" x 7" PSL
P6	7" x 7" PSL



9 TYPICAL DETAIL AT NEW CEILING TO EXT. WALLS  
 S5 SCALE: 3/4" = 1'-0"



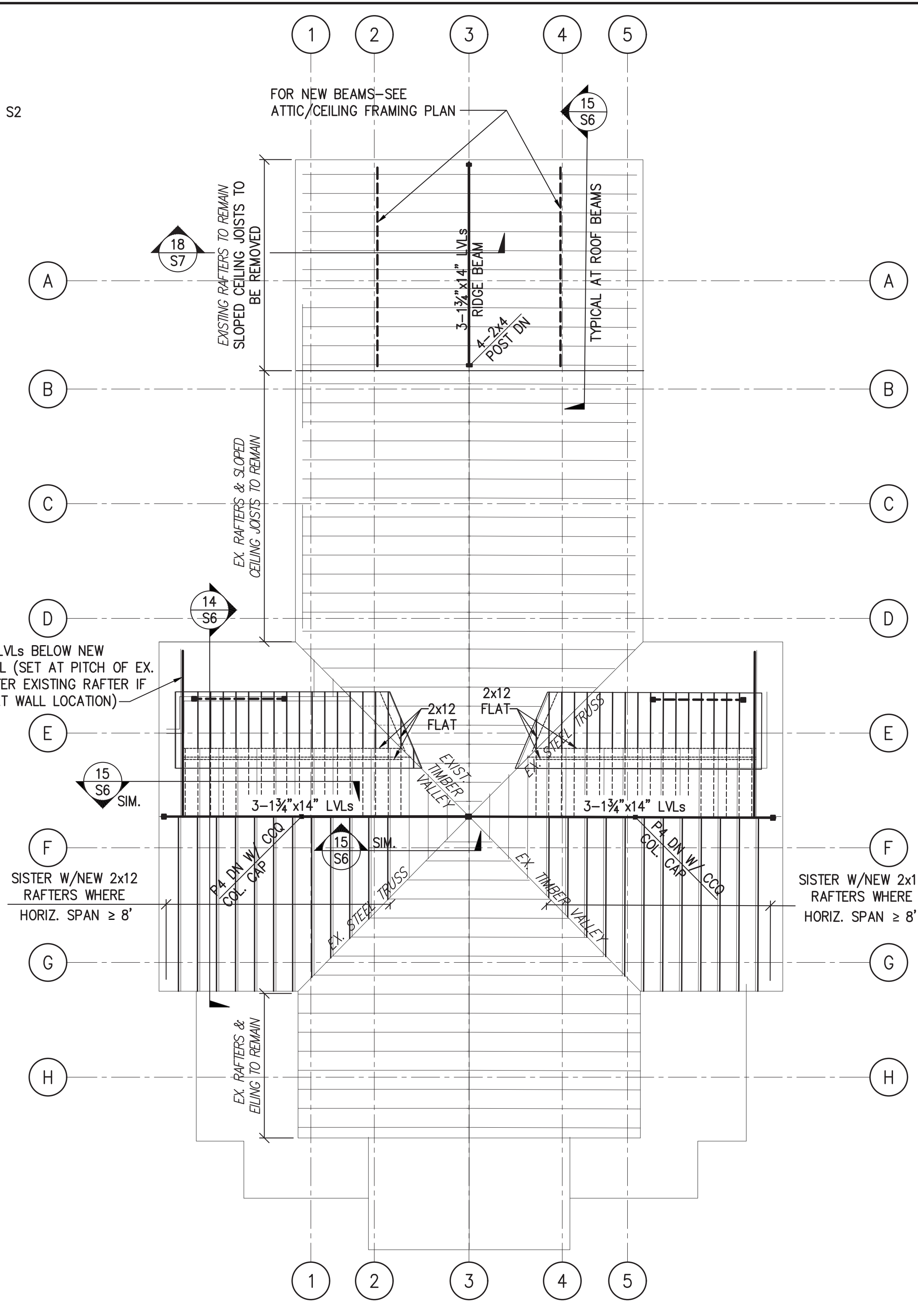
10 TYP. DETAIL AT NEW CEILING TO EXT. WALLS  
 S5 SCALE: 3/4" = 1'-0"



BLOCKING IS NOT REQUIRED OVER DOOR AND WINDOW OPENINGS

CEILING JOISTS (IF APPLICABLE) ARE NOT SHOW FOR CLARITY

11 TYPICAL RAFTER TO TOP PLATE DETAIL  
 S5 SCALE: NONE



NEW SHED DORMER ROOF RAFTERS SHALL BE 2x10 @ 16" O/C U.N.O. ON FRAMING PLANS

PROVIDE JOIST HANGERS AT ALL FLUSH FRAMED LOCATIONS (EXCLUDING RAFTERS TO VALLEY AND HIP CONNECTIONS). **DO NOT USE 1 1/2" LONG NAILS IN HANGERS** UNLESS SPECIFICALLY REQUIRED BY SIMPSON STRONG TIE. SEE HANGER SCHEDULE ON S1 FOR HANGER DESIGNATIONS NOT SHOWN IN PLAN.

REFER TO ARCHITECTURAL DRAWINGS FOR ROOF SLOPES AND BEAM ELEVATIONS.

■ = HEADER POSTS PER S1 OR BEAM SUPPORT POSTS PER TABLE ON S1 UNLESS OTHERWISE NOTED (ALL POSTS SHALL BE EQUAL TO OR WIDER THAN BEAM WIDTH). ALL POSTS SHALL BE CONTINUOUS (BLOCKED SOLID) BETWEEN WALL PLATES AT FLOOR FRAMING/SUPPORTING BEAM. DETAIL NUMBER INDICATES PSL POST CONSTRUCTION DETAIL AS INDICATED ON SHEET S8.

===== = FULL HEIGHT WALL STUDS

===== = INTERIOR LOAD BEARING WALLS

PROVIDE SIMPSON H2.5A HURRICANE TIES AT ALL RAFTER TO TOP PLATE CONNECTIONS

SEE DETAILS A & B ON S2 FOR ALL HEADERS NOT INDICATED ON PLANS

ROOF FRAMING PLAN

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

CONTRACTOR TO CONTACT MCBRIE, LLC AT 978-646-0097 FOR A FINAL FRAMING INSPECTION PRIOR TO INSULATION BEING INSTALLED

NO.	DATE	REVISIONS

PREPARED FOR:  
 SEGER ARCHITECTS INC.  
 83 NORTH STREET  
 SALEM, MA 01970

MULTI-FAMILY BUILD OUT  
 26 SUMMIT AVE.  
 SALEM, MA 01970  
 McBRIE, LLC PROJECT #23-198E

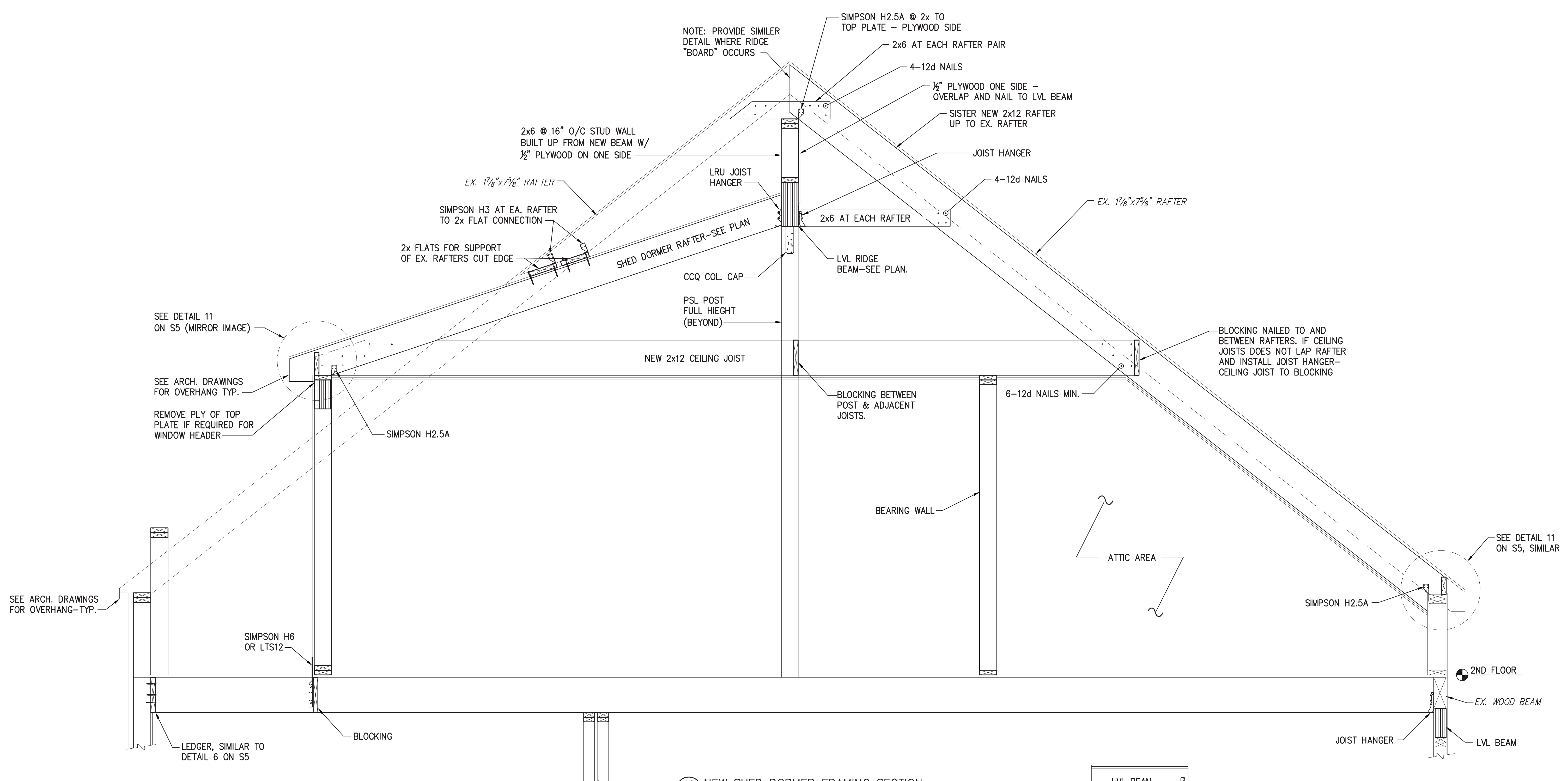
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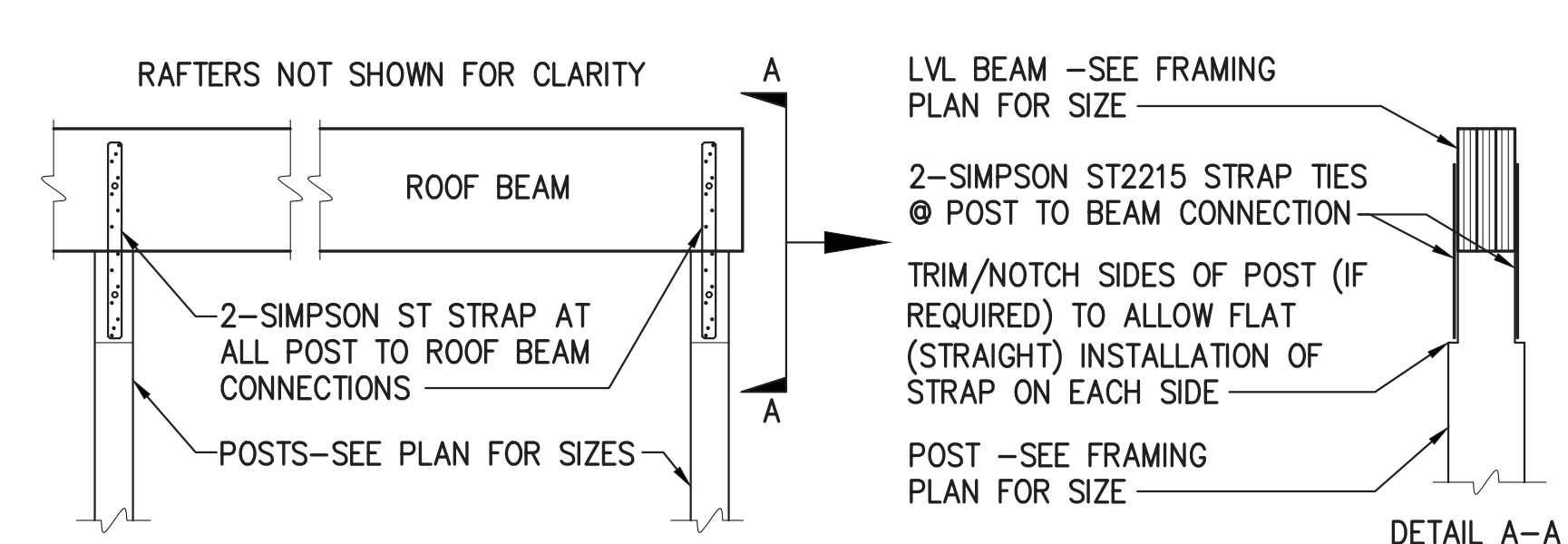


NEW SHED DORMER FRAMING SECTION

PERMIT ISSUE  
 04/18/2024  
 S6

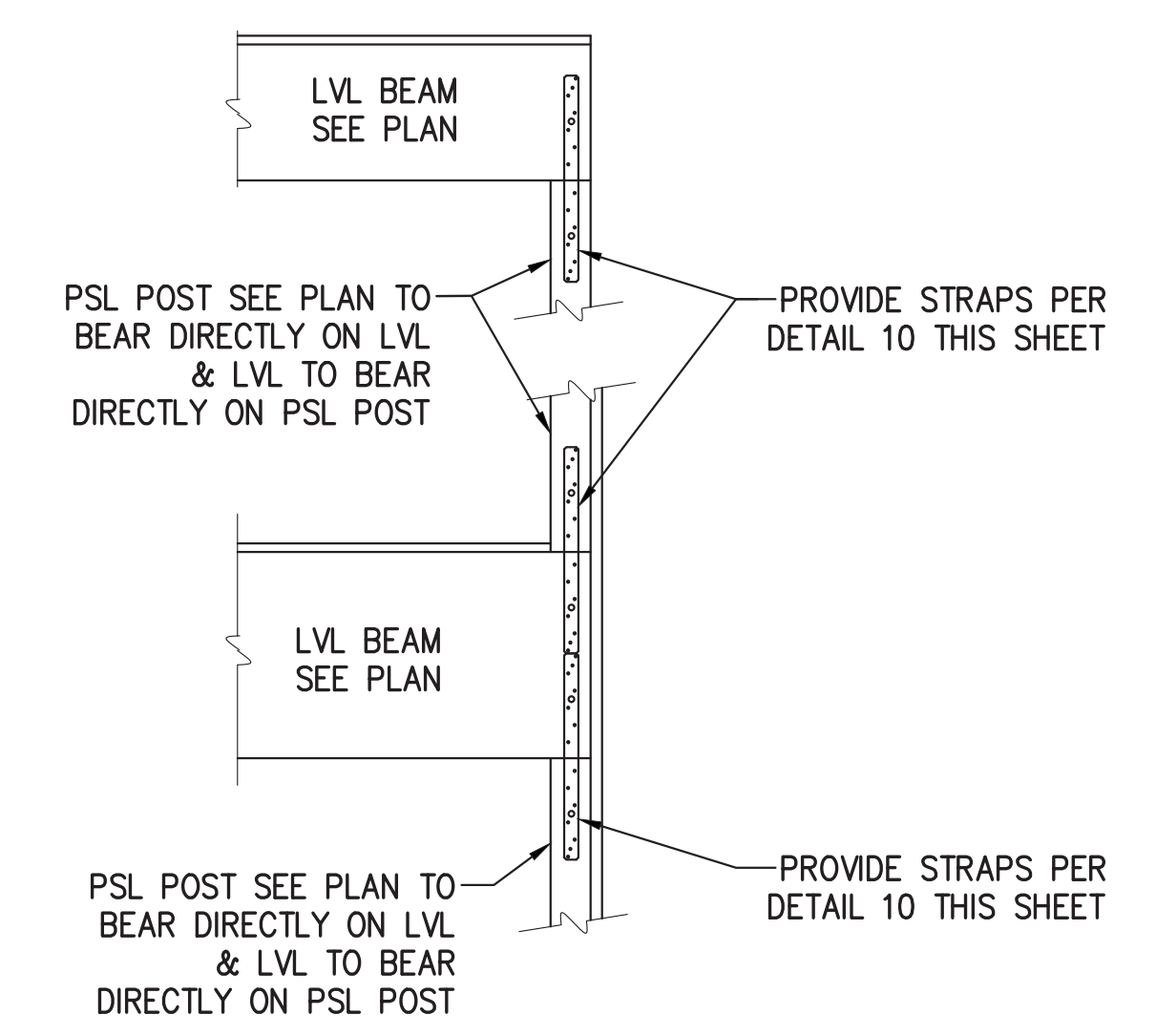


14 NEW SHED DORMER FRAMING SECTION  
 SCALE: 3/4" = 1'-0"



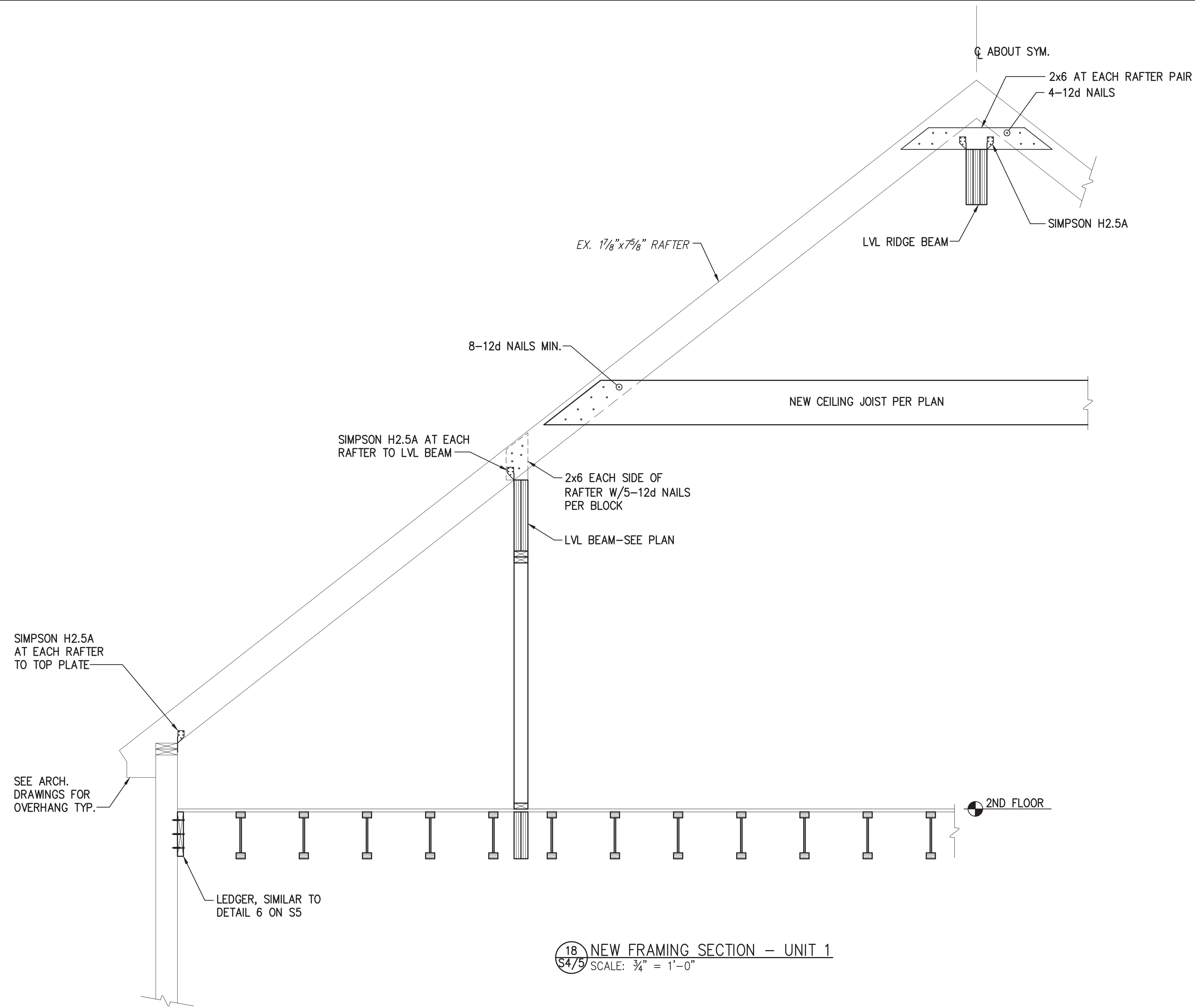
USE AT ALL POST LOCATIONS EXCEPT WHERE CCQ/ECCQ CAPS ARE SPECIFIED

15 TYPICAL RIDGE/ROOF BEAM TO POST CONNECTION  
 SCALE: NONE



16 LVL BEAM AT NON LOAD BEARING WALL  
 SCALE: NONE

CONTRACTOR TO CONTACT McBRIE, LLC AT 978-646-0097 FOR A FINAL FRAMING INSPECTION PRIOR TO INSULATION BEING INSTALLED



18 NEW FRAMING SECTION - UNIT 1  
 S4/5 SCALE: 3/4" = 1'-0"

NO.	DATE	REVISIONS

PREPARED FOR:  
 SEGER ARCHITECTS INC.  
 83 NORTH STREET  
 SALEM, MA 01970

MULTI-FAMILY BUILD OUT  
 26 SUMMIT AVE.  
 SALEM, MA 01970  
 McBRIE, LLC PROJECT #23-139E

DRWN BY: WH/LL/PGC  
 CHK'D BY: PGC/MLP  
 DATE: 04/18/24

**McBrie, LLC**  
 Structural Design & Sales  
 797 TURNPIKE ST.  
 2ND FLOOR  
 NORTH ANDOVER, MA 01845  
 TEL. 978-646-0097  
 FAX. 978-646-0087  
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UNIT ONE  
 FRAMING SECTION  
 AT 2ND FLOOR

S7

PERMIT ISSUE  
 04/18/2024

CONTRACTOR TO CONTACT MCBRIE, LLC AT 978-646-0097 FOR A FINAL FRAMING INSPECTION PRIOR TO INSULATION BEING INSTALLED





NEW NOMINAL 0.5 TON WALL MOUNTED FAN COIL UNIT TAGGED AS FC-1A, SEE SCHEDULE  
FAN COIL SHALL BE MOUNTED HIGH ON WALL  
EXTEND AND CONNECT NEW INSULATED REFRIGERANT PIPING BETWEEN NEW HP-1 AND FC-1A AS REQUIRED TO SUIT INSTALLATION REQUIREMENTS  
INTEGRAL CONDENSATE PUMP EXTEND AND CONNECT 1/2" INSULATED CONDENSATE DRAIN DOWN TO FLOOR BELOW

NEW NOMINAL 3.5 TON VERTICAL AIR FAN COIL UNIT TAGGED AS FC-2, SEE SCHEDULE  
FAN COIL SHALL BE MOUNTED ON 18" STAND, SEE DETAIL  
EXTEND AND CONNECT NEW INSULATED REFRIGERANT PIPING BETWEEN NEW HP-2 AND FC-2 AS REQUIRED TO SUIT INSTALLATION REQUIREMENTS  
NEW CONDENSATE PUMP, CP-1 SEE SCHEDULE, EXTEND AND CONNECT 1/2" CONDENSATE DRAIN TO INDIRECT WASTE AT LAUNDRY BOX

LOCATE RETURN REGISTER LOW ON WALL, PROVIDE 12X48 TRANSFER DUCT AND EXTEND MECH ROOM AND TERMINATE WITH 1/2" WIRE MECH SCREEN IN REMOVABLE FRAME

TOILET EXHAUST FAN TAGGED AS TEF-1, SEE SCHEDULE  
EXTEND EXHAUST THROUGH SOFFIT AND TERMINATE WITH EAVE VENT, SEE SCHEDULE

RECESSED DRYER EXHAUST WALL BOX, SEE SCHEDULE  
PROVIDE 4" DRYER FLEXIBLE CONNECTOR TO NEW DRYER EXHAUST WALL BOX

4" DRYER EXHAUST WITH SECONDARY LINT TRAP, SEE SCHEDULE

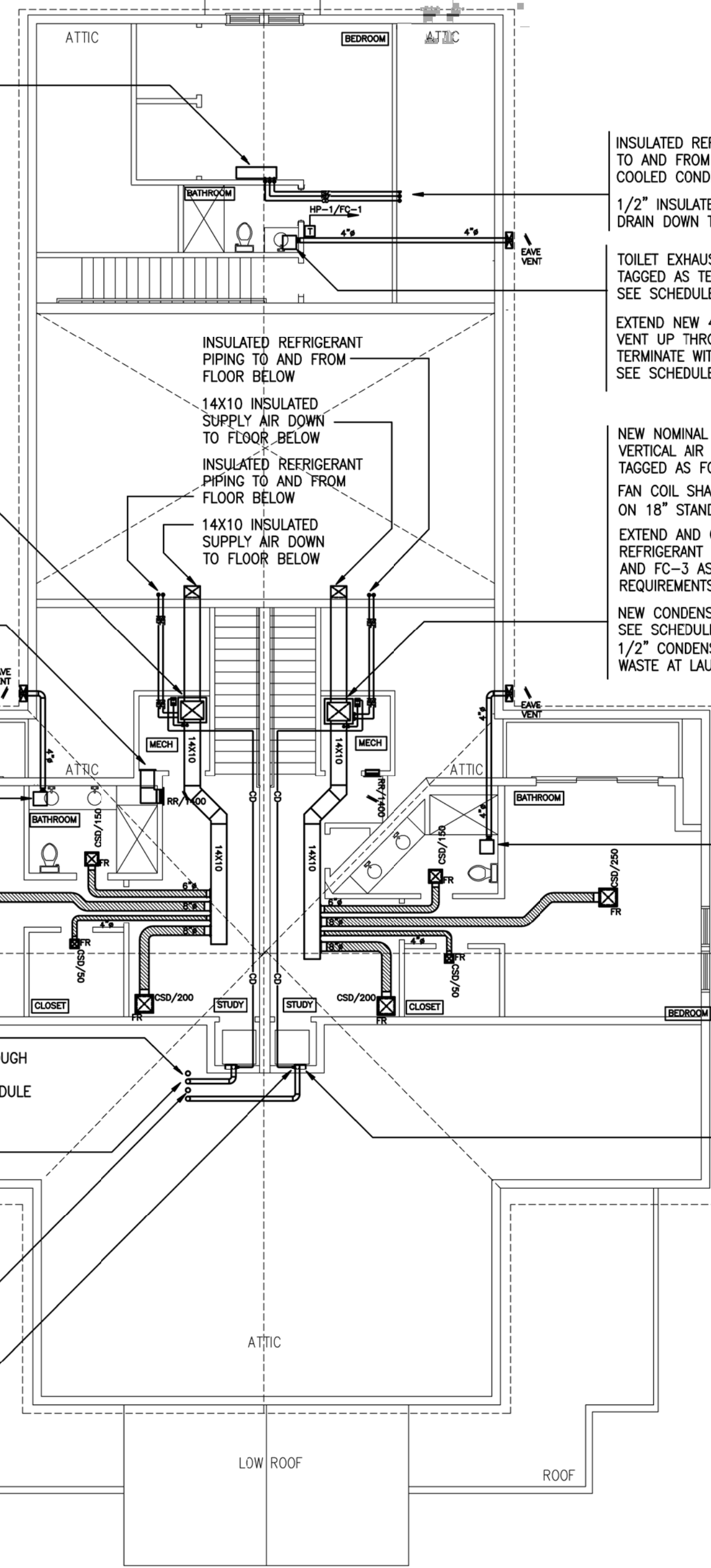
EXTEND NEW 4" DRYER VENT UP THROUGH ROOF AND TERMINATE WITH GOOSENECK, SEE SCHEDULE

4" DRYER EXHAUST FROM BELOW, UP THROUGH ROOF TERMINATE WITH GOOSENECK, SEE SCHEDULE

RECESSED DRYER EXHAUST WALL BOX, SEE SCHEDULE  
PROVIDE 4" DRYER FLEXIBLE CONNECTOR TO NEW DRYER EXHAUST WALL BOX

4" DRYER EXHAUST WITH SECONDARY LINT TRAP, SEE SCHEDULE

EXTEND NEW 4" DRYER VENT UP THROUGH ROOF AND TERMINATE WITH GOOSENECK, SEE SCHEDULE



INSULATED REFRIGERANT PIPING TO AND FROM ASSOCIATED AIR COOLED CONDENSER  
1/2" INSULATED CONDENSATE DRAIN DOWN TO FLOOR BELOW

TOILET EXHAUST FAN TAGGED AS TEF-1, SEE SCHEDULE  
EXTEND NEW 4" DRYER VENT UP THROUGH ROOF AND TERMINATE WITH GOOSENECK, SEE SCHEDULE

NEW NOMINAL 3.5 TON VERTICAL AIR FAN COIL UNIT TAGGED AS FC-3, SEE SCHEDULE  
FAN COIL SHALL BE MOUNTED ON 18" STAND, SEE DETAIL  
EXTEND AND CONNECT NEW INSULATED REFRIGERANT PIPING BETWEEN NEW HP-3 AND FC-3 AS REQUIRED TO SUIT INSTALLATION REQUIREMENTS

NEW CONDENSATE PUMP, CP-1 SEE SCHEDULE, EXTEND AND CONNECT 1/2" CONDENSATE DRAIN TO INDIRECT WASTE AT LAUNDRY BOX

TOILET EXHAUST FAN TAGGED AS TEF-1, SEE SCHEDULE  
EXTEND NEW 4" DRYER VENT UP THROUGH ROOF AND TERMINATE WITH GOOSENECK, SEE SCHEDULE

RECESSED DRYER EXHAUST WALL BOX, SEE SCHEDULE  
PROVIDE 4" DRYER FLEXIBLE CONNECTOR TO NEW DRYER EXHAUST WALL BOX

4" DRYER EXHAUST WITH SECONDARY LINT TRAP, SEE SCHEDULE

EXTEND NEW 4" DRYER VENT UP THROUGH ROOF AND TERMINATE WITH GOOSENECK, SEE SCHEDULE

## SECOND FLOOR - MECHANICAL PLAN

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

## GENERAL NOTES

- DRAWING IS DIAGRAMMATIC IN INTENT AND DOES NOT INDICATE ALL WORK REQUIRED TO COMPLETE JOB.
- FOR ADDITIONAL INFORMATION REFER TO THE MECHANICAL ALL PLANS, NOTES, SCHEDULES AND DETAILS.
- EXACT LOCATION OF ALL NEW MATERIAL AND EQUIPMENT TO BE DETERMINED IN THE FIELD TO AVOID CONFLICTS WITH EXISTING SITE CONDITIONS AND OTHER TRADES.
- ALL AUTOMATIC CONTROLS SHALL BE FURNISHED AND INSTALLED WITH ALL NECESSARY CONTROL DEVICES, SENSORS AND APPURTENANCES REQUIRED TO ENABLE ALL NEW MECHANICAL EQUIPMENT INSTALLED UNDER THIS CONTRACT FULLY OPERATIONAL.
- THIS CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION.
- THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED LICENSES, PERMITS AND FEES.
- THIS CONTRACTOR SHALL MINIMIZE DIRT AND DUST ACCUMULATION CAUSED BY THIS CONTRACTORS CONSTRUCTION ACTIVITIES, ACTIVITIES.
- THIS CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER OR HIS REPRESENTATIVE FOR ACCESS TO BUILDING AND AREAS OF CONSTRUCTION. THE CONTRACTOR AND PERSONNEL SHALL ADHERE TO ALL OWNERS REGULATIONS FOR ACCESS AND EXITING FOR PERSONNEL AND EQUIPMENT.
- THIS CONTRACTOR SHALL PATCH, TOUCH UP, PAINT AND REPAIR ALL DAMAGED OR DISTURBED AREAS OF FLOORS, WALL OR CEILINGS CAUSED BY THIS CONTRACTORS WORK.
- THIS CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND REPORT ANY DISCREPANCY TO THE ENGINEER BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE PROPOSED WORK.
- ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION.

## DUCT CONSTRUCTION

THE FOLLOWING SPECIFICATIONS PERTAIN TO NEW DUCTWORK LOCATED ABOVE CEILINGS

- DUCT CLASSIFICATION, FOR PURPOSES OF CONSTRUCTION, SHALL BE DEPENDENT ON STATIC PRESSURE AND VELOCITY, AS FOLLOWS:
  - LOW VELOCITY: DUCT VELOCITY BELOW 2,000 FEET PER MINUTE AND/OR STATIC PRESSURE UP THROUGH TWO INCHES WATER GAUGE.
  - LOW VELOCITY DUCTWORK: CONSTRUCTION SHALL BE IN ACCORDANCE WITH "LOW PRESSURE DUCT CONSTRUCTION STANDARDS" LATEST EDITION, AS PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA)
    - SHEET METAL: EXCEPT AS OTHERWISE INDICATED, FABRICATE DUCTWORK FROM GALVANIZED SHEET STEEL COMPLYING WITH ANSI/ASTM A 527, LOCK FORMING QUALITY, WITH ANSI/ASTM A525, G90 ZINC COATING; MILL PHOSPHATIZED FOR EXPOSED LOCATIONS.
    - DUCTWORK SHALL CONFORM TO THE FOLLOWING SCHEDULE:
      - UP TO 12" - #24 GAUGE
      - 13" TO 30" - #22 GAUGE
      - 31" TO 50" - #18 GAUGE
      - 61" TO 96" - #16 GAUGE
    - PROVIDE MISCELLANEOUS MATERIALS AND PRODUCTS OF TYPES AND SIZES INDICATED AND, WHERE NOT OTHERWISE INDICATED, PROVIDE TYPE AND SIZE REQUIRED TO COMPLY WITH DUCTWORK SYSTEM REQUIREMENTS.
    - DUCT SEALANT: NON-HARDENING, NON-MIGRATING MASTIC OR LIQUID ELASTIC SEALANT (TYPE APPLICABLE FOR FABRICATION/ INSTALLATION DETAIL) AS COMPOUNDED AND RECOMMENDED BY MANUFACTURER SPECIFICALLY FOR SEALING JOINTS AND SEAMS IN DUCTWORK.
    - DUCT CEMENT: NON-HARDENING MIGRATING MASTIC OR LIQUID NEOPRENE BASED CEMENT (TYPE APPLICABLE FOR FABRICATION/ INSTALLATION DETAIL) AS RECOMMENDED BY MANUFACTURER SPECIFICALLY FOR CEMENTING FITTING COMPONENTS OR LONGITUDINAL SEAMS IN DUCTWORK.
    - DUCTWORK SUPPORT MATERIALS: EXCEPT AS OTHERWISE INDICATED, PROVIDE HOT-DIPPED GALVANIZED STEEL FASTENERS, ANCHORS, RODS, STRAPS, TRIM AND ANGLES FOR SUPPORT OF DUCTWORK.
    - ALL ROUND DUCT CONNECTIONS SHALL BE MADE WITH BELLMOUTH ENTRY FITTINGS WITH INTEGRAL VOLUME DAMPERS AS MANUFACTURED BY BUCKLEY OR APPROVED EQUAL.

## FLEX DUCT SCHEDULE

BASED ON BUCKLEY ASSOCIATES, MODEL FLEXMASTER TYPE 4P INSULATED FLEXIBLE DUCT DUCT SHALL BE CONSTRUCTED OF TRILAMINATE ALUMINUM MECHANICALLY LOCKED TO OUTSIDE OF GALVANIZED STEEL HELIX, INSULATION SHALL BE 1-1/2" THICK R 6.0 FIBERGLASS WITH FIRE RETARDANT POLYETHYLENE OUTER JACKET ENTIRE ASSEMBLY SHALL BE UL LISTED ENTIRE ASSEMBLY SHALL COMPLY WITH NFPA 90A AND 90B

## ELECTRICAL WORK NOTES

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ISSUES OF THE NEC AND IN ADDITION IT SHALL MEET ALL OTHER REQUIREMENTS OF ANY OTHER LOCAL AUTHORITY HAVING JURISDICTION OVER THIS WORK.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES SO THAT IT WILL AVOID ANY CONFLICTS OF INTERFERENCE AND BE PERFORMED IN A TIMELY MANNER MEETING THE PROJECT OVERALL SCHEDULE OF COMPLETION.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR HIS WORK AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES RELATING THEREOF.
- THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING FEEDERS AND DISCONNECT SWITCHES FOR ALL EQUIPMENT TO BE REMOVED. REMOVE FEEDERS BACK TO MDP PANEL.
- COORDINATE ANY REQUIRED SHUT DOWN OF BUILDING FIRE ALARM SYSTEM AND DISABLE SPECIFIC ZONES AS NECESSARY TO PERFORM SPECIFIED WORK IN EACH AREA OF THE BUILDING REACTIVATE THE FIRE ALARM SYSTEM AT COMPLETION OF EACH DAYS WORK.
- ALL EXISTING CONTROL WIRING SERVING EQUIPMENT TO BE REMOVED SHALL BE DISCONNECTED, PULLED BACK TO JUNCTION BOX AND REMOVED.
- THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND RELOCATE ALL ELECTRICAL CONDUITS AND DEVICES TO CLEAR THE ROUTE FOR THE MOVE IN LOCATION AND INSTALLATION OF THE NEW EQUIPMENT; EXACT SCOPE OF THIS WORK SHALL BE FIELD DETERMINED AT THE SITE.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN A TIMELY MANNER AND THE AREA SHALL BE LEFT CLEAN AT ALL TIMES.
- STANDARD LOCK-OUT/TAG-OUT PROCEDURES SHALL BE FOLLOWED AT ALL TIMES.
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID TO FAMILIARIZE HIMSELF WITH THE SCOPE OF THE WORK, THE EXISTING SITE CONDITIONS, LOCATION OF NEW AND EXISTING
- EQUIPMENT AND ALL ELECTRICAL REQUIREMENTS NECESSARY TO PROVIDE A FULLY FUNCTIONAL ELECTRICAL POWER SYSTEM TO SUPPORT ALL NEW WORK UNDER THIS CONTRACT

## WORK REQUIREMENT NOTES

- FIRE PROTECTION AND PREVENTION
  - THE GENERAL CONTRACTOR SHALL DEVELOP AND MAINTAIN AN EFFECTIVE FIRE PROTECTION AND PREVENTION PROGRAM AT THE JOB SITE THROUGH OUT ALL PHASES OF WORK INCLUDING DEMOLITION, ALTERATION, REPAIR, AND CONSTRUCTION WORK THROUGHOUT THE BUILDING.
  - THE GENERAL CONTRACTOR APPLY AND PAY FOR ALL NECESSARY PERMITS AS REQUIRED BY THE CITY OF CAMBRIDGE MASSACHUSETTS, ORIGINALS SHALL BE SUBMITTED TO OWNER AND COPIES POSTED ON SITE AS REQUIRED FOR DEMOLITION, ALTERATION, REPAIR, AND CONSTRUCTION WORK THROUGHOUT THE BUILDING.
  - GENERAL CONTRACTOR SHALL INSURE THE ACCESSIBILITY AND AVAILABILITY OF SUFFICIENT FIRE PROTECTION AND SUPPRESSION EQUIPMENT IN ALL AREAS OF CONSTRUCTION ACTIVITY.
  - SMOKING IS NOT PERMITTED IN THE BUILDING, SMOKING IS ONLY PERMITTED ONLY IN DESIGNATED AREAS OUTSIDE.
- FIRE SAFETY REQUIREMENTS
  - GENERAL CONTRACTOR SHALL CARRY ALL COSTS TO PROVIDE FIRE WATCH FOR ALL HOT WORK WITHIN THE BUILDING WHERE NECESSARY. GENERAL CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS WITH THE LOCAL FIRE DEPARTMENT AND/OR AUTHORITY HAVING JURISDICTION.
  - FIRE WATCH PERSONNEL SHALL BE PROVIDED BY THE GENERAL CONTRACTOR IN SUFFICIENT NUMBER TO CONTINUOUSLY MONITOR ALL LOCATIONS WHERE WORK REQUIRING A FIRE PERMIT IS BEING CONDUCTED.
  - FIRE WATCH PERSONNEL SHALL CONTINUOUSLY MONITOR ALL LOCATIONS WHERE WORK REQUIRING A FIRE PERMIT IS BEING CONDUCTED.
  - THE FIRE WATCH PERSONNEL SHALL REMAIN ON THE JOB AT LEAST THIRTY MINUTES AFTER SUCH OPERATIONS ARE COMPLETED.
  - NONCOMBUSTIBLE SHIELDS OR COVERS SHALL BE PROVIDED BY THE CONTRACTOR ON TABLES, FLOORS, WALLS, AROUND THE HOT WORK AREA AND OVER EQUIPMENT TO PROTECT BUILDING STRUCTURES, EQUIPMENT AND PERSONNEL FROM SPARKS AND FRAGMENTS OF HOT METAL.
  - ALL SUBCONTRACTOR SHALL ALSO TAKE THESE PRECAUTIONS TO PROTECT AGAINST SPARKS AND HOT METALLIC OXIDES GENERATED BY GRINDING, DRILLING OR SAWING OPERATIONS

## SECONDARY LINT TRAP

BASED ON FANTECH MODEL DBLT-4W

THE LINT TRAP BOX SHALL BE EQUIPPED WITH A SCREEN TO FILTER DRYER EXHAUST AIR PRIOR TO ENTERING THE DRYER BOOSTER EXHAUST FAN.

THE LINT TRAP SHALL BE GALVANIZED METAL SHEET TO FIT A 4" DIA. DRYER VENT DUCT. EXACT LOCATION TO BE ACCESSIBLE FOR SERVICING IN THE LAUNDRY ROOM.

COORDINATE INSTALLATION OF LINT TRAP AND BOOSTER FAN AND CONFORM TO MANUFACTURERS RECOMMENDATIONS

## DRYER EXH DUCT CONSTRUCTION

DRYER EXHAUST DUCT SHALL BE CONSTRUCTED WITHOUT THE USE OF SHEET METAL SCREWS OR SCREENS. OVERLAPPED JOINTS SHALL EXTEND IN THE DIRECTION OF AIR FLOW. CONTRACTOR SHALL PROVIDE DUCT TEE FOR CONNECTING FLEXIBLE DUCT TO DRYER.

AT BOTTOM OF RISER CONTRACTOR SHALL PROVIDE FULL SIZE LENT TRAP DOWN TO FLOOR WITH GASKETED ACCESS PANEL FOR CLEANOUT

## CEILING RADIATION DAMPER

FOR USE AT CEILING SUPPLY AIR DIFFUSERS  
BASED ON GREENHECK MODEL CRD-1WT UL CLASSIFIED CEILING RADIATION DAMPER  
FOR INSTALLATION IN WOOD TRUSS CEILING CONSTRUCTION WITH RATINGS UP TO 1 HOUR.

THE CRD-1WT PROVIDES THE CEILING RADIATION DAMPER WITH A PLASTER FLANGE ATTACHED AROUND THE PERIMETER OF THE DAMPER. THE DAMPER IS POSITIONED ABOVE THE CEILING FOR GRILLE INSTALLATION. THE CRD-1WT DAMPER SHALL BE FURNISHED AND INSTALLED WITH FACTORY PLENUM.

## CEILING RADIATION DAMPER

FOR USE AT CEILING RETURN AIR REGISTERS  
BASED ON GREENHECK MODEL CRD-1LP UL CLASSIFIED CEILING RADIATION DAMPER  
FOR INSTALLATION IN WOOD TRUSS CEILING CONSTRUCTION WITH RATINGS OF 3 HOURS OR LESS.

THE CRD-1LP PROVIDES THE CEILING RADIATION DAMPER WITH A PLASTER FLANGE ATTACHED AROUND THE PERIMETER OF THE DAMPER. THE DAMPER IS POSITIONED ABOVE THE CEILING FOR GRILLE INSTALLATION. THE NUMBER AND CONFIGURATION OF LOW PROFILE DAMPERS SHALL BE FACTORY DETERMINED.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

PROJECT ARCHITECT



SEAL

PROJECT CONSULTANTS

MULTI-FAMILY BUILD OUT  
275 LAFAYETTE STREET  
SALEM, MA  
01970  
CHURCH BUILDING

PROJECT INFORMATION

OWNER INFORMATION

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No.	Description	Date
1	ISSUED FOR PERMIT	4-19-24

PROJECT REVISIONS

Job No.:	000-23
Date:	4-19-24
Scale:	As Noted
Designed By:	MDM
Drawn By:	MDM
Checked By:	MAT/SRH
Approved By:	MAT/SRH
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PROPOSED MECHANICAL FLOOR PLANS

SHEET NAME

M-2

SHEET NO.



# ELECTRIC HEATING EQUIPMENT SCHEDULE

FLOOR	SERVICE AREA	HEATING DATA								BASED ON		REMARKS	
		TAG	TYPE OF UNIT	ARRANGEMENT	KW	MBH	V	P	Hz	AMPS	MANUF		MODEL
BASEMENT	SPRINKLER ROOM	EH-1	CABINET UNIT HEATER	SURFACE WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	1. ALL NEW ELECTRIC HEATING DEVICES SHALL BE FURNISHED AND INSTALLED WITH ALL FACTORY CONTROLS AND SAFETY DEVICES 2. CONTRACTOR SHALL COORDINATE ALL MOUNTING REQUIREMENTS FOR NEW ELECTRIC HEATERS TO SUIT FACTORY RECOMMENDED INSTALLATION REQUIREMENTS 3. ALL NEW ELECTRIC HEATERS SHALL BE FURNISHED AND INSTALLED WITH ALL NECESSARY COMPONENTS AND MATERIAL TO PROVIDE A COMPLETE OPERATIONAL AUTOMATICALLY CONTROLLED ELECTRIC HEATER 4. ELECTRIC CABINET UNIT HEATERS INSTALLED IN COMMON AREAS SHALL BE FURNISHED AND WITH OPTIONAL SURFACE MOUNTING FRAME AND FACTORY TAMPER RESISTANT SINGLE POLE INTEGRAL THERMOSTAT AND ALL NECESSARY FACTORY COMPONENTS AND MOUNTING ACCESSORIES 5. ELECTRIC BASEBOARD RADIATION INSTALLED IN COMMON AREAS SHALL BE FURNISHED AND WITH FACTORY TAMPER RESISTANT SINGLE POLE INTEGRAL THERMOSTAT AND ALL NECESSARY FACTORY COMPONENTS AND MOUNTING ACCESSORIES
BASEMENT	BASEMENT ENTRY	EH-2	CABINET UNIT HEATER	SURFACE WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	
BASEMENT	UNIT 4 MECHANICAL ROOM	EH-3	CABINET UNIT HEATER	SURFACE WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	
BASEMENT	STORAGE	EH-4	CABINET UNIT HEATER	SURFACE WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	
BASEMENT	UNIT 5 MECHANICAL ROOM	EH-5	CABINET UNIT HEATER	SURFACE WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	
BASEMENT	UNIT 1 STORAGE	EH-6	CABINET UNIT HEATER	SURFACE WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	
BASEMENT	STORAGE	EH-7	CABINET UNIT HEATER	SURFACE WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	
BASEMENT	STORAGE	EH-8	CABINET UNIT HEATER	SURFACE WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	
BASEMENT	STORAGE	EH-9	CABINET UNIT HEATER	SURFACE WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	
FIRST FLR	ENTRY	EH-10	CABINET UNIT HEATER	RECESSED WALL MOUNTED	1.5	5.12	120	1	60	12.5	QMARK	AWH3150F	
FIRST FLR	HALL WAY	EH-11	BASEBOARD RADIATION	8'-0" LONG	1.5	5.12	208	1	60	7.20	QMARK	QMKC2508W	
SECOND FLR	UNIT 1 BATHROOM	EH-12	TOE SPACE HEATER	---	0.5	1.92	120	1	60	4.7	QMARK	QTS-1100	

# TOILET EXHAUST FAN SCHEDULE

WORKING TAG	SERVICE	CONTROL	CFM	E.S.P.	ELECTRIC DATA					BASED ON		REMARKS
					VOLTS	PHASE	Hz	WATTS	AMPS	MANUF	MODEL	
TEF-1	RESIDENTIAL TOILET EXHAUST	MULTI FUNCTION WALL SWITCH	100	0.20"	120	1	60	80	1.14	GREENHECK	SP-B80L	PROVIDE ALL NECESSARY CONTROL, WIRING, INTERLOCKS AND SAFETY DEVICES FURNISH AND INSTALL WITH FLEX CONNECTION AT DUCT COLLAR COORDINATE ALL SWITCHING REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR MOTOR RATED FOR CONTINUOUS USE MOTOR WITH THERMAL OVERLOAD MOTOR FAN SHALL BE UL LISTED, SOLID STATE SPEED CONTROL, 8W DIMMABLE LIGHT, FROSTED LENS, FACTORY CEILING RADIATION DAMPER, ROUND DUCT CONNECTION, FACTORY ISOLATION KIT AND MOUNTING BRACKET, ENERGY STAR CERTIFIED

# PIPE INSULATION SCHEDULE

TYPE OF SERVICE	TEMPERATURE RANGE	CONDUCTIVITY "K" VALUE IECC C403.2.8	MINIMUM R VALUE	TYPE	PIPE SIZE			
					<1"	1" TO 1.5"	1.5" TO <4"	4" TO <8"
REFRIGERANT (H.P.)	110F-180F	0.25-0.29	R-3	R.T.	1.0"	1.0"	1.5"	1.5"
REFRIGERANT (L.P.)	45F-53F	0.21-0.27	R-3	R.T.	0.5"	0.5"	1.0"	1.0"
CONDENSATE DRAIN	<55F	---	R-3	F.G.	0.5"	0.5"	---	---

2018 IECC C403.11.3

NOTE: THE ENTIRE INSULATION INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH THE MASSACHUSETTS STATE BUILDING AND ENERGY CONSERVATION CODE.

NOTE: FIBERGLASS PIPE INSULATION; GLASS FIBER PIPE INSULATION: ASTM C547; CLASS 1; "K" VALUE SHALL CONFORM TO LATEST EDITION OF THE MASSACHUSETTS STATE MECHANICAL CODE FOR HOT WATER PIPING; INSULATION SHALL BE NON-COMBUSTIBLE WITH REINFORCED FOIL VAPOR BARRIER JACKET WITH SELF-SEALING ADHESIVE JOINTS.

NOTE: RUBBER TUBE INSULATION FOR INSTALLATION ON NEW REFRIGERANT LIQUID AND SUCTION LINES RUNNING BETWEEN NEW DIRECT EXPANSION COOLING COIL AND NEW OUTDOOR AIR COOLED CONDENSING UNIT

- REFRIGERANT PIPE INSULATION SHALL BE AEROCCELL SPLIT TUBE CLOSED CELL EPDM RUBBER BASED ELASTOMERIC TUBE INSULATION AS MANUFACTURED BY AEROFLEX
- REFRIGERANT PIPE FITTING INSULATION SHALL BE AEROFIT SPLIT TUBE CLOSED CELL EPDM RUBBER BASED ELASTOMERIC TUBE INSULATION AS MANUFACTURED BY AEROFLEX
- REFRIGERANT PIPE AND PIPE FITTING INSULATION SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS
- SHEET AND TUBE INSULATION SHALL MEET THE REQUIREMENTS OF THE 2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (2015 IECC)

# ENERGY RECOVERY UNIT SCHEDULE

ERV-2
SERVING BASEMENT STORAGE ROOM FRESH AIR VENTILATION SYSTEM
BASED ON FANTECH MODEL FIT120E-D-EC DIMENSIONS: 24"Lx25"Wx10"H. 35 LBS. ELECTRICAL DATA: 120V-1PH-60HZ; 2.3 AMPS 120 CFM 0.50" E.S.P.
NEW ENERGY RECOVERY UNIT TO BE FURNISHED AND INSTALLED WITH ALL STANDARD FACTORY EQUIPMENT, ALL NECESSARY OPTIONS, CONTROLS, ACCESSORIES AND SAFETY DEVICES AS NECESSARY TO INSTALL A FULLY FUNCTIONAL ERV UNIT
CONTRACTOR TO FURNISH AND INSTALL WITH FACTORY EOC-TOUCH WALL MOUNTED PROGRAMMABLE TOUCH SCREEN CONTROLLER

# LOW PRESSURE DUCTWORK

A. FURNISH ALL LOW PRESSURE SHEET METAL DUCTWORK REQUIRED FOR THE VARIOUS SUPPLY, RETURN AND EXHAUST AIR SYSTEMS. ALL LOW PRESSURE DUCTWORK AND SHEET METAL PLENUMS SHALL BE CONSTRUCTED OF GALVANIZED STEEL OF U.S. STANDARD GAUGE UNLESS OTHERWISE SPECIFIED.

B. DUCTWORK, EXCEPT WHERE SPECIFIED OTHERWISE, SHALL BE FABRICATED IN ACCORDANCE WITH THE "HVAC DUCT CONSTRUCTION STANDARDS" PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INCORPORATED FOR 1" W.C. POSITIVE OR NEGATIVE STATIC PRESSURE. SUBMIT SHOP STANDARDS BOOKLET SHOWING THE TYPES OF JOINTS AND CONSTRUCTION, THE VARIOUS ITEMS AND SHEET METAL APPURTENANCES TO BE EMPLOYED FOR THIS PROJECT, AS WELL AS FABRICATION DRAWINGS FOR ALL OF THE SYSTEMS.

C. DUCTS SHALL BE TRUE TO THE DIMENSIONS INDICATED ON THE DRAWINGS. DUCTS SHALL BE STRAIGHT AND SMOOTH ON THE INSIDE WITH NEATLY FINISHED JOINTS.

D. ALL ELBOWS AND OFFSETS SHALL BE FABRICATED WITH INSIDE RADIUS EQUAL TO THE DIMENSION OF THE DUCT IN THE PANE OF THE ELBOW. WHERE ELBOWS MAY BE REQUIRED TO HAVE SHORTER RADIUS, THEY SHALL BE CONSTRUCTED WITH FULL CURVATURE TURNING VANES SPACED TO DIVIDE THE ELBOW INTO AIR PASSAGES THAT HAVE EQUAL CURVE RATIOS. SHORT RADIUS ELBOWS: WITH OUTSIDE RADIUS OF LESS THAN 20" SHALL HAVE ONE (1) INNER SPLITTER; WITH OUTSIDE RADIUS OF LESS THAN 36" AND MORE THAN 20" SHALL HAVE TWO (2) INNER SPLITTERS; AND WITH OUTSIDE RADIUS OF MORE THAN 36" SHALL HAVE THREE (3) INNER SPLITTERS. INSIDE RADIUS SHALL NOT BE LESS THAN 4". WHERE SQUARE-HEELED, VANED ELBOWS ARE SHOWN, THE VANES SHALL HAVE A SPACING OF 2 1/4" AND SHALL BE FABRICATED AS SHOWN IN SMACNA MANUAL.

E. TRANSITIONS SHALL BE MADE WITH SIDES SLOPING AT NOT MORE THAN 1" IN 7 INCHES ON THE SIDE OF THE TRANSFORMATION. TRANSITIONS IN DUCTWORK OF PIECES OF EQUIPMENT SHALL BE MADE WITH A 20 DEGREE MAXIMUM ANGLE PROJECTED FROM THE DUCT SIDE ON THE DOWNSTREAM SIDE. ANY CONDITIONS REQUIRING DEVIATIONS FROM THE ABOVE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR APPROVAL.

F. ALL NOTCHES FOR CONNECTING SECTIONS OF DUCT, INCLUDING LONGITUDINAL SEAM NOTCHES, SHALL NOT BE CUT ANY DEEPER THAN 1 7/8" TO INSURE TIGHT CORNERS IN A 2" DEEP SLIP JOINT. ANY NOTCHED CORNERS NOT MEETING WITH THE APPROVAL OF THE ARCHITECT SHALL BE REMOVED AND REINSTALLED OR SEALED TO THE SATISFACTION OF THE ARCHITECT.

G. SLIPS SHALL BE AT LEAST TWO (2) GAUGES HEAVIER THAN THE DUCT AND ALL JOINTS MUST BE MADE IN A NEAT AND WORKMANLIKE MANNER AND IN ALL CASES JOINTS MUST BE TIGHT. ALL DUCTS SHALL HAVE ALL JOINTS SEALED WITH EC-800 AS MANUFACTURED BY 3M.

H. REINFORCING ANGLES SHALL BE GALVANIZED AND SHALL BE ATTACHED TO DUCTS WITH SHEET METAL SCREWS OR RIVETS 6" ON CENTER.

I. IF COMPANION ANGLES ARE USED, A NEOPRENE GASKET SHALL BE USED BETWEEN ANGLES. COMPANION ANGLES SHALL BE USED TO JOIN DUCTS OF DIFFERENT MATERIAL.

J. FURNISH AND INSTALL VENTLOCK NO. 699 INSTRUMENT TEST HOLE IN DUCTS ADJACENT TO ALL TEMPERATURE CONTROL INSTRUMENTS AND AT ALL POINTS REQUIRED TO BALANCE THE SYSTEM.

K. DURING CONSTRUCTION, ALL OPENINGS IN DUCTWORK SHALL BE COVERED TO PREVENT ENTRANCE OF FOREIGN MATERIAL.

# FLEXIBLE DUCT WORK NOTE

THE CONTRACTOR SHALL FURNISH AND INSTALL INSTALL INSULATED FLEXIBLE DUCT WHERE SHOWN ON THE DRAWINGS, CONSISTING OF WOVEN AND COATED FIBERGLASS CLOTH INNER LINER WITH A COATED STEEL WIRE HELIX PERMANENTLY BONDED TOGETHER AND AN OUTER FIBERGLASS INSULATING BLANKET WITH LOW PERMEABILITY FIBERGLASS REINFORCED METALLIZED FILM LAMINATE JACKET AS A VAPOR BARRIER.

FLEXIBLE DUCT SHALL BE LISTED BY UNDERWRITERS' LABORATORIES, INC., UNDER UL-181 STANDARDS AS CLASS 1 AIR DUCT AND SHALL BE RATED FOR 16" POSITIVE PRESSURE AND 2" NEGATIVE PRESSURE IN SIZES FROM 4" TO 16" DIAMETER.

FLEXIBLE DUCT SHALL BE RUN STRAIGHT AS POSSIBLE, WITH NO KINKS AND SHALL BE PULLED TAUT. 2021 IMC 603.6.1.1 NOTES THAT LENGTHS SHALL NOT BE LIMITED IN LENGTH

# AUTOMATIC TEMPERATURE CONTROLS

THE MECHANICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY AUTOMATIC TEMPERATURE CONTROL DEVICES, INTERLOCKS, SENSORS AND WIRING TO PROVIDE A COMPLETE FULLY FUNCTIONAL SYSTEM AS REQUIRED FOR ALL MECHANICAL SYSTEM AS SHOWN ON THE DRAWINGS. IT SHALL BE THE CONTROL SUB CONTRACTOR TO DETERMINE SCOPE OF WORK NECESSARY TO COMPLY WITH THIS REQUIREMENT.

# HANGERS AND SUPPORTS

A. INSTALL ALL HANGERS, COACH SCREW THREADED RODS IN WOOD CONSTRUCTION AND SUPPORTS FOR THE VARIOUS PARTS OF THE SYSTEM.

- PIPING SHALL BE HUNG AND/OR SUPPORTED AT INTERVALS OF NOT OVER 10'.
- DUCTS SHALL BE HUNG AT INTERVALS OF NOT OVER 8'. INSTALL RISER CLAMPS OR SPRING HANGERS AT TOPS OF RISERS AS REQUIRED. PIPING HUNG FROM WALL SHALL HAVE OFFSET RODS OR BRACKETS TO SUPPORT HANGERS.
- ALL HANGER RODS SHALL BE HUNG FROM COACH SCREW THREADED RODS INSERTED IN BUILDING WOOD BEAMS OR JOISTS. CLAMPS SHALL HAVE RETAINING CLIPS AND LOCKNUT. WHEN PIPE OR EQUIPMENT IS HUNG OR SUPPORTED, NO PART OF ANY EQUIPMENT NOR ANY PART OF THE BUILDING SHALL BE STRESSED BEYOND ITS NORMAL ALLOWABLE WORKING STRENGTH.

PROJECT ARCHITECT

SEAL

PROJECT CONSULTANTS

MULTI-FAMILY BUILD OUT  
 275 LAFAYETTE STREET  
 SALEM, MA  
 01970  
 CHURCH BUILDING

PROJECT INFORMATION

OWNER INFORMATION

1	ISSUED FOR PERMIT	4-19-24
No.	Description	Date
PROJECT REVISIONS		

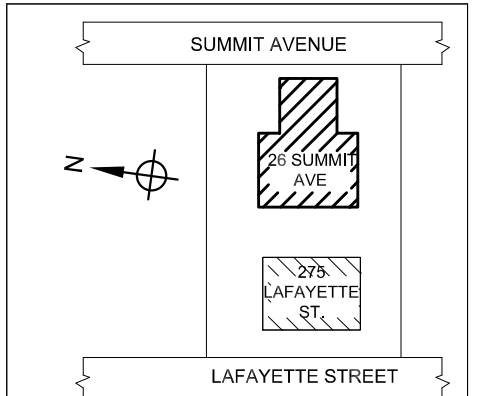
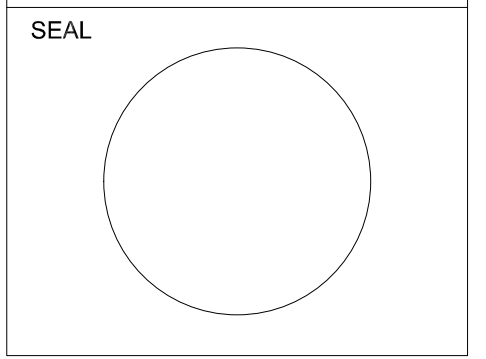
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Scale:	As Noted
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Drawn By:	MDM
Checked By:	MAT/SRH
Approved By:	MAT/SRH
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MECHANICAL EQUIPMENT SCHEDULES AND NOTES

SHEET NAME

# M-4

SHEET NO.



KEY PLAN  
**Multi-Family Build Out**  
 26 Summit Ave.  
 Salem, MA

PROJECT INFORMATION

No.	Description	Date
PROJECT REVISIONS		

OWNER INFORMATION

No.	Description	Date
PROJECT REVISIONS		

SAI Job # 2022-020 | CEI Proj # 022-23

Date: PERMIT SET: 04/19/24

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

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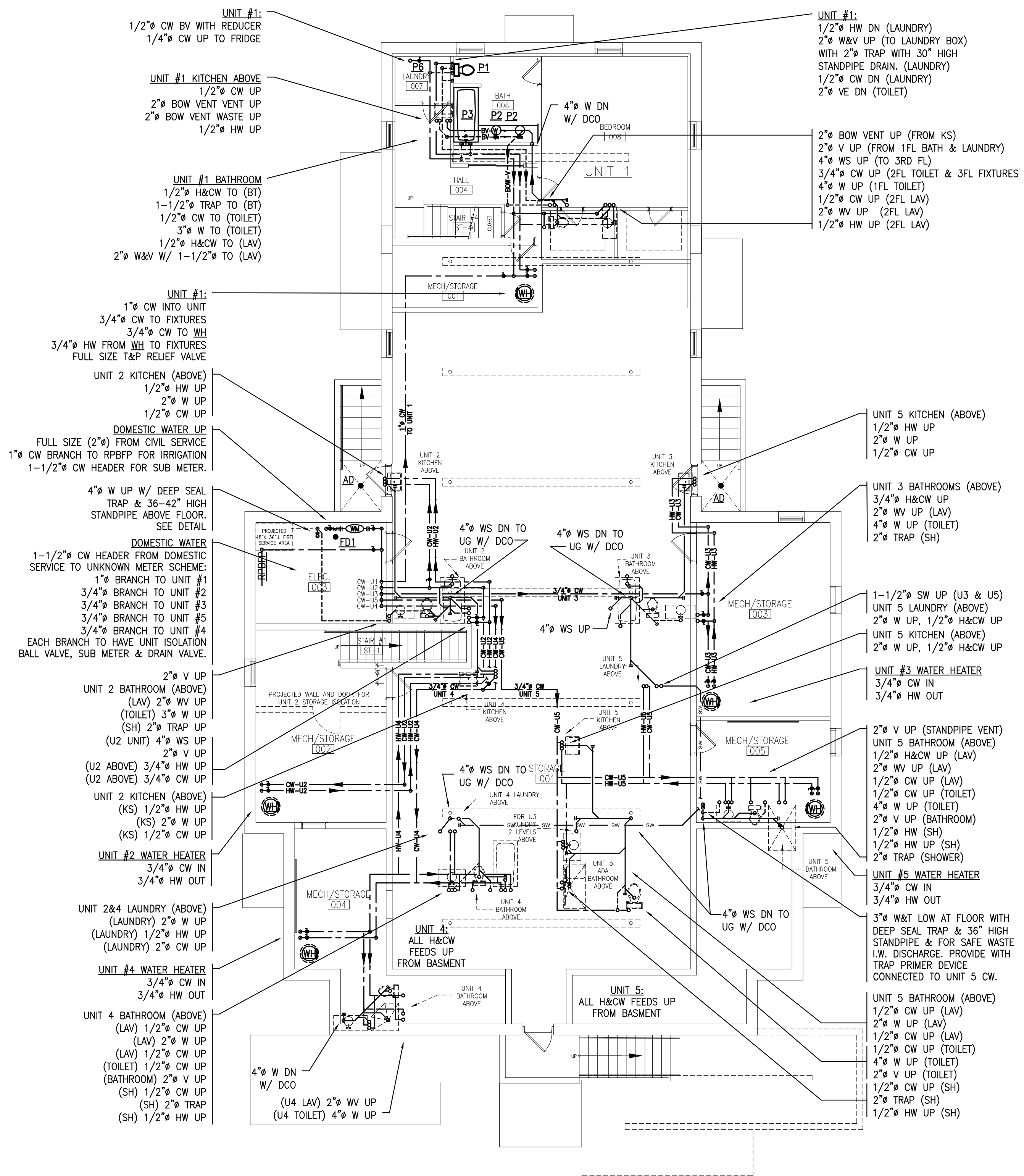
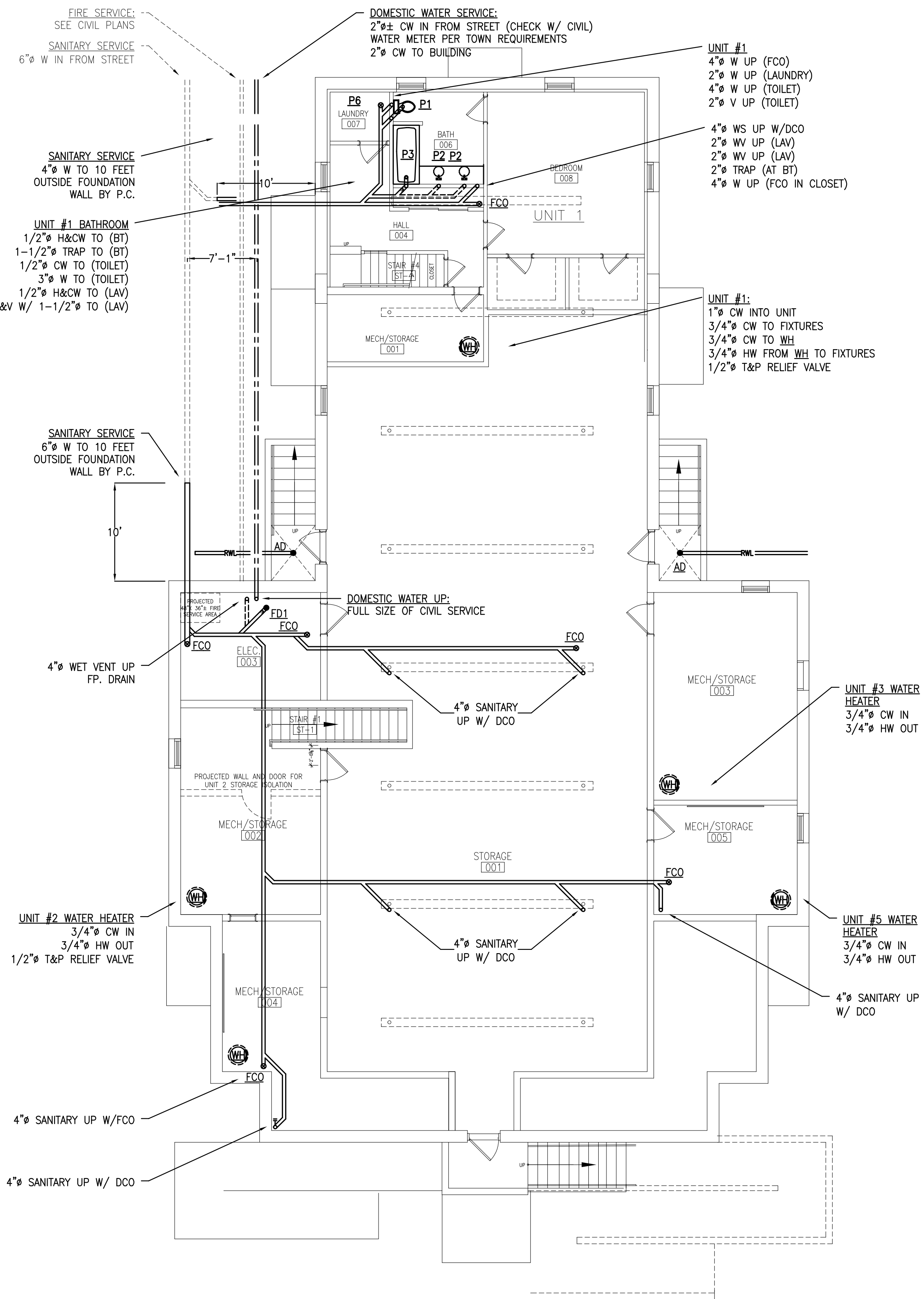
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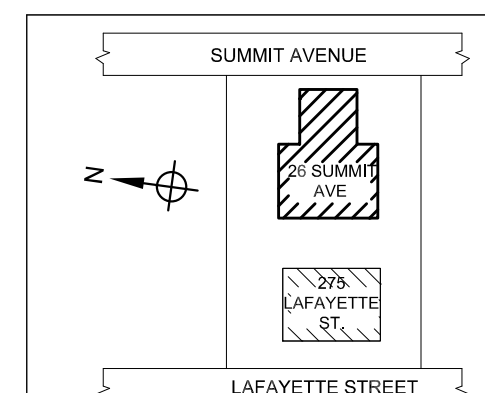
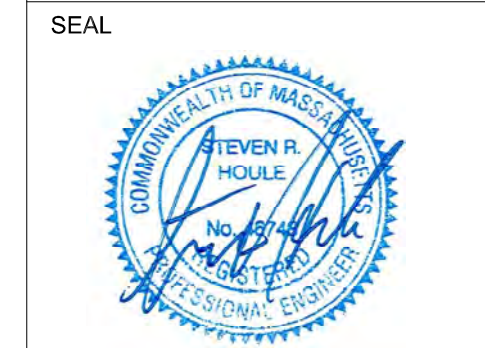
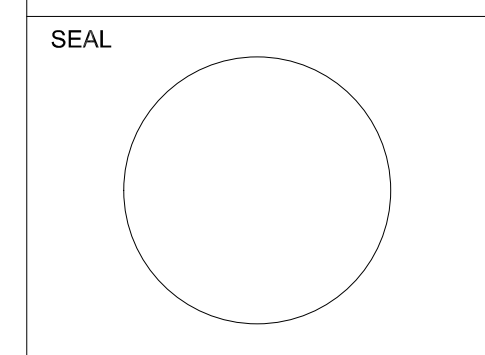
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Approved By: SRH

**PLUMBING UNDERGROUND & BASEMENT FLOOR PLANS**

SHEET NAME  
**P1**  
 SHEET NO.





**KEY PLAN**  
Multi-Family Build Out  
26 Summit Ave.  
Salem, MA

PROJECT INFORMATION

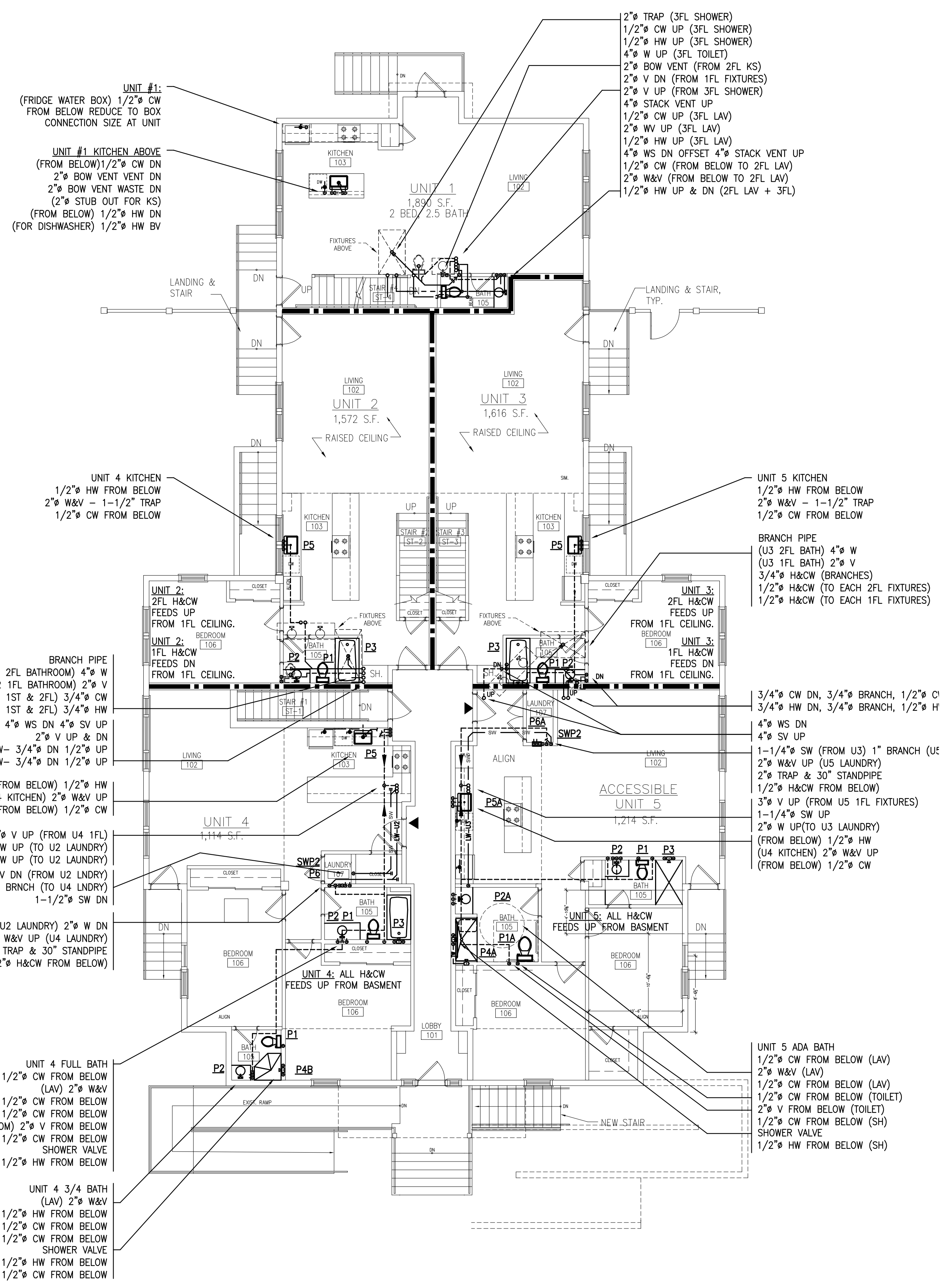
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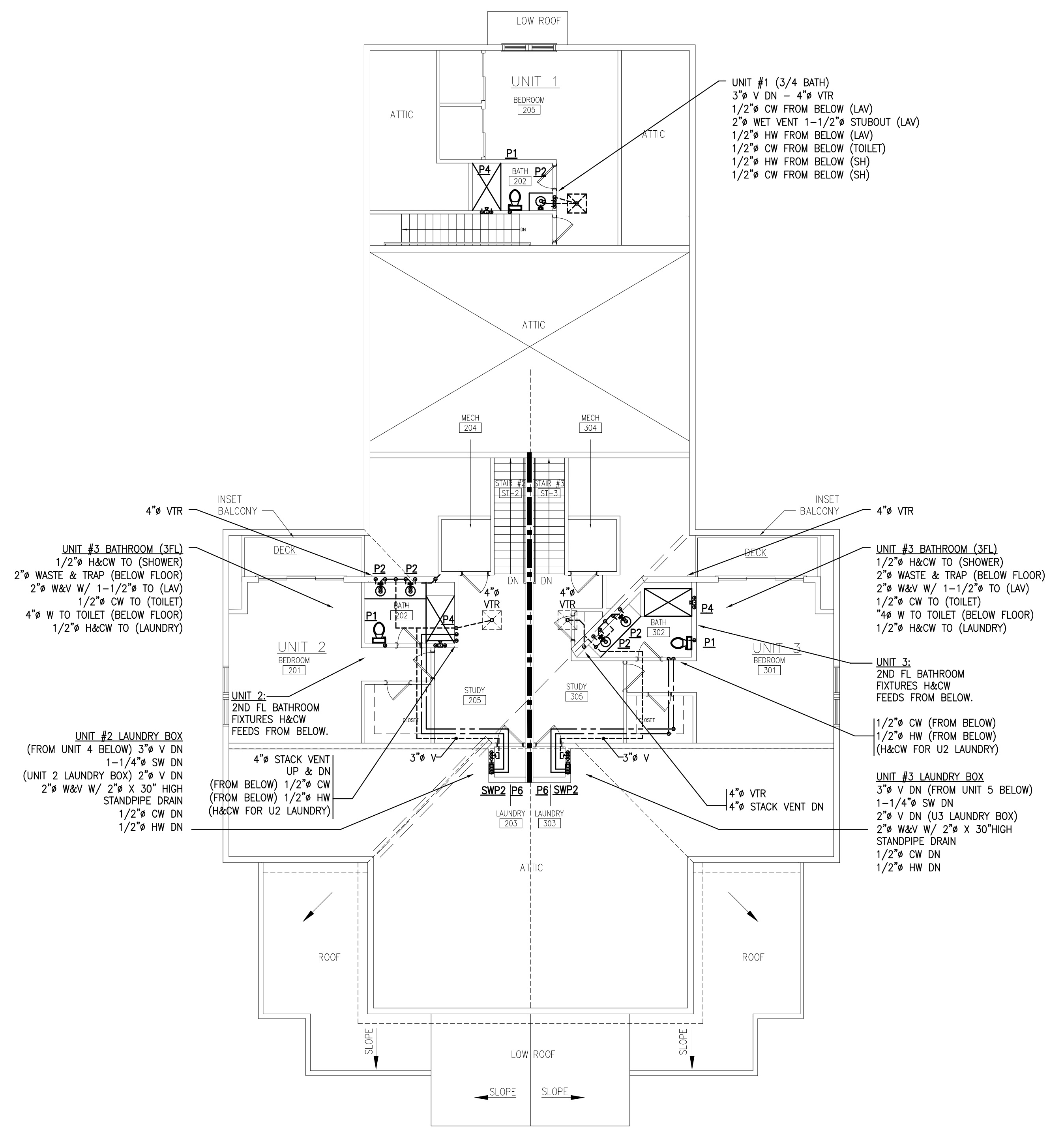

PROJECT REVISIONS

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Approved By:	SRH

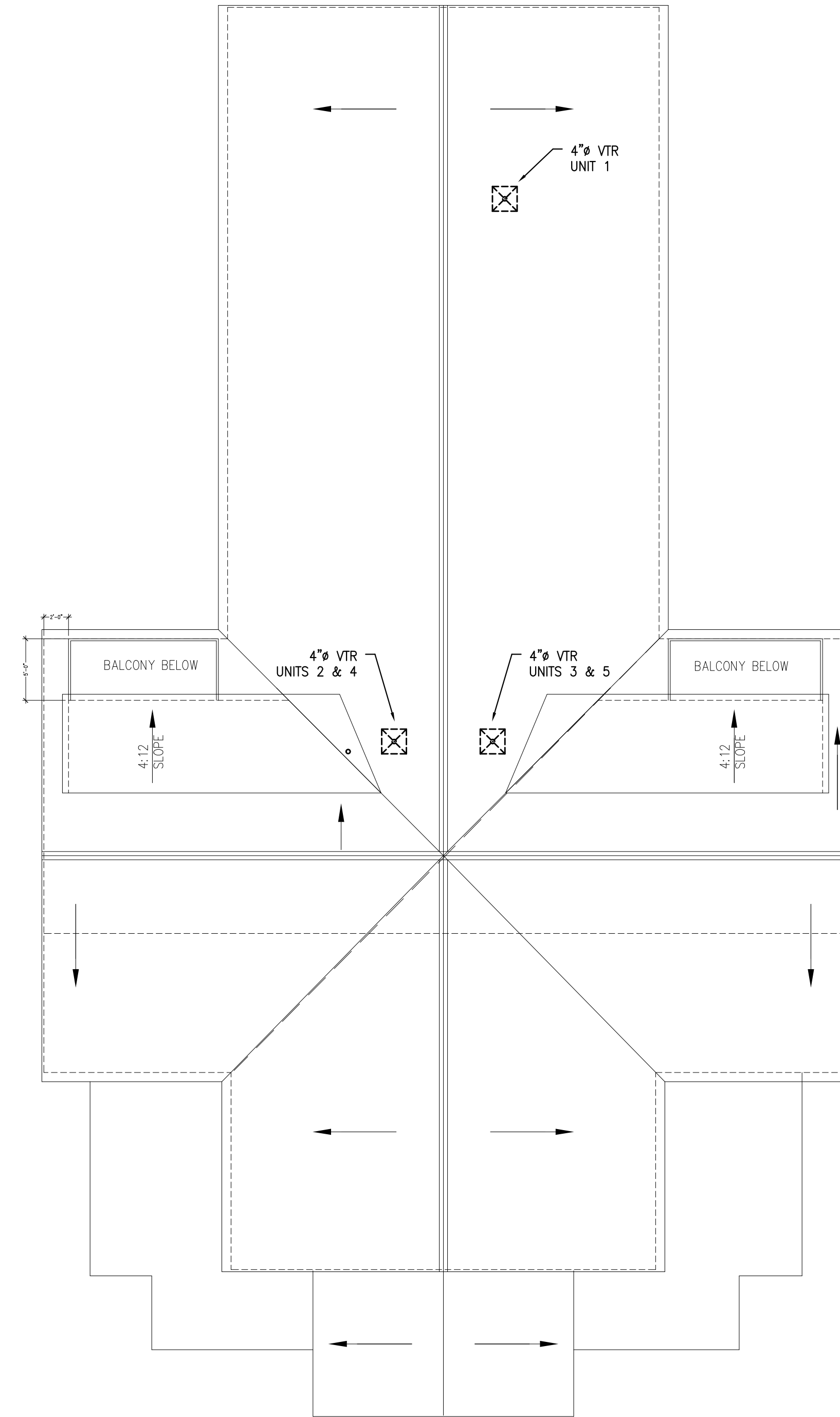
**PLUMBING**  
1ST & 2ND FLOOR PLANS  
SHEET NAME  
**P2**  
SHEET NO.



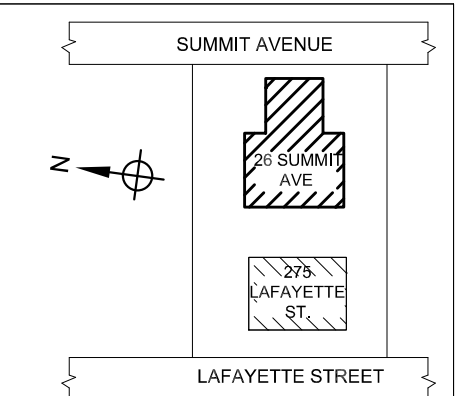
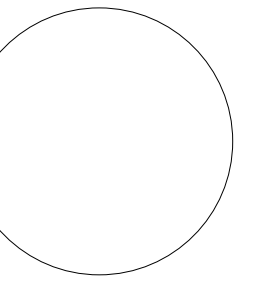
**PLUMBING**  
First Floor Plan  
Scale: 1/8" = 1'-0"



**PLUMBING**  
Second Floor Plan  
Scale: 1/8" = 1'-0"



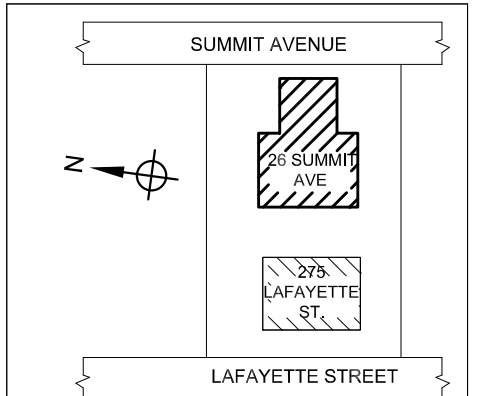
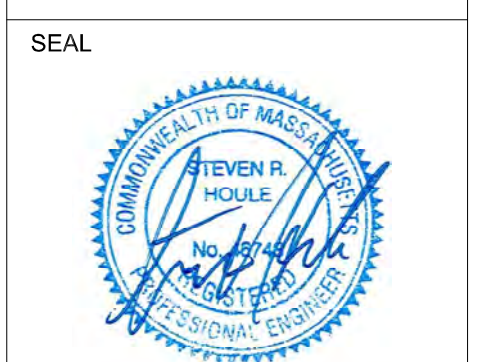
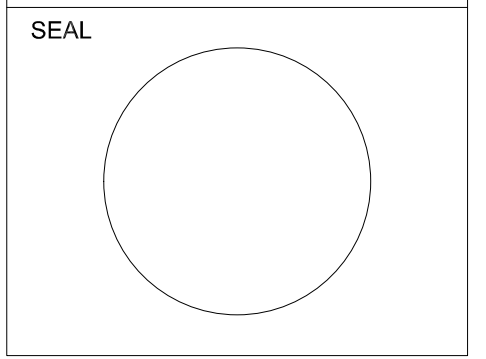
PLUMBING ROOF PLAN  
Roof Plan  
Scale: 1/8" = 1'-0"




No.	Description	Date

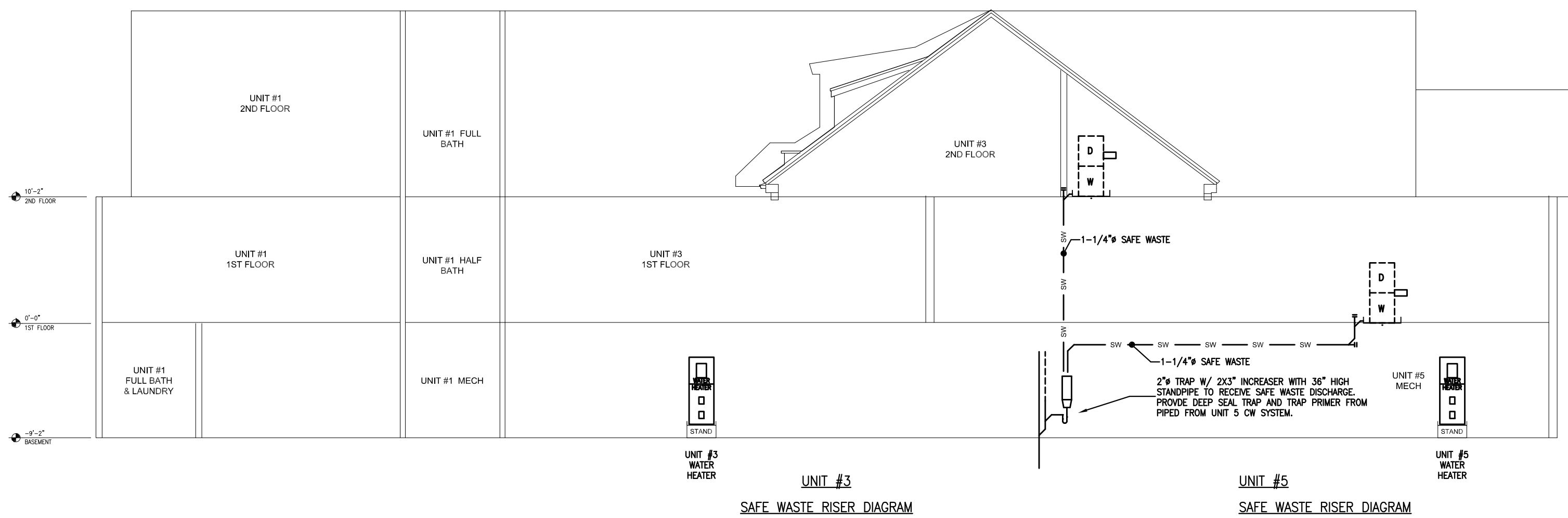
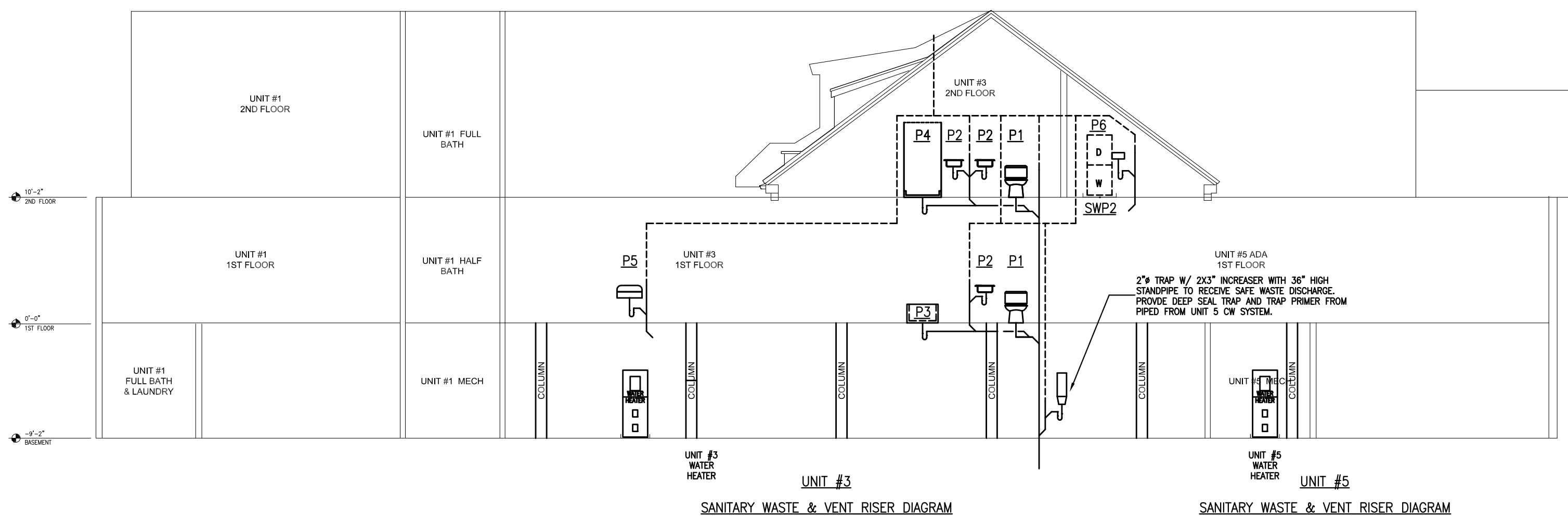
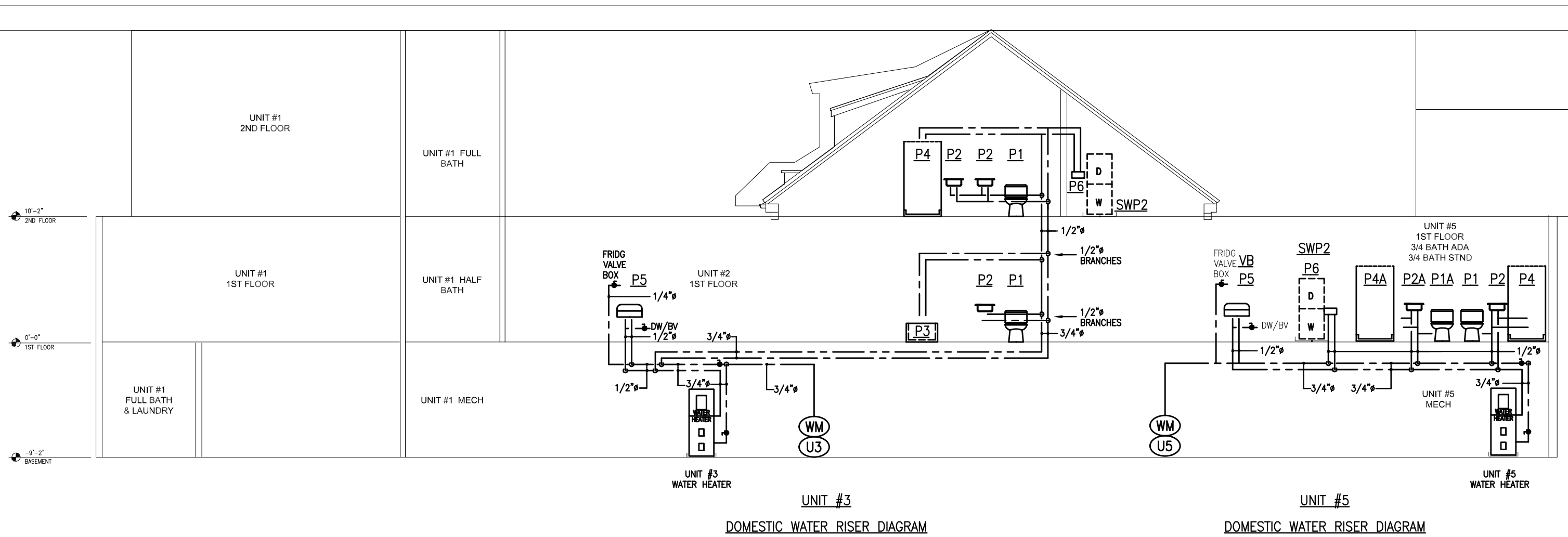
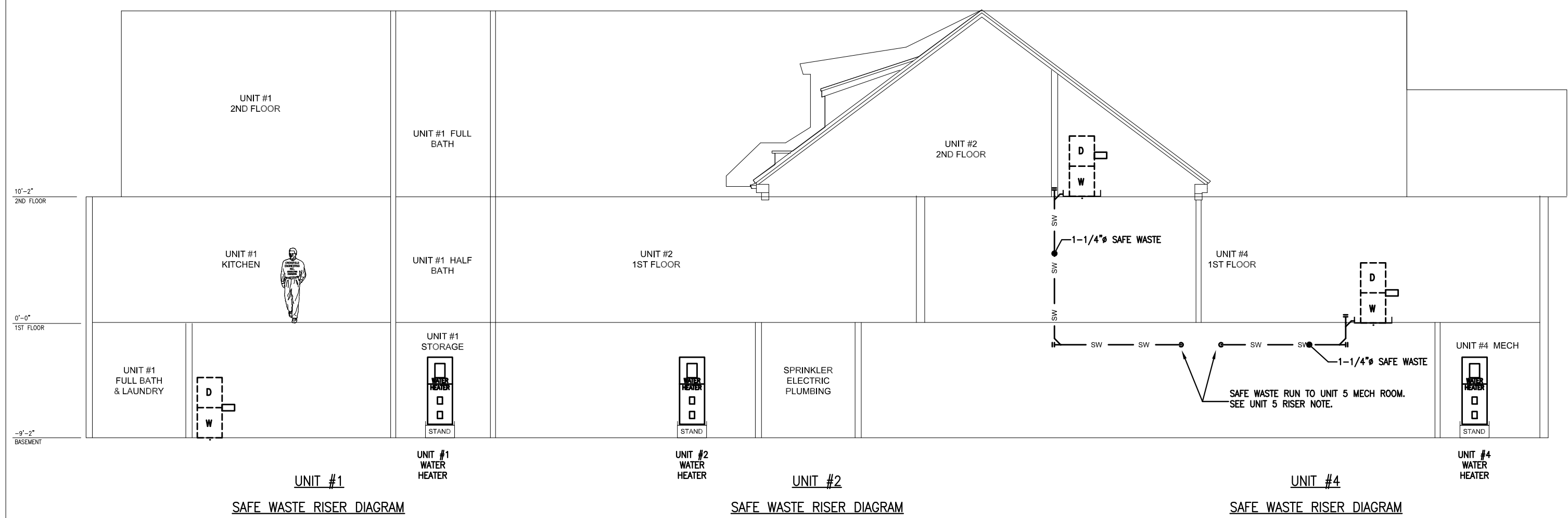
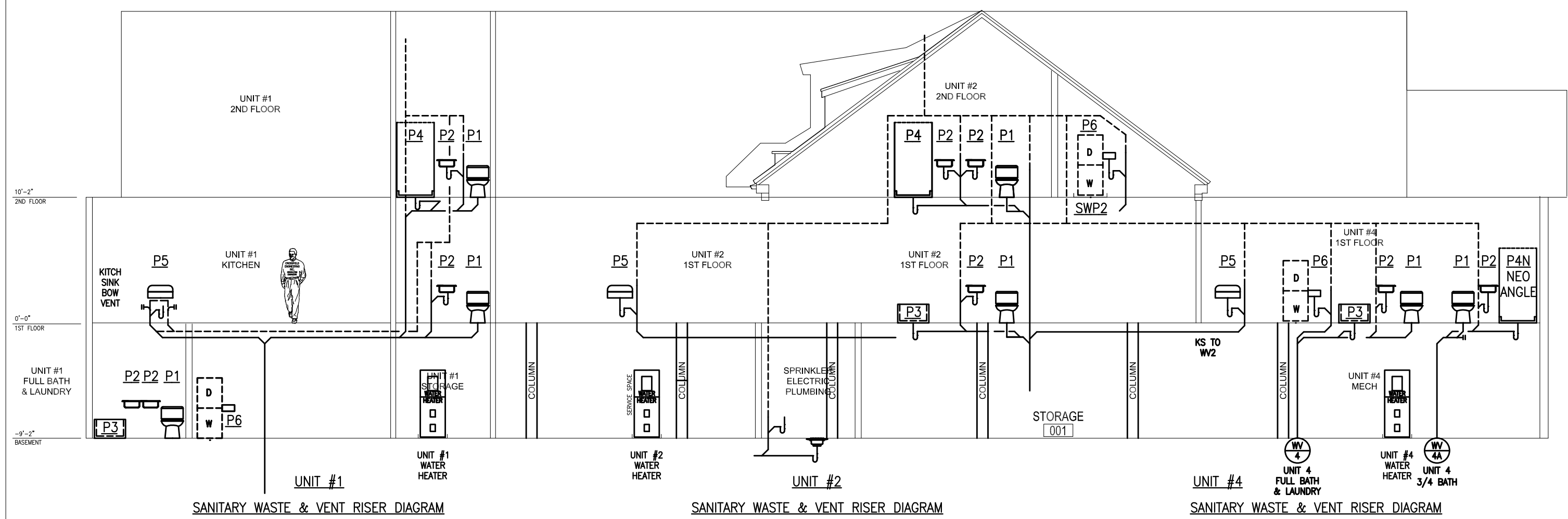
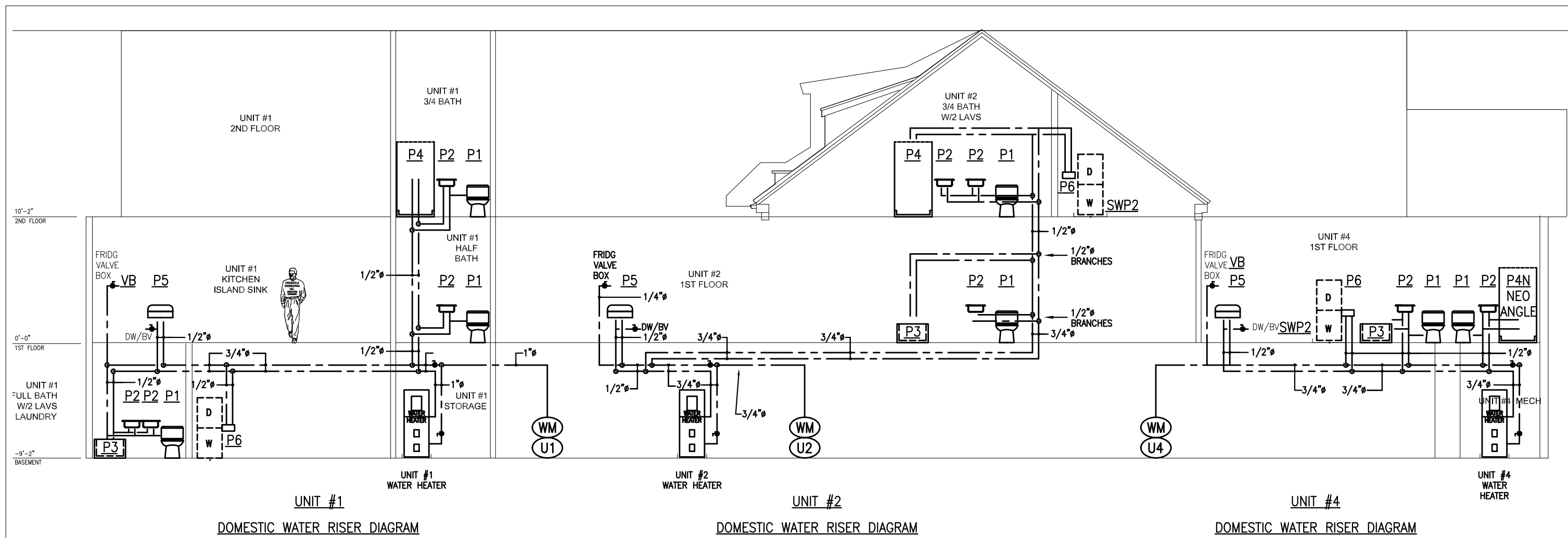
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Approved By:	SRH

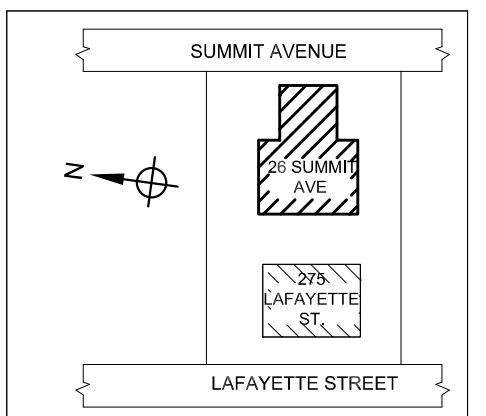
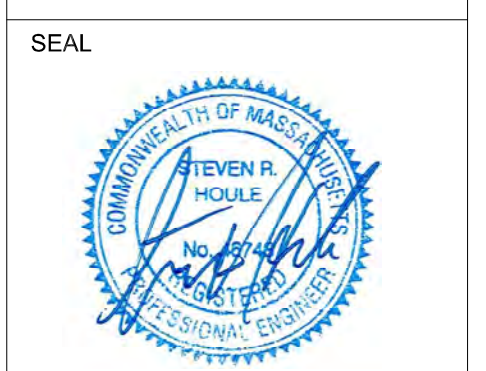
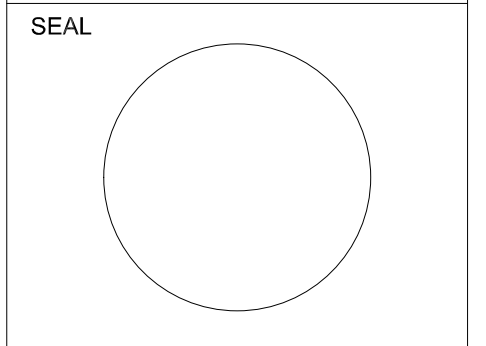
PLUMBING  
ROOF PLAN



No.	Description	Date

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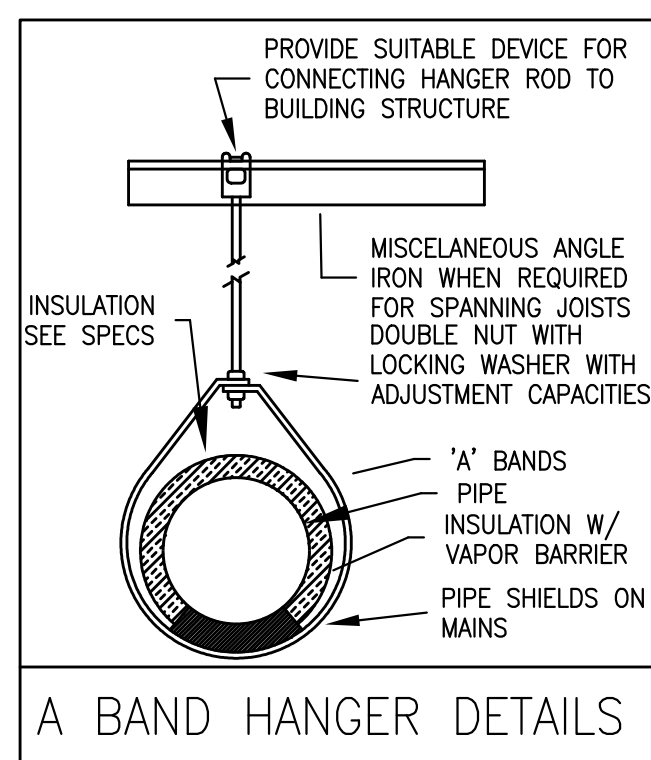
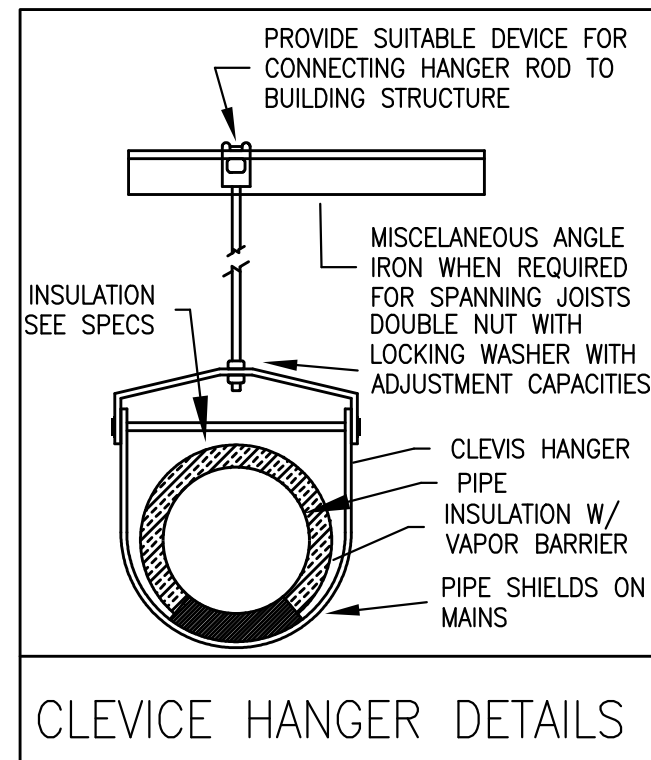




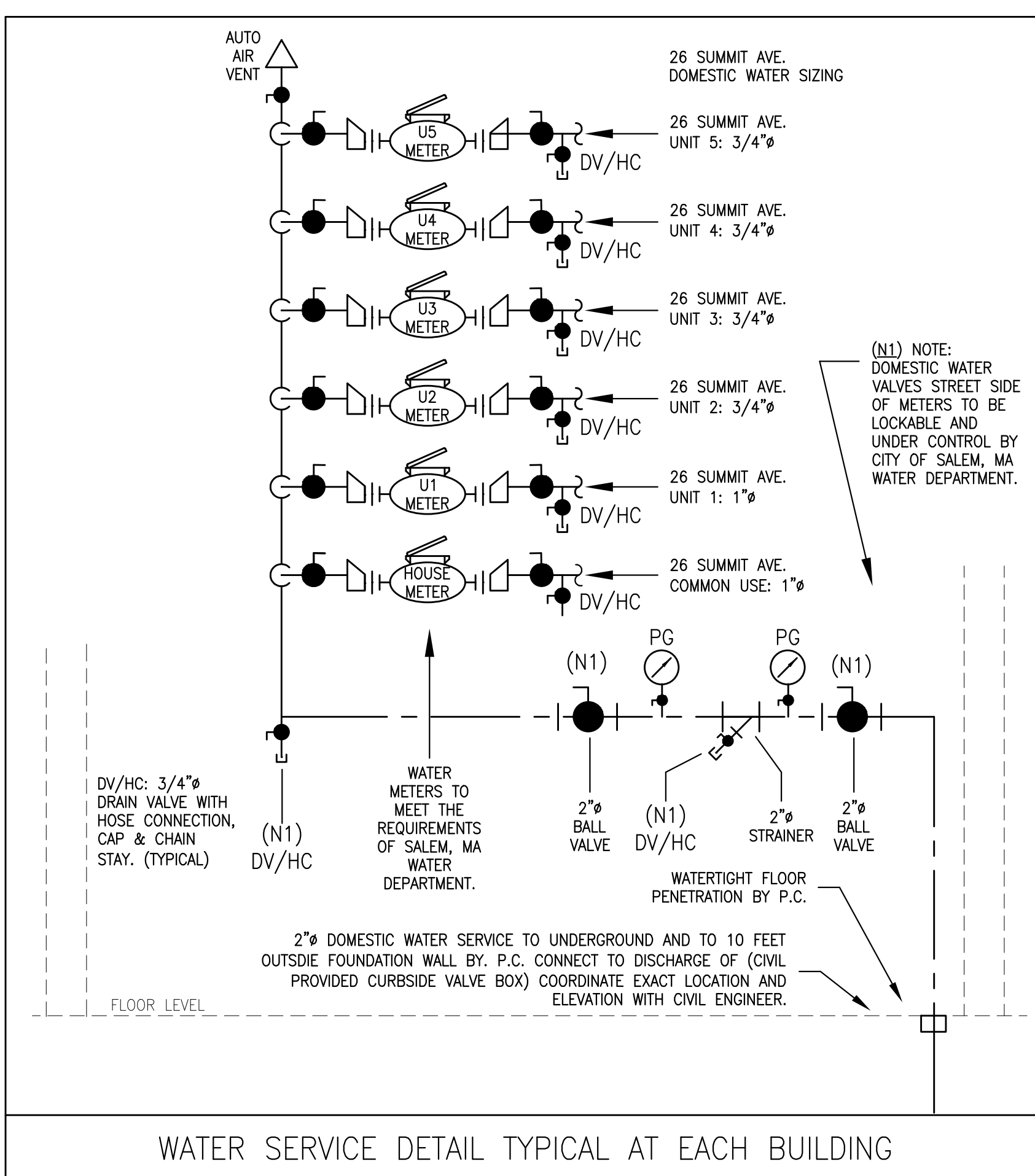
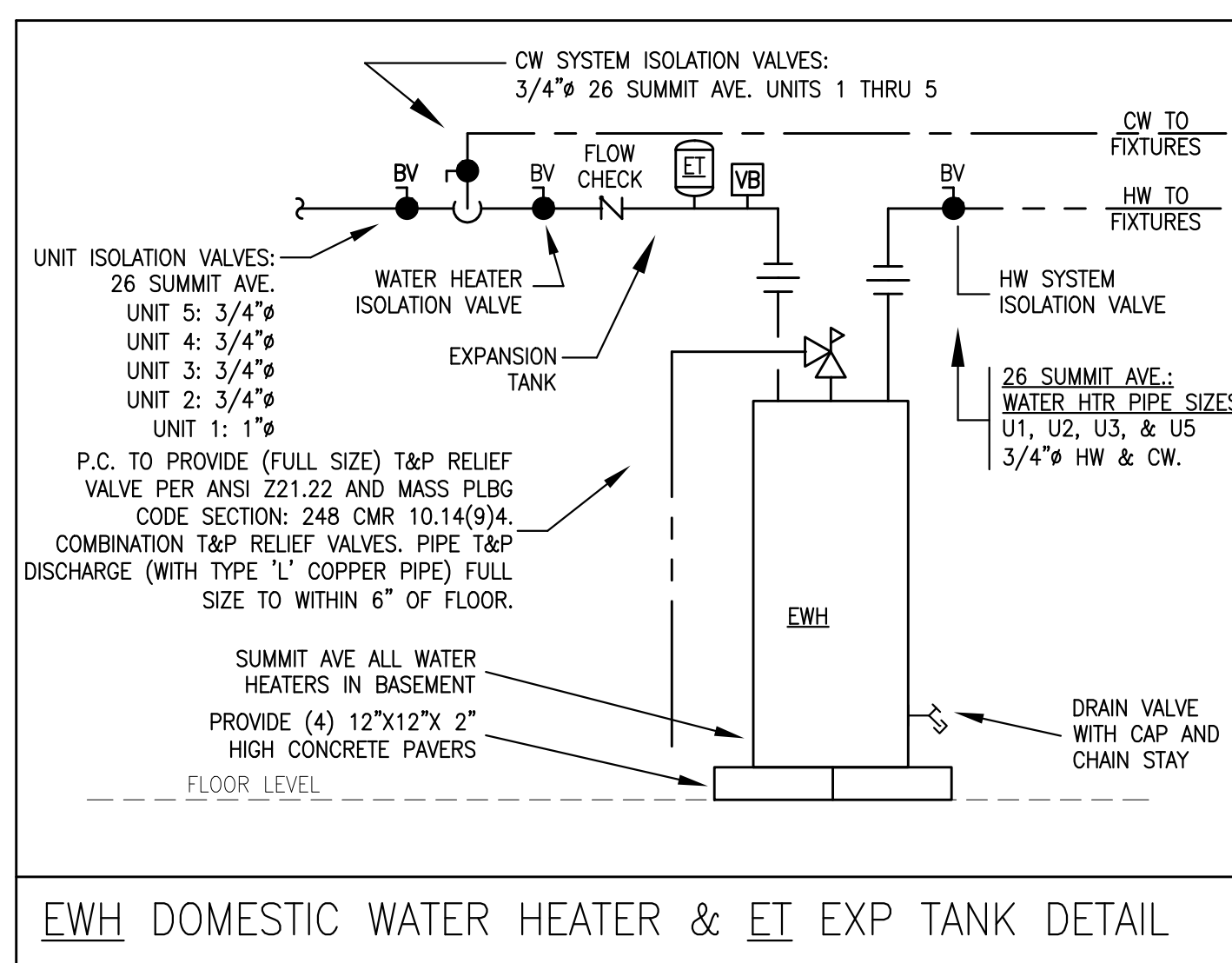
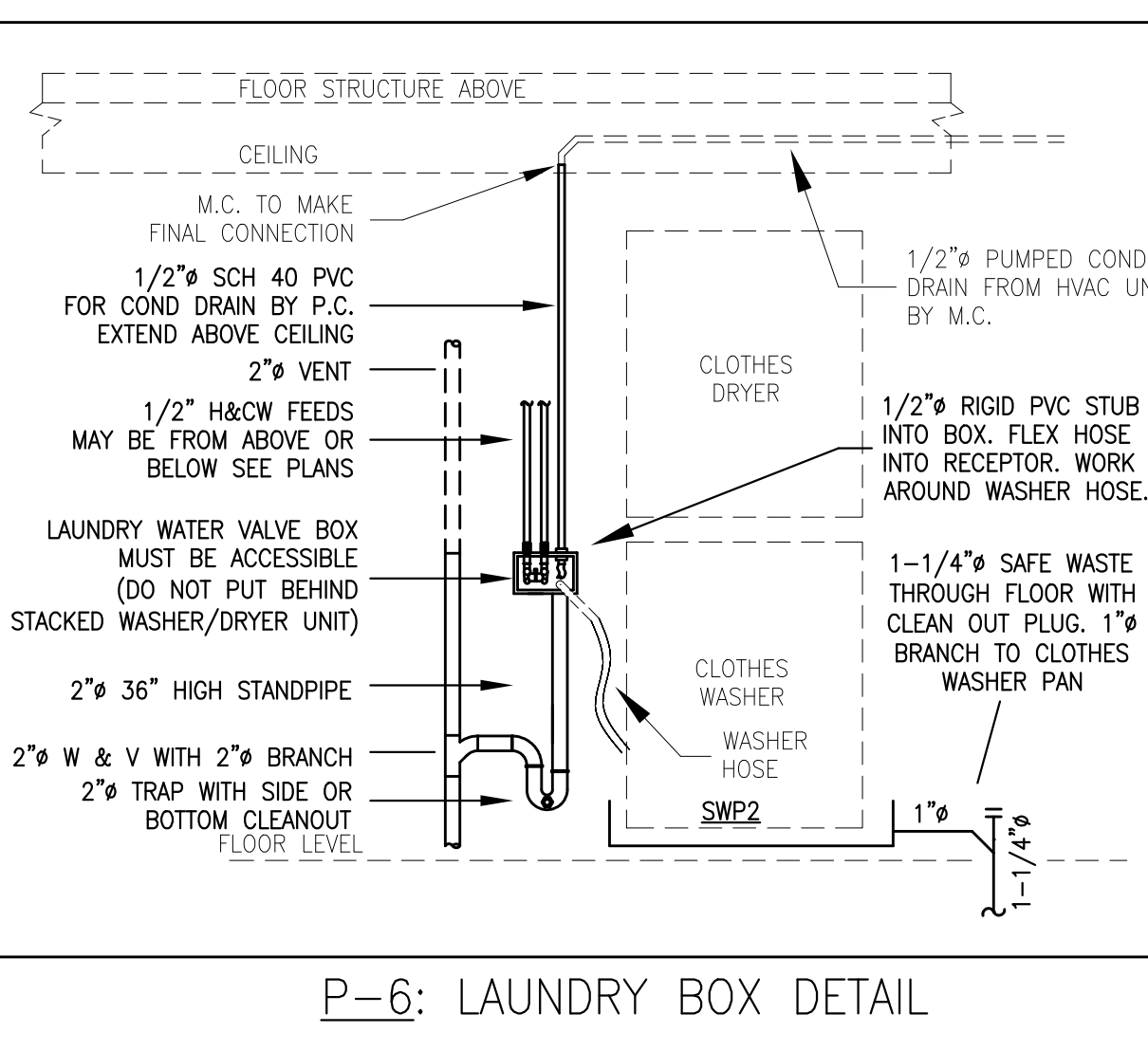
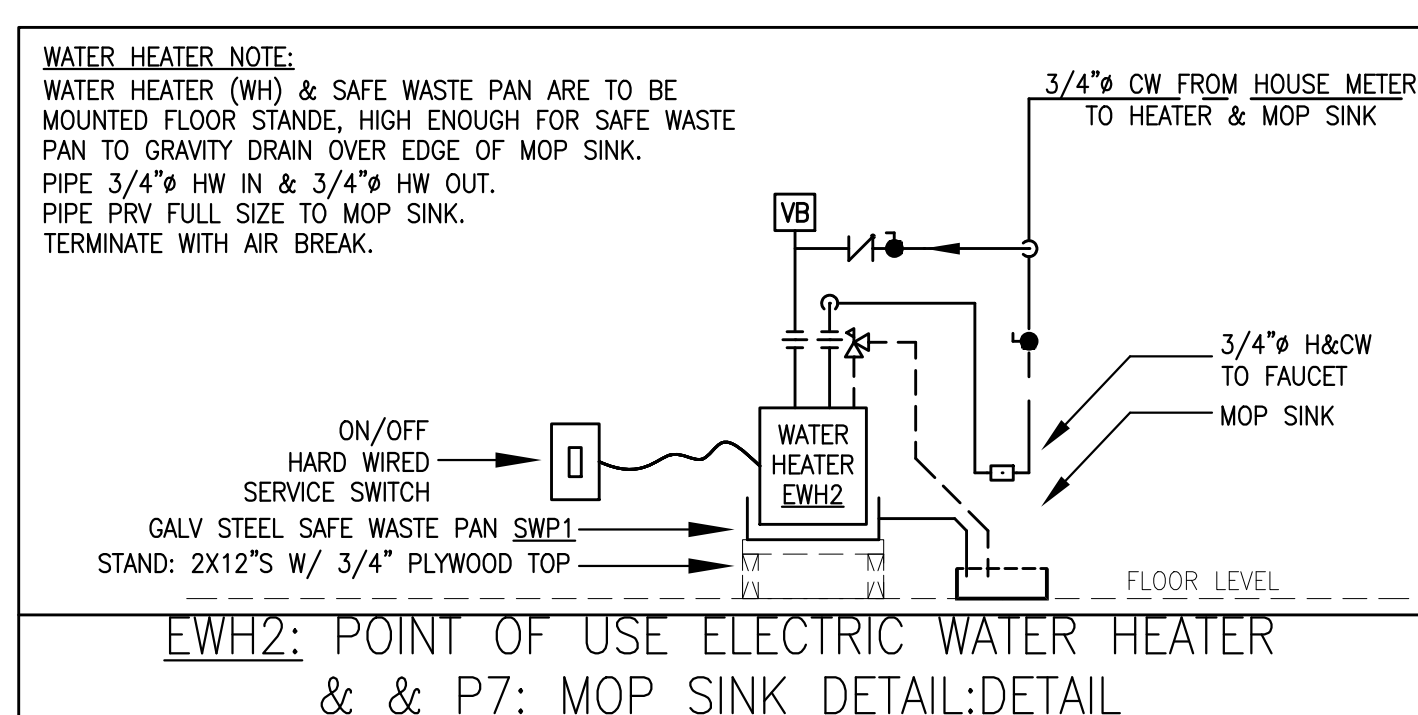
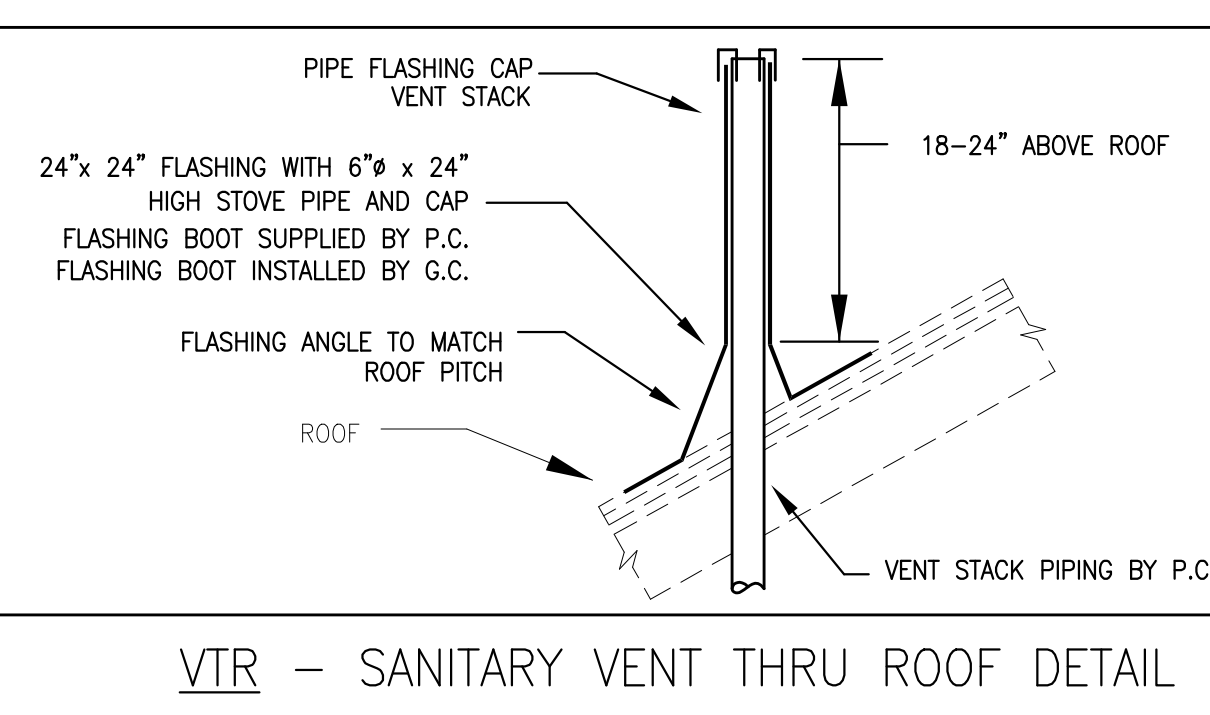
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Drawn By:	DCN
Checked By:	MAT/SRH
Approved By:	SRH

TAG	DESCRIPTION	LOCATIONS	FURNISHED AND SET IN PLACE	PLUMBING CONNECTIONS	PLUMBING						DESCRIPTION	NOTES
					-	W	COND DR	SAFE W	CW	HW		
CW	CLOTHES WASHER	LAUNDRY CLOSET EACH RESIDENCE	GENERAL CONTRACTOR	SEE COMMENTS	-	2	-	1-1/4	1/2	1/2	P.C. PROVIDES P-6 FIXTURE (VALVE BOX) & SWP2 (SAFE WASTE PAN) AND PLUMBING HARD PIPED SERVICES. WATER HOSES AND DRAIN HOSES FROM EQUIPMENT TO SERVICE CONNECTIONS BY G.C.	1. PLUMBING CONTRACTOR TO FURNISH AND INSTALL WASTE, WATER AND GAS ROUGHING (INCLUDING ISOLATION VALVES) TO ALL EQUIPMENT REQUIRING SAME. 2. PLUMBING CONTRACTOR TO FURNISH AND INSTALL WASTE, WATER AND GAS FINAL CONNECTIONS TO ALL EQUIPMENT REQUIRING SAME. THIS SHALL INCLUDE FIXTURE STOPS, GAS COCKS, TRAPS, FLEX CONNECTIONS, UNIONS OR DISCONNECTS. 3. PLUMBING CONTRACTOR FURNISHED TRAPS, STOPS, ISOLATION VALVES, GAS COCKS AN DEVICES TO BE PER PLUMBING SPECIFICATIONS. 4. NEW EQUIPMENT SUPPLIED AND SET IN PLACE BY PURCHASING CONTRACTOR OR THEIR REPRESENTATIVE (G.C.). 5. NEW ACCESSORIES ARE SUPPLIED AND SET IN PLACE BY PURCHASING CONTRACTOR OR THEIR REPRESENTATIVE (G.C.).
CD	CLOTHES DRYER	LAUNDRY CLOSET EACH RESIDENCE	GENERAL CONTRACTOR	NO	-	-	-	-	-	-	CLOTHES DRYER IS VENTLESS. CONDENSATE DRAIN FROM DRYER TO WASHER IS PROVIDED (INTEGRALLY) WITH EQUIPMENT. NO PLBG WORK REQUIRED.	
O/R	OVEN/ RANGE TOP	KITCHEN EACH RESIDENCE	GENERAL CONTRACTOR	NO	-	-	-	-	-	-	NO GAS IN BUILDING. RANGE IS ELECTRIC.	
R ICE	REFRIGERATOR W/ ICE MAKER	KITCHEN EACH RESIDENCE	GENERAL CONTRACTOR	YES	-	-	-	-	3/8	-	P.C. TO PROVIDE 3/8" ICE MAKER VALVE BOX IN WALL AT EACH KITCHEN REFRIGERATOR. PROVIDE WITH SUFFICIENT AMOUNT OF 1/4" FLEXIBLE TUBING TO INSTALL AND REMOVE REFRIGERATORS. P.C. TO MAKE FINAL CONNECTIONS.	
DW	DISHWASHER	KITCHEN EACH RESIDENCE	GENERAL CONTRACTOR	YES	-	SEE KITCH SINK	-	-	-	1/2	P.C. TO PROVIDE 1/2" BALL VALVE & COPPER TUBING UNDER SINK AND MAKE FINAL CONNECTION. P.C. MAKE FINAL CONNECTION OF DISHWASHER DISCHARGE HOSE TO DISPOSER CONNECTION. DW DISCHARGE HOSE ASSUMED BY EQUIP MFG.	
HP	HEAT PUMP	EACH RESIDENCE	MECHANICAL CONTRACTOR	SEE COMMENTS	-	-	COND DRAIN BY M.C.	-	-	-	M.C. TO PROVIDE CONDENSATE DRAIN SYSTEM IN ITS ENTIRETY INCLUDING ROUTING TO DISPOSAL LOCATION AND FINAL CONNECTIONS.	



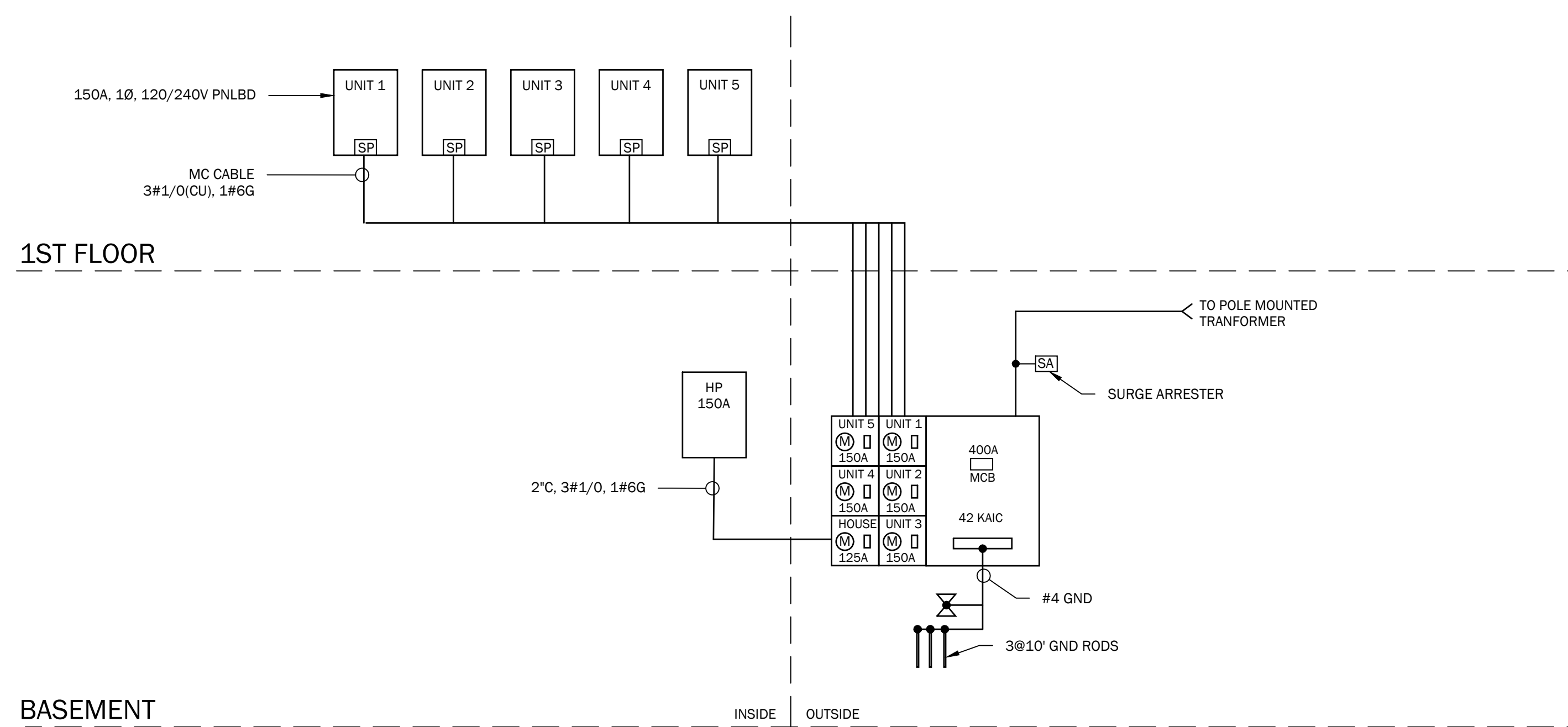
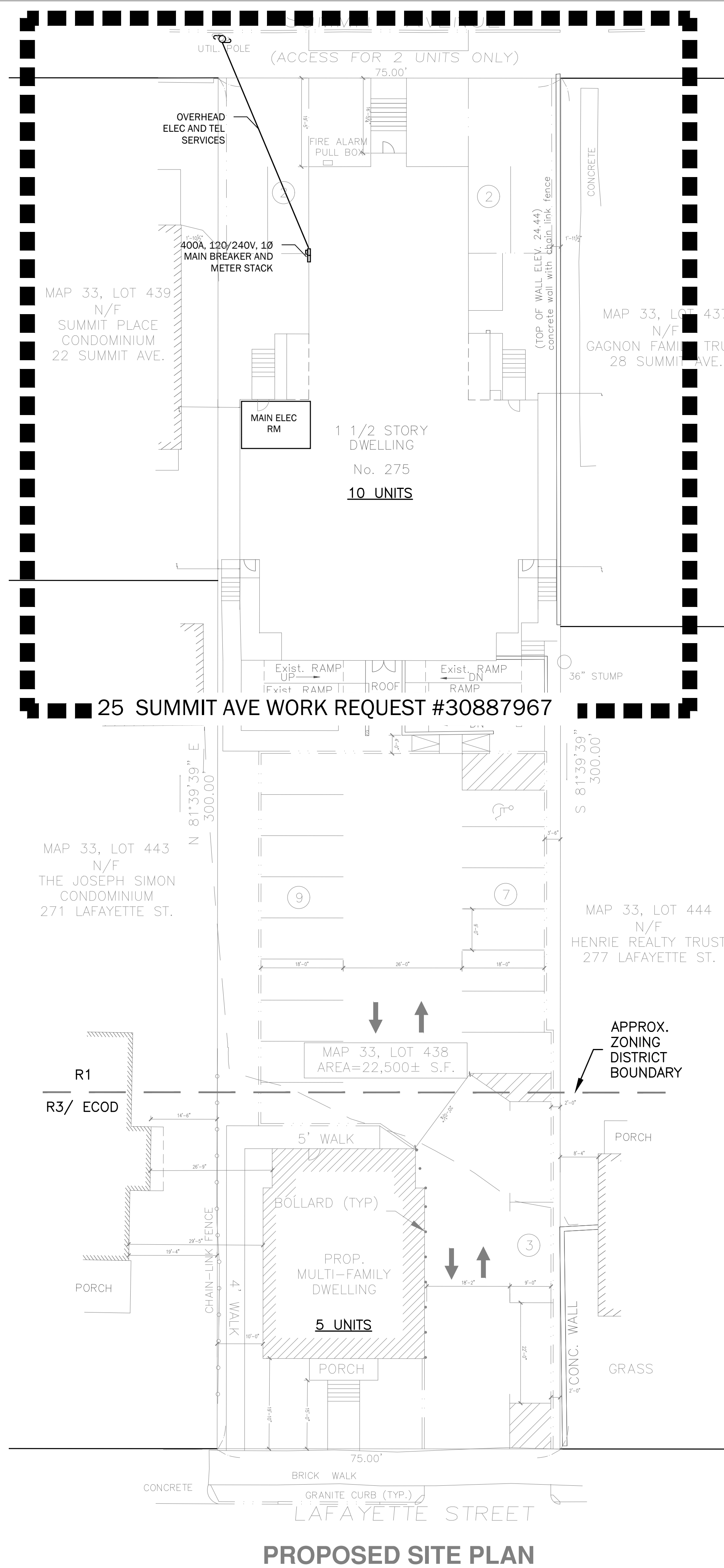
TAG	EQUIPMENT	LOCATION AND SERVICE AREA	CW	HW	DRAIN	ELECTRICAL OR OTHER DESCRIPTION	DESCRIPTION
EW1	ELECTRIC WATER HEATER	SERVING EACH UNIT	3/4	3/4	3/4	208/1/60	WATER HEATER: HTP EVERLAST RESIDENTIAL ELECTRIC WATER HEATER MODEL EVR052C2X055N. 55 GALLON STORAGE. NOMINAL DOE RATED CAPACITY 48 GALLONS. 25 GPM RECOVERY @ 90°F TEMP RISE. 110°F MINIMUM DELIVER. 150°F MAXIMUM, 170°F HIGH LIMIT TEMP. STAINLESS STEEL TANK CONSTRUCTED OF HIGH-QUALITY, LIGHTWEIGHT STAINLESS STEEL. TITANIUM HEATING ELEMENTS TWO LOW-WATTAGE DENSITY ELEMENTS. MIXING REDUCING DEVICE STRATEGICALLY DESIGNED TO KEEP THE INCOMING COLD WATER IN THE LOWEST PART OF THE TANK TO REDUCE MIXING IN THE TANK AND INCREASE PERFORMANCE AND EFFICIENCY. INLET DIPTUBE INJECTS COLD WATER INTO THE BOTTOM OF THE TANK TO ENSURE ONLY THE HOTTEST WATER IS DRAWN FROM THE TOP OF THE TANK. FULLY AUTOMATIC SURFACE MOUNTED THERMOSTATS FOR CONTROLLING THE TEMPERATURE, COMBINED WITH AN AUTOMATIC ENERGY CUT-OFF TO PREVENT OVERHEATING. TEMPERATURE AND PRESSURE RELIEF VALVE - FACTORY INSTALLED. DURABLE BRASS DRAIN VALVE - FACTORY INSTALLED FOR FAST AND EASY DRAINING. UP TO .94 UEF RATING UP TO 62 GALLON FIRST HOUR RATING (FHR). 240 VOLTS. 5500-WATT INPUT. ENVIRONMENTALLY SAFE NON-CFC FOAM 2+ INCHES OF SUPER FOAM INSULATION FOR LOW STANDBY LOSS MEETS ALL EFFICIENCY REQUIREMENTS OF THE DOE. AHRF CERTIFIED AND LISTED. NAECA III COMPLIANT QUALITY. 316L STAINLESS STEEL TANK. NO ANODE ROD NEEDED. LIMITED LIFETIME TANK WARRANTY* / 6 YEAR COMPONENTS.
ET1 ET2	EXPANSION TANK	ET1 AT UNIT WATER HEATER ET2 POINT OF USE	3/4	-	-	FLEXCON FLEX PRO 2 PH-5 FOR POTABLE WATER.	ET EXPANSION TANK FLEXCON FLEX PRO 2 PH-5 FOR POTABLE WATER. 2.1 GALLON CAPACITY. NON ASME TANK: 16 GAUGE COLD ROLLED STEEL FINISH: APPLIANCE QUALITY PAINT FOR INDOOR OR OUTDOOR INSTALLATION WATER CHAMBER: 100% BUTYL RUBBER. LINED WITH POLYPROPYLENE CONNECTION: STAINLESS STEEL TESTING: HIGH PRESSURE, SEAM WELD, HELIUM, FINAL PRECHARGE CHECK AIR VALVE: BRASS VALVE WITH O-RING SEAL WARRANTY: 1 YEAR LIMITED
MV1 MV2	MIXING VALVE	MV1 AT UNIT WATER HEATER MV2 AT POINT OF USE WATER HEATER	3/4 INLET	3/4 INLET	3/4 OUTLET	POWES LFLM491-1	THERMOSTATIC TEMPERING VALVE SHALL BE CONSTRUCTED USING LEAD FREE* BRASS MATERIAL WHICH SHALL COMPLY WITH STATE CODES AND STANDARDS, WHERE APPLICABLE, REQUIRING REDUCED LEAD CONTENT. THE VALVE SHALL FEATURE ADVANCED PARAFIN-BASED ACTUATION TECHNOLOGY AND UNION CONNECTIONS FOR EASE OF MAINTENANCE. ALL INTERNAL COMPONENTS SHALL BE CORROSION-RESISTANT. VALVE SHALL FEATURE INTEGRAL CHECKS TO PREVENT CROSS-FLOW AND INLET SCREENS TO FILTER OUT DEBRIS. THE VALVE SHALL BE CSA B125 CERTIFIED AND ASSE 1017 AND IAPMO UPC LISTED. CAPACITY OF THE VALVE SHALL BE 23.0 GPM (87.0 LPM) AT 45PSI (310 KPA) DIFFERENTIAL. VALVE SHALL PERFORM TO A MINIMUM FLOW OF 0.5 GPM (2 LPM) TO ASSE 1017-2003. CONTROL TEMPERATURE SHALL BE ADJUSTABLE BETWEEN 90-160°F. THE VALVE SHALL FEATURE A VANDAL-RESISTANT LOCKABLE HANDLE TO PREVENT TAMPERING. THE VALVE SHALL BE A POWERS HYDROGUARD MODEL LFLM491-1, 3/4" UNION CONNECTIONS. ANY ALTERNATE MUST HAVE A WRITTEN APPROVAL PRIOR TO BIDDING.
SWP1	SAFE WASTE PAN	AT EACH WH WATER HEATER	-	-	1-1/4"	24" X 2" HIGH	KILJARNY SAFE WASTE PAN: MANUFACTURED FROM A SINGLE 18 GA GALVANIZED STEEL BLANK, AND FORMED INTO SHAPE. MEANING ZERO SEAM CONSTRUCTION, 24" DIAMETER X 2"H. ZERO SEAM CONSTRUCTION, MADE IN THE USA WITH PRE-DRILLED SIDE OUTLET TO INCLUDE ALL DRAIN FITTINGS AND ACCESSORIES.
SWP2	SAFE WASTE PAN	AT EACH CLOTHES WASHER	-	-	1-1/4"	32"x32"x2"H FOR PRICING SEE SWP2 NOTE	KILJARNY SAFE WASTE PAN: MANUFACTURED FROM A SINGLE 18 GA GALVANIZED STEEL BLANK, AND FORMED INTO SHAPE. MEANING ZERO SEAM CONSTRUCTION, . ZERO SEAM CONSTRUCTION, MADE IN THE USA. WITH PRE-DRILLED SIDE OUTLET TO INCLUDE ALL DRAIN FITTINGS AND ACCESSORIES. SWP2 NOTE: WASHER/DRYER ARE OWNER FURNISHED ITEMS. COORDINATE EXACT SIZE AND CONFIGURATION WITH G.C. OR ARCHITECT PRIOR TO ORDERING.
WH2	ELECTRIC WATER HEATER POINT OF USE	AT MOP SINK IN MER @ GROUND LEVEL	3/4	3/4	3/4	MOUNTED ON FLOOR STAND ADJAVENT TO MOP SINK, WITH SAFE WASTE PAN.	WATER HEATER SHALL BE AMERICAN STANDARD WATER HEATERS MODEL CE-20-AS HAVING A STORAGE CAPACITY OF 20 GALLONS, A RATED INPUT OF 1500 WATTS, 120 VOLTS, SINGLE PHASE 60 CYCLE AC AND A RECOVERY RATE OF 6 GALLONS PER HOUR AT 90°F TEMPERATURE RISE. WATER HEATER TANK INTERIOR SHALL BE GLASS LINED WITH DURA-GLAS™, FURNISHED WITH ANODE ROD AND INSULATION SHALL BE NON-CFC FOAM. WATER HEATER SHALL BE TESTED AND LISTED TO UNDERWRITERS LABORATORIES STANDARD UL 174. ALL MODELS ARE UL AND CEC LISTED AND MEET OR EXCEED ASHRAE 90.1-B. HEATERS ARE WIRED FOR SINGLE PHASE 120V, WITH SINGLE 1500 WATT HEATING ELEMENT, UNLESS OTHERWISE SPECIFIED. ALL MODELS ARE CERTIFIED AT 300 PSI PRESSURE AND 150 PSI WORKING PRESSURE. DIMENSIONS AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE IN ACCORDANCE WITH OUR POLICY OF CONTINUOUS PRODUCT IMPROVEMENT.









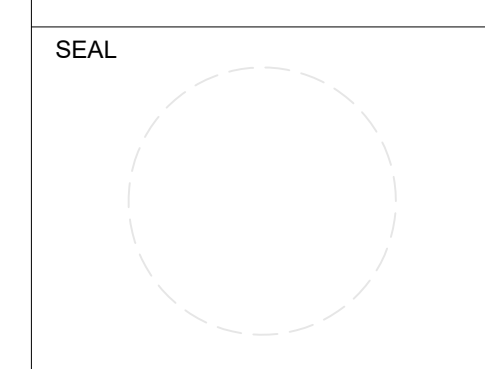


HOUSE PNLBD														
VOLTS	PHASE	AMPS		WIRE			MTG		RATING					
120/240V	1Ø	150A MLO		3			SURFACE		SERIES RATED					
SPECIFICATIONS: PANELBOARD SHALL INCLUDE COPPER BUSES, GROUND BUS BONDED TO ENCLOSURE, SURGE PROTECTION														
ADDITIONAL NOTES:														
DESCRIPTION	NOTE	WIRE	LOAD AMPS		BKR	CKT	Ø	CKT	BKR	LOAD AMPS		WIRE	NOTE	DESCRIPTION
COMMON AREA LIGHTING			A	B	TRIP	NO		NO	TRIP	A	B	#12		COMMON AREA RECP
EH-1	#12		800.		20	1	A	2	20	800.		#12		SPARE
SPARE	#12				20	5	A	6	20	1500.		#12		EH-7
SPARE	#12				20	7	B	8	20	1500.		#12		EH-8
SPARE	#12				20	9	A	10	20	1500.		#12		EH-9
SPARE	#12				20	11	B	12	20	1500.		#12		EH-10
SPARE	#12				15	13	A	14	15	860.		#12		EH-11
FACP					20	15	B	16	15	860.		#12		EH-11
COMMON AREA RECPS			800.		20	17	A	18	20	1200.		#12		EXTERIOR RECPS
COMMON AREA LTG				800.	20	19	B	20	20					
					20	21	A	22	20					
					20	23	B	24	20					
					20	25	A	26	20					
					20	27	B	28	20					
					20	29	A	30	20					
					20	31	B	32	20					
					20	33	A	34	20					
					20	35	B	36	20					
					20	37	A	38	20					
					20	39	B	40	20					
					20	41	A	42	20					
					A			B		5860.	3860.	A		
TOTAL WATTS 14420														
TOTAL AMPS 60														
AF - ARC FAULT BREAKER GFI - GFI BREAKER AF/GFI - COMBINATION ARC FAULT GFI BREAKER														
CIRCUIT BREAKER RATINGS: ALL CIRCUIT BREAKERS ARE 1P/20A SWITCHING DUTY BOLT ON UNLESS NOTED OTHERWISE														
ALL CIRCUIT BREAKERS FOR HVAC EQUIPMENT SHALL BE "HACR" TYPE														

TYPICAL UNIT PANEL														
VOLTS	PHASE	AMPS		WIRE			MTG		RATING					
120/240V	1Ø	150A MLO		3			SURFACE		SERIES RATED					
SPECIFICATIONS: PANELBOARD SHALL INCLUDE COPPER BUSES, GROUND BUS BONDED TO ENCLOSURE, SURGE PROTECTION														
ADDITIONAL NOTES:														
DESCRIPTION	NOTE	WIRE	LOAD		BKR	CKT	Ø	CKT	BKR	LOAD		WIRE	NOTE	DESCRIPTION
REFRIGERATOR	AF/GFI	#12	800.		20	1	A	2	30	1500.		#12		STOVE
KITCHEN COUNTER	AF	#12	1000.	1000.	20	3	B	4	30	1500.		#12		KITCHEN COUNTER
SMOKE/CARBONLIGHT	AF	#12	1000.		20	5	A	6	20	1000.		#12	AF	KITCHEN COUNTER
HOOD/MICRO	AF/GFI	#12	800.		20	7	B	8	20	500.		#12	AF	BATHROOM EF & LIGHT
HP		#10	2500.		25*	9	A	10	20	1200.		#12	AF	LR RECEPTACLES
EBB			500.	2500.	15**	11	B	12	20	800.		#12	AF	BEDRM RECEPTACLES
SPARE						13	A	14	30	3000.		#10		DRYER
WH		#10	2500.		30	15	B	16	20	500.		#12	AF/GFI	WASHER
DINING AREA RECP	AFCI	#12	800.	2500.	20	17	A	18	20	800.		#12	AF	BEDRM RECEPTACLES
GARBAGE DISPOSAL	AF		500.		20	19	B	20	20	500.		#12	AF	CP-1
EH (BSMT STORAGE)			1200.		20	21	A	22	20	800.		AF/GFI		DISHWASHER
SPARE					20	23	B	24	20					SPARE
SPARE					20	25	A	26	20					SPARE
SPARE					20	27	B	28	22					SPARE
SPARE					20	29	A	30	20					SPARE
					A			B		17000	14700	A		
TOTAL WATTS 31700														
TOTAL AMPS 132														
*UNIT 1 HP-1 1/2 W/ 3/4 BREAKER **UNITS W/EBB: UNIT-1														
AF - ARC FAULT BREAKER GFI - GFI BREAKER AF/GFI - COMBINATION ARC FAULT GFI BREAKER														
CIRCUIT BREAKER RATINGS: ALL CIRCUIT BREAKERS ARE 1P/20A SWITCHING DUTY BOLT ON UNLESS NOTED OTHERWISE														
ALL CIRCUIT BREAKERS FOR HVAC EQUIPMENT SHALL BE "HACR" TYPE														

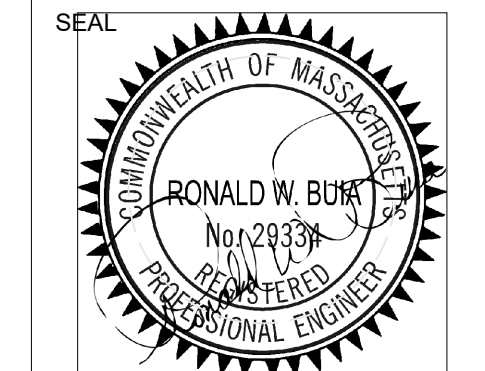
PROJECT ARCHITECT

SEGER ARCHITECTS, INC.  
83R North Street  
Salem, MA 01970



PROJECT CONSULTANTS

Ronald W. Buia, Inc.  
Electrical Engineers  
5 Tilton Lane, Andover, MA 01810  
TEL: 978.475.5184  
BUIAENGINEERING.COM



26 SUMMIT AVE  
MULTI-FAMILY  
BUILD OUT  
LAFAYETTE STREET  
SALEM, MA

PROJECT INFORMATION

OWNER INFORMATION

No.	Description	Date

PROJECT REVISIONS

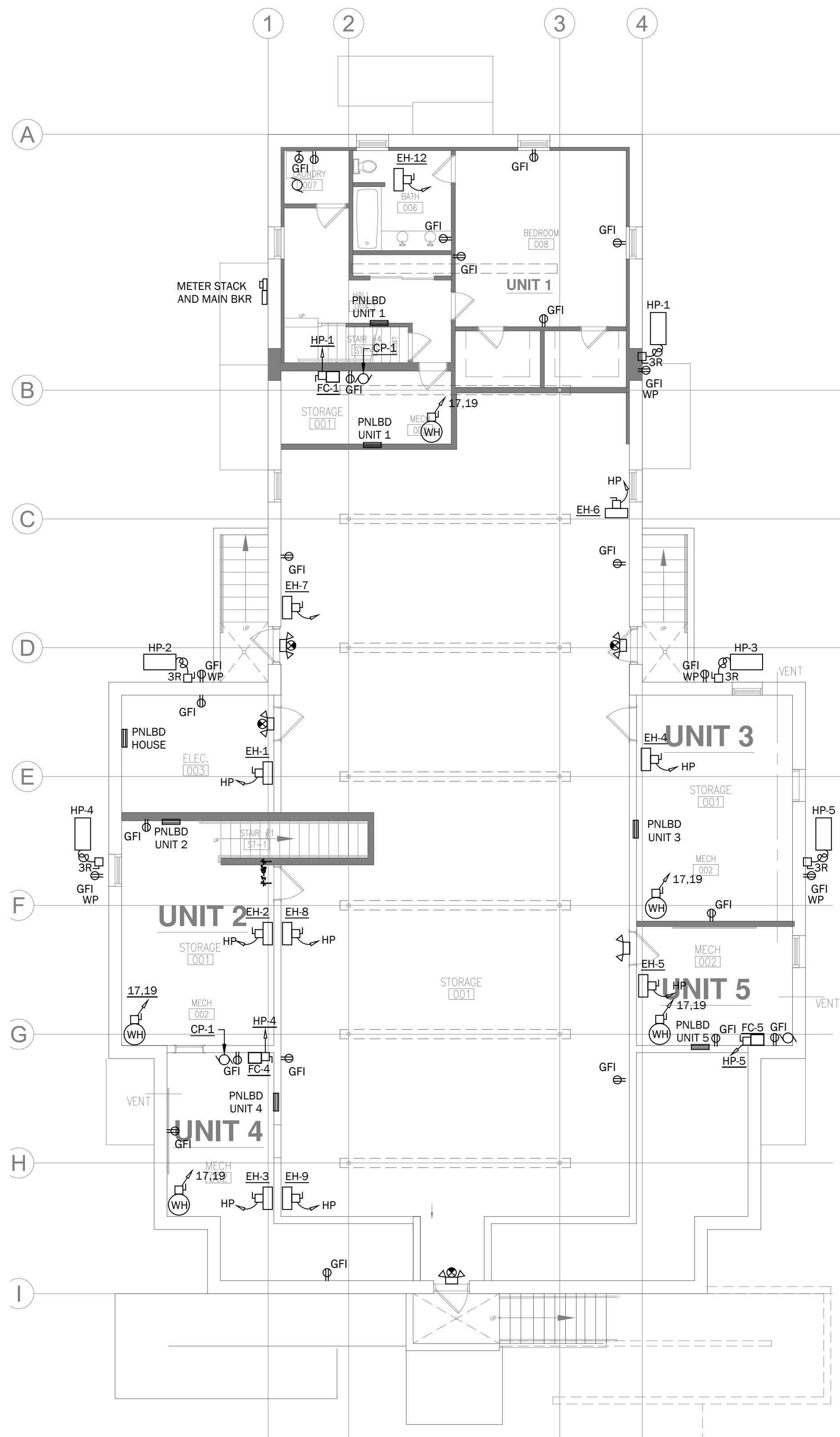
SAI Job # 2022-020 CEI Proj # 022-23  
Date: PERMIT 4/19/24  
Scale: AS NOTED  
Designed By: KML  
Drawn By: KML  
Checked By: RWB  
Approved By: RWB

ELECTRICAL  
SERVICE &  
SITE LIGHTING  
PLAN & DETAILS

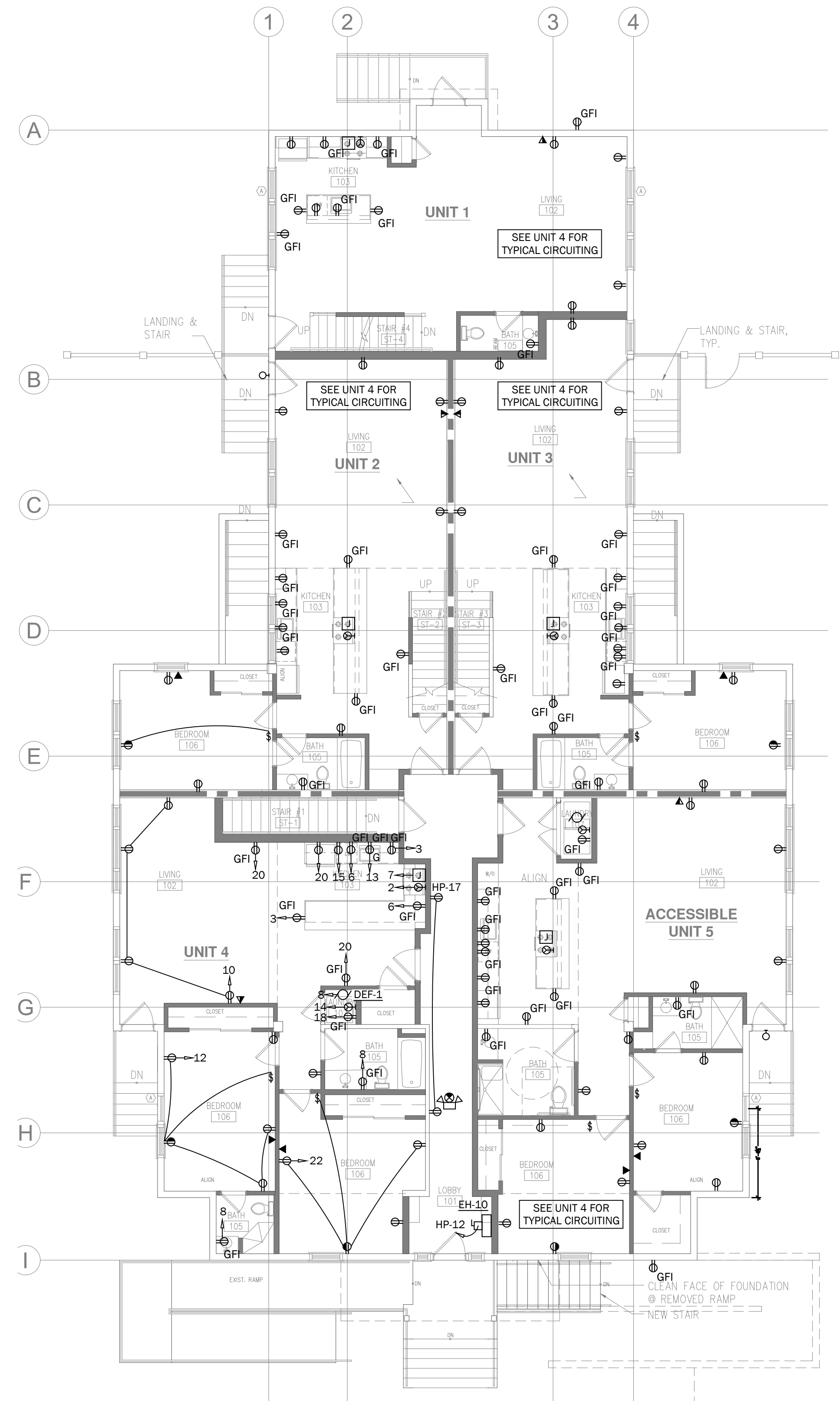
SHEET NAME

E-2

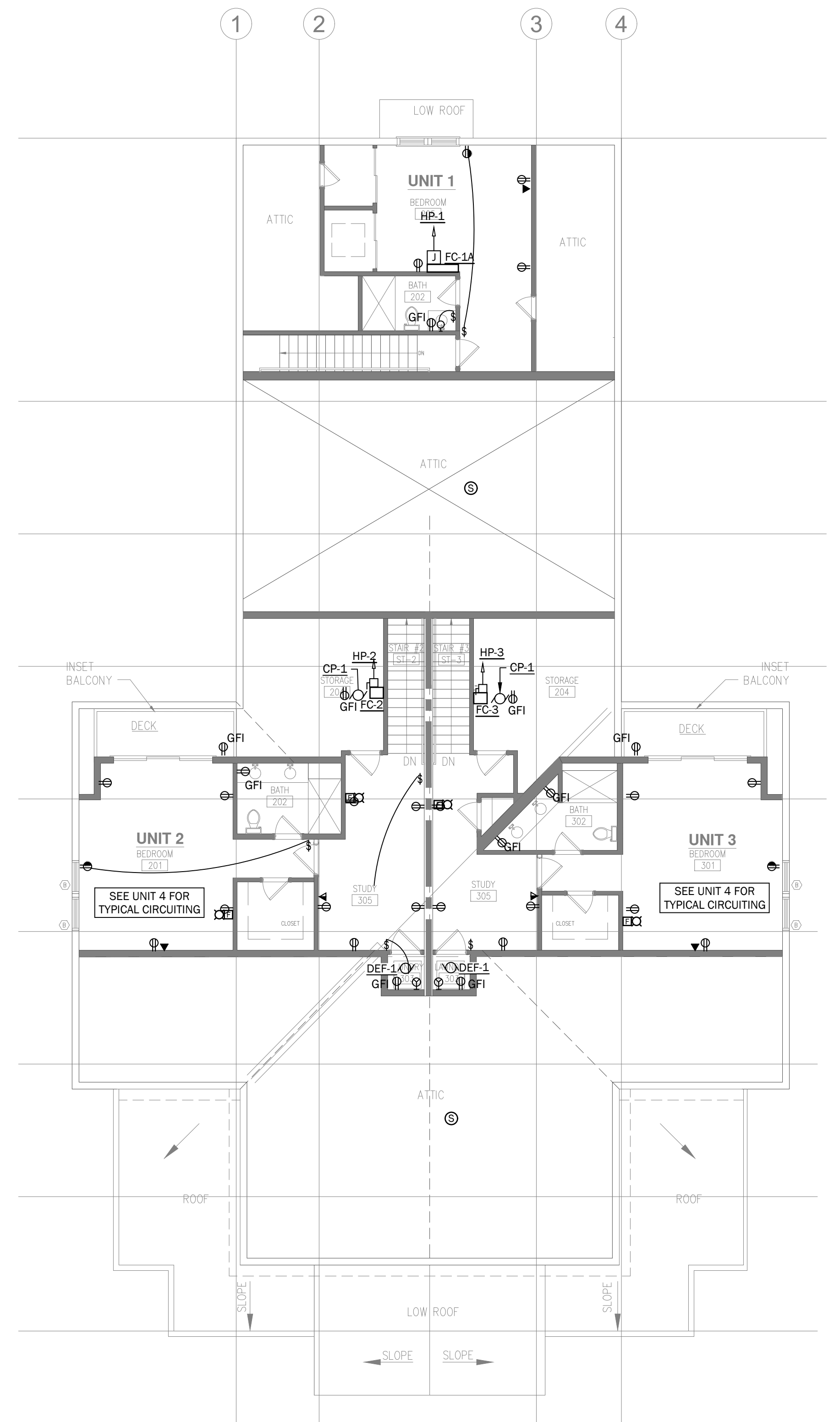
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**BASEMENT POWER PLAN**  
SCALE: 1/8"=1'-0"



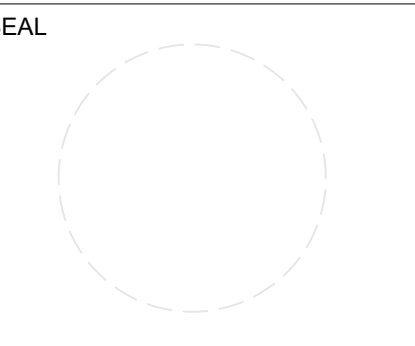
**1ST FLOOR POWER PLAN**  
SCALE: 1/8"=1'-0"



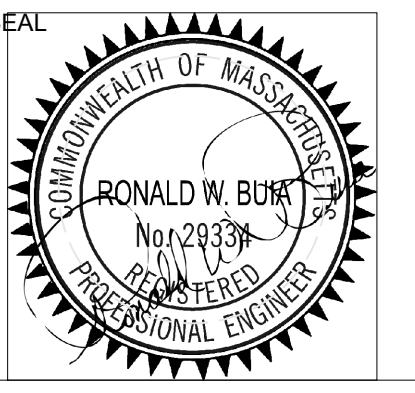
**2ND FLOOR POWER PLAN**  
SCALE: 1/8"=1'-0"

**ISSUED FOR PERMIT 04/19/24**

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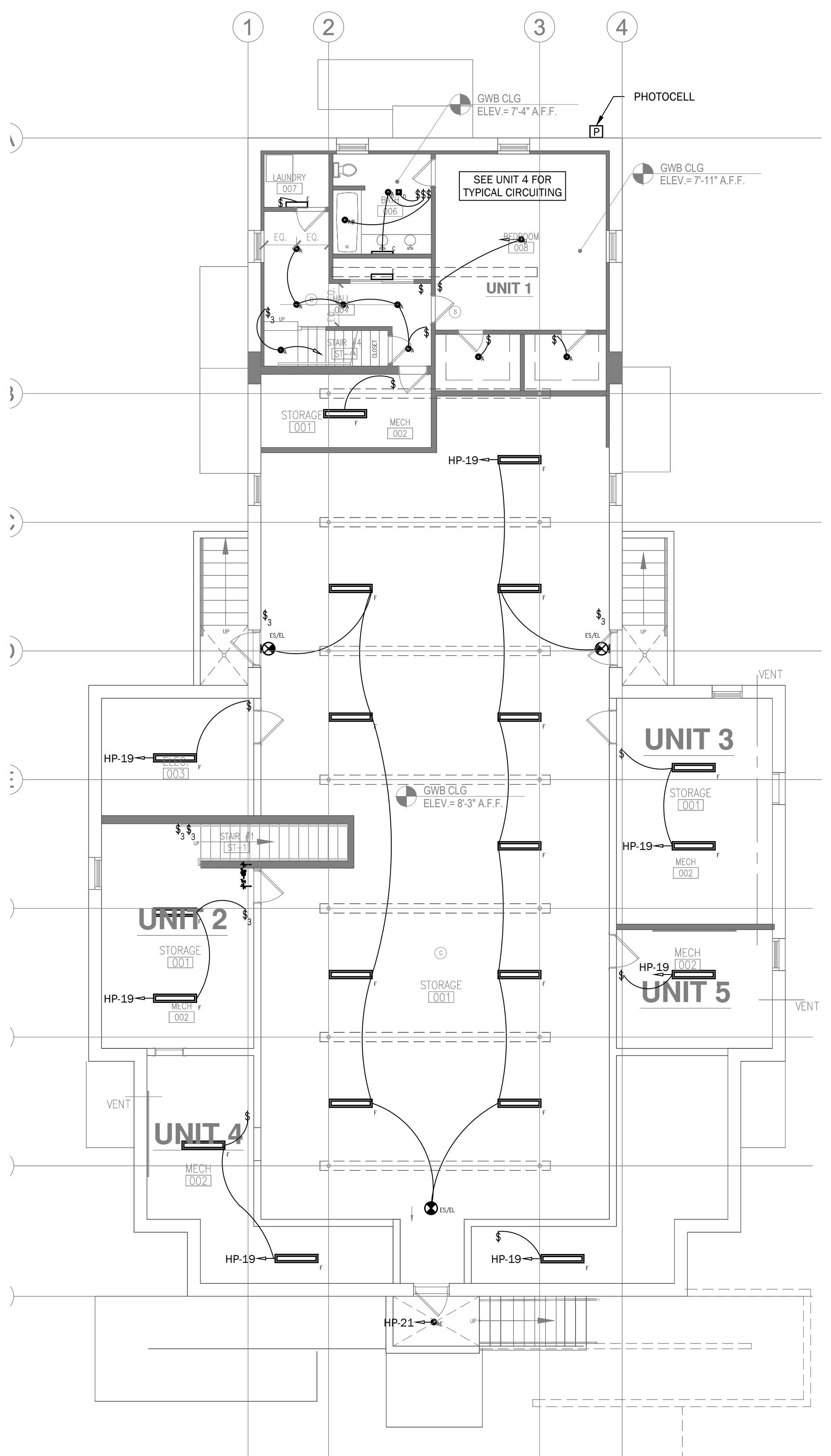
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Date: PERMIT 4/19/24  
Scale: AS NOTED  
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**POWER PLANS**

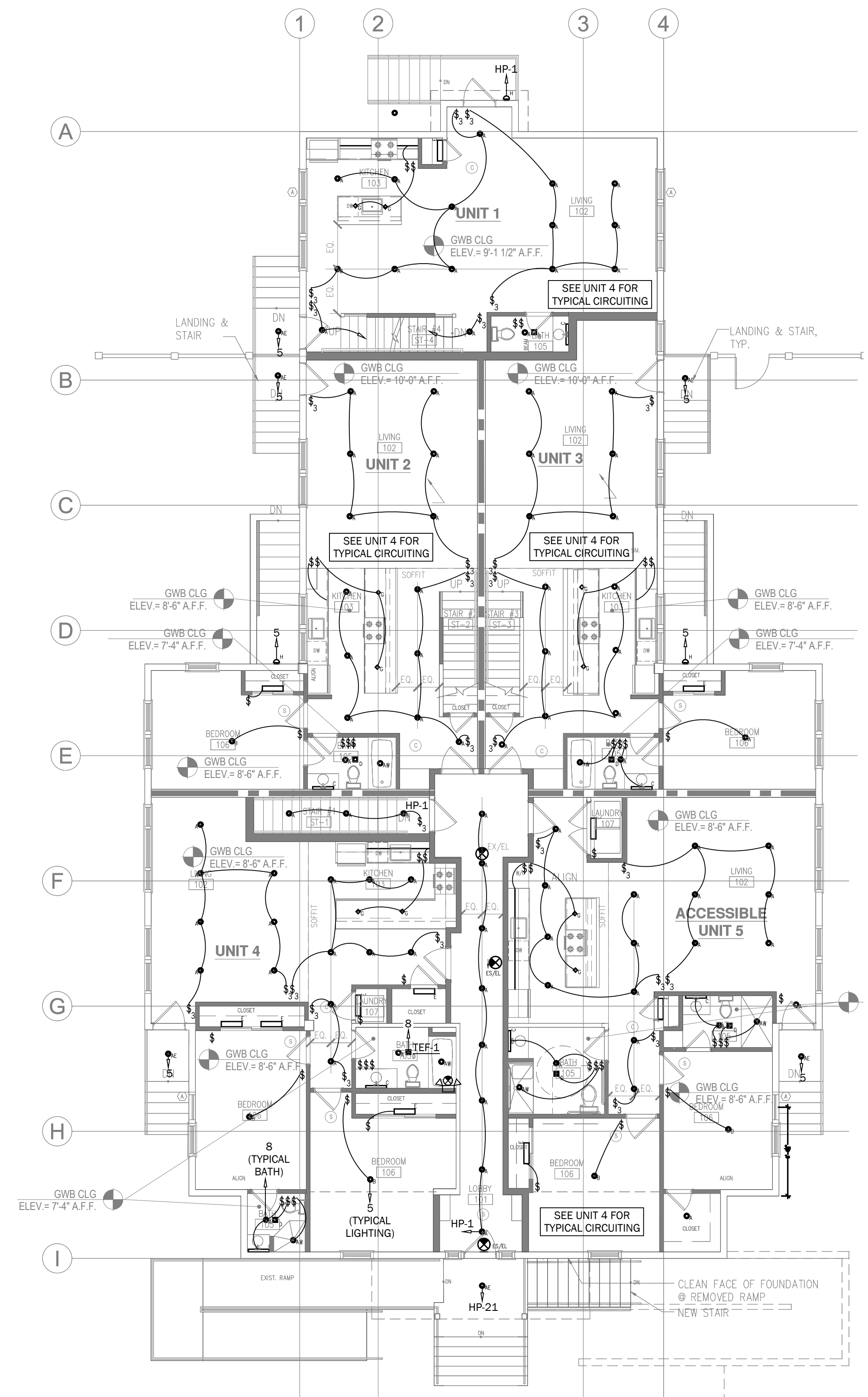
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**E-3**

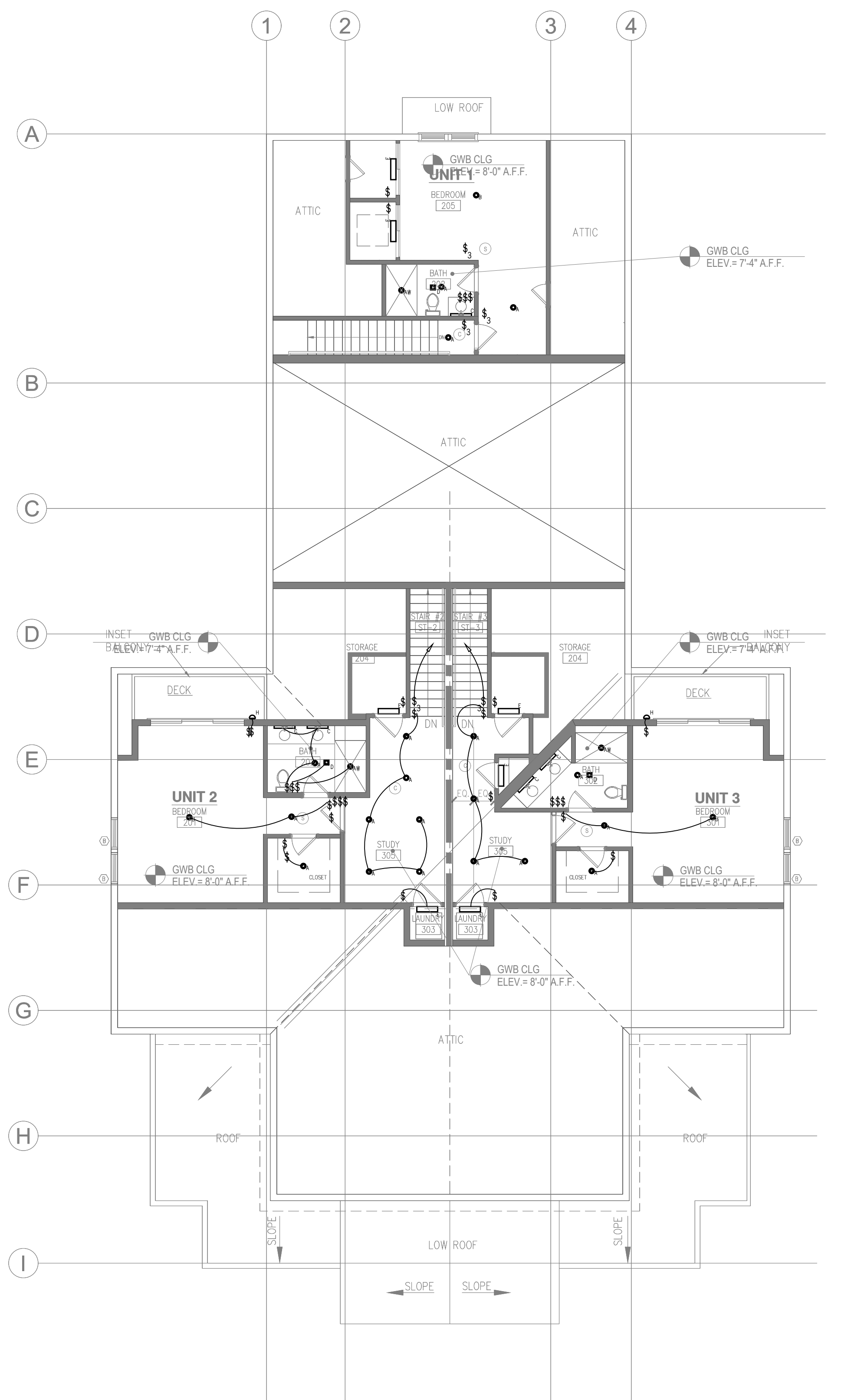
SHEET NO.



**BASEMENT LIGHTING PLAN**  
SCALE: 1/8"=1'-0"



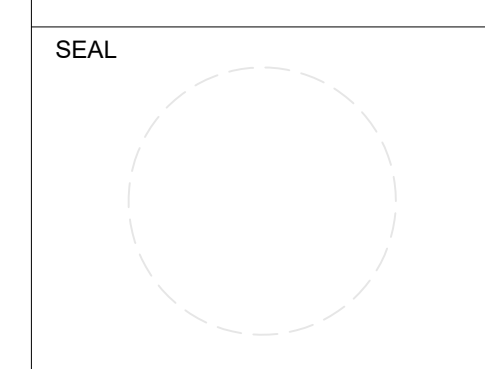
**1ST FLOOR LIGHTING PLAN**  
SCALE: 1/8"=1'-0"



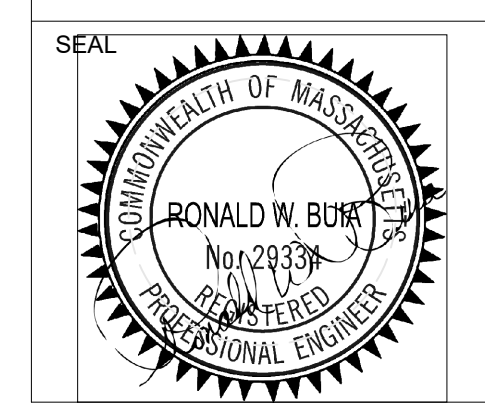
**2ND FLOOR LIGHTING PLAN**  
SCALE: 1/8"=1'-0"

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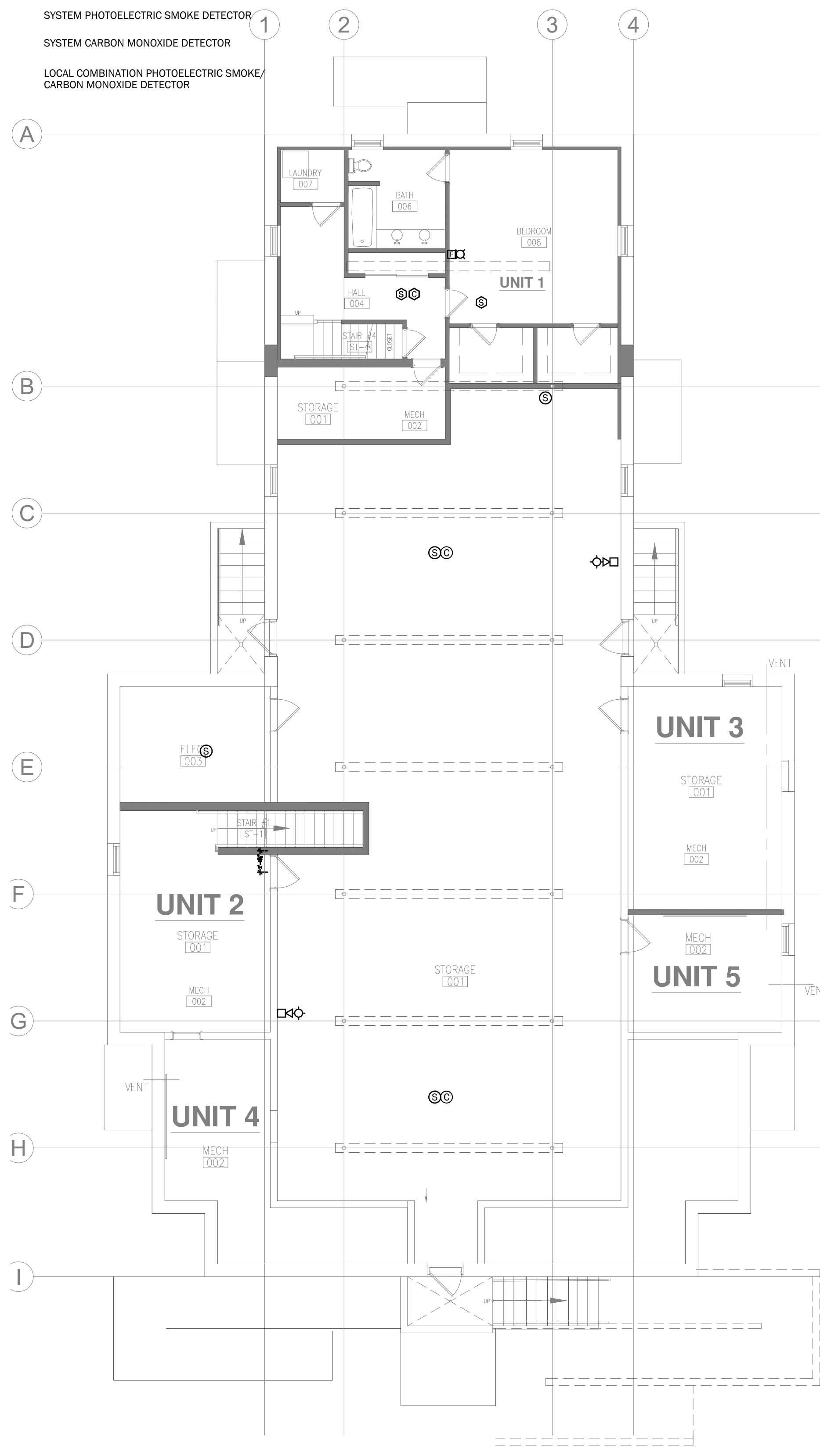
**LIGHTING PLANS**  
SHEET NAME  
**E-4**  
SHEET NO.

**FIRE ALARM LEGEND**

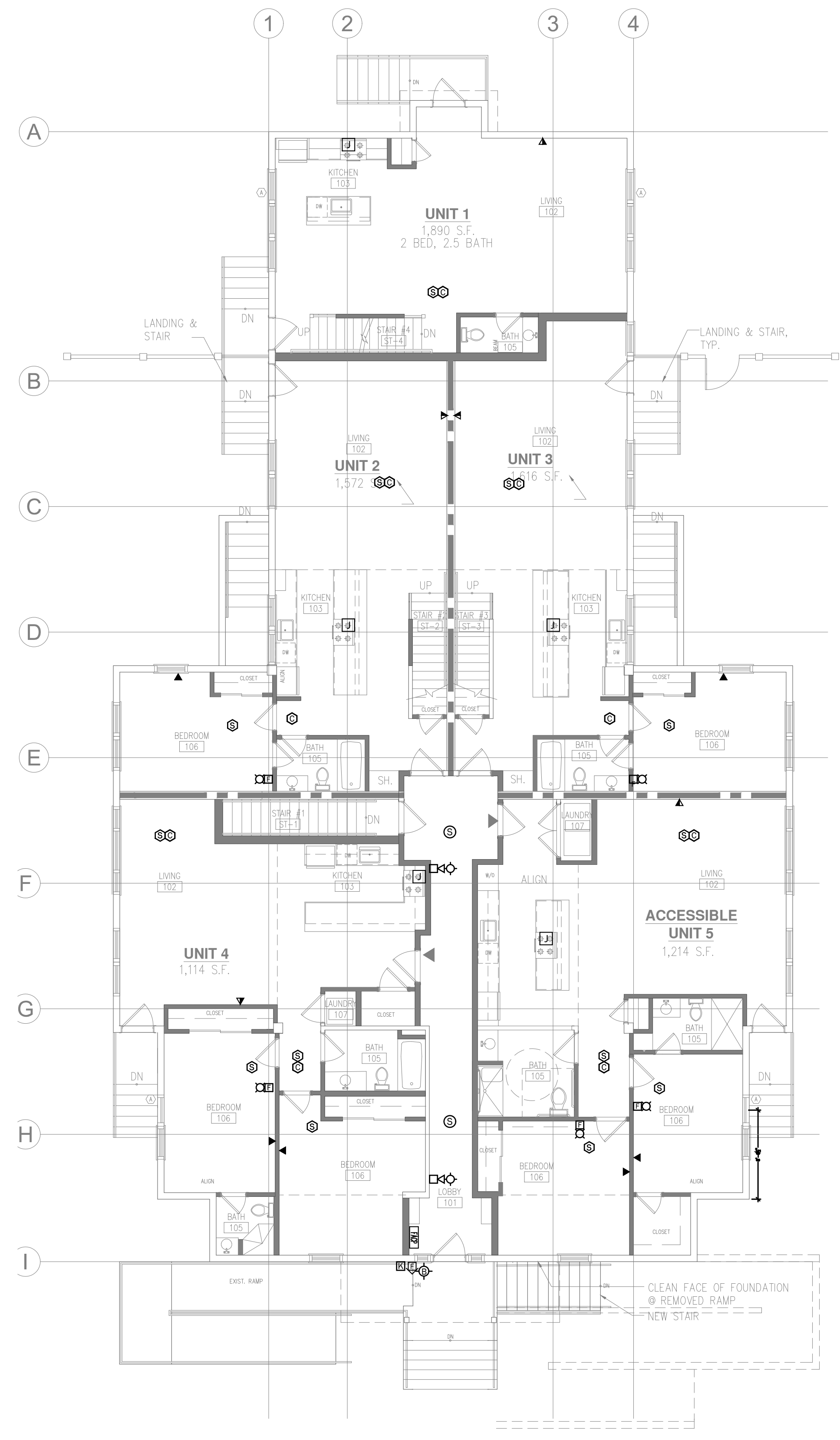
**FIRE ALARM PLAN NOTES**

- ADDRESSABLE FIRE ALARM CONTROL PANEL  
MIRCOM OR EQUAL
- FIRE ALARM SPEAKER/STROBE LIGHT (ADA)
- MINI FIRE ALARM SPEAKER/STROBE LIGHT (ADA)
- FIRE ALARM STROBE LIGHT (ADA)
- FIRE ALARM BEACON
- SIG COM FIRE RADIO ALARM MASTER BOX
- FIRE ALARM PULL STATION (ADA MTG HEIGHT)
- FIRE DEPT KNOX BOX
- SYSTEM PHOTOELECTRIC SMOKE DETECTOR
- SYSTEM CARBON MONOXIDE DETECTOR
- LOCAL COMBINATION PHOTOELECTRIC SMOKE/  
CARBON MONOXIDE DETECTOR

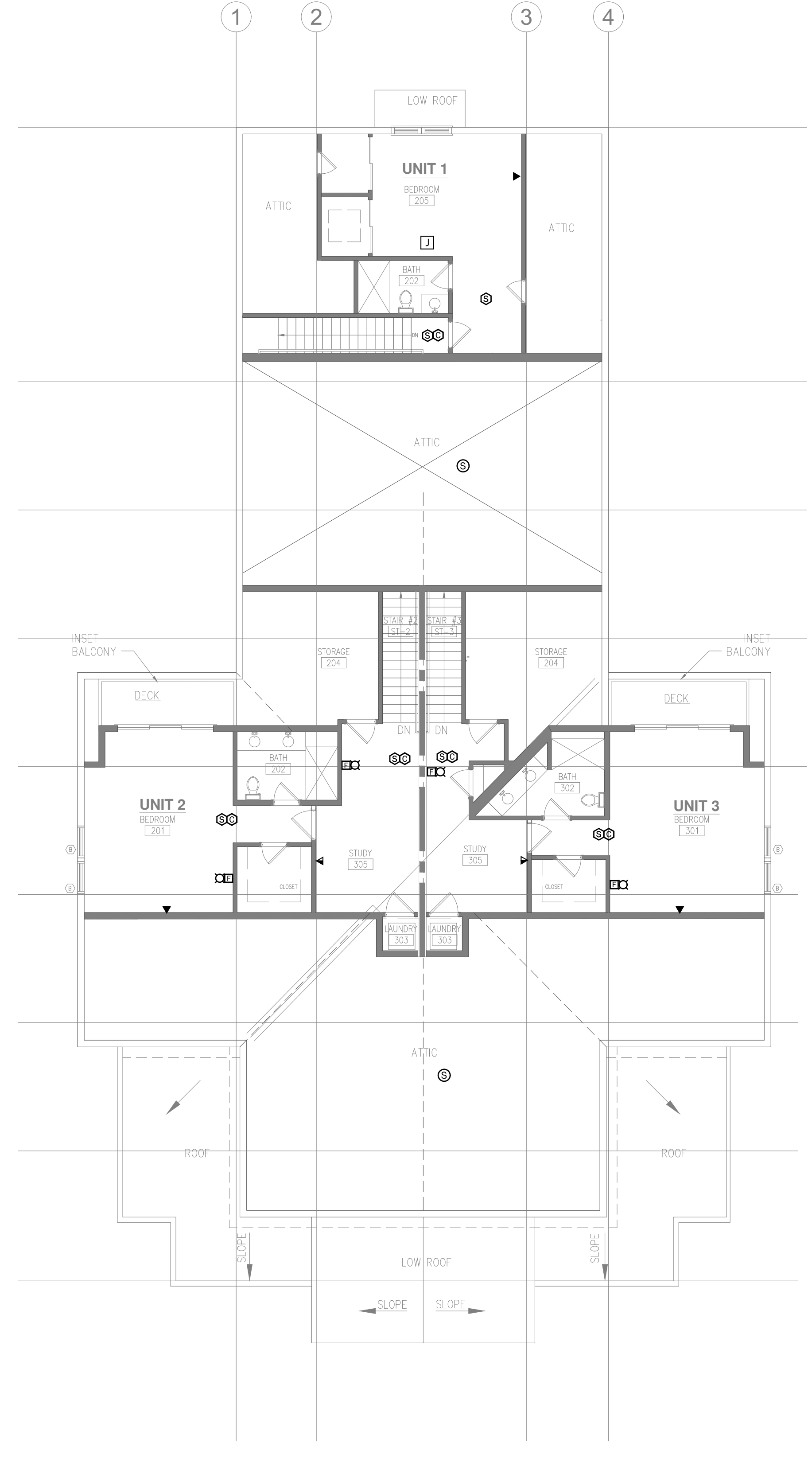
1. ALL SYSTEM WIRING SHALL BE CLASS "A" TYPE AND SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. REFER TO SPECIFICATIONS.
2. ALL WIRING SHALL BE INSTALLED IN CONDUIT (MINIMUM 1/2") OR ARMORED FIRE ALARM CABLE IN ACCORDANCE WITH THE MASSACHUSETTS ELECTRICAL CODE.
3. ALL WIRING SHALL BE IN ACCORDANCE WITH APPROVED MANUFACTURER'S WIRING SCHEMATICS.
4. ALL COMPONENTS, WIRING, AND SYSTEM COMPONENTS SHALL BE IN ACCORDANCE WITH LOCAL FIRE DEPT REQUIREMENTS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS OF ALL HORN/LIGHT UNITS
6. FA DEVICES SHALL MATCH EXISTING FA SYSTEM.



**BASEMENT FIRE ALARM PLAN**  
SCALE: 1/8"=1'-0"



**1ST FLOOR FIRE ALARM PLAN**  
SCALE: 1/8"=1'-0"

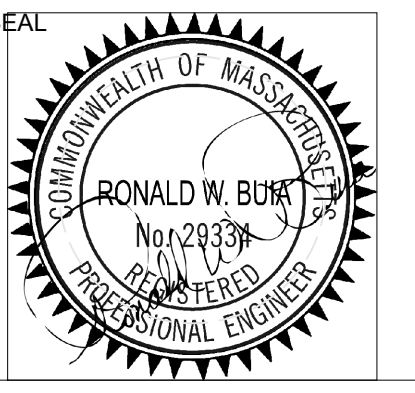


**2ND FLOOR FIRE ALARM PLAN**  
SCALE: 1/8"=1'-0"

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SEAL

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Approved By:	RWB

**FIRE ALARM  
PLANS**

SHEET NAME

**FA-1**

SHEET NO.

ISSUED FOR PERMIT 04/19/24