

Site Development Plan

MULTI-FAMILY BUILDING

300' ABUTTERS SCHEDULE		
MAP PARCEL ID	SITE ADDRESS	OWNER*
58-094	6 WILLIAMS ST	LUZETTI RICARDO A JR
58-074	4 BRIGHAM ST	HOPKINS STEPHEN E
58-100	295 VILLAGE ST	RYAN KEVIN
68-010	4 SHAW ST	MANHKS DANIEL F
58-105	2 SHAW ST	BRANIGAN MARK E
58-081	284 VILLAGE ST	BARRIOS BLANCA ROSA
58-103	287 VILLAGE ST	POWER MICHAEL F
58-082	286 VILLAGE ST	BOUTLER MEGHAN
58-075	2 BRIGHAM ST	GRAY ROBERT A
58-065	11 WILLIAMS ST	MAHONEY CHRISTOPHER J
58-092	41 COTTAGE ST	GALLIHER PETER F
58-101	293 VILLAGE ST	KAIRIT VIRGINIA B LIFE ESTATE
58-079	282 A VILLAGE ST	HUGHES JANE D
58-095	281 VILLAGE ST	HANDVERGER LIFE ESTATE RICHARD A
58-087	294 VILLAGE ST	KELLEY LIFE ESTATE BRENDA J
58-104	283 VILLAGE ST	JOHNSON CYNTHIA DENISE
58-086	292 VILLAGE ST	NEW ENGLAND TELEPHONE COMPANY
58-102	291 VILLAGE ST	PRATT KEVIN C
51-026	0 VILLAGE ST	MEDWAY TOWN OF
58-085	292 VILLAGE ST	NEW ENGLAND TELEPHONE COMPANY
58-093	4 WILLIAMS ST	SKELTON LEE S
58-066	9 WILLIAMS ST	GOLDEN JOHN R
58-067	7 WILLIAMS ST	HEAVEY MICHAEL J
58-080	282 VILLAGE ST	MACSWAIN DAVID A
58-084	290 VILLAGE ST	LELAND TONY J SR
58-083	288 VILLAGE ST	LELAND TONY J SR

* NOW OR FORMERLY

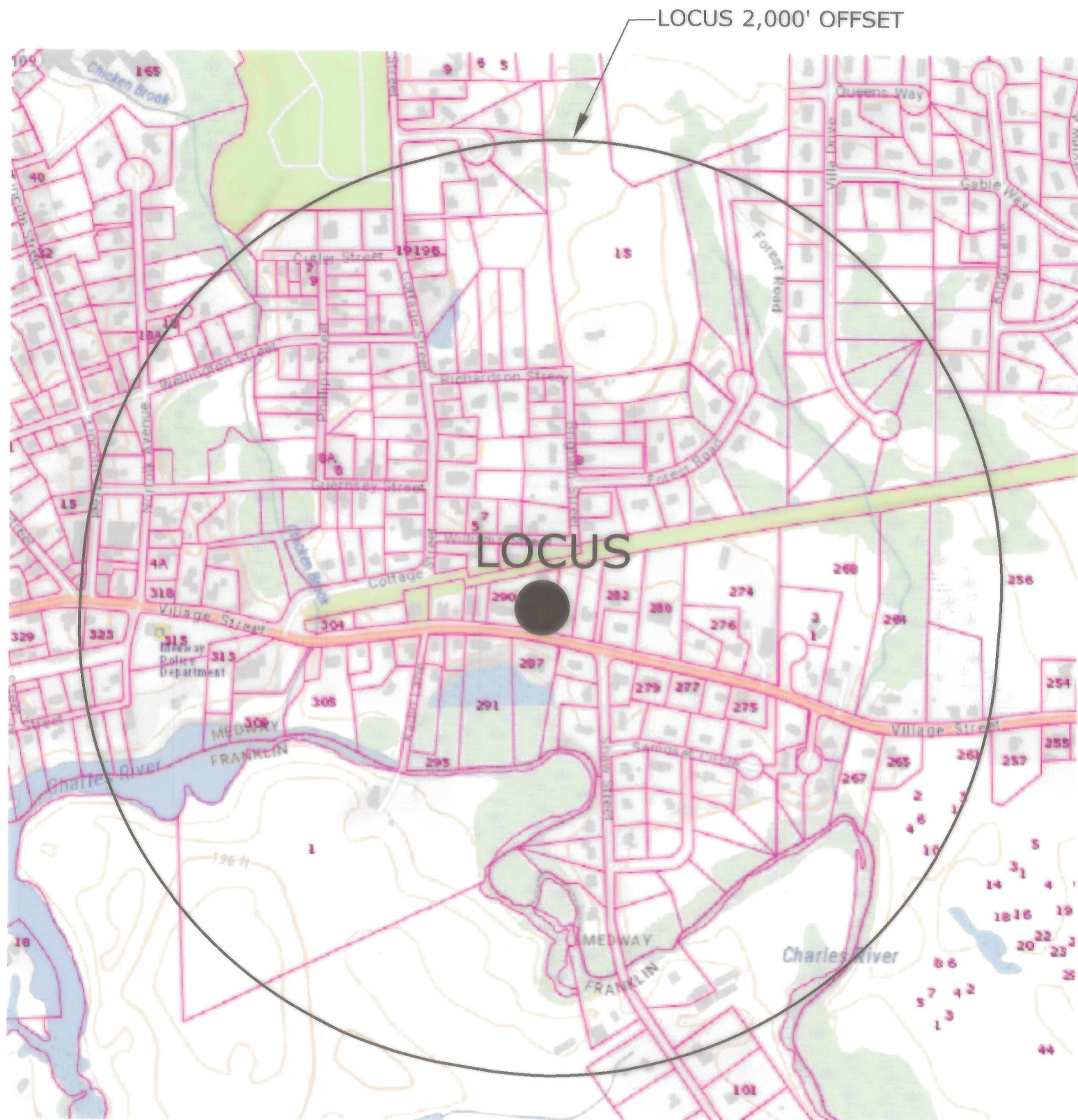
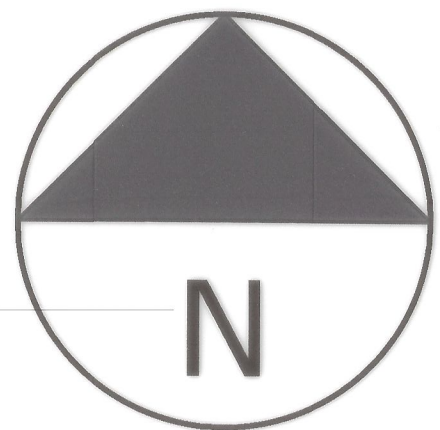


ABUTTERS LOCUS MAP

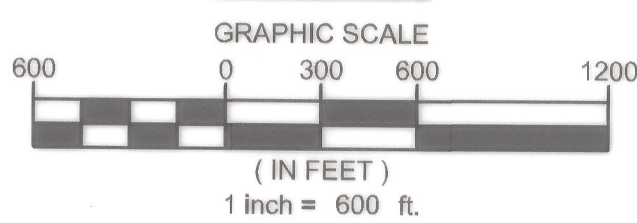
1" = 200'

FINAL APPROVED WAIVER INVENTORY

WAIVER #	TITLE & NUMBER	REQUIREMENT	REQUEST
1	Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 1	Full Traffic Impact Assessment	Limit assessment to provided sight distance and trip generation
2	Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 2	Full Environmental Impact Assessment	Limit to stormwater report
3	Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 3	Neighborhood Impact Assessment	Eliminate - development is consistent with neighborhood
4	Site Plan Rules & Regulations Chapter 200 Section 204-3.H	Construction Project Management Plan	Eliminate - use general residential sequencing and discuss at preconstruction meeting
5	Site Plan Rules & Regulations Chapter 200 Section 204-3. K	Determination of applicability from Conservation Commission	Eliminate
6	Site Plan Rules & Regulations Chapter 200 Section 204-5 D. 8	Landscape Architect Plan	Eliminate - use typical residential plantings by CME, Inc.
7	Site Plan Rules & Regulations Chapter 200 Section 204-5 D.10	Color Renderings from 4 directions minimum	Reduce to front façade rendering only
8	Site Plan Rules & Regulations Chapter 200 Section 204-5. D.14	Master signage plan	Eliminate
9	Site Plan Rules & Regulations Chapter 200 Section 204-5 D. 15	Lighting Plan per Section 7.1.2 of the Zoning Bylaws	Eliminate - limit to building mounted lighting, no pole mounted lights
10	Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 3	Site Entrance Width of 20 feet	Reduce to 16 feet
11	Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 4	Vertical Granite Curbing at entrance	Eliminated curbing requirement
12	Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 13	Driveway 15 feet from residential use side lot line	Reduce to 11 feet
13	Site Plan Rules & Regulations Chapter 200 Section 207-11. B.2	Perimeter driveway aisle granite curbing	Eliminate
14	Site Plan Rules & Regulations Chapter 200 Section 207-12. G.3.b	Parking space 15 feet from property line	Reduce to 9 feet
15	Site Plan Rules & Regulations Chapter 200 Section 207-12 H. 1	Parking area perimeter granite curbing	Eliminated curbing requirement
16	Site Plan Rules & Regulations Chapter 200 Section 207-12. H.2	3-foot curb radii in parking area	Eliminate
17	Site Plan Rules & Regulations Chapter 200 Section 207-16.A	Underground utility connection	Overhead wires - existing utility poles are across Village Street



LOCUS MAP



Located at
288 Village Street
Medway, MA

SHEET INDEX	TITLE
G1	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	PROPOSED SITE & UTILITIES PLAN
C3	PROPOSED DRAINAGE & GRADING PLAN
C4	SEDIMENT & EROSION CONTROL PLAN
C5	LONG TERM OPERATION & MAINTENANCE PLAN
C6	DETAILS & NOTES
C7	DETAILS & NOTES
T1	CME ARCHITECTS, INC TITLE SHEET
A1	FRONT AND LEFT ELEVATIONS
A2	REAR AND RIGHT ELEVATIONS
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	FOUNDATION PLAN
A6	FIRST FLOOR FRAMING
A7	SECOND FLOOR FRAMING
A8	CEILING FRAMING
A9	ROOF FRAMING
A10	BUILDING SECTIONS DEMISING WALL DETAIL
A1	FRONT ELEVATION PLANTING PLAN
S17964-1	STRUCTURAL WOOD SYSTEMS - FIRST FLOOR
S17964-2	STRUCTURAL WOOD SYSTEMS - SECOND FLOOR
S17964-3	STRUCTURAL WOOD SYSTEMS - ATTIC
S17964-4	STRUCTURAL WOOD SYSTEMS - ROOF

OWNER/ APPLICANT (S):
TONY J. LELAND, SR. & DAWN M. LELAND
290 VILLAGE STREET
MEDWAY, MA

ARCHITECT:
CME ARCHITECTS, INC.
6 WILKINS DRIVE, SUITE 210
PLAINVILLE, MA 02762
(508) 809-2509

ZONING DISTRICT: AGRICULTURAL-RESIDENTIAL II

	REQUIRED	EXISTING	PROPOSED
AREA:	22,500 S.F.	22,600 S.F.	22,600 S.F.
FRONTAGE:	150 FT.	133.22 FT.	133.22 FT.
FRONT YARD:	35 FT.	24.7 FT.	30 FT.
SIDE YARD:	15 FT.	25.6 FT.	17 FT.
REAR YARD:	15 FT.	75.0 FT.	73 FT.
LOT COVERAGE	30% MAX.	8.5%	15%
BLDG. HEIGHT	35 FT.	-	30 FT.
IMPERVIOUS COVERAGE	40% MAX.	21%	39.5%
PARKING	1.5 SPC./UNIT	N/A	9 SPC

THIS PROPERTY IS IN THE MULTI-FAMILY HOUSING OVERLAY DISTRICT

ZONING DISTRICT: MULTI-FAMILY HOUSING OVERLAY DISTRICT

	REQUIRED	PROPOSED
LOT FRONTAGE:	50 FT.	133.22 FT.
BLDG. HEIGHT:	40 FT.	30 FT.
OPEN SPACE:	15%	60.5%
PARKING SPACES:	6	9

PLANNING AND ECONOMIC DEVELOPMENT BOARD ENDORSEMENT

SIGNATURE: [Signature] DATE: 8-9-2022
[Signature] 8-9-2022
[Signature] 8-9-2022

APPROVED BY PLANNING

8-15-22

THE DEVELOPMENT IS SUBJECT TO A PERFORMANCE SECURITY COVENANT TO BE EXECUTED BY THE BOARD AND RECORDED WITH THE SPECIAL PERMIT AND PLAN.

I, Stefany Ohannessian, CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED APPROVAL FROM THE PLANNING AND ECONOMIC DEVELOPMENT BOARD OF THIS PLAN AND ITS CORRESPONDING DECISION ON Aug 15, 2022 AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS, THEREAFTER.

SIGNATURE: [Signature]

DATE: 8/11/2022

THIS PROJECT IS SUBJECT TO A PERFORMANCE SECURITY COVENANT TO BE RECORDED HEREWITH.

COVER SHEET

Located at
288 Village Street
Medway, MA

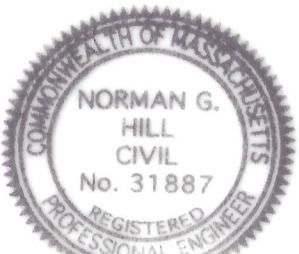
Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LOCUS REFERENCES

Deed (Book / Page): 36366 / 499
Plan (Plan Book / Plan): 676 / 87
Assessors: 58 - 083

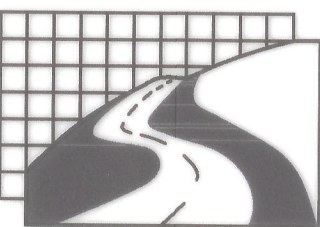


Norman G. Hill, P.E.
Date: 7-28-2022

Norman G. Hill, PE #31887

REVISIONS

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6/21/22	Revised per Tetra Tech review
6/30/22	Revised per PEDB mtg
7/25/22	Revised per PEDB decision 7/12/22
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Designed By:	SB 2/10/2022
Drawn By:	SB 2/10/2022
Checked By:	NGH 2/18/2022



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartord Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

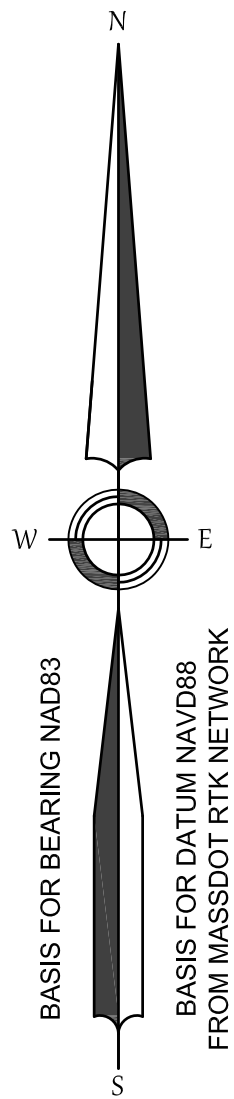
Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144
www.landplanninginc.com

Date: April 1, 2022

Job No. B1483

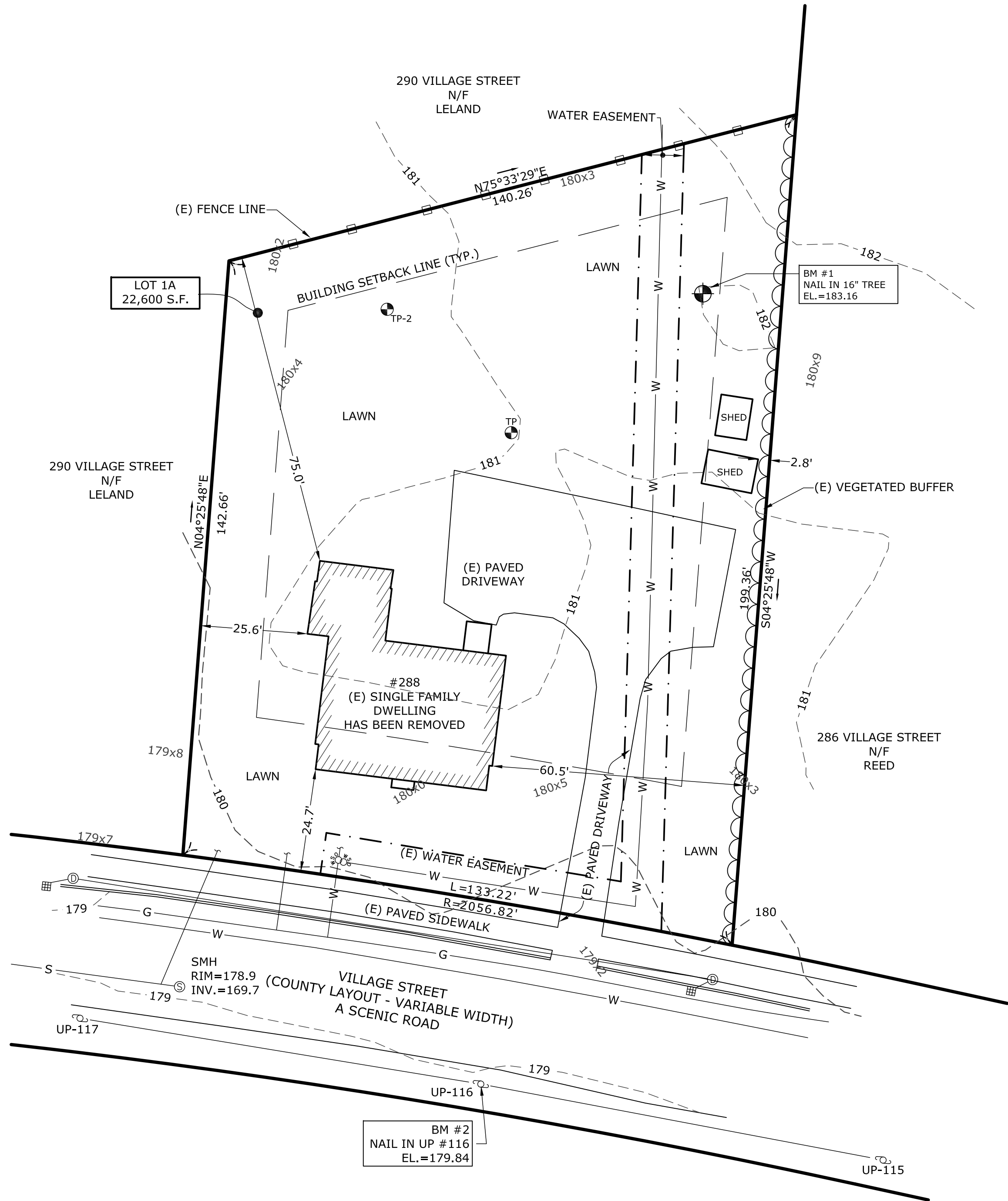
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G1

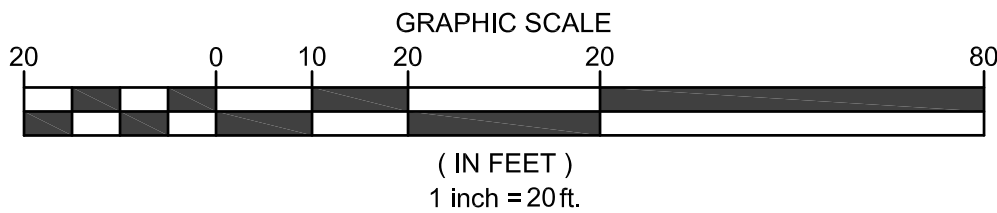


TEST PIT RESULTS-		TP	
DEPTH (IN.)	HORIZON	TEXTURE	COLOR
0 - 4	FILL	-	-
4 - 28	B	LOAMY SAND	10YR 6/8
28 - 112	C	SAND	7.5YR 7/2
MOTTLES: N/A		STANDING: N/A	WEEPING: 100"

TEST PIT RESULTS-		TP-2	
DEPTH (IN.)	HORIZON	TEXTURE	COLOR
0 - 4	FILL	-	-
4 - 24	B	LOAMY SAND	10YR 6/8
24 - 108	C	SAND	7.5YR 7/2
MOTTLES: N/A		STANDING: N/A	WEEPING: N/A



IMPERVIOUS COVERAGE	
EXISTING AREA:	4,784 S.F.
EXISTING COVERAGE	21% (40% ALLOWABLE)



GENERAL NOTES

- TOPOGRAPHY DETERMINED BY AN ON-THE-GROUND SURVEY BY LAND PLANNING, INC. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
- THE ENTIRE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FIRM MAP #25021C0143E DATED JULY 17, 2012.
- CONSERVATION COMMISSION APPROVAL IS NOT REQUIRED.
- ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON FIELD EVIDENCE AND RECORDS PROVIDED TO LAND PLANNING, INC.. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT FOUND. THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES AND "DIG SAFE" (888-DIG-SAFE) BEFORE EXCAVATION BEGINS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

EXISTING CONDITIONS PLAN

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LEGEND

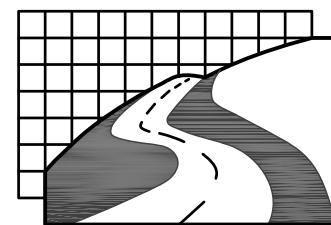
⊕	BENCHMARK
(E)	EXISTING
(P)	PROPOSED
(F)	FOUND
(S)	SET
□	BOUND (BND)
○	IRON ROD (IR)
○	IRON PIPE (IP)
●	DRILL HOLE (DH)
---	EXISTING CONTOUR
000x0	EXISTING SPOT GRADE
---	ZONING SETBACK



Date: 7-25-2022
Norman G. Hill, PE #31887

REVISIONS

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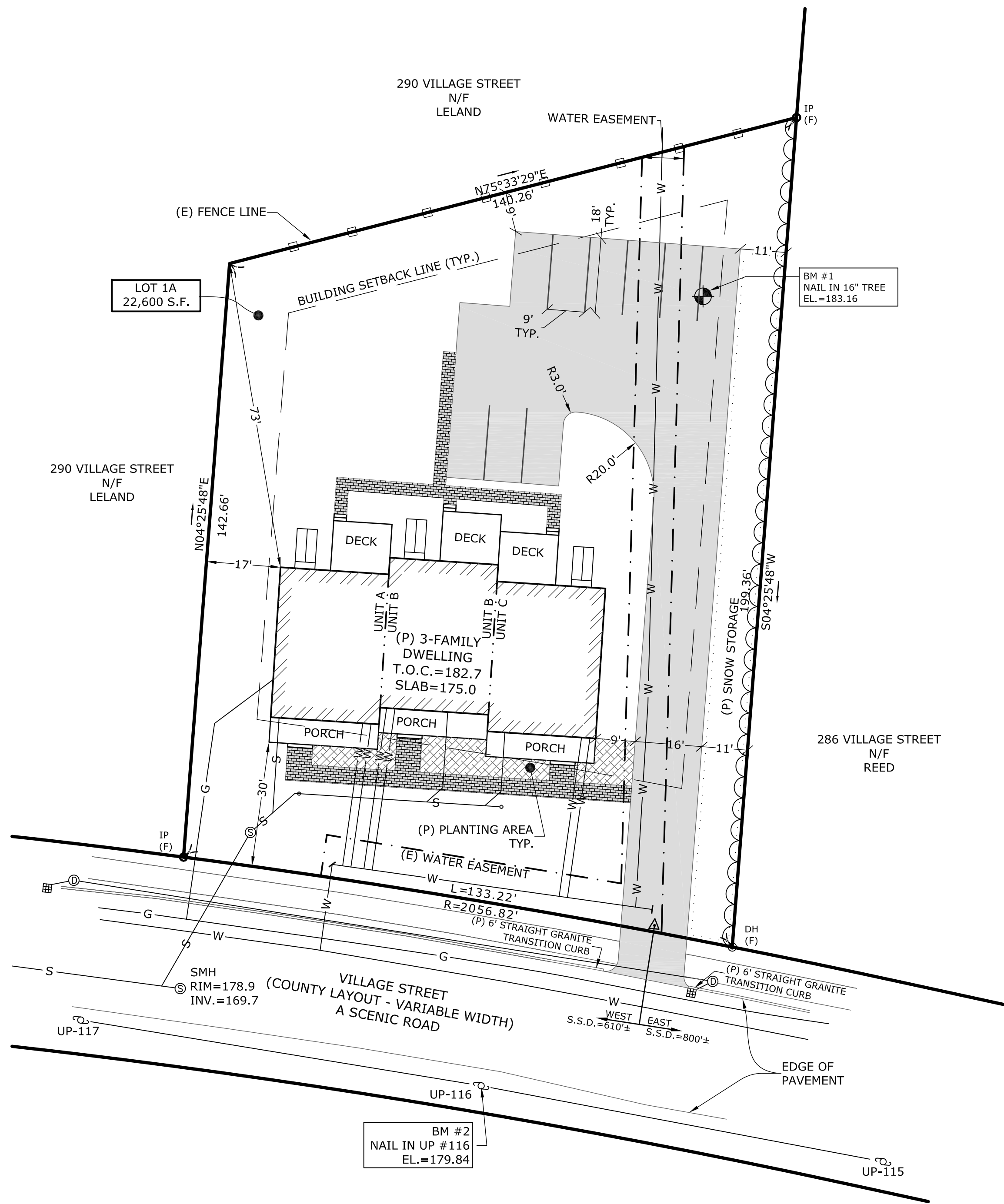
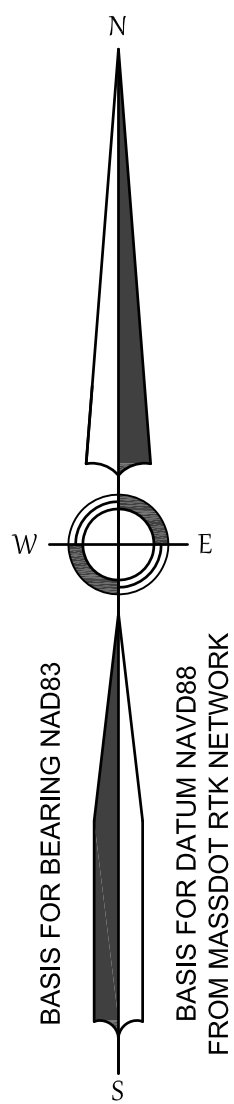
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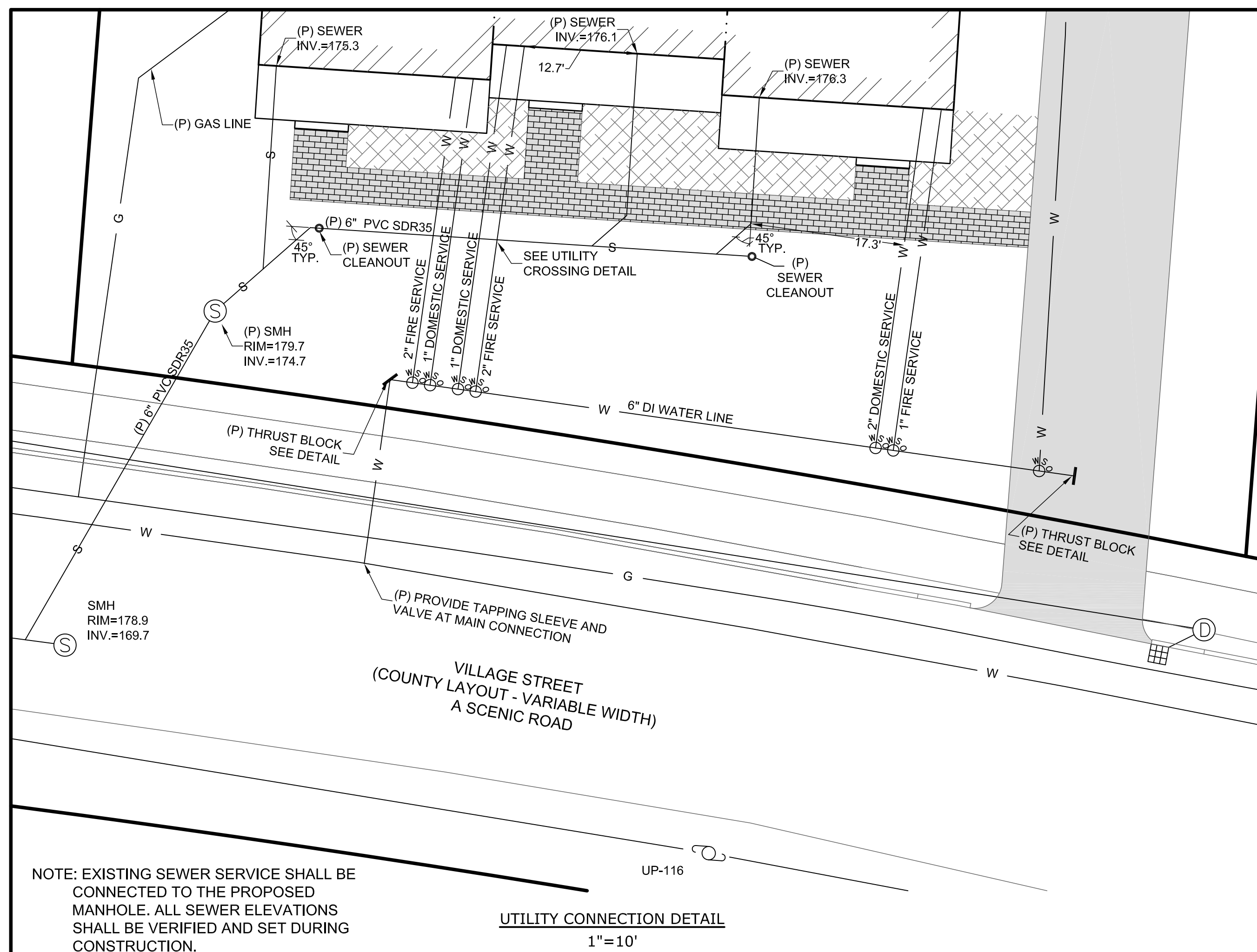
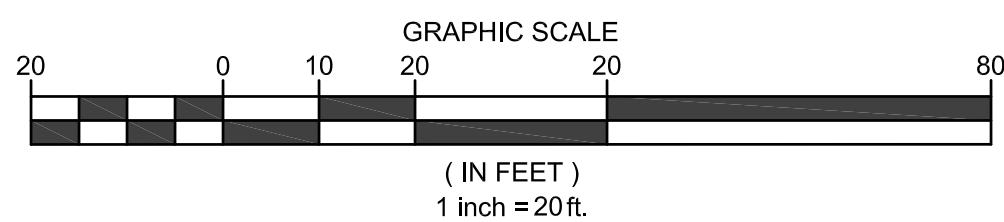
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Date	April 1, 2022	Sheet No.
Job No.	B1483	C1



IMPERVIOUS COVERAGE	
EXISTING AREA:	4,784 S.F.
PROPOSED AREA:	8,510 S.F.
PROPOSED COVERAGE	38% (40% ALLOWABLE)



NOTE: EXISTING SEWER SERVICE SHALL BE CONNECTED TO THE PROPOSED MANHOLE. ALL SEWER ELEVATIONS SHALL BE VERIFIED AND SET DURING CONSTRUCTION.

UTILITY CONNECTION DETAIL
1"=10'

PROPOSED SITE & UTILITIES PLAN

Located at
288 Village Street
Medway, MA

Owned By
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&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
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290 Village Street
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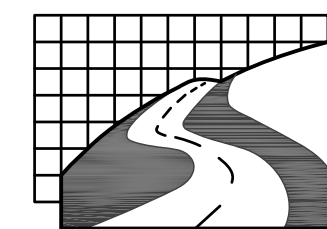
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LEGEND	
	BENCHMARK
(E)	EXISTING
(P)	PROPOSED
(F)	FOUND
(S)	SET
	BOUND (BND)
	IRON ROD (IR)
	IRON PIPE (IP)
	DRILL HOLE (DH)
	EXISTING CONTOUR
	EXISTING SPOT GRADE
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED TREE
	SEDIMENT BARRIER
	ZONING SETBACK



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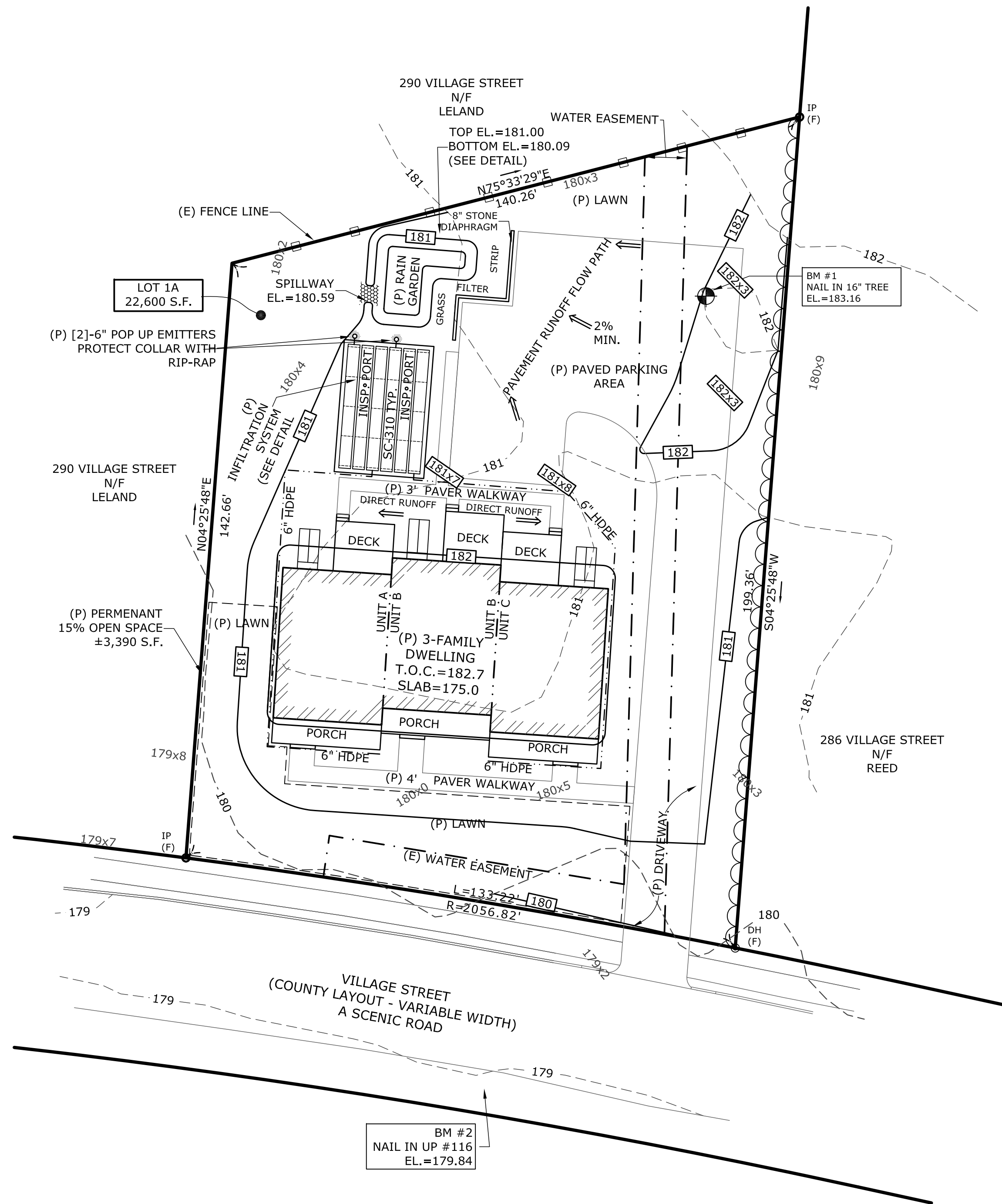
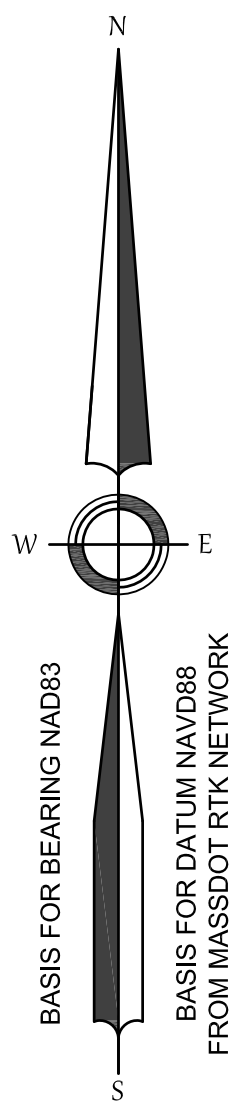
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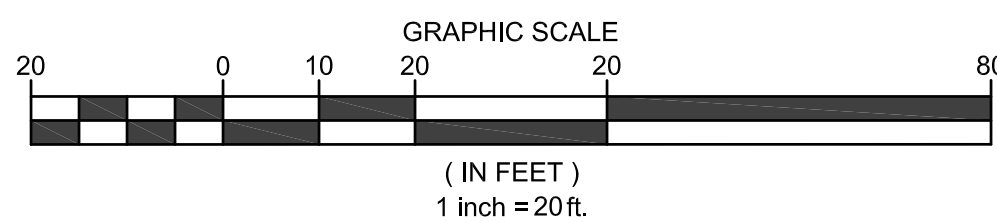
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EARTHWORKS CALCULATIONS (CUBIC YARDS)

CUT (C): ±745 CYS
FILL (F): ±200 CYS

TOTAL: (C) 545 CYS



PROPOSED DRAINAGE & GRADING PLAN

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LEGEND

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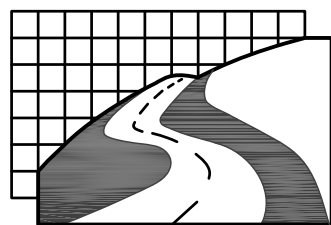


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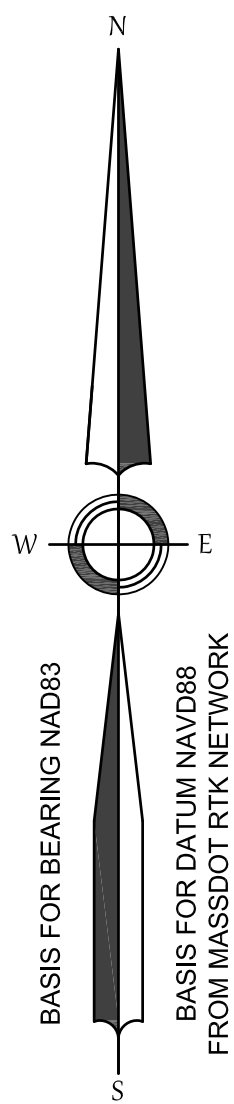
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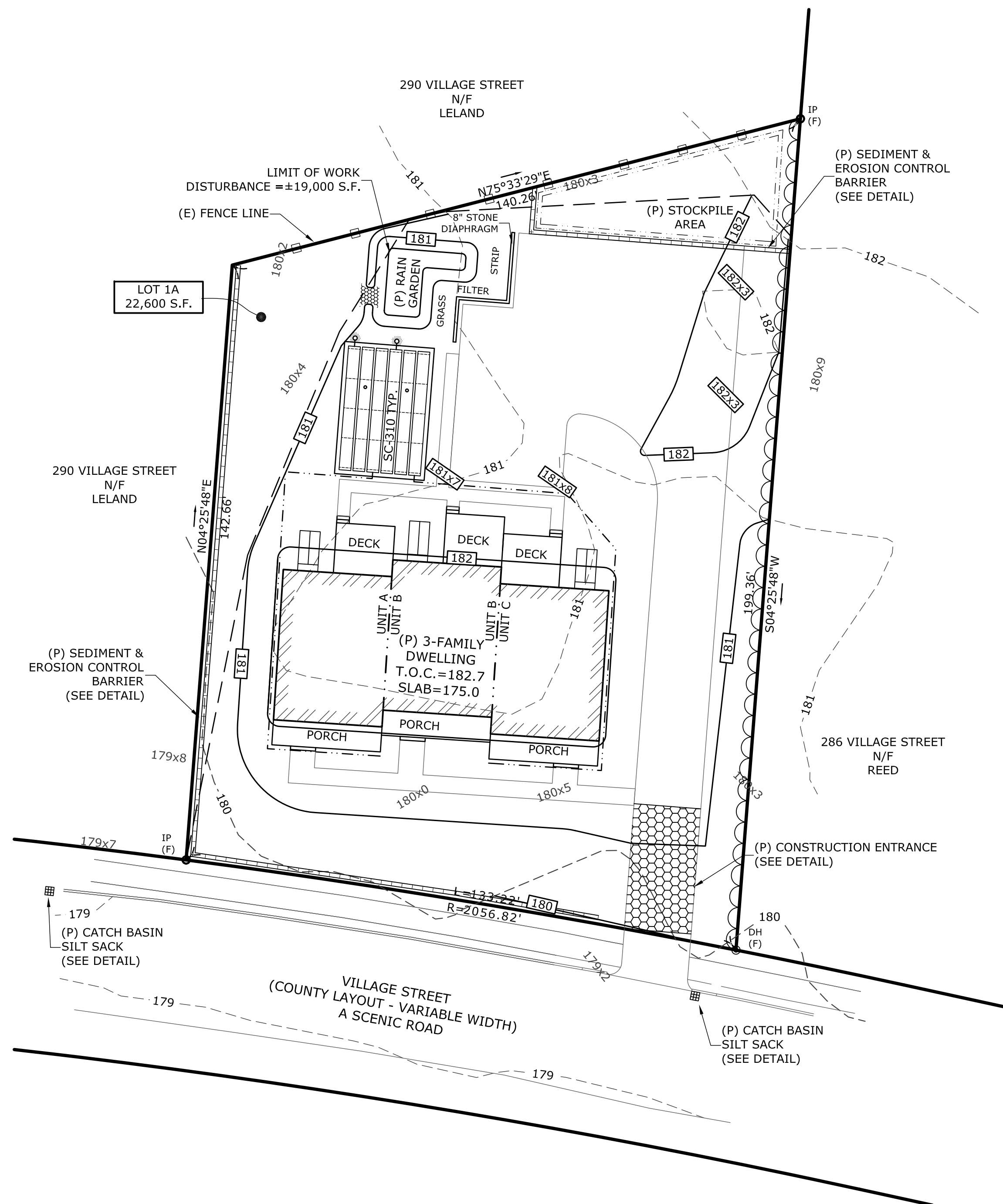
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APPROXIMATE CONSTRUCTION SEQUENCING

1. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES
2. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE
3. SET UP TEMPORARY CONSTRUCTION UTILITY SERVICES
4. CONSTRUCT/ INSTALL ALL UTILITIES WITHIN R.O.W. UP TO PROJECT SITE
5. GENERAL SITE WORK
6. ERECT MULTI-FAMILY DWELLING UNITS AND CONNECT UTILITIES
7. INSTALL ALL STORMWATER MANAGEMENT FACILITIES
8. CONSTRUCT DRIVEWAY AND PARKING AREA
9. COMPLETE ALL REMAINING SITEWORK, LANDSCAPING, ETC.
10. REMOVE ALL MEANS OF EROSION AND SEDIMENT CONTROL ONCE SITE IS STABILIZED

CONSTRUCTION ACTIVITIES AND DELIVERIES SHALL BE CONDUCTED AS PERMITTED BY THE TOWN OF MEDWAY BUILDING DEPARTMENT.



SEDIMENT & EROSION CONTROL PLAN

Located at
288 Village Street
Medway, MA

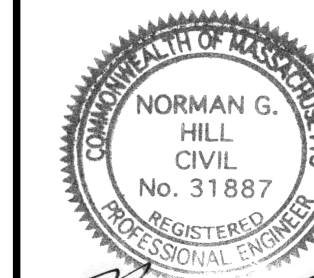
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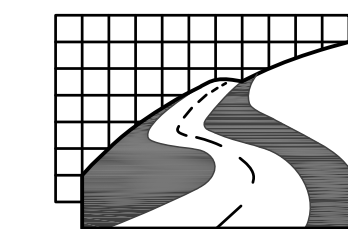
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Norman G. Hill, PE #31887

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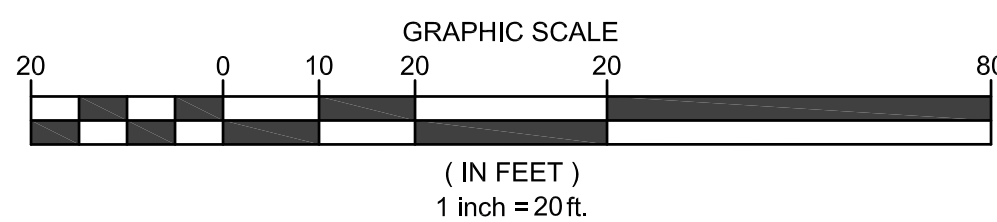
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Date
April 1, 2022

Job No.
B1483

Sheet No.

C4



Operation & Maintenance Plan

Property Owner
Tony J. Leland, Sr. & Dawn M. Leland
290 Village Street
Medway, MA

Site Operator
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Facility Location

288 Village Street
Medway, MA

This Operation & Maintenance Plan is transferable to future property owners and operators. The above information shall be updated as required should a change in ownership or operation occur.

BMPs & Structural Controls

Subsurface Infiltration System

A subsurface infiltration system consisting of StormTech SC-310 chambers within a field of washed stone is provided to recharge roof runoff to groundwater. The system is provided with access ports at the ground surface to provide for inspection and maintenance. A copy of the manufacturers operation and maintenance plan is attached to this report.

Subsurface Infiltration System	
Activity	Frequency
Check inlets for clogging	Two times per year
Other maintenance	See attached manufacturers operation and maintenance manual

Rain Garden

Subsurface Infiltration System	
Activity	Frequency
Inspect and remove trash	Monthly
Mow	2 to 12 times per year
Mulch	Annually
Fertilize	Annually
Remove dead vegetation	Annually
Prune	Annually

Non-Structural Controls and Housekeeping

Snow Removal

Snow shall be plied along the easterly side of the driveway and at the northerly end of the parking facility as necessary.

Deicing Chemicals

Application of deicing chemicals shall be done sparingly as needed to ensure the safety of the vehicles and pedestrians. Exterior storage of deicing materials on this property is prohibited.

Fertilizers, Pesticides, Herbicides

Organic, slow-release fertilizers should be used within the landscaped areas and maintained lawn areas. Use of pesticides and herbicides is discouraged. Outside storage of fertilizers, pesticides, and herbicides is prohibited.

Landscape Maintenance

Leaves, trimmings, and grass clippings shall be properly disposed of. If these materials are to be composted on-site, it shall be done outside of any wetland resource area or buffer zone.

Street Sweeping

The driveway shall be swept as necessary with a minimum frequency of twice per year. The first sweeping shall take place in early spring after the snow has melted. The second sweeping should be done in autumn.

Maintenance and Inspection Log

Inspections for year _____

BMP	Action	Date	Comment	By
Rain Garden	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Mulch			
	Mow			
	Fertilize			
Subsurface Infiltration System	Prune			
	Inspect			
	Inspect			
	Inspect			
	Other			
	Other			

Isolator Row Step By Step Maintenance Procedures

Step 1

- Inspect Isolator Row for sediment.
- A) Inspection ports (if present)
- Remove lid from floor box frame
 - Remove cap from inspection riser
 - Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
- B) All Isolator Row
- Remove cover from manhole at upstream end of Isolator Row
 - Using a flashlight, inspect down Isolator Row through outlet pipe
 - Mirrors on poles or cameras may be used to avoid a confined space entry
 - Follow OSHA regulations for confined space entry if entering manhole
 - If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2. If not, proceed to Step 3.

Step 2

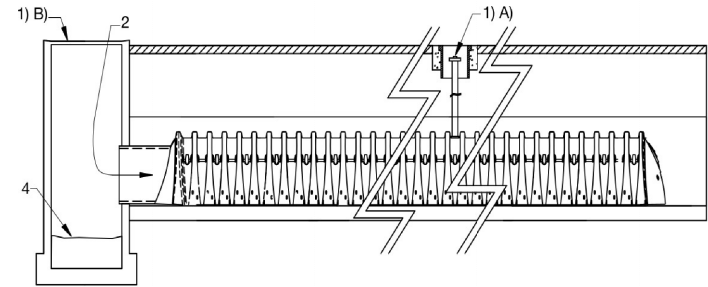
- Clean out Isolator Row using the JetVac process.
- A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings Fixed point to chamber bottom (1) Fixed point to top of sediment (2)	Sediment Depth (1)-(2)	Observations/Actions	Inspector
3/16/11	6.3 ft	none	New installation. Fixed point is C1 frame at grade.	DOM
9/24/11	6.2	0.1 ft	Some grit felt	SM
6/20/13	5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row, maintenance due	NV
7/7/13	6.3 ft	0	System jetted and vacuumed	DOM

ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
The ADS logo and the Green Strip are registered trademarks of Advanced Drainage Systems, Inc.
StormTech® and the Isolator® Row are registered trademarks of StormTech, Inc.
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adspipe.com
800-821-6710



LONG TERM OPERATION & MAINTENANCE

PLAN

Located at
288 Village Street
Medway, MA

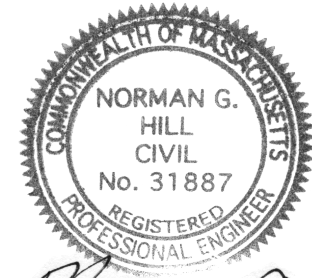
Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LEGEND

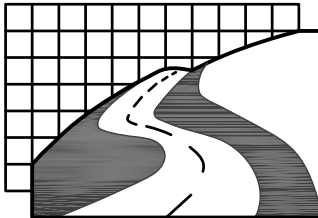
- BENCHMARK
- (E) EXISTING
- (P) PROPOSED
- (F) FOUND
- (S) SET
- BOUND (BND)
- IRON ROD (IR)
- IRON PIPE (IP)
- DRILL HOLE (DH)
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TREE
- SEDIMENT BARRIER
- ZONING SETBACK



Date: 7-28-2022
Norman G. Hill, PE #31887

REVISIONS

Date	Description
5/25/22	Revised per Tetra Tech review
6/21/22	Revised per Tetra Tech review
6/30/22	Revised per PEDB mtg
7/25/22	Revised per PEDB decision 7/12/22
Field By:	SB/DL 1/26/2022
Designed By:	SB 2/10/2022
Drawn By:	SB 2/10/2022
Checked By:	NGH 2/18/2022



Land Planning, Inc.

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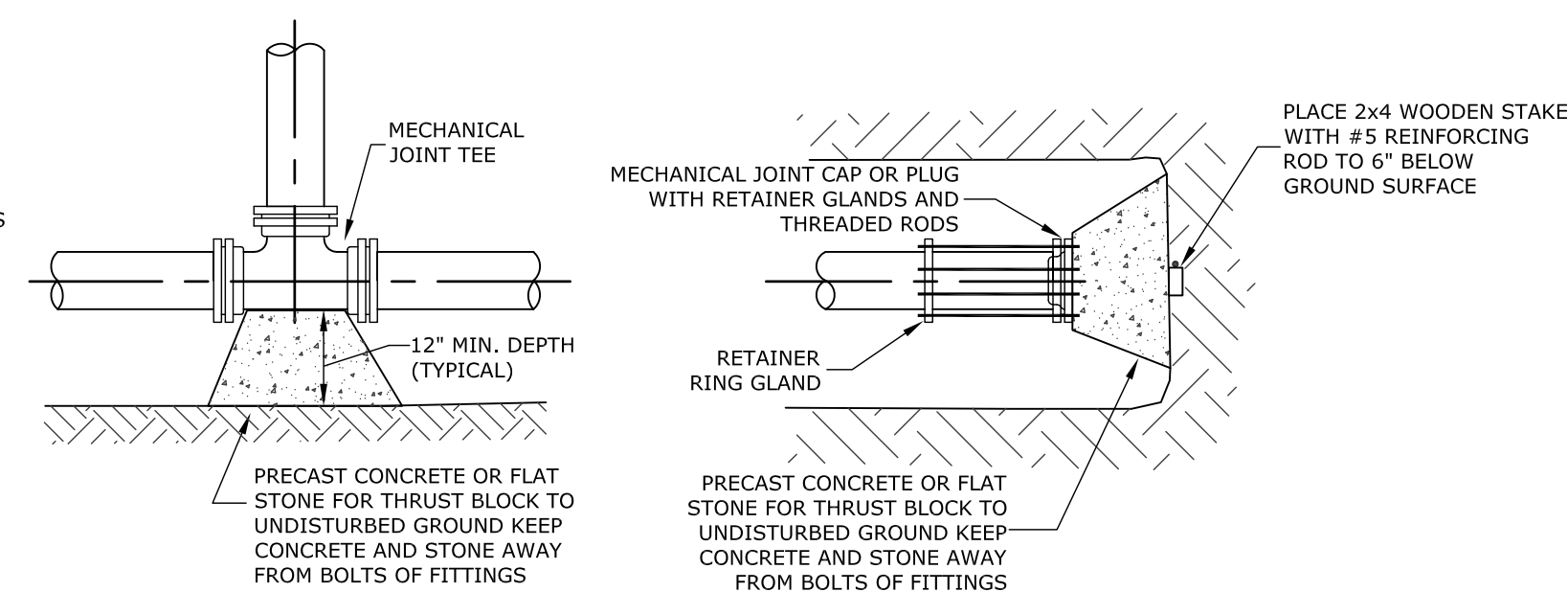
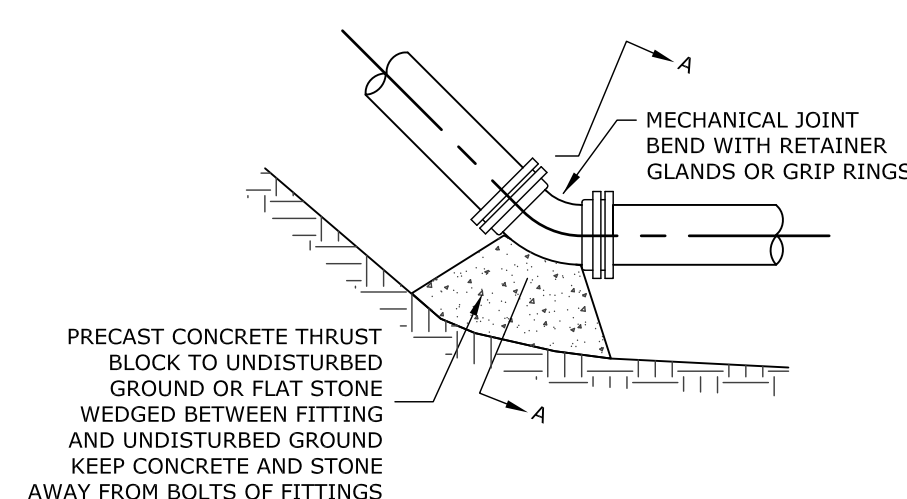
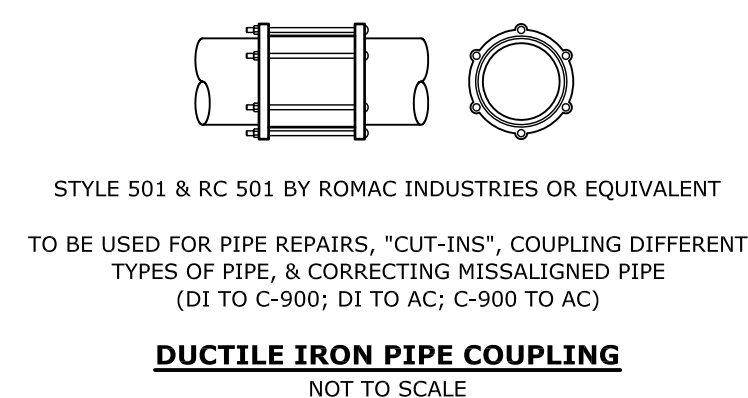
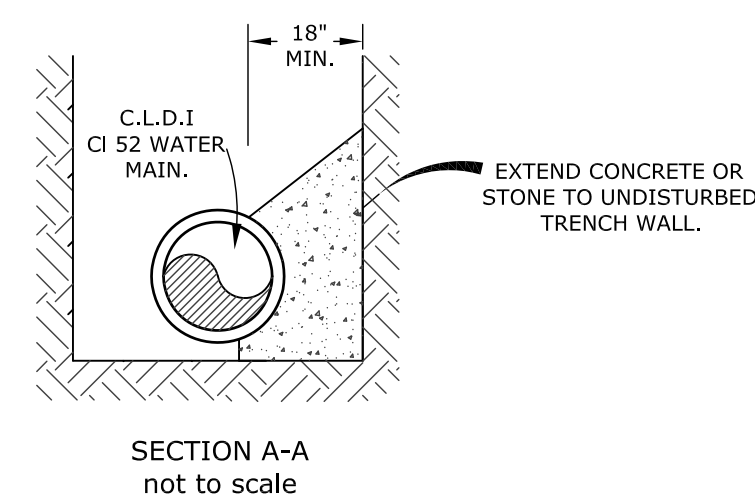
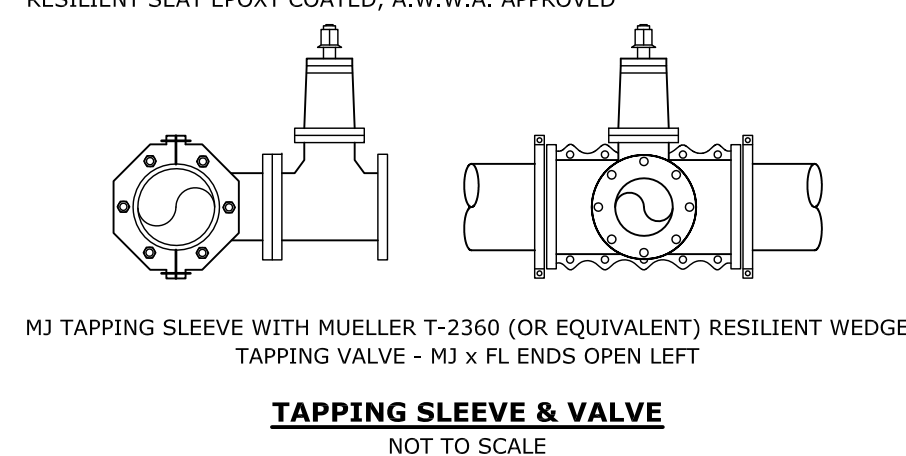
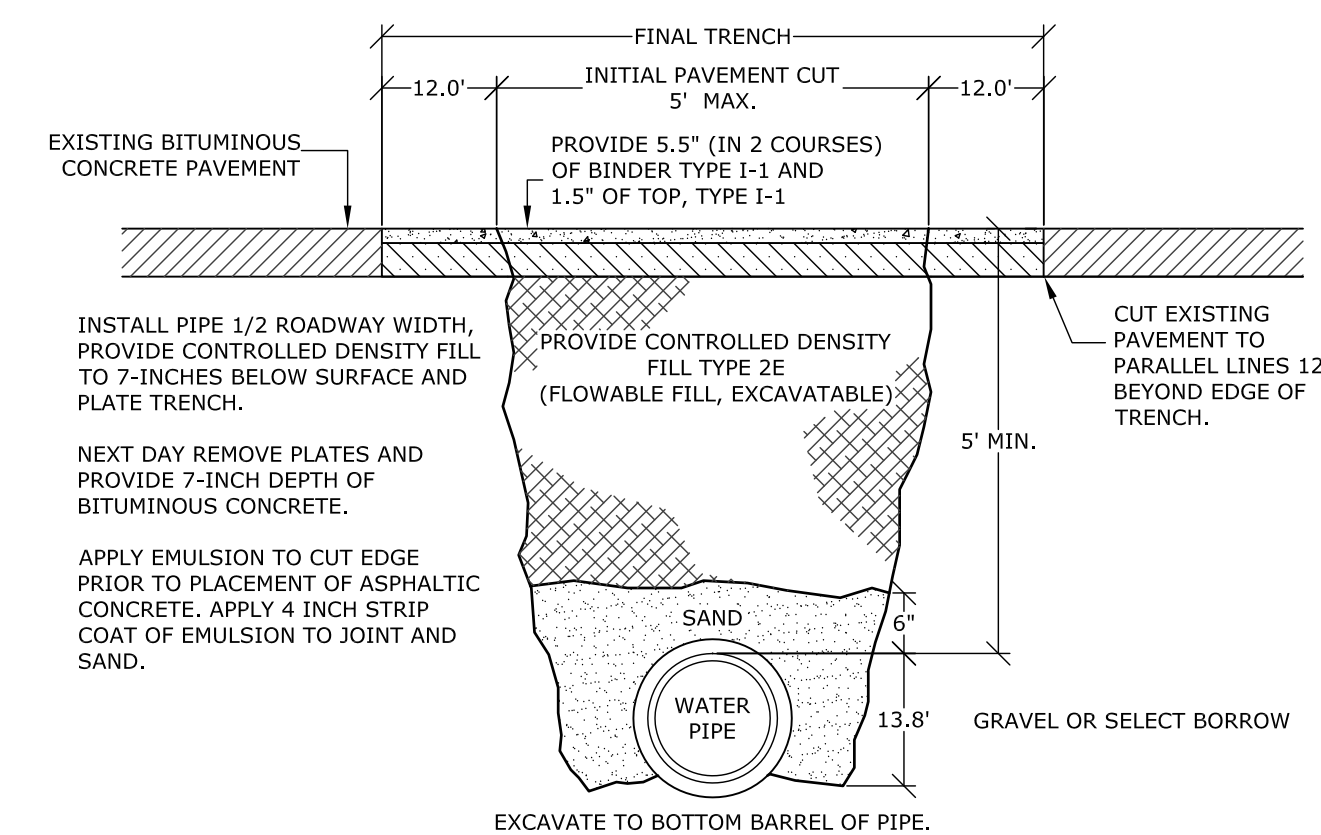
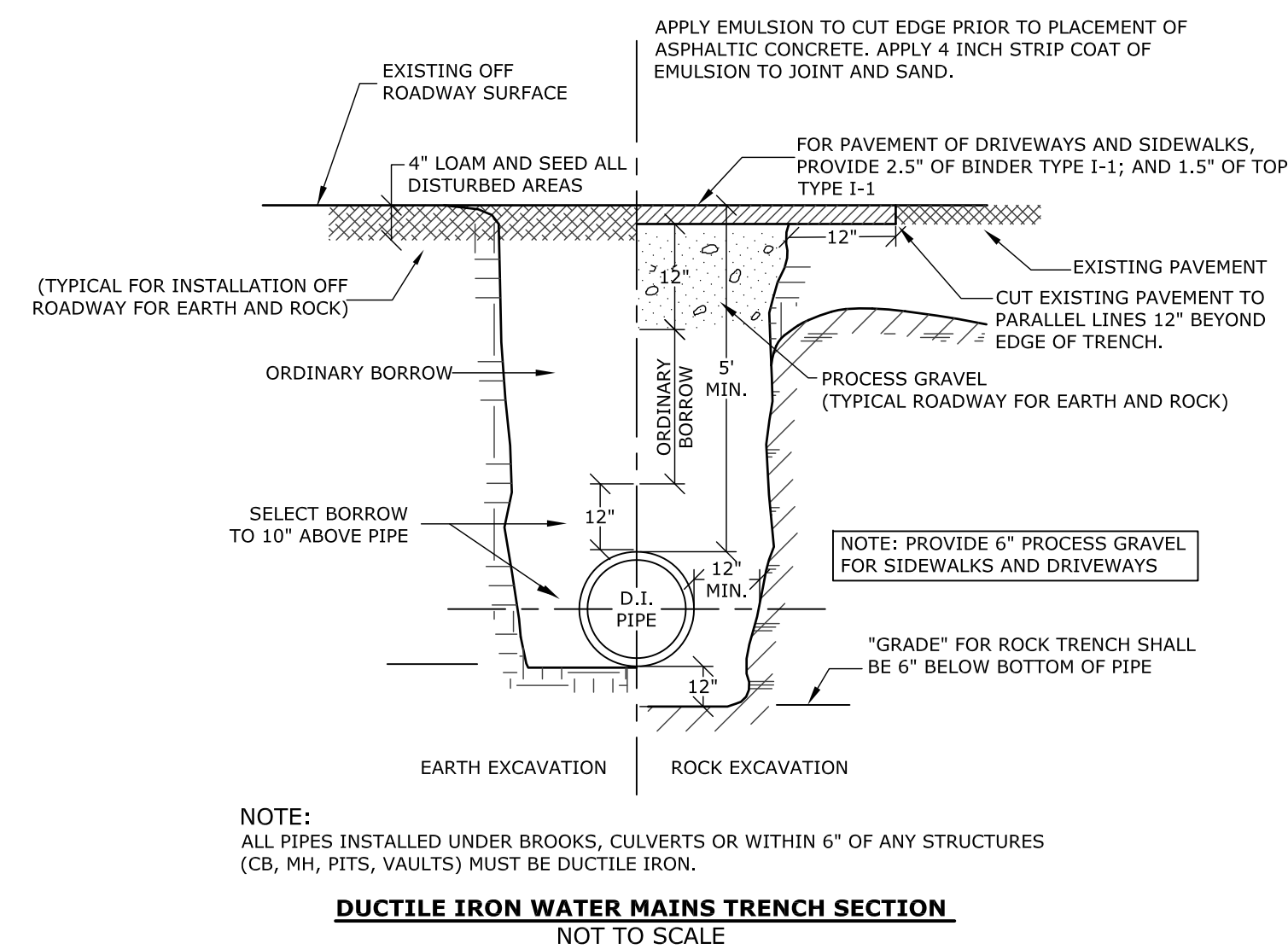
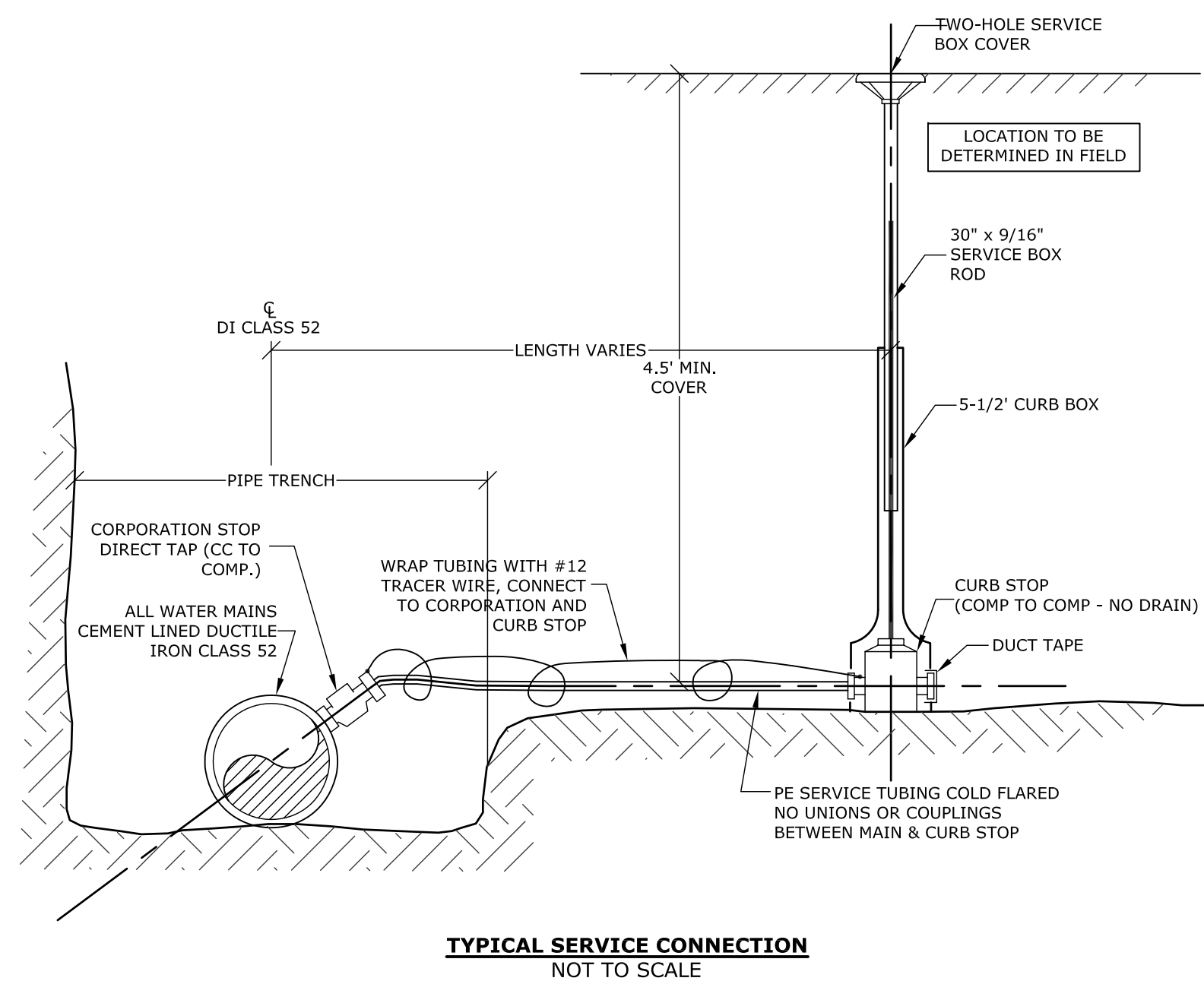
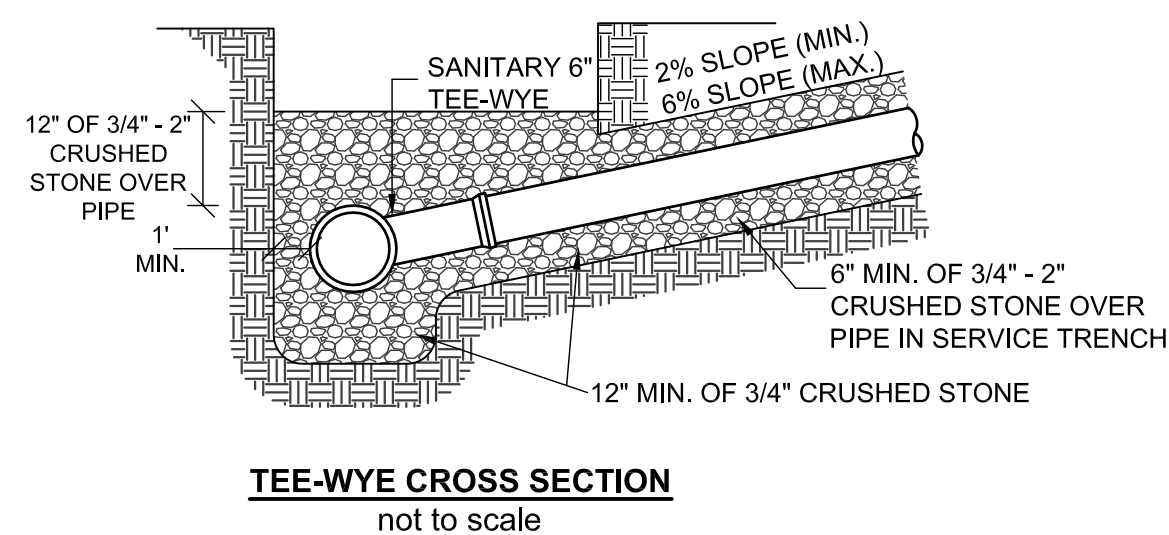
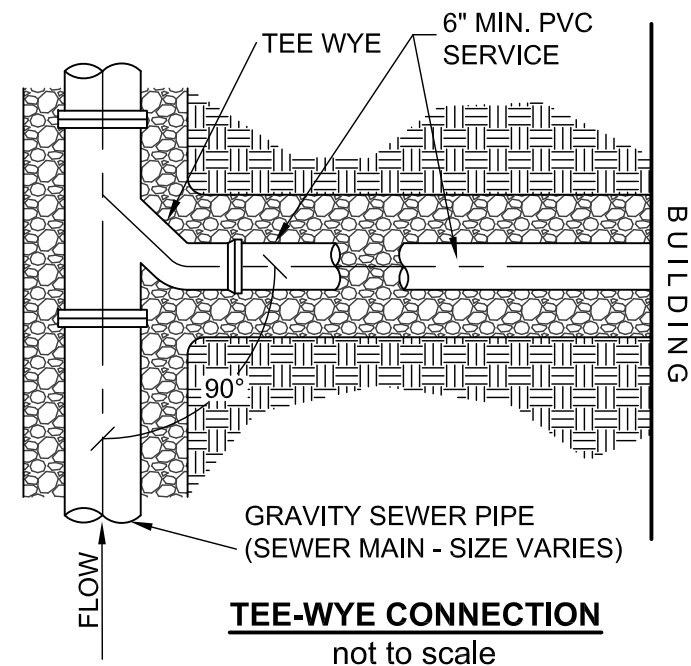
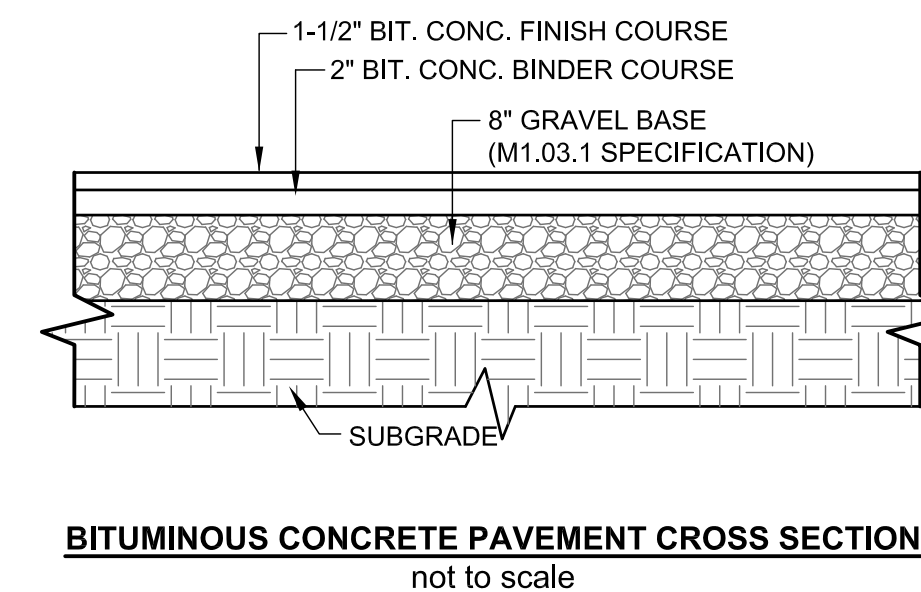
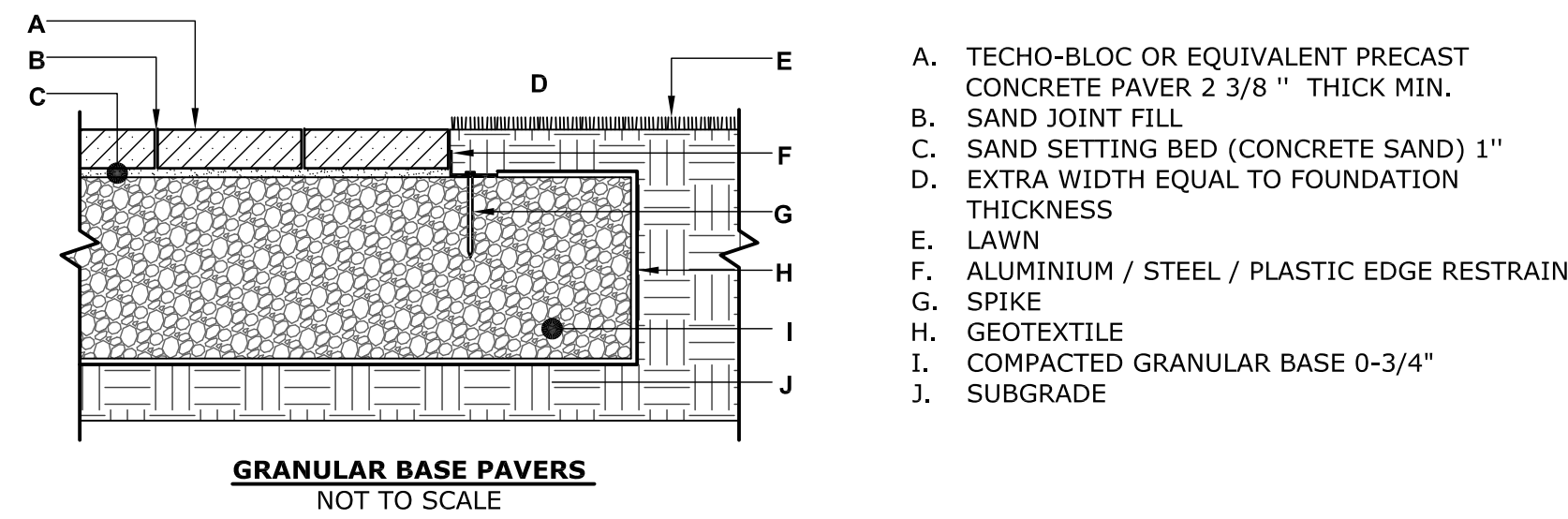
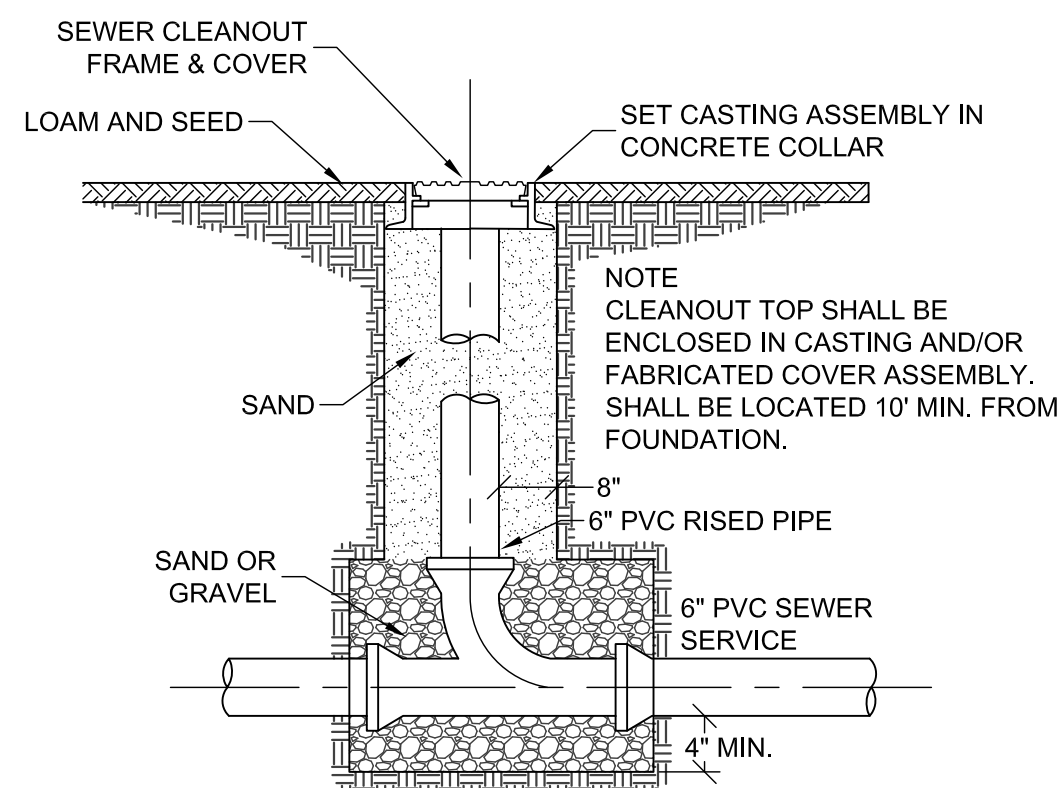
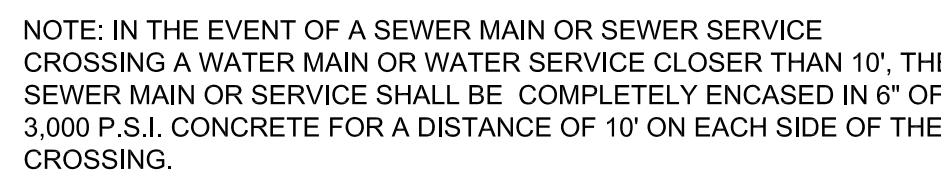
www.landplanninginc.com

Date
April 1, 2022

Job No.
B1483

Sheet No.

C5



Date April 1, 2022	Sheet No.
Job No. B1483	C6

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE THAT THIS PROJECT IS SUBJECT TO AN ORDER OF CONDITIONS FROM THE CONSERVATION COMMISSION AND ITS REGULATIONS ARE APPLICABLE TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
2. SEDIMENT BARRIERS ARE TO BE INSTALLED WHERE SHOWN ON THIS PLAN. THE CONTRACTOR AND THE OWNER ARE REQUIRED TO PROPER MAINTENANCE OF THE SEDIMENT BARRIERS AND TO IDENTIFY AND CORRECT ALL SOURCES OF EROSION. EXTRA SEDIMENT BARRIER MATERIALS ARE TO BE STORED ON SITE IN ORDER TO QUICKLY REPAIR EROSION PRONE AREAS. PERIODIC MAINTENANCE OF THE EROSION CONTROL STRUCTURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS.
3. STOCKPILED MATERIAL THAT IS SUBJECT TO EROSION SHALL BE PROTECTED AT ITS BASE ON THE DOWN-SLOPE SIDE WITH A SILT FENCE.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS IS REQUIRED TO LIMIT EROSION TOWARD ABUTTING PROPERTIES AND PUBLIC WAYS. ALL GRADED SLOPES ARE TO BE STABILIZED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL THROUGH GULLIES TOWARD THE RESOURCE AREAS. AREAS OF EROSION ARE TO BE REPAIRED ON A DAILY BASIS.
5. THE CONTRACTOR IS TO USE PROPER JUDGMENT RELATIVE TO CONSTRUCTION PRACTICES DURING ADVERSE WEATHER CONDITIONS OR PERIODS OF HIGH GROUNDWATER. NO WORK IS TO BE PERFORMED NEAR THE WETLAND AREAS DURING PERIODS OF HEAVY RAINFALL. INSPECTION IS REQUIRED AFTER MORE THAN 1/2" OF RAINFALL IN 24 HOURS.
6. ALL GRADED AREAS ARE TO BE LOAMED AND SEEDED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A GRASS SEED MIXTURE OF 20% RED TOP, 60% CHEWINGS FESCUE AND 20% KENTUCKY BLUEGRASS IS RECOMMENDED. "HYDROSEED" WITH HIGH FIBER CONTENT.
7. THE SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL ALL UPGRADIENT AREAS HAVE BEEN STABILIZED.
8. DURING PERIODS OF HEAVY RAINFALL, IT WILL BE EXPECTED TO EXPERIENCE EROSION OF THE UNSTABILIZED SLOPES. IMMEDIATE ATTENTION TO THE MAINTENANCE OF THESE ERODED AREAS WILL FURTHER INSURE THE SUCCESSFUL STABILIZATION OF THE EXPOSED SLOPES WHILE LIMITING THE IMPACTS TO NEARBY RESOURCE AREAS.
9. PERIODIC INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE ARE TO BE PERFORMED BY A COMPETENT REPRESENTATIVE WHO WILL INSURE THE ADHERENCE TO THE REGULATIONS AS SET FORTH IN 310 CMR 10.00. NO UNAUTHORIZED INDIVIDUALS ARE TO ENTER THE CONSTRUCTION AREA WITHOUT THE EXPRESSED CONSENT OF THE OWNER.
10. THE APPLICANT IS TO NOTIFY THE CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND THE ENTIRE SITE HAS BEEN PROPERLY STABILIZED. UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS, THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE.

WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.

FINISHED GRADE

NYLOPLAST CLEANOUT END CAP ADJUST GRADE PER ENGINEERS PLAN

ADAPTER INSERTED IN RISER PIPE

FABRICATED HDPE ST DBL. MITER 90° BEND

INSERT INJECTION MOLDED, GASKETED SPIGOT BY BELL REDUCER

INJECTION MOLDED WT 45° WYE

FABRICATED HDPE ST DBL. MITER 90° BEND

HDPE PIPE (TYP.)

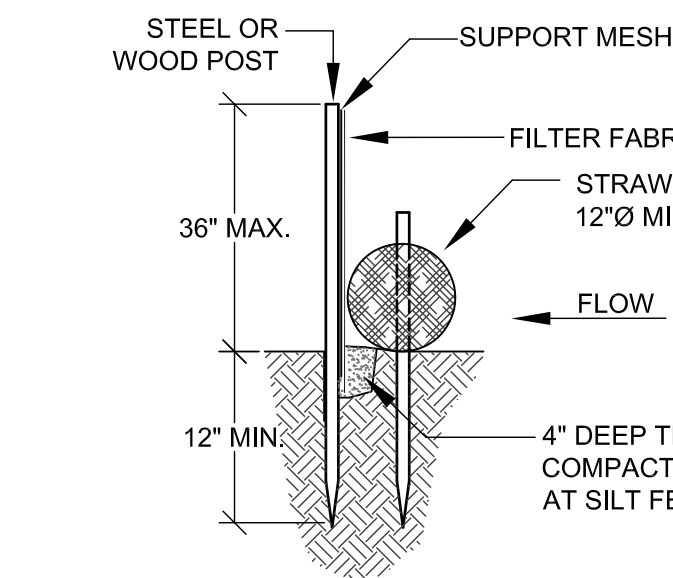
WT BELL-BELL COUPLER (TYP.)

INJECTION MOLDED WT TEE

CITES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16A (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS MUST BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, A) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND B) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

12" MIN.



-
- Diagram illustrating the installation of a straw wattled silt fence. The fence is constructed using straw wattles (cylindrical bundles of straw) supported by stakes. The diagram shows the fence installed across a flow path, with flow direction indicated by an arrow labeled "FLOW".
- Labels and instructions:
- EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT
 - IF PONDING IS ANTICIPATED OR OCCURS, DOUBLE NUMBER OF STAKES FOR SUPPORT.
 - PRE-FABRICATED SILT FENCE IS ACCEPTABLE IF INSTALLED PER MANUFACTURER.
 - STRAW WATTLE
 - ATTACH FILTER FABRIC SECURELY TO UPSTREAM SIDE OF POST.
 - STAKE SPACING
SILT FENCE: 10' MAX. SPACING WITH WIRE SUPPORT FENCE.
6' MAX. SPACING WITHOUT WIRE SUPPORT FENCE.
 - STRAW WATTLES: 4' MAX
 - DRAIN

The diagram illustrates the Silt Sack's components and dimensions. It shows the sack being installed into a wall opening, with a cross-section view on the left and a perspective view on the right. Key features include:

- Optional Overflow:** A top section that can be added for extra capacity.
- Insert 1" Rebar For Bag Removal From Inlet (Rebar Not Included):** A horizontal bar used to pull the sack out of the wall.
- Silt Sack:** The main collection bag, shown in a perspective view with dimensions $DEPTH = D$, $LENGTH = L$, and $WIDTH = L$.
- Dump Loops (Rebar Not Included):** Two loops on the side of the sack for easy removal.
- Expansion Restraint:** A device that prevents the sack from expanding and blocking the inlet.
- BUILDING FACE:** The wall into which the sack is installed.

At the bottom, the dimensions are summarized as: $SIZE \quad L'' \times W'' \times D''$.

<p>ENT. FOR ROUTING CREASE</p> <p>8' MAX.</p>	<p>CHAMBER TYPE: STORMTECH SC-310</p> <p>DESIGN: 24 CHAMBERS TOTAL 12 END CAPS (2 PER ROW) 3.33' O.C.</p> <p>ROW SPACING: 4 CHAMBERS + 2 END CAPS + 2' OF STONE = 31.68'</p> <p>OVERALL LENGTH: 6 ROWS + 5'(6" STONE SPACING) + 2' OF STONE = 21.50'</p> <p>OVERALL WIDTH:</p>
-----------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

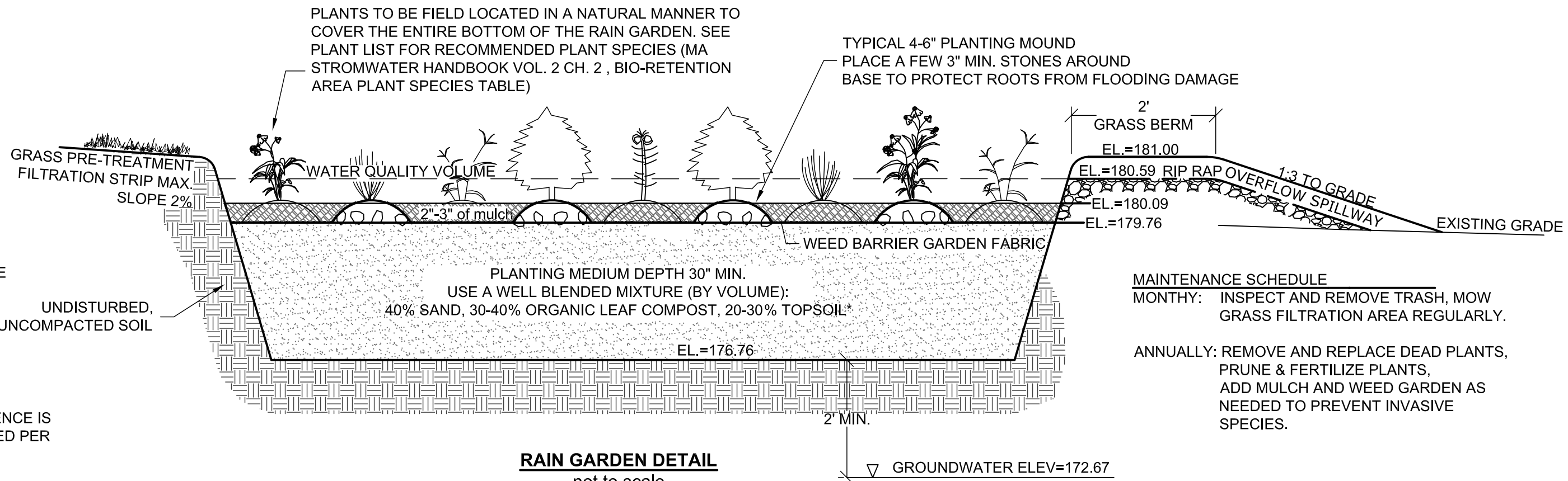


Diagram illustrating the components of a trench drain system:

- NDS POLYOLEFIN POP-UP DRAINAGE EMITTER WITH U.V. INHIBITOR.
- NDS 1/4 BEND SEWER DRAIN ELBOW.
- COMPACTED TOPSOIL
- NDS CORRUGATED FITTING ADAPTER
- CORRUGATED PIPE
- VARIES
- 1/4" LEACH HOLE
- CRUSHED STONE DRY WELL
- FENCE.
- PORT FENCE.

Diagram illustrating the correct planting technique for a tree in a hole. The tree is shown with its trunk and branches. The hole is filled with planting soil. A 3" layer of shredded bark mulch is applied around the base of the tree. The top of the ball is at the finished grade. The top 1/3 of the burlap is removed. A 2" mound of undisturbed soil is shown. The hole is 6" in diameter.

Diagram illustrating a tree staking system. The system includes a reinforced rubber hose, a turnbuckle, a 2"x3" stake, planting soil, 3" shredded bark mulch, a 3" saucer, and scarified soil mixed with 50% mulch. Dimensions shown include 12" and 15".

PS + 2' OF STONE = 31.68'
(BACING) + 2' OF STONE = 21.50'

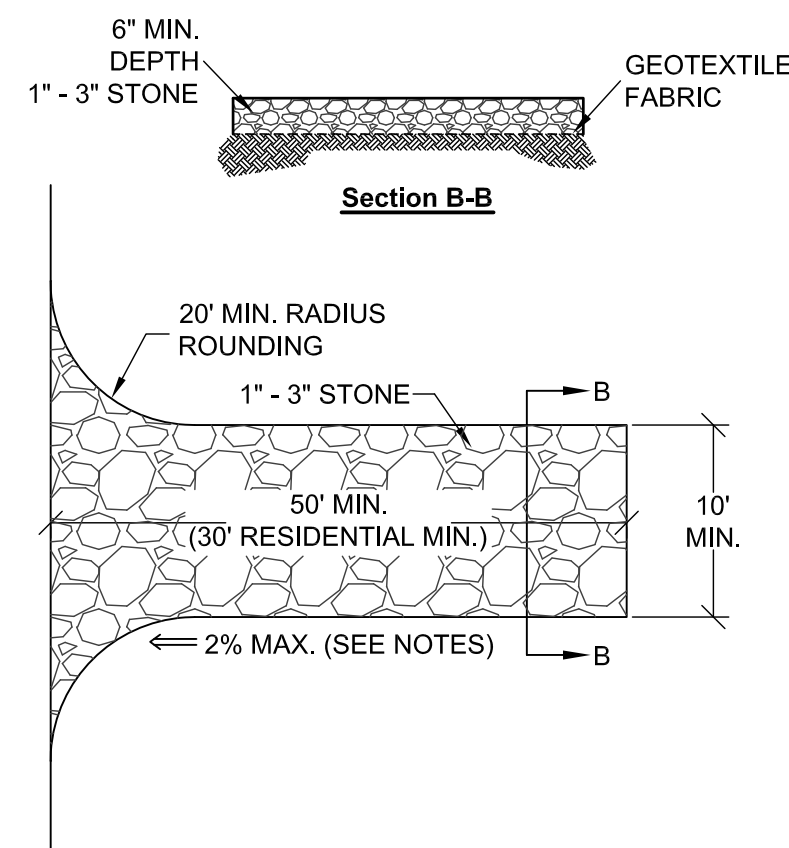
GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".

BE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (MAX) LIFTS USING TWO CTOR.

COMPROMISED BY COMPACTION. FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE C COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION

AL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE LENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

ANNUALLY: REMOVE AND REPLACE DEAD PLANTS,
PRUNE & FERTILIZE PLANTS,
ADD MULCH AND WEED GARDEN AS
NEEDED TO PREVENT INVASIVE
SPECIES.



CONSTRUCTION ENTRANCE NOTES

STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 3-INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT PLACED ON A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

A GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE FILL AND THE EARTH SURFACE BELOW THE PAD TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.

ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHOULD BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.

A FILTER FABRIC FENCE SHOULD BE INSTALLED DOWN-GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

INSPECT ENTRANCE/EXIT PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE.

REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr
&
Dawn M. Leland
290 Village Street
Medway, MA

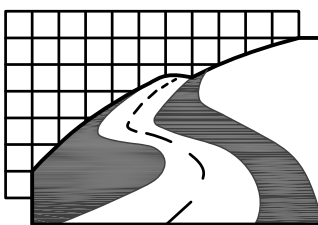
Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022



Norman G. Hill, P.E.
Date: 7-28-2022
Norman G. Hill, PE #31887

Date	Description
5/25/22	Revised per Tetra Tech review
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Drawn By:	SB 2/10/2022
Checked By:	NGH 2/18/2022



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Environmental Consultants

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Hanson
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Hanson, MA 02341
781-294-4144

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Date _____

Job No. B1483

Sheet No.

C7

NEW CONSTRUCTION FOR
LELAND TRIPLEX
288 VILLAGE ST MEDWAY, MA



SYMBOLS LEGEND

	NEW 2x6/ 2x4 WALL PARTITION		135° HEAT DETECTOR
	LOAD BEARING WALL PARTITION		FAN/ LIGHT
	EXISTING TO REMAIN		ROOM NAME AND SIZE
	WALL TO BE REMOVED		DIMENSION
	DOOR TAG (SEE SCHEDULE)		SECTION TAG
	WINDOW TAG (SEE SCHEDULE)		ELEVATION TAG
	PHOTOSENSITIVE SMOKE DETECTOR		
	COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR		



PROJECT DIRECTORY

ARCHITECT:
CME ARCHITECTS LLC
6 WILKINS DRIVE, STE 210
PLAINVILLE, MA 02762
CRAIG MITCHELL
TEL: 508-809-3509
FAX: 508-809-3511

GENERAL CONTRACTOR:
TONY LELAND
ADDRESS
TOWN, STATE ZIP
CONTRACTOR
TEL: 000-000-0000

DRAWING LIST

ISSUED OR RE-ISSUED WITH REVISION	●	04-14-22 PENDING
RE-ISSUED WITHOUT REVISION	○	
ARCHITECTURAL DRAWINGS		
T1	TITLE SHEET	●
A1	FRONT & LEFT ELEVATIONS	●
A2	REAR & RIGHT ELEVATIONS	●
A3	FIRST FLOOR PLAN	●
A4	SECOND FLOOR PLAN	●
A5	FOUNDATION PLAN	●
A6	1ST FLOOR FRAMING	●
A7	2ND FLOOR FRAMING	●
A8	CEILING FRAMING	●
A9	ROOF FRAMING	●
A1	BUILDING SECTIONS & DEMISING WALL	●
0	DETAIL	●

2015 IRC AND 780 CMR 51.00 9TH EDITION RESIDENTIAL BUILDING CODE EXCERPTS

R303: LIGHT, VENTILATION, AND HEATING

R303.1: HABITABLE ROOMS

All habitable rooms shall have an aggregate glazing area of not less than 8% percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum operable area to the outdoors shall be 4% of the floor area being ventilated.

EXCEPTIONS:

- The glazed areas need not be operable where the opening is not required by section R310 and an approved mechanical ventilation system.
- The glazed areas need not be installed in rooms where exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches above the floor level.
- Use of sunroom additions and patio covers, as defined in section R202, shall be permitted for natural ventilation if in excess of 40% of the ext. sunroom walls are open, or are enclosed only by insect screening.

R303.3: BATHROOMS: AMENDED PER 780 CMR 51.00: 9TH ED

Mechanical ventilation in accordance with section M1507 is required for all bathrooms with a shower or bathtub and rooms with a toilet.

R310: EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1: EMERGENCY ESCAPE AND RESCUE REQUIRED

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard/court that opens to a public way.

EXCEPTION:

- Storm Shelters and Basements used only to house mechanical equipment and not exceeding total floor area of 200ft²

R310.2.1: MIN. OPENING AREA: AMENDED PER 780 CMR 51.00: 9TH ED

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7ft². The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24" and the net clear width shall be not less than 20".

EXCEPTIONS: AMENDED PER 780 CMR 51.00: 9TH ED.

- Grade floor or below grade openings shall have a net clear opening of not less than 5ft²
- Single Hung and/or Double Hung windows shall have a minimum net clear opening of 3.3ft². In such cases, the minimum net clear opening dimensions shall be 20" by 24" in either direction.

R310.2.2: WINDOW SILL HEIGHT

Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44" above the floor, where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R311: MEANS OF EGRESS

R311.1: MEANS OF EGRESS: AMENDED PER 780 CMR 51.00: 9TH ED.

Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. Each means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the egress doors. The primary means of egress shall not require travel through a garage, but the secondary may. The required egress doors shall open directly into a public way or court that open to a public way.

NOTES:

- In multi-level dwellings, including, but not limited to townhouses, split-level and raised ranch style layouts, the two separate egress doors may be located on different levels.
- Where site topography prevents direct access to two remote locations to grade from the normal level of entry, the two separate egress doors may be located on different levels.

R311.2: EGRESS DOOR: AMENDED PER 780 CMR 51.00: 9TH ED.

A primary and secondary egress door shall be provided for each dwelling unit and shall be as remote as possible from each other. The primary egress door shall be side-hinged, and shall provide a clear width of not less than 32" where measured between the face of the door and the stop, with the door open 90°. The secondary egress door shall be single-hinged or sliding, and shall provide a clear width of not less than 28" where measured between the face of the door and the stop, with the door open 90°. The clear height of side-hinged door openings shall be not less than 78" in height measured from the top of the threshold to the bottom of the stop. Sliding door clear width may be slightly less than 28" to conform to industry fabrication standards. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be capable of being readily opened from the inside of the dwelling without the use of a key or special knowledge or effort.

R311.6: HALLWAYS

The minimum width of a hallway shall be not less than 3 feet [clear].

R311.7: STAIRWAYS

R311.7.1: WIDTH

Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4½ inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31½ inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

R311.7.2: HEADROOM

The minimum headroom in all parts of the stairway shall not be less than 6-8" inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

EXCEPTION:

Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4½ inches.

R311.7.3: VERTICAL RISE

A flight of stairs shall not have a vertical rise larger than 147" between floor levels or landings.

R311.7.5: STAIR TREADS AND RISERS

R311.7.5.1: RISER HEIGHT AMENDED PER 780 CMR 51.00: 9TH ED.

The max. riser height shall be 8½ inches. The riser shall be measured vert. between landing edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾ inch. Open risers are permitted provided that the openings located more than 30", as measured vertically to the floor or grade below, do not permit the passage of a 4" diameter sphere.

R311.7.5.2: TREAD DEPTH AMENDED PER 780 CMR 51.00: 9TH ED.

The min. tread depth shall be not less than 9". The tread depth shall be measured horiz. between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ¾".

R311.7.5.2: WINDER TREADS AMEND. PER 780 CMR 51.00: 9TH ED.

Winder treads shall have a minimum tread depth equal to the tread depth of the straight run portion of the stairs, measured as above, at a point 12" from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 3" at any point. Within any flight of stairs, the greatest winder tread depth at the 12" walk line shall not exceed the smallest by more than ¾".

R311.7.7: STAIRWAY WALKING SURFACE

The walking surface of treads and landings of stairways shall be sloped no steeper than 1 unit vertical in 48 inches horizontal (2-percent slope)

R311.7.8: HANDRAILS

Handrails shall be provided on at least 1 side of each cont. run of treads/flight with 4 or more risers.

R311.7.8.1: HEIGHT

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

R311.7.7.2: CONTINUITY

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch between the wall and the handrails.

EXCEPTION:

- Handrails shall be permitted to be interrupted by a newel post at the turn.
- The use of a volute, turnout, starting easing or newel shall be allowed over the lowest tread.

R312: GUARDS

R312.1.1: WHERE REQUIRED

Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.3: OPENING LIMITATIONS

Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4" in diameter.

EXCEPTIONS:

- The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6" in diameter.
- Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4½" in dia.

R314: SMOKE ALARMS

R314.3: LOCATION AMENDED PER 780 CMR 51.00: 9TH ED.

Smoke alarms shall be installed in the following locations;

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms
- On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3' horizontally from the door opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by section R314.3.
- For each 1,000ft² of area or part thereof.
- Near all stairs.

R314: CARBON MONOXIDE ALARMS

R315.3: LOCATION AMENDED PER 780 CMR 51.00: 9TH ED.

Carbon Monoxide alarms in dwelling units shall be outside of each separate sleeping area within 10' of the bedrooms. Where a fuel burning-appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. At least one alarm shall be installed on each story of a dwelling unit, including basements and cellars but not in crawl spaces and uninhabitable attics.

R315.4: COMBINATION ALARMS AMENDED PER 780 CMR 51.00: 9TH ED.

Combination Carbon Monoxide and Smoke Alarms (in compliance with section 314) shall be permitted to be used in lieu of Carbon Monoxide alarms, located as in 315.3, provided they are compatible and the smoke alarms take precedence.

R506: CONCRETE FLOORS (ON GROUND)

R506.1: GENERAL

Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 302. Floor shall be a minimum 3½" thick (for expansive soils, see section R403.1.8), the specified compressive strength of concrete shall be as set forth in section R402.2.

R506.1.1: CONTROL JOINTS AMENDED PER 780 CMR 51.00: 8TH ED.

Slabs shall be constructed with control joints having a depth of at least one quarter of the slab thickness but not less than 1". Joints shall be spaced at intervals not greater than 30 feet in each direction. Control joints shall be placed at locations where the slab width or length changes.

EXCEPTION:

- Control joints may be omitted when the slab is reinforced in accordance with Table R506.1.1. Reinforcement shall be placed at the mid-depth of the slab or 2" from the top of slabs greater than 4" in thickness.

R506.2: SITE PREPARATION

The area within the foundation walls shall have all vegetation, top soil, and foreign material removed.

R506.2.1: FILL

Fill materials shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where approved, the fill depths shall not exceed 24" for clean sand or gravel and 8" for earth.

R506.2.2: BASE

A 4"-thick base course consisting of clean graded sand, gravel, crushed stone, crushed concrete, or crushed blast-furnace slag passing a 2" sieve shall be placed on the prepared subgrade when the slab is below grade.

EXCEPTION:

A base course is not required when the concrete slab is installed on well-drained or sand-gravel mixture soils classified as Group I according to the United Soils Classification System in accordance with Table R405.1.

R506.2.3: VAPOR RETARDER

A 6 mil (0.006 inch; 152 µm) polyethylene approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor and the base course or the the prepared subgrade where no base course exists.

EXCEPTIONS: THE VAPOR RETARDER MAY BE OMITTED:

- From garages, utility buildings and other unheated accessory structures.
- Where approved by the building official, based on local site conditions.

R506.2.4: REINFORCEMENT SUPPORT

Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement.

R807: ATTIC ACCESS

R807.1: ATTIC ACCESS

Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30" or greater over an area not less than 30ft². The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall not be less than 22" by 30" and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22" wide by 30" high. When the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30" at some point above the access measured vertically from the bottom of ceiling framing members. See section M1305.1.3 for access requirements where mechanical equipment is located in attics.

R905: REQUIREMENTS FOR ROOF COVERINGS

R905.2.2: SLOPE

Asphalt shingles shall be used only on roof slopes of 2 units vertical in 12 units horizontal (2:12) or greater. For roof slopes from 2 units vertical in 12 units horizontal (2:12) up to 4 units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with section R905.1.1.

R1003: MASONRY CHIMNEYS

R1003.9: TERMINATION

Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof.

APPLICABLE CODES

- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- 780 CMR 51.00 9TH ED. MASS. AMENDMENTS TO THE 2015 IRC.
- WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. 2001 EDITION.
- WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS. ----
- PREScriptive RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

CITY/TOWN OF DESIGN
CRITERIA: MEDWAY, MA

Snow load, ground snow load
(pg) = 40 psf
Wind load, basic wind speed
(vult) = 129 mph

LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

TITLE SHEET

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PRICING SET

Scale:	1/4" = 1'-0"
Date:	4/14/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing:

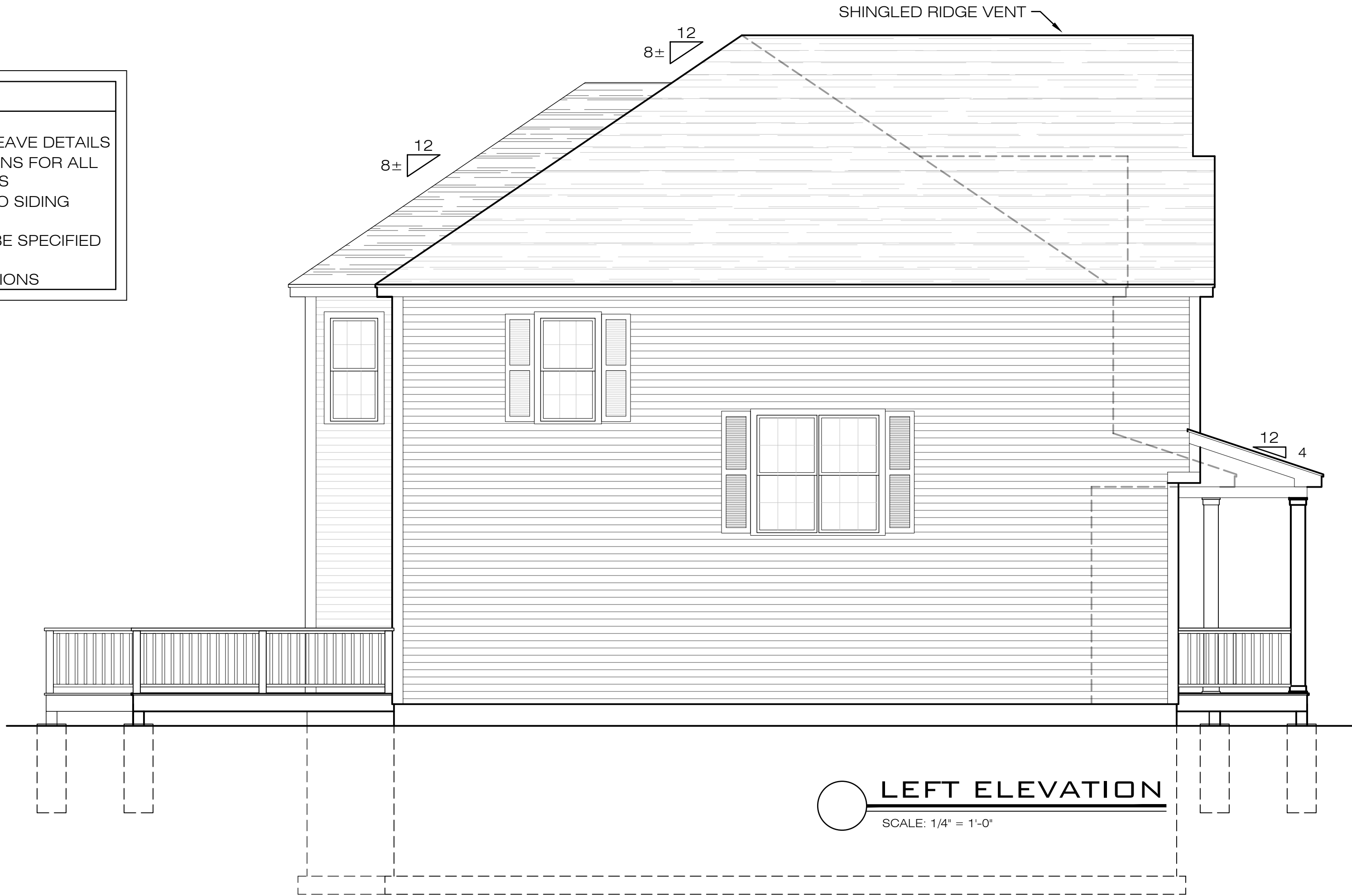
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6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

- EXTERIOR NOTES**
- VINYL SIDING AS DEPICTED
 - REFER TO BUILDING SECTIONS FOR ALL EAVE DETAILS
 - REFER TO ROOF & CEILING FRAMING PLANS FOR ALL ROOF PITCH AND RIDGE VENT LOCATIONS
 - FLASHING IS REQUIRED FOR ALL ROOF TO SIDING CONNECTIONS
 - GABLE END AND EAVE OVERHANGS TO BE SPECIFIED BY GENERAL CONTRACTOR
 - GRADES WILL VARY AS PER SITE CONDITIONS



- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:**
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LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

**FRONT AND LEFT
EXTERIOR
ELEVATIONS**

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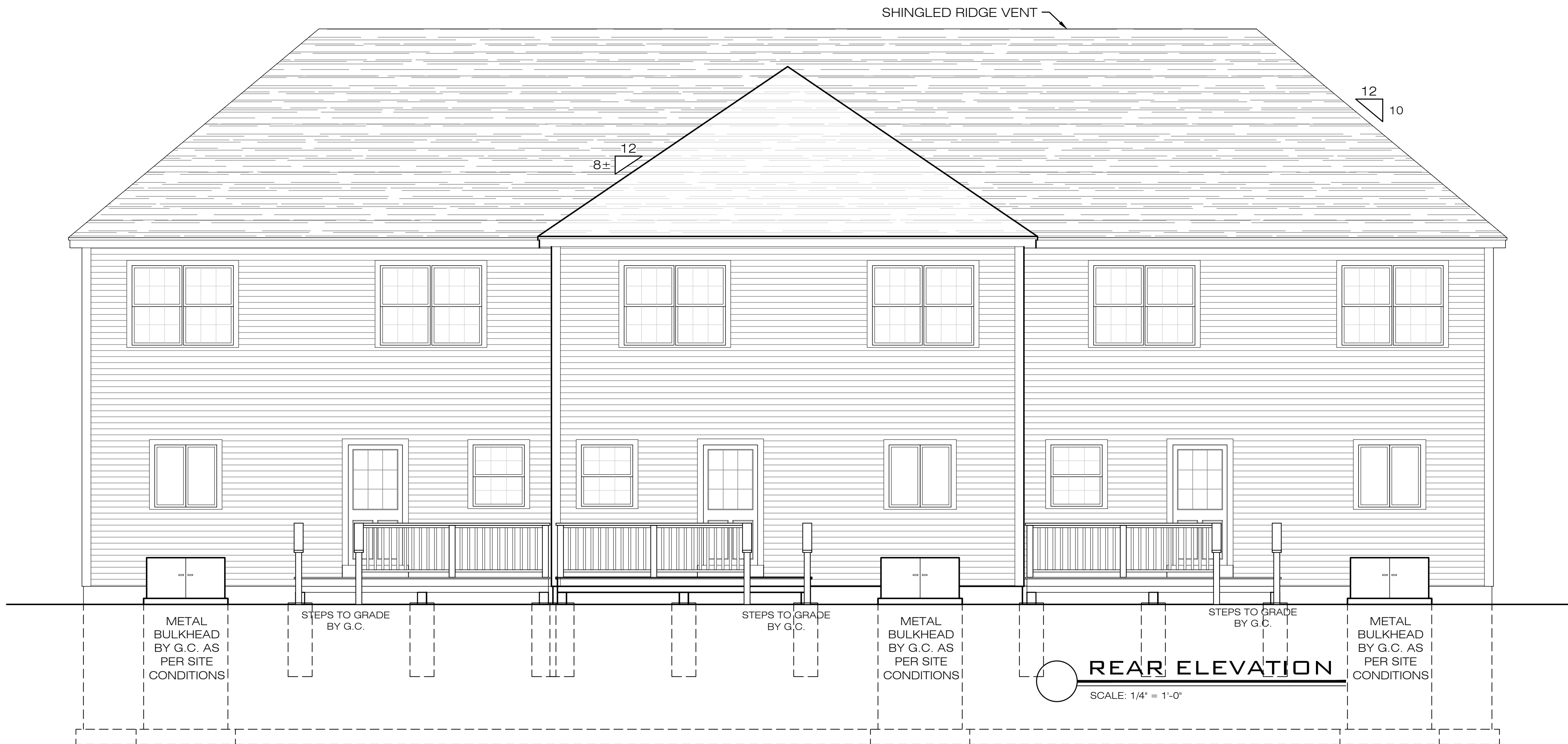
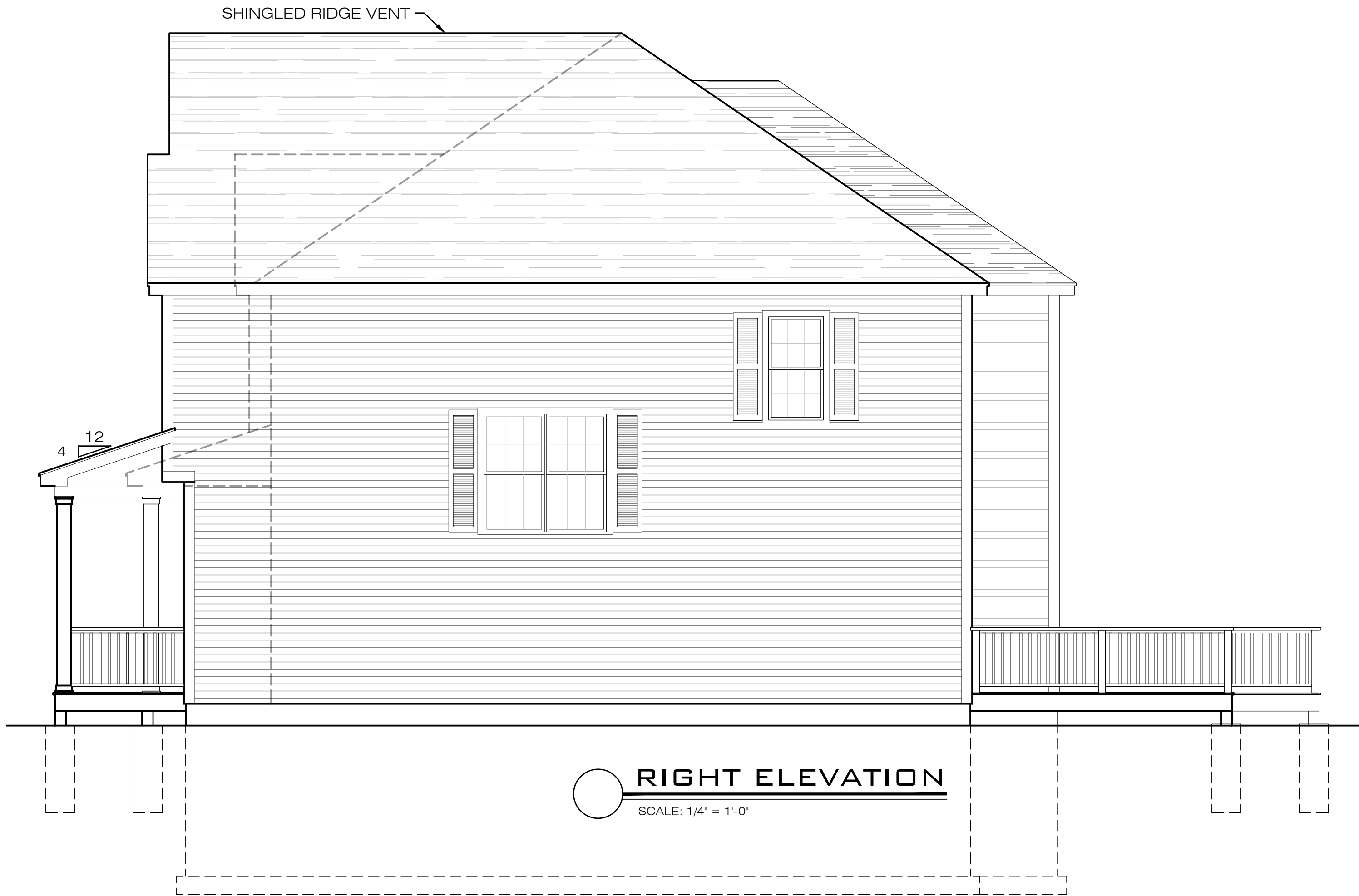
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Date:	2/3/2022
Drawn By:	J.DIMARZIO/TW
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Job Number:	21253

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A1

- EXTERIOR NOTES
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 - REFER TO BUILDING SECTIONS FOR ALL EAVE DETAILS
 - REFER TO ROOF & CEILING FRAMING PLANS FOR ALL ROOF PITCH AND RIDGE VENT LOCATIONS
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LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

REAR AND RIGHT
EXTERIOR
ELEVATIONS

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PRICING SET

Scale:	1/4" = 1'-0"
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A2

GENERAL NOTES

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- CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL ARE NOT LIABLE FOR STRUCTURES BUILT FROM THESE PLANS.
- G.C. MUST COMPLY TO ALL STATE AND LOCAL CODES, LAWS AND REGULATIONS
- ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.
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- ALL PAINTS AND FINISHES PROVIDED BY OTHERS.
- ALL SPECIFICATIONS TO BE VERIFIED BY OWNER AND CONTRACTOR.
- EXTERIOR WINDOW CASINGS TO BE PROVIDED BY DESIGNATED LUMBER YARD.
- FIRE STOPPING REQUIRED: SHALL CUT OFF ALL CONCEALED OPENINGS, MINIMUM 2" NOMINAL LUMBER REQUIRED.

FLOOR PLAN NOTES

- (3)2x10 HEADERS ABOVE ALL EXTERIOR ROUGH OPENINGS UNLESS NOTED OTHERWISE. REFER TO INTERIOR/EXTERIOR HEADER SPAN CHARTS.
- CLOSET SHELVES AND POLES BY G.C
- 2X6 EXTERIOR CONSTRUCTION.
- ALL LUMBER SPF#2 OR BETTER.

INTERIOR STAIR NOTES

- MAXIMUM 8 1/4" RISERS
- MINIMUM 9" TREAD DEPTH
- MIN. 34" & MAX. 38" HIGH HANDRAILS
- MAXIMUM 4" BALLAST SPACING

NOTE: ALL ENGINEERED FRAMING MEMBERS SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER. CALCULATIONS PROVIDED BY SAME. SUGGESTED SIZES AND SPANS SHOWN TO BE VERIFIED.

BEAM SCHEDULE

#	BEAM LENGTH	CLEAR SPAN	LOCATION	CONSTRUCTION	QUANTITY
1	16'-7"	15'-9"	LIVING	FLUSH	3
2	16'-7"	15'-9"	DINING	FLUSH	3
3	26'-0"	VARIES	FRONT POORCH	DROP	3
4	5'-7"	4'-11"	HALL	FLUSH	3
5	5'-7"	4'-11"	HALL	FLUSH	3
6	26'-0"	25'-0"	PRIMARY BED	FLUSH	3

HARVEY WINDOW SCHEDULE

#	TYPE	MODEL	QUAN	ROUGH OPENING
A	DOUBLE HUNG	2852-2	3	5'-7 1/2" x 5'-5 1/2"
B	DOUBLE HUNG	2832	3	2'-10" x 3'-5 1/2"
C	CASEMENT	3636-2	1	3'-5 3/4" x 3'-6"
D	DOUBLE HUNG	2852-2	2	5'-7 1/2" x 5'-5 1/2"
E	DOUBLE HUNG	2846 TEMPERED	3	2'-10" x 4'-9 1/2"
F	DOUBLE HUNG	2046	2	2'-2" x 4'-9 1/2"
G	DOUBLE HUNG	2846-2	9	5'-7 1/2" x 4'-9 1/2"
H	DOUBLE HUNG	2846	2	2'-10" x 4'-9 1/2"

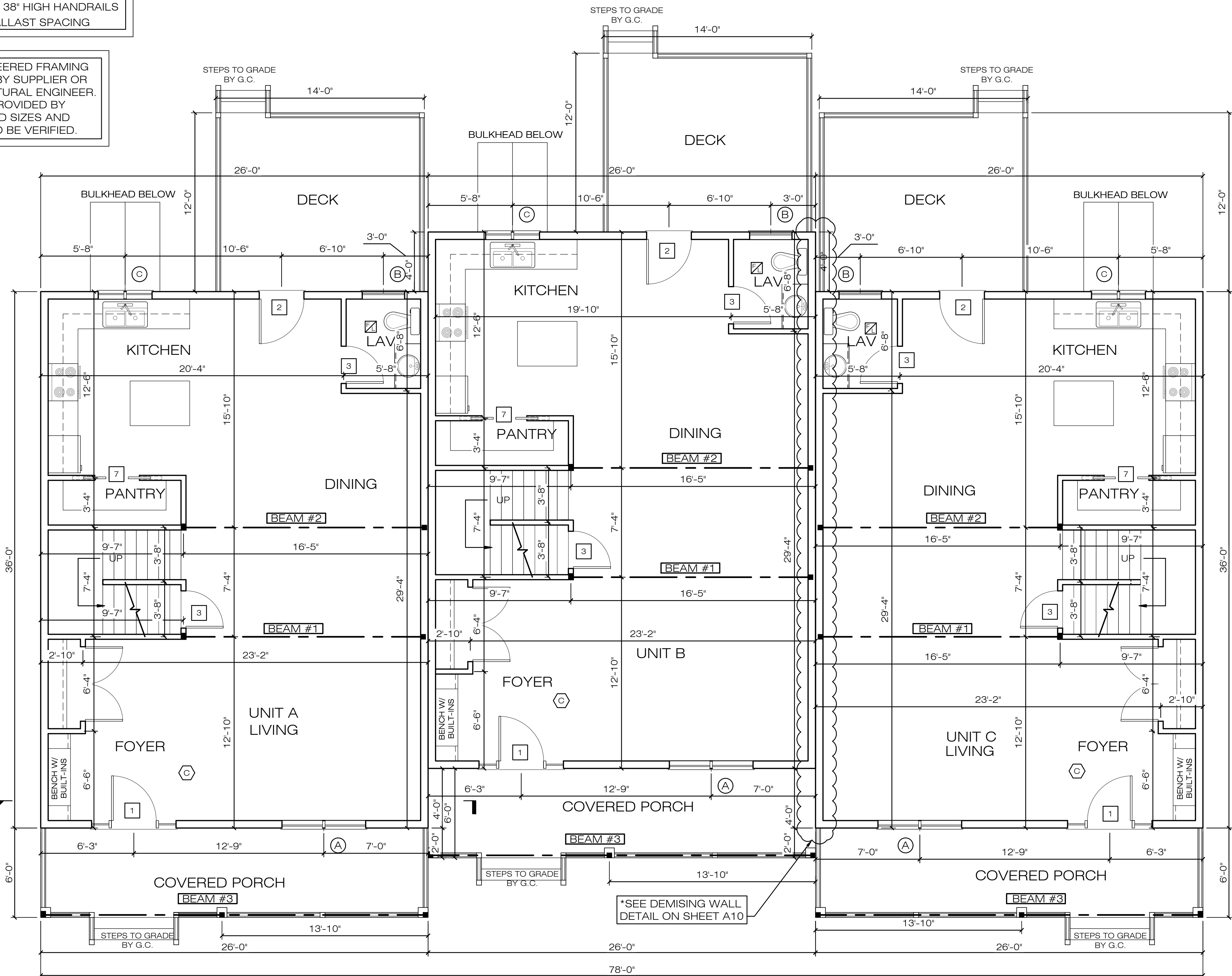
G.C. TO VERIFY R.O.s WITH MANUFACTURER

DOOR SCHEDULE

#	MODEL	QUAN
1	3'-0" x 6'-8" w/ SIDELIGHTS	3
2	3'-0" x 6'-8" EXTERIOR DOOR	3
3	2'-6" x 6'-8" 6 PANEL	24
4	2'-0" x 6'-8" BI-FOLD	3
5	5'-0" x 6'-8" BI-FOLD	3
6	5'-0" x 6'-8" SLIDING	6
7	(2) 1'-6" x 6'-8" INTERIOR POCKET	3

SYMBOLS LEGEND:

- # DOOR TAG (SEE SCHEDULE)
- A WINDOW TAG (SEE SCHEDULE)
- P PHOTSENSITIVE SMOKE DETECTOR
- C COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
- 135° HEAT DETECTOR
- FAN/ LIGHT
- NEW 2x6/ 2x4 WALL PARTITION
- LOAD BEARING WALL



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
EACH UNIT TOTAL SQ. FT.: 1,884
1ST FLOOR CEILING HGT: 8'-0"
2ND FLOOR CEILING HGT: 8'-0"

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

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LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

FIRST FLOOR PLAN

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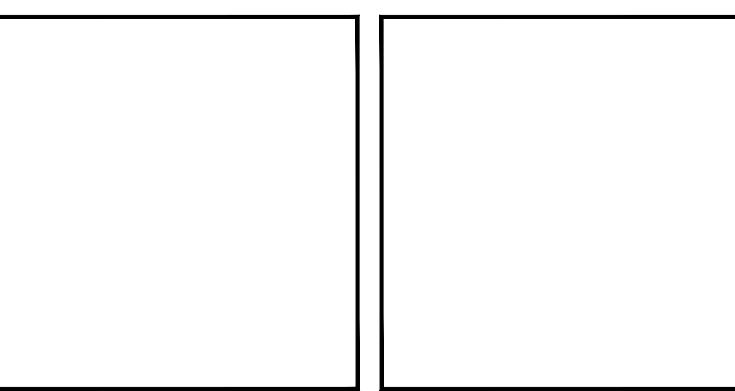
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Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

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LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

SECOND FLOOR PLAN

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Drawing:

A4

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INTERIOR STAIR NOTES

- MAXIMUM 8 1/4" RISERS
- MINIMUM 9" TREAD DEPTH
- MIN. 34" & MAX. 38" HIGH HANDRAILS
- MAXIMUM 4" BALLAST SPACING

NOTE: ALL ENGINEERED FRAMING MEMBERS SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER. CALCULATIONS PROVIDED BY SAME. SUGGESTED SIZES AND SPANS SHOWN TO BE VERIFIED.

BEAM SCHEDULE

#	BEAM LENGTH	CLEAR SPAN	LOCATION	CONSTRUCTION	QUANTITY
1	16'-8"	15'-10"	LIVING	FLUSH	3
2	17'-0"	16'-2"	DINING	FLUSH	3
3	26'-0"	VARIES	FRONT POORCH	DROP	3
4	5'-7"	4'-11"	HALL	FLUSH	3
5	5'-7"	4'-11"	HALL	FLUSH	3
6	26'-0"	25'-0"	PRIMARY BED	FLUSH	3

HARVEY WINDOW SCHEDULE

#	TYPE	MODEL	QUAN	ROUGH OPENING
A	DOUBLE HUNG	2852-2	3	5'-7 1/2" x 5'-5 1/2"
B	DOUBLE HUNG	2832	3	2'-10" x 3'-5 1/2"
C	CASEMENT	3636-2	1	3'-5 3/4" x 3'-6"
D	DOUBLE HUNG	2852-2 TEMPERED	2	5'-7 1/2" x 5'-5 1/2"
E	DOUBLE HUNG	2846 TEMPERED	3	2'-10" x 4'-9 1/2"
F	DOUBLE HUNG	2046	2	2'-2" x 4'-9 1/2"
G	DOUBLE HUNG	2846-2	9	5'-7 1/2" x 4'-9 1/2"
H	DOUBLE HUNG	2846	2	2'-10" x 4'-9 1/2"

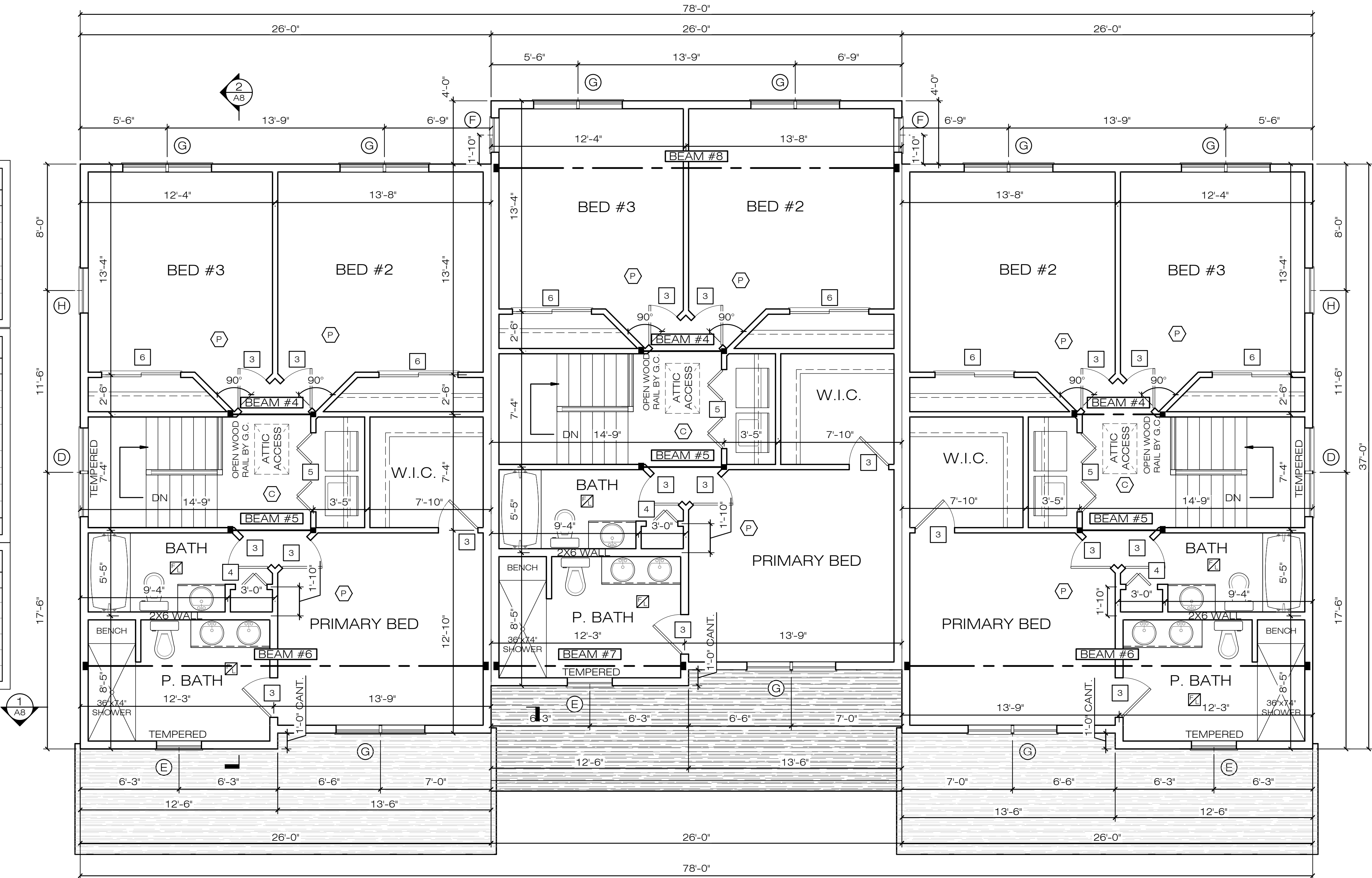
G.C. TO VERIFY R.O.s WITH MANUFACTURER

DOOR SCHEDULE

#	MODEL	QUAN
1	3'-0" x 6'-8" w/ SIDELIGHTS	3
2	3'-0" x 6'-8" EXTERIOR DOOR	3
3	2'-6" x 6'-8" 6 PANEL	24
4	2'-0" x 6'-8" BI-FOLD	3
5	5'-0" x 6'-8" BI-FOLD	3
6	5'-0" x 6'-8" SLIDING	6

SYMBOLS LEGEND:

- # DOOR TAG (SEE SCHEDULE)
- A WINDOW TAG (SEE SCHEDULE)
- P PHOTOSENSITIVE SMOKE DETECTOR
- C COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
- 135 135° HEAT DETECTOR
- FAN/ LIGHT
- NEW 2x6/ 2x4 WALL PARTITION
- LOAD BEARING WALL



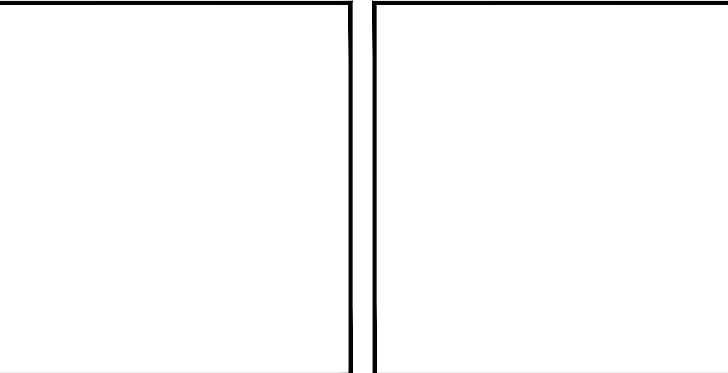
SECOND FLOOR PLAN



ARCHITECTS, INC.
6 WILKINS DRIVE, SUITE 210
PLAINVILLE, MA 02762 508-809-3509



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LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

FOUNDATION PLAN

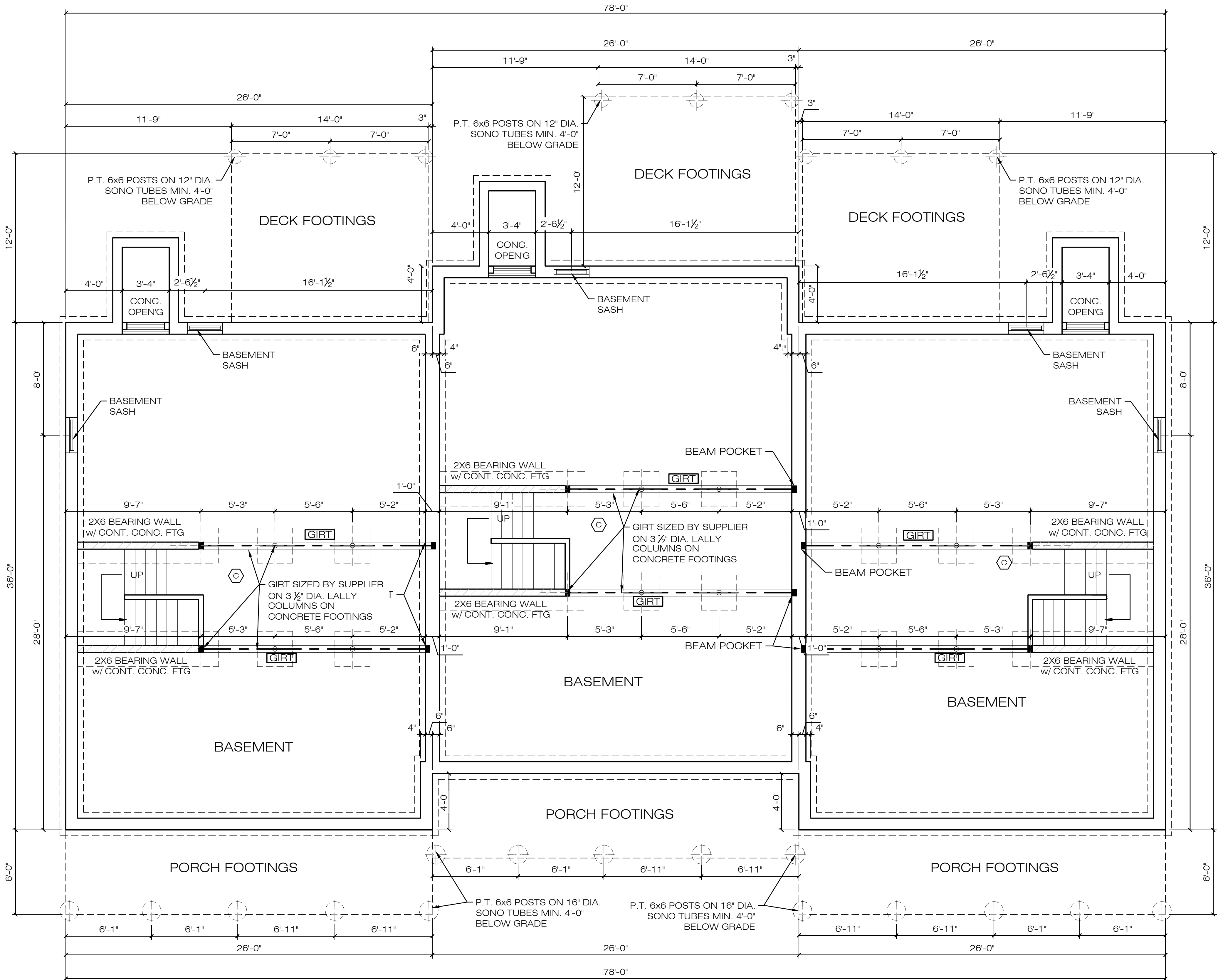
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PRICING SET

Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing:

A5



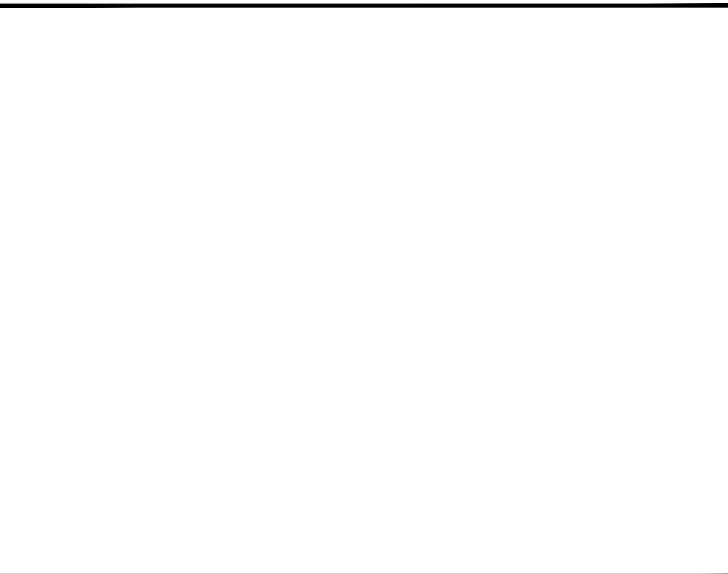
FOUNDATION PLAN

GENERAL NOTES

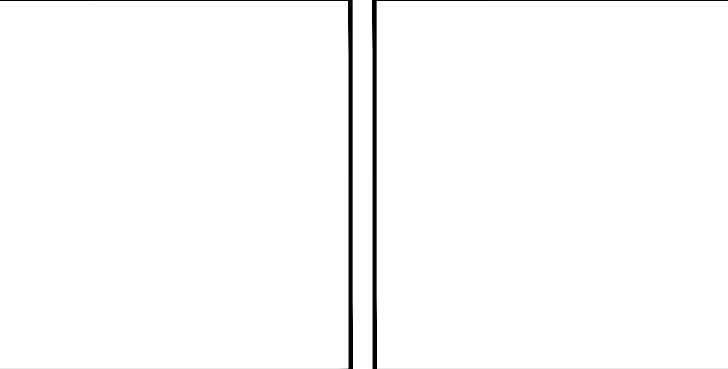
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- BACK FILL SHALL NOT BE PLACED UNTIL WALL HAS SUFFICIENT STRENGTH.
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- DAMP PROOFING REQUIRED FROM TOP OF FOOTING TO FINISHED GRADE.
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LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

1ST FLOOR FRAMING

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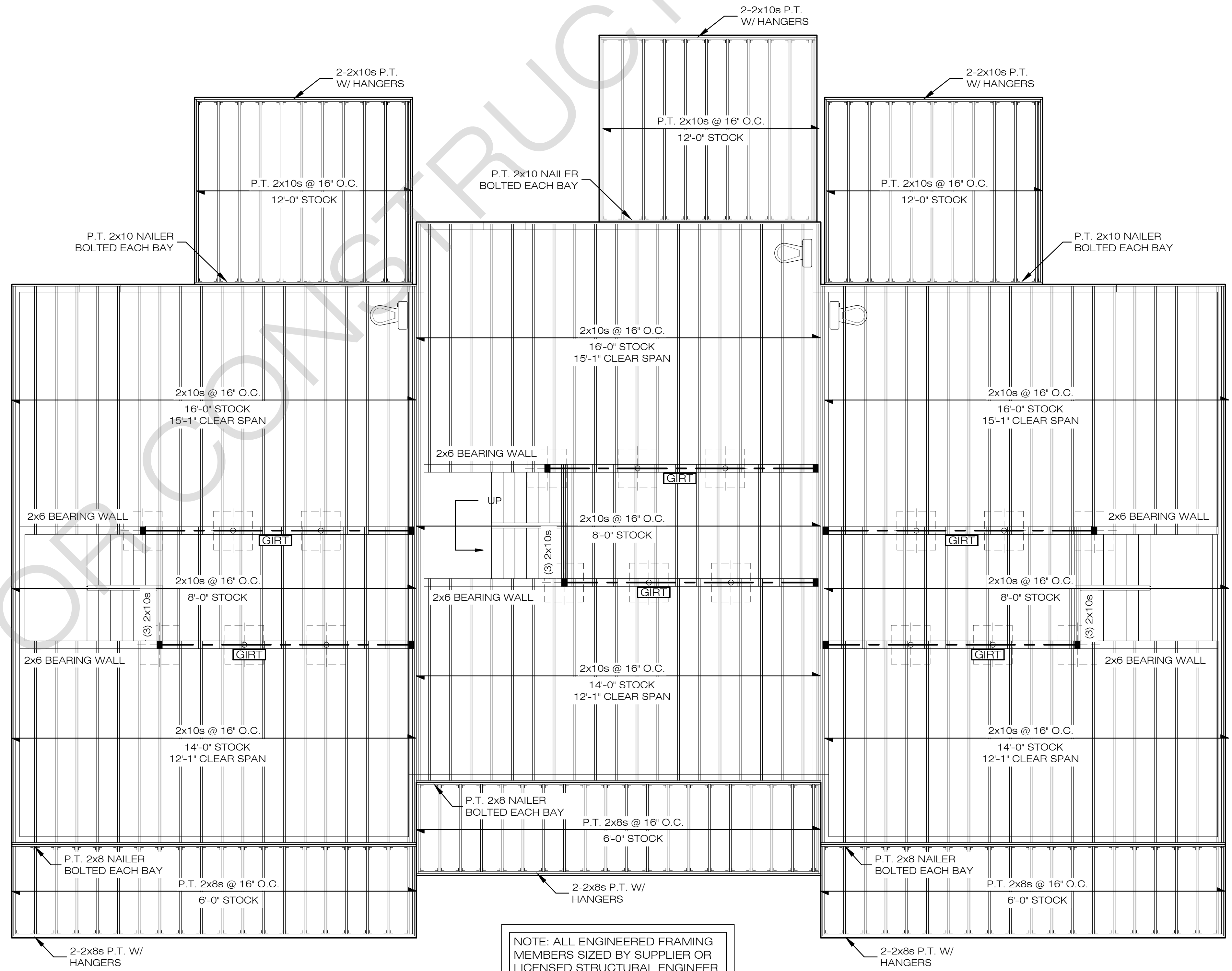
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Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

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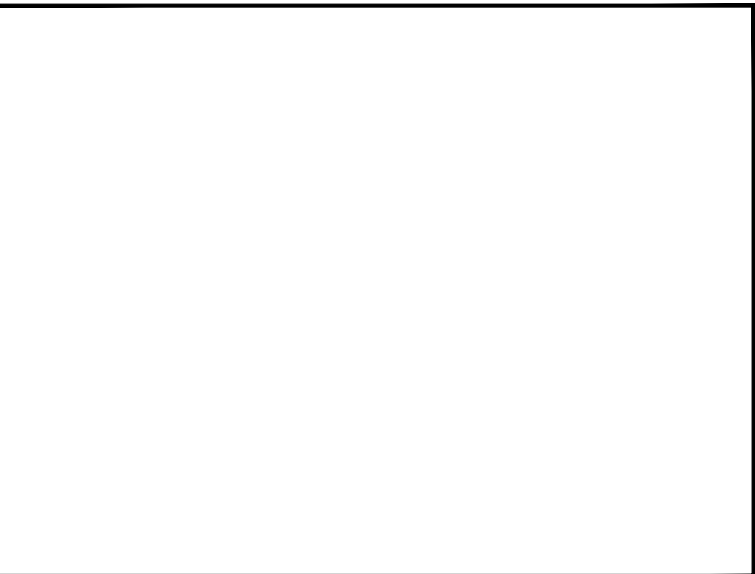
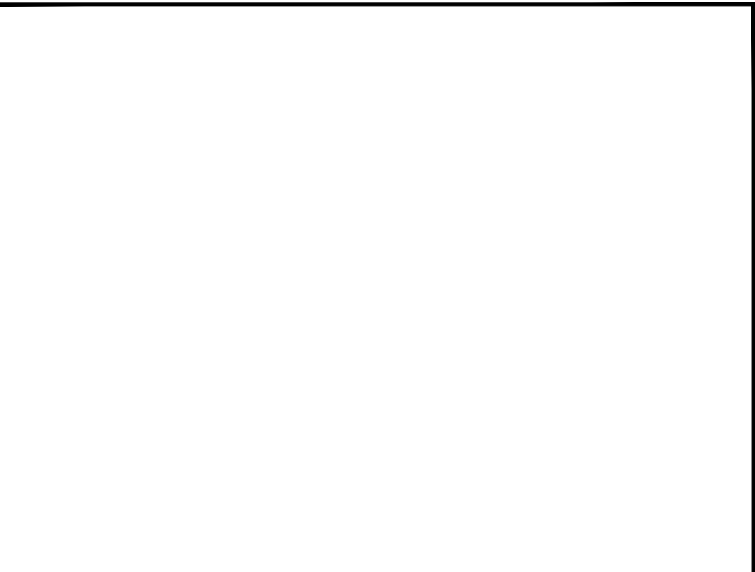
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 - FIRE STOPPING REQUIRED: SHALL CUT OFF ALL CONCEALED OPENINGS, MINIMUM 2" NOMINAL LUMBER REQUIRED.

- FLOOR FRAMING NOTES**
- 2X10 FLOOR FRAMING SYSTEM
 - 2X10 RIM JOIST TO SURROUND PERIMETER OF FRAMING SYSTEM.
 - SOLID BLOCKING ABOVE ALL BEARING PARTITIONS AND GIRTS.
 - CONTINUOUS BRIDGING AT ALL MIDSPANS.
 - DOUBLE JOISTS AND HANGERS AS REQUIRED.
 - SEE FLOOR PLANS AND FOUNDATION PLAN FOR ALL DIMENSIONS.
 - MINIMUM 1" AIRSPACE BETWEEN ALL MASONRY AND FRAMING.

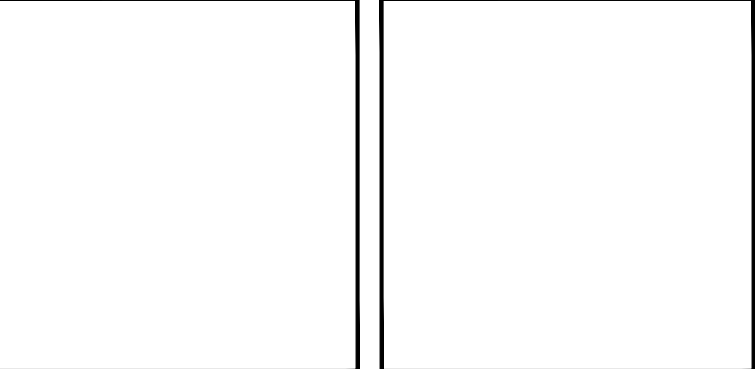


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1ST FLOOR FRAMING



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LELAND TRIPLEX
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2ND FLOOR FRAMING

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Drawn By:	J.DIMARZIO/TW
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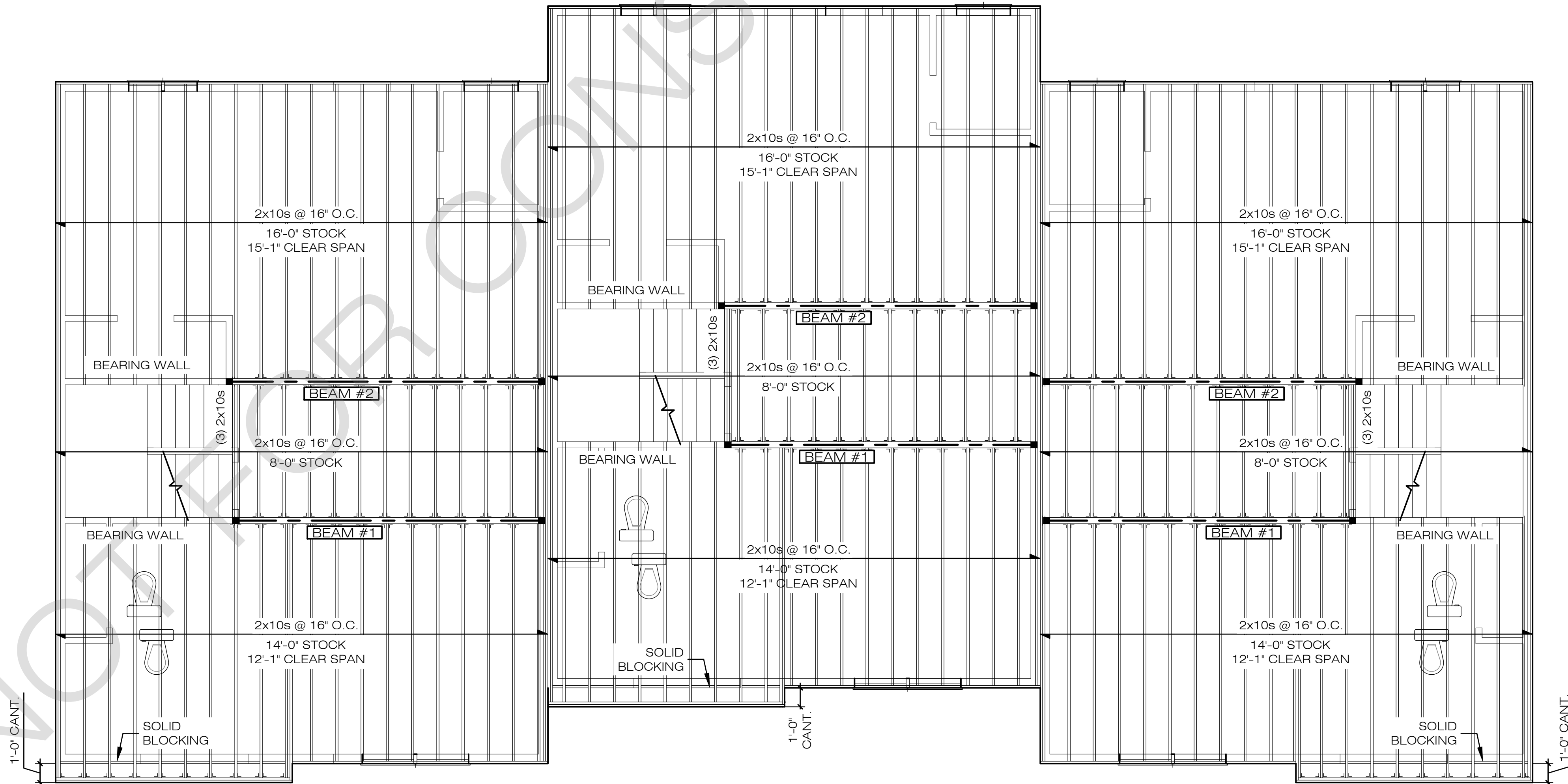
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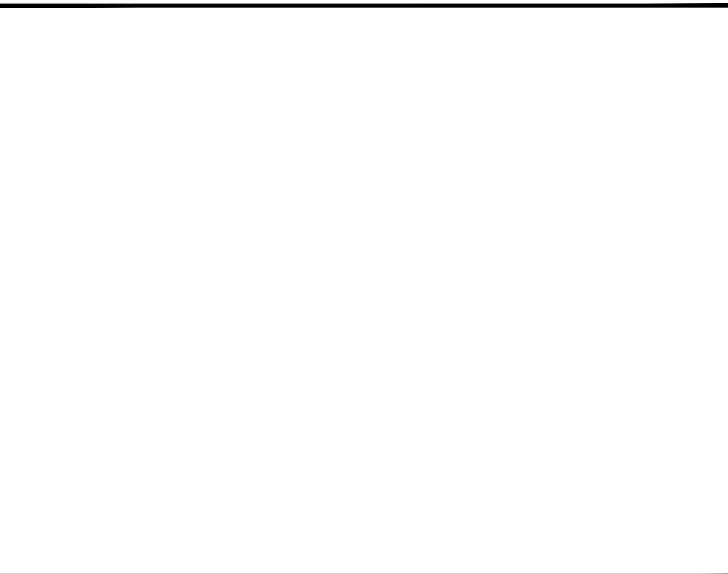
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FLOOR FRAMING NOTES

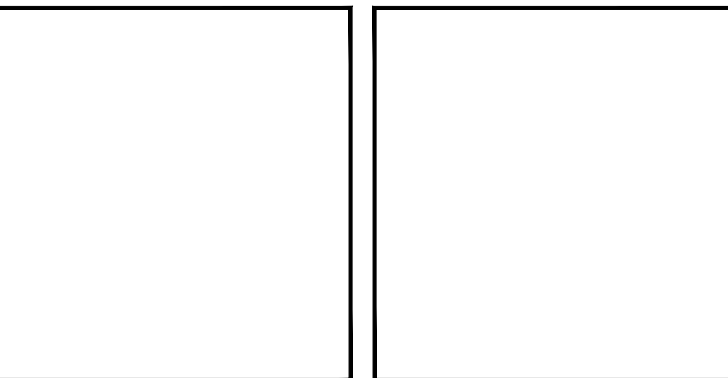
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LELAND TRIPLEX
288 VILLAGE ST
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CEILING FRAMING

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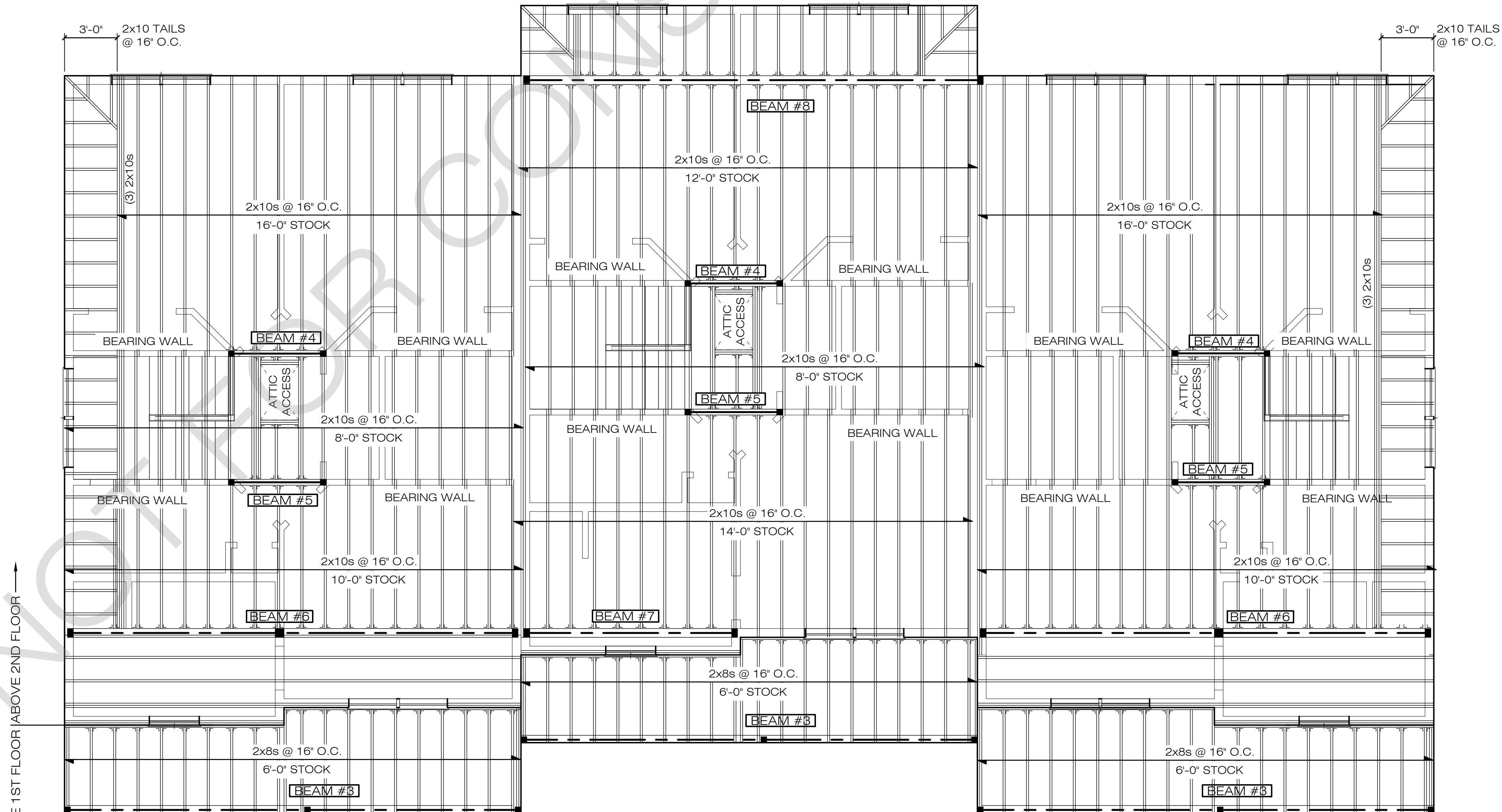
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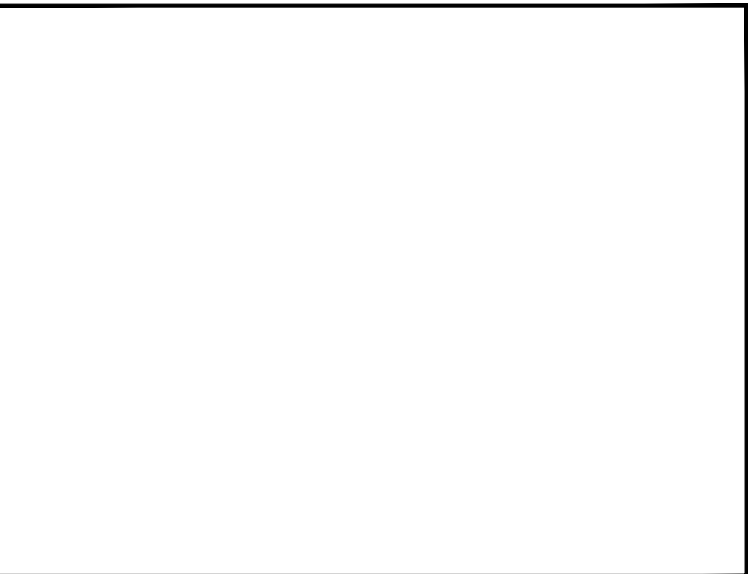
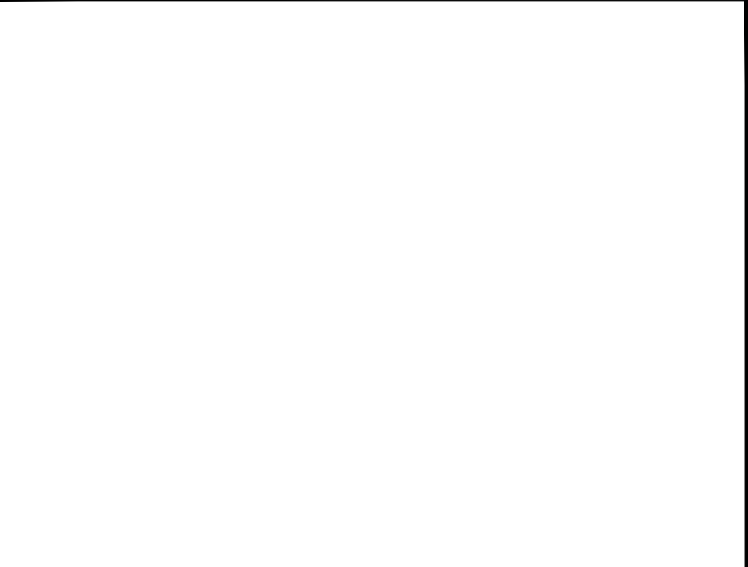
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CEILING FRAMING NOTES

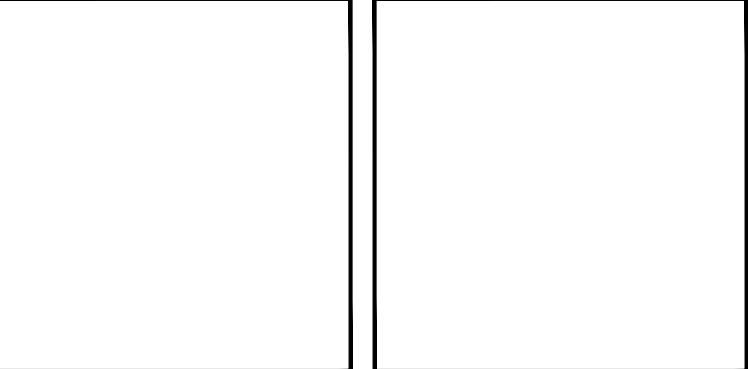
- SEE FLOOR PLANS FOR DIMENSIONS
- 20 LBS./SQ. FT. LIVE LOAD
- 10 LBS./SQ. FT. DEAD LOAD
- SPRUCE-PINE-FIR #2 LUMBER OR BETTER
- SEE PAGE T1 FOR ATTIC ACCESS NOTES



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ROOF FRAMING

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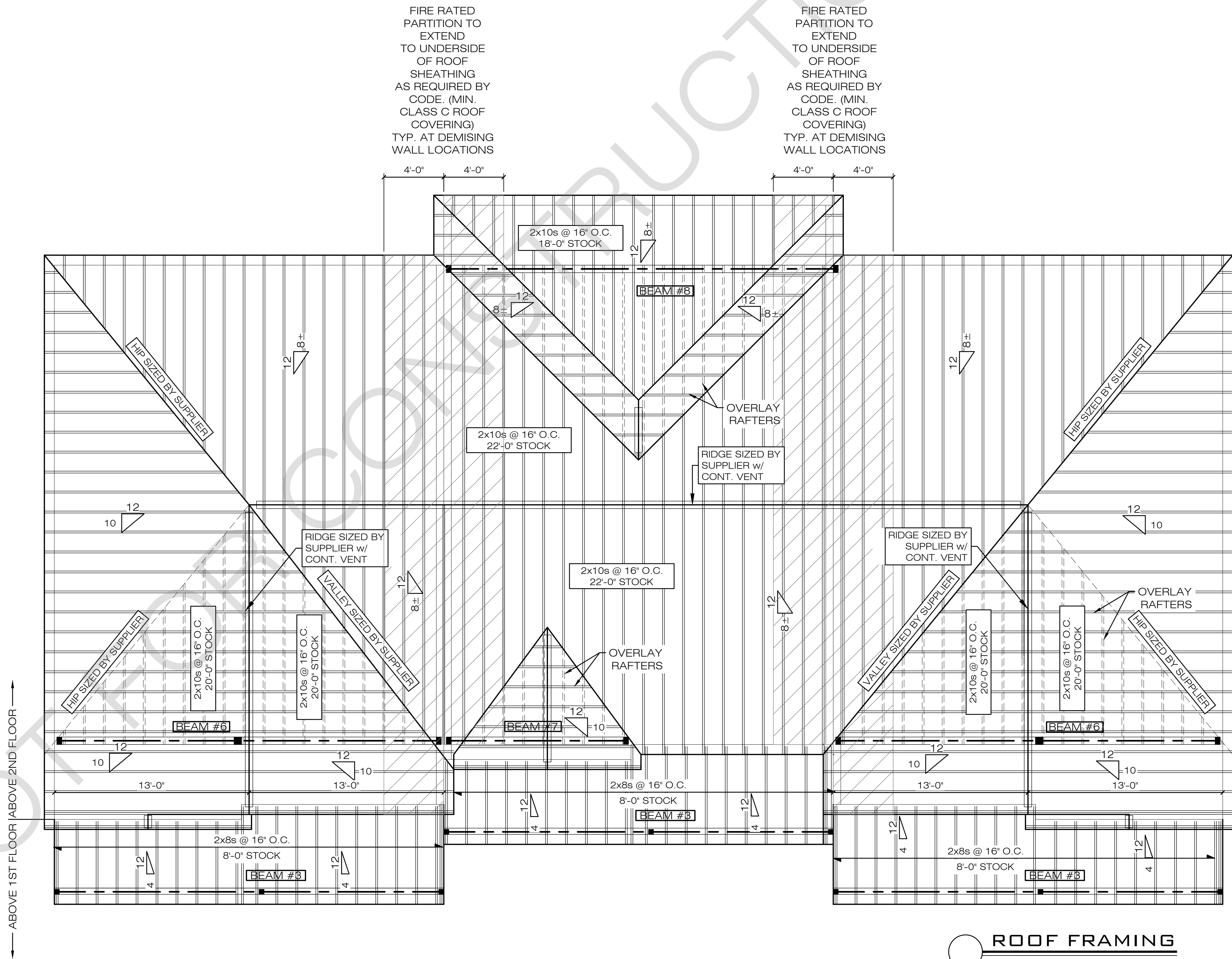
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ROOF FRAMING NOTES

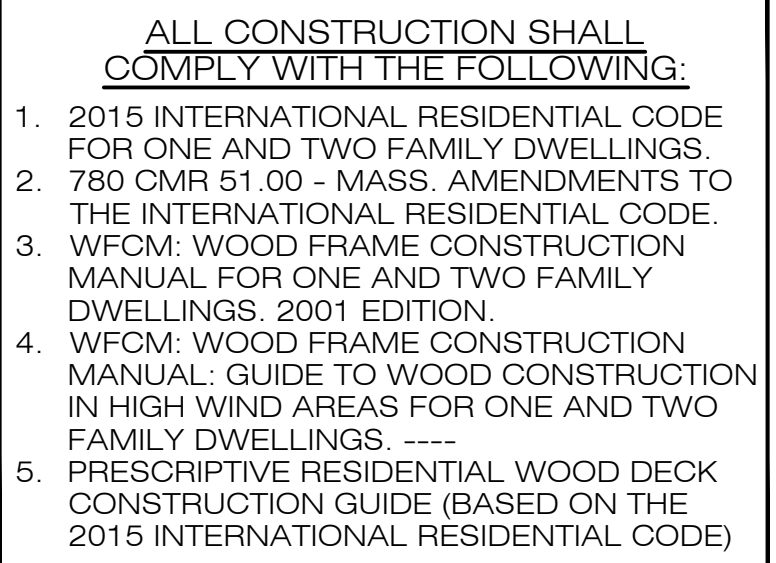
- RAFTER SIZES AND ROOF PITCH AS NOTED
- ROOFING SHINGLES SPECIFIED BY G.C.
- ROOF VENTS AS SHOWN
- RIDGE VENTS AS SHOWN (SET RIDGE DOWN 2" FOR PROPER AIR FLOW)
- WATER & ICE BARRIER TO COVER ALL HIP, VALLEYS AND ONE COURSE UP FROM EAVE
- EAVE AND GABLE END OVERHANGS BY GENERAL CONTRACTOR
- MINIMUM 35 LB SNOW LOAD SUPPORT
- SEE TYPICAL EAVE DETAILS FOR ROOF TIE DOWN REQUIREMENTS



ROOF FRAMING

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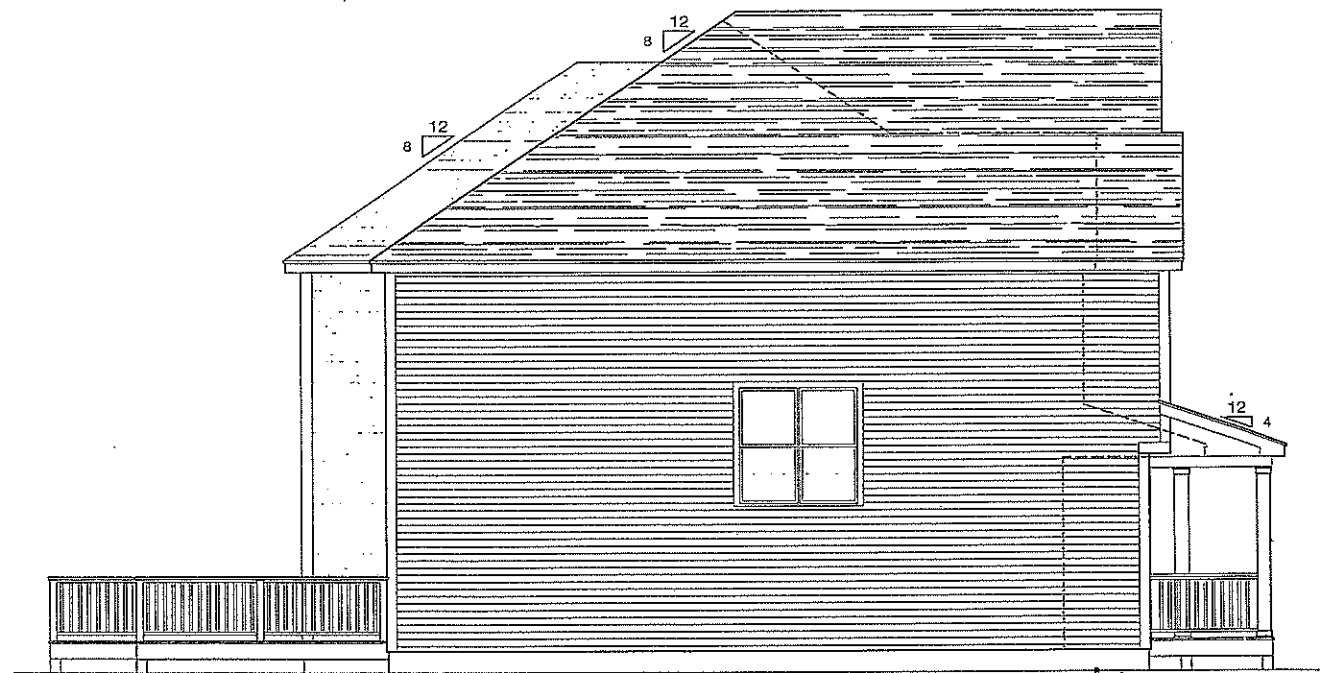
BUILDING SECTIONS & DEMISING WALL DETAIL

PRICING SET

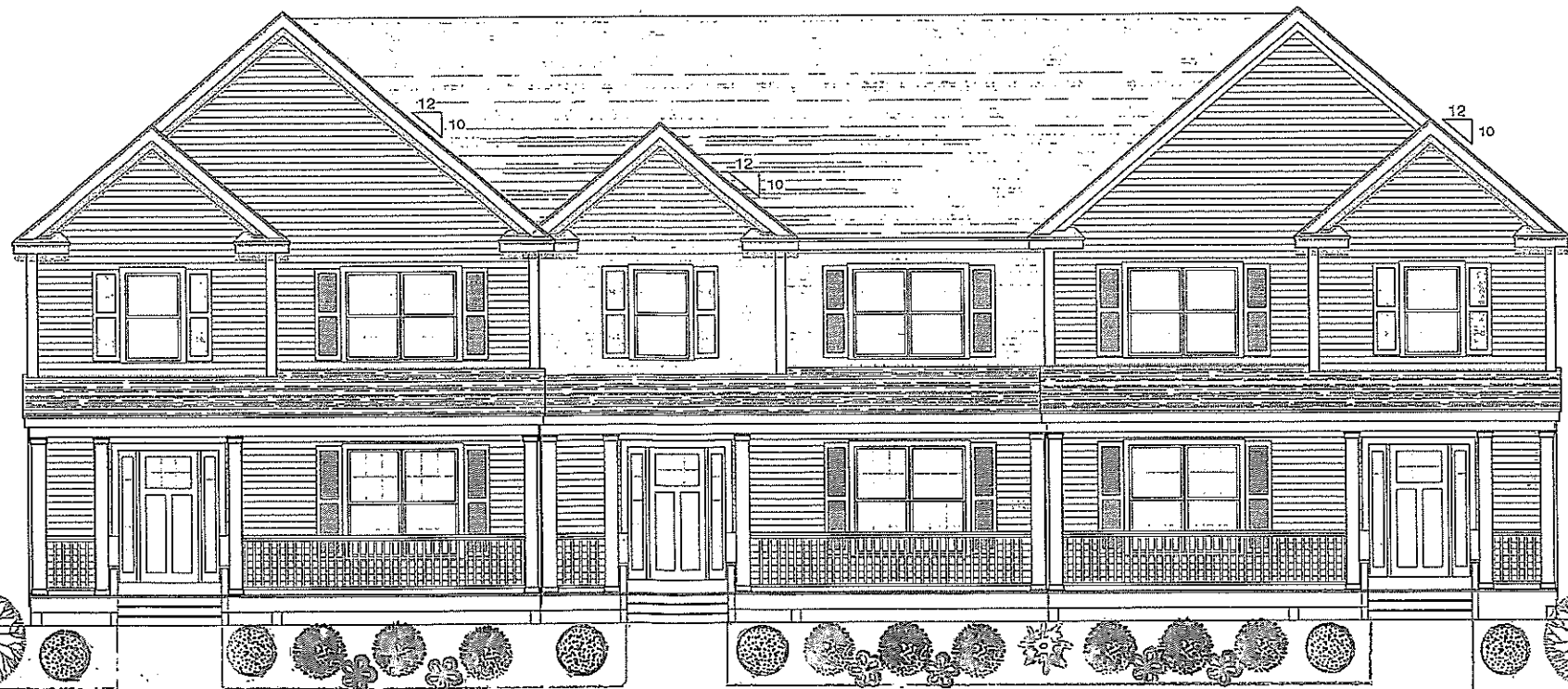
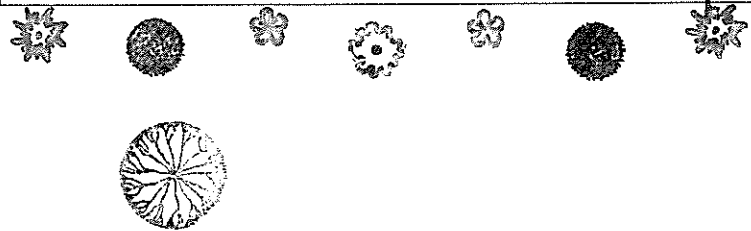
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Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing:








A10



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



PLANT LIST

Code	Common Name	Quantity	Size
	Buxus 'Green Velvet'	11	24-30"
	Chamaecyparis 'Gold mop'	3	3#
	Juniperis communis 'Gold cone'	3	4-5'
	Ilex crenata 'Sky pencil'	6	3-4'
	Rosa 'Knockout rose light pink'	5	3#
	Rosa 'Knockout rose hot pink'	6	3#
Trees			
	Cornus Kousa 'Venus'	2	1.5"-2"

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS.
 - PREScriptive RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

FRONT AND LEFT
EXTERIOR
ELEVATIONS

Δ	Date	Revisions
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---
7	---	---

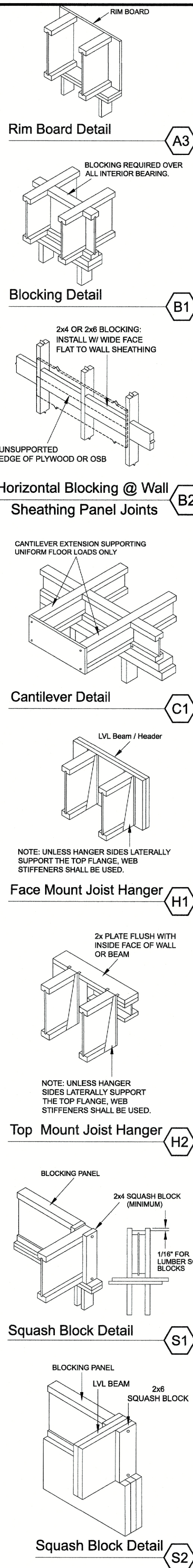
REVIEW SET

Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	T. WALLACE
Checked By:	
Job Number:	21253

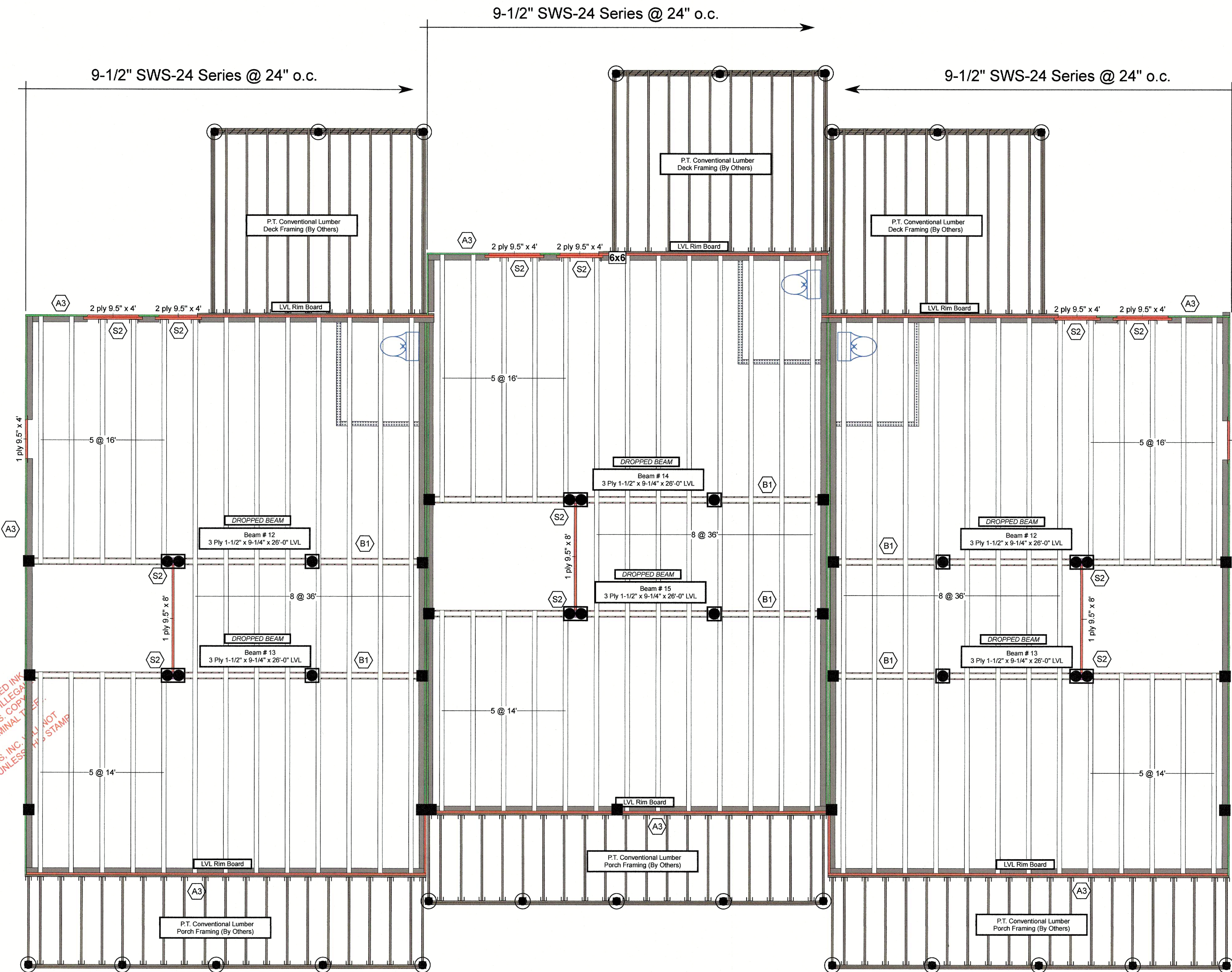
Drawing:

A1

*** Refer to Architectural Plans for ALL Dimensions ***



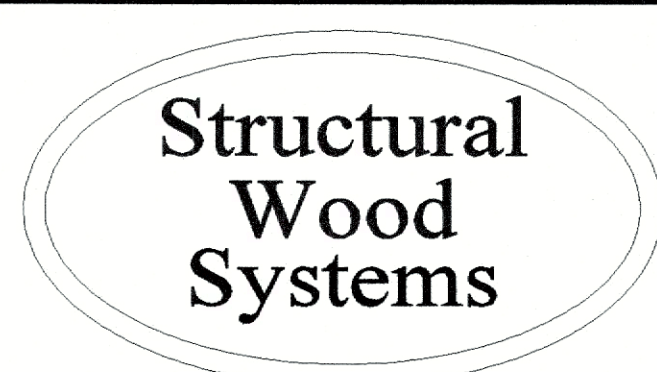
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Block All Plywood Seams
in 1st Floor Exterior Walls

FIRST FLOOR
Live Load 40 psf

Note :
These plans are to be used in
conjunction with the ARCHITECTURAL
Plans By C.M.E. ARCHITECTS, INC. DATED 02/03/22



● (3 +) 2x4 (Minimum)	● Lally	●● Double Lally
■ (3 +) 2x6 (Minimum)	■ Tubular Steel Column	
Engineered Wood Post: 4 = 3 1/2" / 6 = 5 1/4" / 8 = 7"	HSS 4x4x1/4" (Typ. U.N.O.)	
○ Post Up (ALL Types)	2x4 Bearing Wall	
	2x6 Bearing Wall	
FULL WIDTH of Beam MUST BE Supported by ALL Posts		

STRUCTURAL WOOD SYSTEMS, INC.

" ENGINEERED FLOOR, ROOF & STEEL SYSTEMS "

YARD: 241 LAKE STREET - BELLINGHAM, MA 02019
PHONE: 800-344-8117 FAX: 508-876-9508

Leland Siding

Leland Triplex

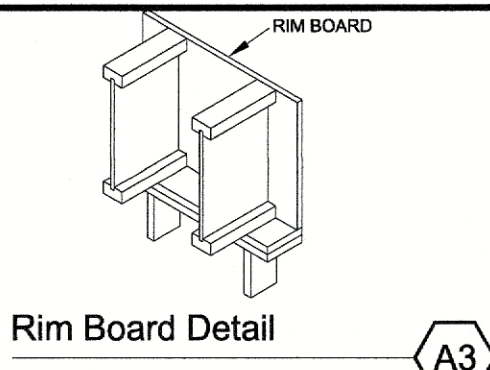
288 Village St, Medway, MA

Scale: 1/4" = 1'-0"
Date: May 16, 2022

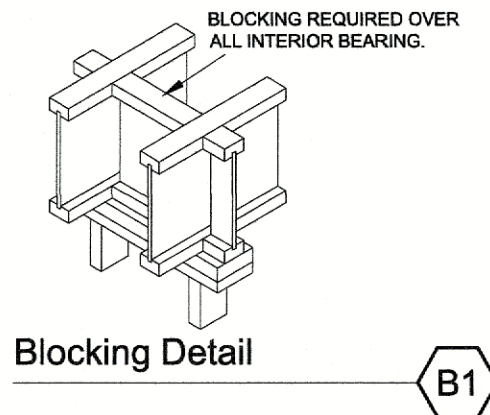
Drawn By: TJL
Revision: May 17, 2022

Drawing Number:
17964-

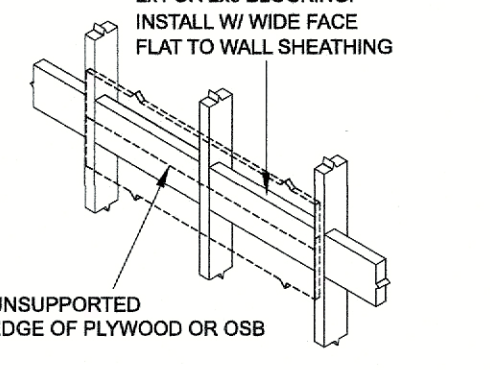
*** Refer to Architectural Plans for ALL Dimensions ***



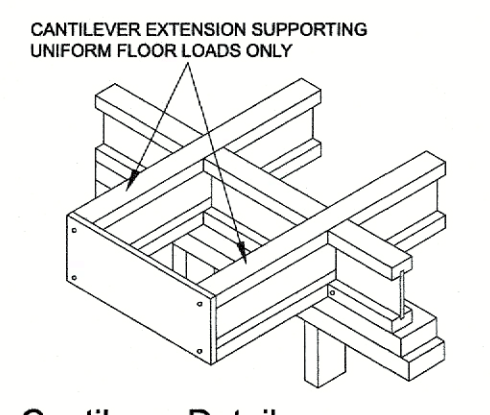
Rim Board Detail A3



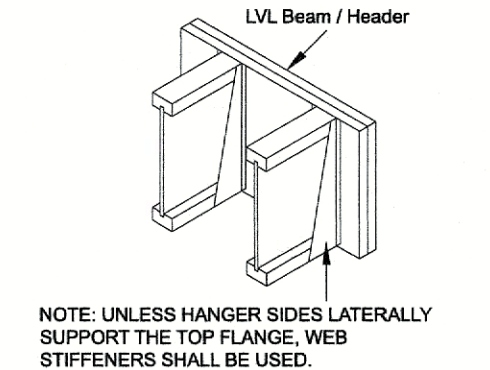
Blocking Detail B1



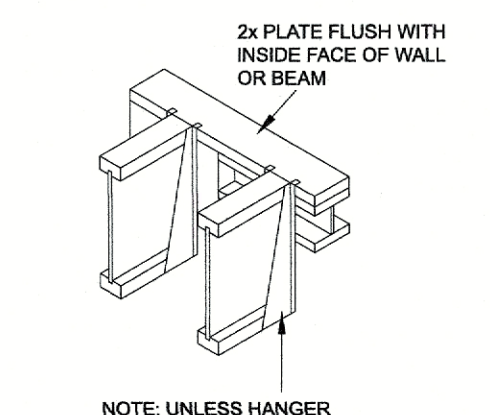
Horizontal Blocking @ Wall Sheathing Panel Joints B2



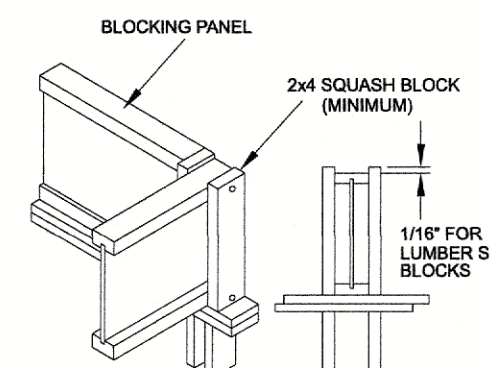
Cantilever Detail C1



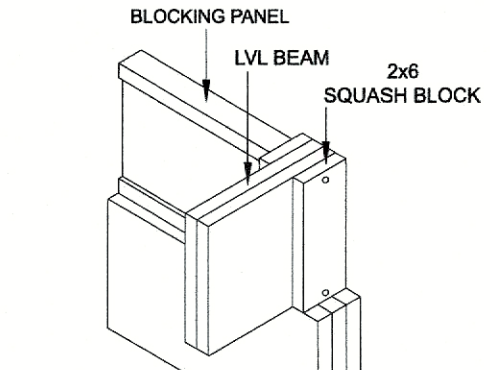
Face Mount Joist Hanger H1



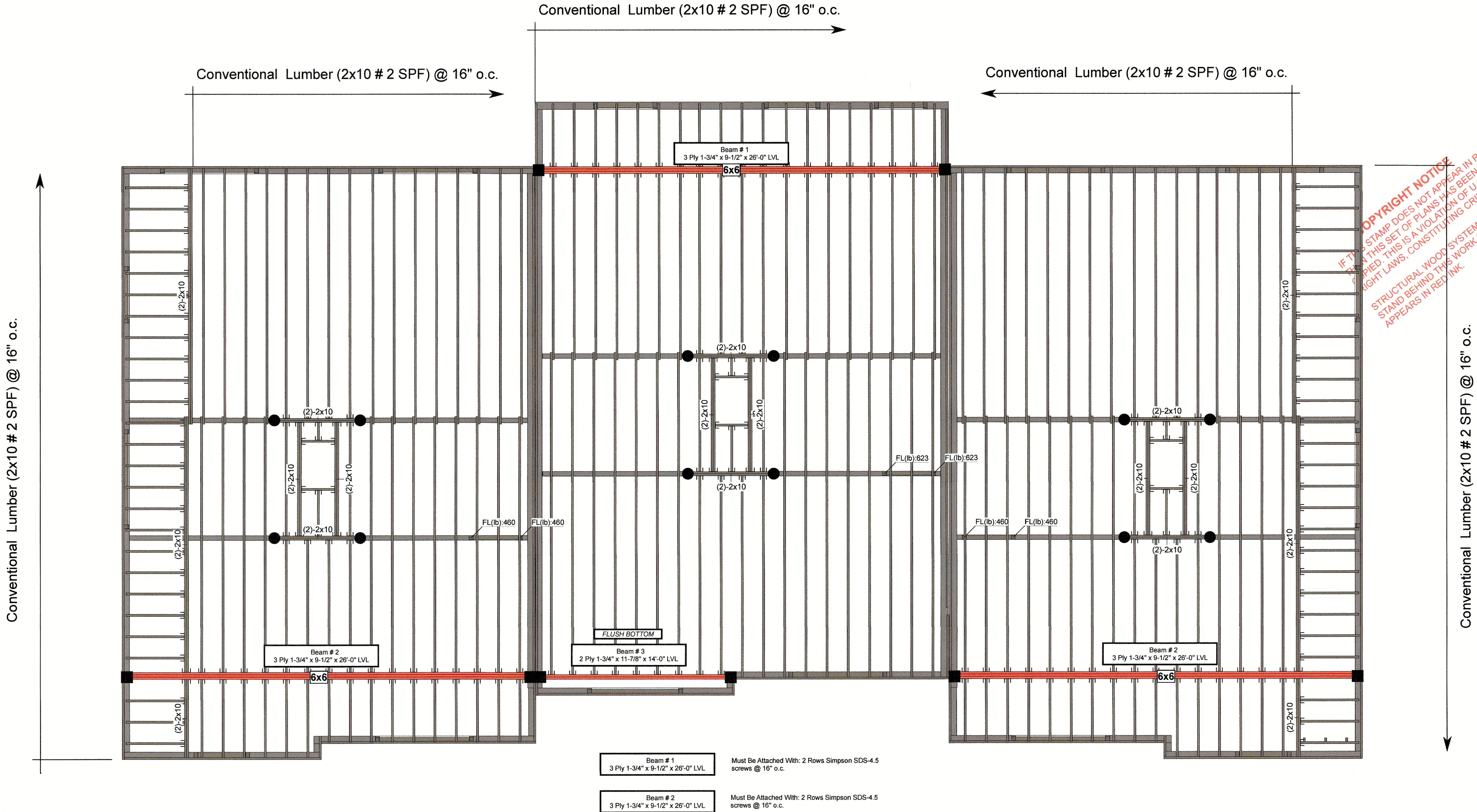
Top Mount Joist Hanger H2



Squash Block Detail S1



Squash Block Detail S2



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Conventional Lumber (2x10 # 2 SPF) @ 16" o.c.

ATTIC
Live Load 20 psf



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Leland Siding

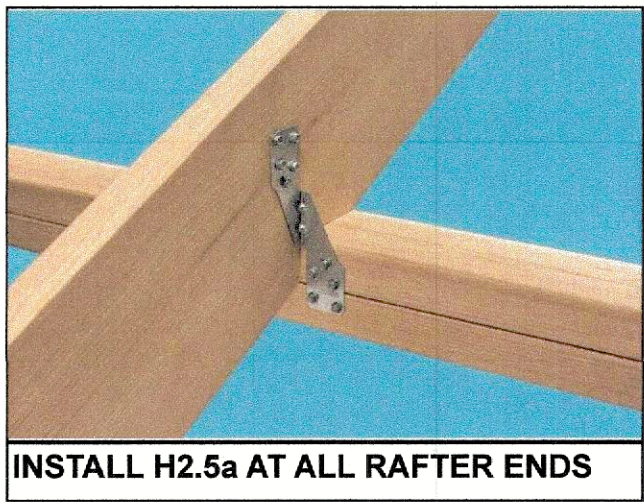
Scale: 1/4" = 1'-0"
Date: May 16, 2022
Leland Triplex
Revision: May 17, 2022
Drawing Number: 17964-

288 Village St, Medway, MA



● (3 +) 2x4 (Minimum)	● Lally	● Double Lally
■ (3 +) 2x6 (Minimum)	■ Tubular Steel Column	
Engineered Wood Post: 4 = 3 1/2" / 6 = 5 1/4" / 8 = 7"	HSS 4x4x1/4" (Typ. U.N.O.)	
○ Post Up (ALL Types)	2x4 Bearing Wall	
	2x6 Bearing Wall	
FULL WIDTH of Beam MUST BE Supported by ALL Posts		

*** Refer to Architectural Plans for ALL Dimensions ***



Rim Board Detail

A3

Blocking Detail

B1

Horizontal Blocking @ Wall Sheathing Panel Joints

B2

Cantilever Detail

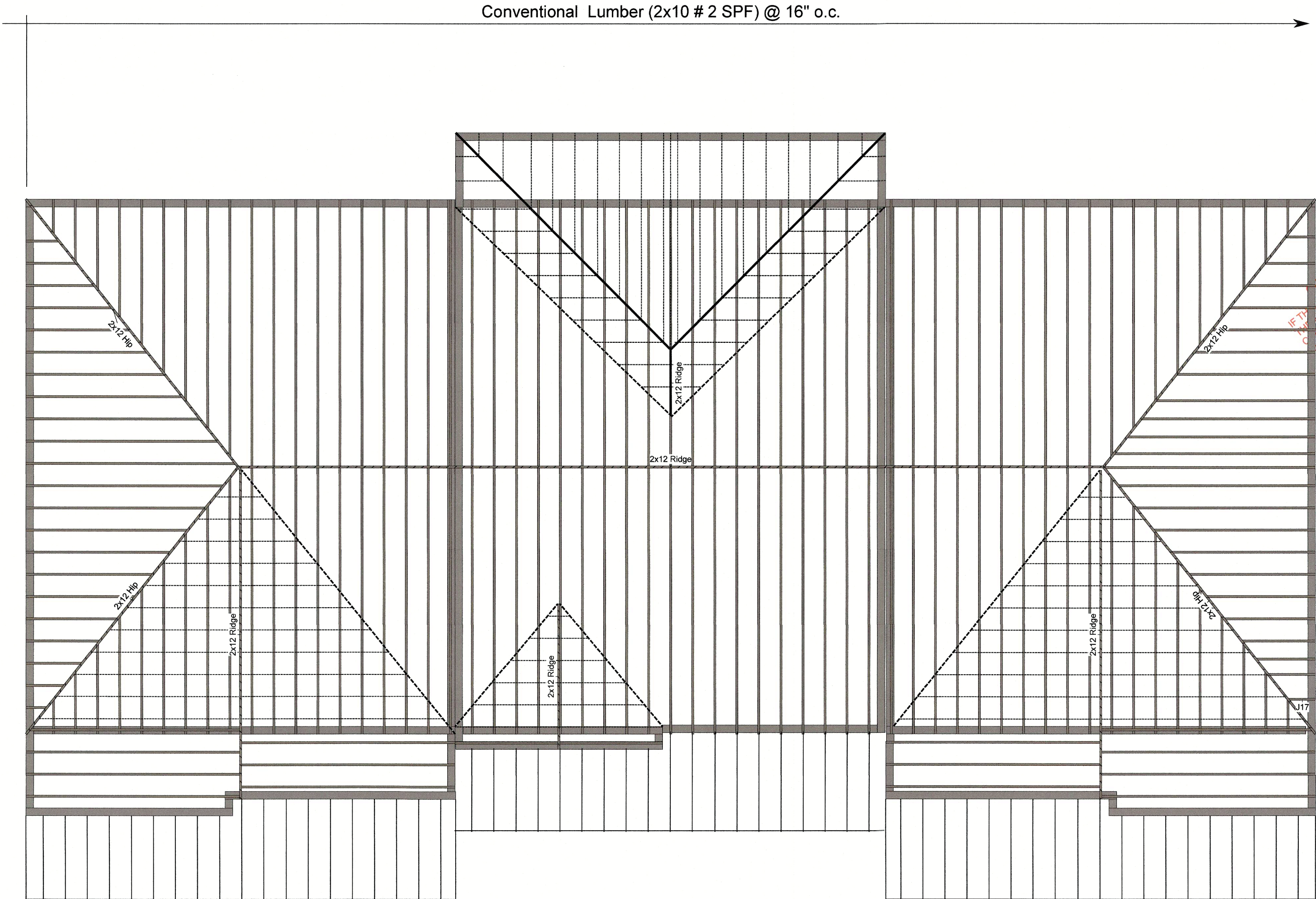
C1

Face Mount Joist Hanger

H1

Top Mount Joist Hanger

H2



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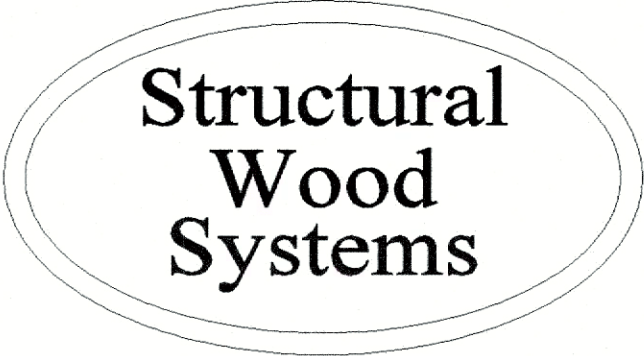
ROOF
SNOW = 40 PSF



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Leland Siding		
Scale: 1/4" = 1'-0"	Leland Triplex	Drawn By: TJL
Date: May 16, 2022	288 Village St, Medway, MA	Revision: May 17, 2022
		Drawing Number: 17964-



● (3 +) 2x4 (Minimum)	● Lally	●● Double Lally
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