

January 3, 2020

Pembroke Planning Board
c/o Matthew Heins, Planning Board Assistant
100 Center Street
Pembroke, Massachusetts 02359

Via: Email to mheins@townofpembrokemass.org

Reference: Response to Peer Review Comments
Site Plan Review Application – Camp Pembroke Yurt Village
306 Oldham Street
Pembroke, Massachusetts
B+T Project No. 1762.11

Dear Mr. Heins and Board Members:

We appreciated the opportunity to discuss the proposed Camp Pembroke Yurt Village project with the Planning Board and peer reviewer at the December 16, 2019 hearing, and offer the responses herein and associated materials to address comments within the peer review letter from Merrill Engineers and Land Surveyors, dated December 3, 2019.

We are submitting the following documents in support of our response letter:

- Signed Illicit Discharge Statement
- Revised Site Plans, Camp Pembroke Yurt Village, In-Progress January 2, 2020 (final stamped plans will be provided)
- Reduced size architectural plans, entitled “New Common Building Camp Pembroke Pembroke, Massachusetts” prepared by Black River Architects, inc., dated December 12, 2019

For clarity of the administrative record please find the original comments by Merrill Engineers and Land Surveyors in *italic font* and Beals and Thomas, Inc. (B+T) responses in **bold**.

ZONING BYLAW

Summary of Requests Variances

The applicant has stated they are requesting the following waiver; however, since the requirement is contained in the Zoning By-laws, a variance is required.

Section V – Special Provisions, Standards and Procedures

7.D.13. Table showing all of the required dimensional information.

We recommend that all variances which have been granted be specified on the cover sheet of the approved Site Plans.

B+T Response: The dimensional table has been updated to provide additional relevant zoning information to the project as discussed at the December 16, 2019 hearing. The applicant is no longer requesting a variance.

Section V. Special Provisions, Standards and Procedures

7.D.13. The lot perimeter ratio, lot width, building heights, building floor area, landscaping, use of all buildings and number of people anticipated on site has not been provided in tabular form. The applicant has requested a waiver of this requirement; however, as noted above a variance would be required.

B+T Response: Additional categories of building height, building use, and number of people anticipated for the proposed building have been added to the zoning table. The lot perimeter ratio and lot width do not apply to Residence District A. The proposed landscaping table has not changed.

7.F.9. An approved site plan shall be recorded with the Plymouth County Registry of Deeds and consequently needs to be prepared to Registry standards. There are a number of instances where this plan is not in compliance with the Registry Plan Regulations and should be revised as necessary.

B+T Response: The plans have been revised to be able to be recorded at the Registry. Although certain text on the existing conditions plans may not be of the typically required size, it is our experience that the Registry will record plans as long as the major elements meet size requirements. Should this become an issue that would prevent recording, the plans will be revised as necessary. We anticipate that recording the plans at the Registry will be a condition of approval.

Please note that a final stamped plan set addressing other items that may arise from the January 6, 2020 hearing will be provided.

RULES AND REGULATIONS GOVERNING SITE PLAN APPROVAL

Summary of Requested Waivers

The following waivers have been requested from the Planning Board Rules & Regulations Governing the Issuance of Site Plan Approval.

Section IV – Site Plan Content

4.22 Requirement for a Traffic Impact Study

Section V – Requirements

5.1.2 Requirement for a 3’-0” landscaping strip along foundation walls.

5.6.3 Requirement that all utility connections be underground.

We recommend that all waivers that are granted by the Planning Board be specified on the cover sheet of the approved Site Plans.

B+T Response: A list of requested waivers has been added to the cover of the site plans.

Section IV. Site Plan Content

4.1 A locus map has been provided; however, it is not at the required scale of 1” = 200’. Due to the size of the subject parcel the scale as presented is acceptable.

B+T Response: No response required.

4.4 A portion of the proposed project area is located within a Zone A of a tributary to a public water supply and the location of this zone line should be presented on the plans.

B+T Response: The approximate Zone A boundary is now more prominently visible on the revised site plans.

4.6 The elevations associated with some of the existing contours on the Grading, Drainage and Utility Plan, sheet C4.1 of the plans are missing and should be added. In addition, the proposed contours should be shown on this sheet.

B+T Response: Additional existing and proposed contour information has been added to the plan to clarify the design intent.

- 4.7 *Landscaping is presented on sheet C3.1 of the plans; however a Landscaping Plan prepared by a Registered Landscape Architect has not been provided as required. The Planning Board should determine whether a Landscaping Plan prepared by a Registered Landscape Architect for this project is necessary or whether the landscaping as proposed is acceptable.*

B+T Response: As discussed at the December 16, 2019 hearing, a waiver is requested from the requirement that a Registered Landscape Architect may be required to prepare the landscape plan. Given the context proximate to wetland resource areas, the landscaping was designed by a Professional Wetland Scientist and Landscape Designer.

- 4.8 *The proposed location of the water service is shown on the plans. The size and material should also be specified. The location of the proposed electric service to the buildings is not provided and should be shown on the plan. The Project Narrative presented in the Site Plan Review Application specifies that the septic system for the proposed common house will be designed and permitted by others. We recommend that the location of the proposed septic system be shown on the site plan as required.*

B+T Response: The proposed water connection location, size and material have been added to the plans. The proposed underground electric service and the approximate location of the septic system components have been shown on the plans as well.

- 4.9 *A Zoning Table is presented on sheet C1.1 of the plans but does not require all of the necessary dimensional information required by the Zoning By-laws.*

B+T Response: The zoning table has been updated with additional dimensional information relevant to the Residential-A Zoning District.

- 4.10 *The elevation and façade treatment of the proposed structures has been provided; however, no floor plans have been submitted. The building materials and colors have not been submitted as required.*

B+T Response: The complete set of architectural plans in reduced-size format is enclosed herewith. The siding will be vinyl and colors will be white with green trim to match other buildings on-site.

4.15 *A Development Impact Statement has been not been submitted as required.*

B+T Response: Pursuant to Section 6.0, a Development Impact Statement is required for multi-family residential projects consisting of five or more units or containing three or more acres of land; commercial and industrial projects consisting of 5,000 or more sf of floor area or three or more acres of land area; or projects which generate more than 250 vehicle trips per day. The project does not exceed these thresholds, and a Development Impact Statement is therefore not required.

4.16 *The design plans have been stamped and signed by a registered Professional Engineer and by a registered Professional Land Surveyor as required.*

B+T Response: No response required.

4.19 *An erosion control barrier is presented on sheets C3.1 and C4.1 of the plan. We recommend that the type of erosion control barrier be specified. Details of a Compost Filter Sock and Silt Fence are presented on sheet C5.1 of the plans.*

B+T Response: The type of erosion control barrier is now labeled on sheets C3.1, C4.1, and detailed on sheet C5.1.

4.22 *A Traffic Impact Study has not been submitted as required. The applicant has requested a waiver of this requirement.*

B+T Response: No response required.

Section V. Requirements

5.1 *Landscaping is presented on sheet C3.1 of the plans; however a Landscaping Plan prepared by a Registered Landscape Architect has not been provided as required. The Planning Board should determine whether a Landscaping Plan prepared by a Registered Landscape Architect for this project is necessary or whether the landscaping as proposed is acceptable.*

B+T Response: As discussed at the December 16, 2019 hearing, a waiver is requested from the requirement that a Registered Landscape Architect may be required to prepare the landscape plan. Given the context proximate to wetland resource areas, the landscaping was designed by a Professional Wetland Scientist and Landscape Designer.

5.2 *The regulations require that access ways, parking areas and pedestrian walkways be provided with adequate lighting. No information on lighting is included in the plans and this information should be submitted.*

B+T Response: The applicant will work with its Architect to establish the proposed site lighting, and requests that submission of site specific exterior lighting information be made a condition of approval. Lighting will be in keeping with that used elsewhere at the Camp, and will comply with applicable requirements.

5.3 *Stormwater Management Report indicate that the overall stormwater management system will attenuate the post development stormwater flows to a level not exceeding the existing conditions. We offer the following comments regarding the stormwater design and analysis:*

- The Rules and Regulations require that the stormwater management systems be designed in accordance with the Mass DEP Stormwater Management Regulations and does not take into consideration the various exemptions as specified in the Stormwater Handbook.*
- Pre-development and post-development stormwater calculations have not been provided to demonstrate that there will be no increase in the stormwater runoff as a result of this project as required. This information should be submitted.*
- No soil testing has been performed at the location of the proposed subsurface infiltrators, perimeter drains and crushed stone drip edges. We recommend soil testing be performed to demonstrate that adequate soils are present for infiltration and to determine the Estimated Seasonal High Groundwater Elevation (ESHGW) as assumed in the calculations and required by the DEP Stormwater Management Regulations.*
- A portion of the proposed project area is located within a Zone A of a tributary to a public water supply. As required by the Stormwater Management Regulations stormwater infiltration systems shall not be located within a Zone A. The location of the two (2) southerly yurts or the method of treating the stormwater runoff from the roofs within this area should be revised as necessary.*
- The proposed crushed stone drip edge for the roof runoff from each yurt should be labelled on sheet C4.1 of the plans.*
- We recommend that the dimensions of each of the subsurface infiltrators be labelled on sheet C4.1 of the plans*

B+T Response: As discussed with the Planning Board and peer reviewer at the December 16, 2019 hearing, given the small scale (comparable to a single family home), unique nature of the project, and proposed individual stormwater BMPs for each structure, numerical calculations of peak runoff rates were not performed. The proposed individual stormwater Best Management Practices (BMPs) for each structure were sized in accordance with Standard 3 of the stormwater handbook, and designed to infiltrate the required volume of runoff from each of their respective impervious areas (each yurt and common house roof area).

The applicant agrees to perform soil testing prior to construction to confirm design assumptions, and respectfully requests that the Board add this item as a condition of approval.

The proposed Subsurface Infiltrator-1 has been relocated to be outside of the Zone A boundary. As previously discussed, the only proposed infiltration for the project is from clean roof runoff from the yurt tents and common house roofs. Drip edges have been clearly labeled and infiltration system dimensions added to sheet C4.1.

It is general practice to design sites to comply with Massachusetts DEP Stormwater Management Regulations. The following section describes the 10 Standards for compliance with Stormwater Management Regulations and the status of the submittal relative to each standard.

Standard 1 – Untreated Stormwater

We recommend soil testing as noted above. Additional Information required.

B+T Response: See response above.

Standard 2 – Post Development Peak Discharge Rates

Additional Information required.

B+T Response: See response above.

Standard 3 – Recharge to Groundwater

Additional Information required.

B+T Response: See response above.

Standard 4 – 80% Total Suspended Solids (TSS) Removal

This Standard has been met.

B+T Response: No response required.

Standard 5 – Higher Potential Pollutant Loads

This project is not considered a source of higher pollutant loads. This Standard is not applicable.

B+T Response: No response required.

Standard 6 – Protection of Critical Areas

A portion of the proposed project area is located within a Zone A of a Tributary to a Public Water Supply. Additional Information required.

B+T Response: See response above.

Standard 7 – Redevelopment Projects

This project is not considered a redevelopment project and consequently this Standard is not applicable.

B+T Response: No response required.

Standard 8 – Erosion/Sediment Control

Additional Information required.

B+T Response: The type of erosion/sediment control barriers have been clearly labeled and detailed on the revised site plans.

Standard 9 – Operation and Maintenance Plan

An Operation and Maintenance Plan has been provided as required. This Standard has been met.

B+T Response: No response required.

Standard 10 – Illicit Discharges

In order to meet this standard, an “Illicit Discharge Compliance Statement” meeting the requirements specified in the Stormwater Management Regulations has been submitted; however, the Statement needs to be signed. Additional information required.

B+T Response: A signed Illicit Discharge Statement is attached hereto.

5.6.3 *No information regarding electric service to the structures is shown on the plans and should be presented. The regulations require that the utility connections be underground and the applicant has requested a waiver of this requirement.*

B+T Response: The proposed underground electric service to the building is now shown on the site plans.

Section VI. Development Impact Statement

A Development Impact Statement has not been submitted as required.

B+T Response: As previously described herein, the project does not exceed the thresholds that require a Development Impact Statement.

ADDITIONAL COMMENTS

1. *Due to the location of wetland resource areas adjacent to the project, review and approval by the Pembroke Conservation Commission is required.*

B+T Response: The project has been reviewed and approved by the Conservation Commission and an Order of Conditions has been issued (DEP File No. SE056-1038, issued October 22, 2019).

2. *The plans should be reviewed by the Pembroke Fire Department relative to access and fire protection.*

B+T Response: The applicant has coordinated with the Fire Department regarding the proposed project, and requests that the associated documentation be provided as a condition of approval, if necessary.

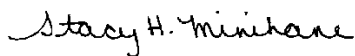
3. *The design of the proposed septic system will need to be reviewed and approved by the Pembroke Board of Health.*

B+T Response: The approximate location and size of the septic system has been shown on the site plans for reference. As noted, system will be designed and permitted by others and reviewed by the Board of Health.

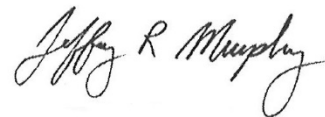
We look forward to meeting with the Board at the January 6, 2020 hearing.

Very truly yours,

BEALS AND THOMAS, INC.



Stacy H. Minihane, PWS
Senior Associate



Jeffrey R. Murphy, PE
Civil Engineer

Enclosures

cc: Eli & Bessie Cohen Camps of Massachusetts, Inc. (1 copy via email)

JRM/SHM/aak/cmv/176211LT001

3.3 Illicit Discharge Compliance Statement

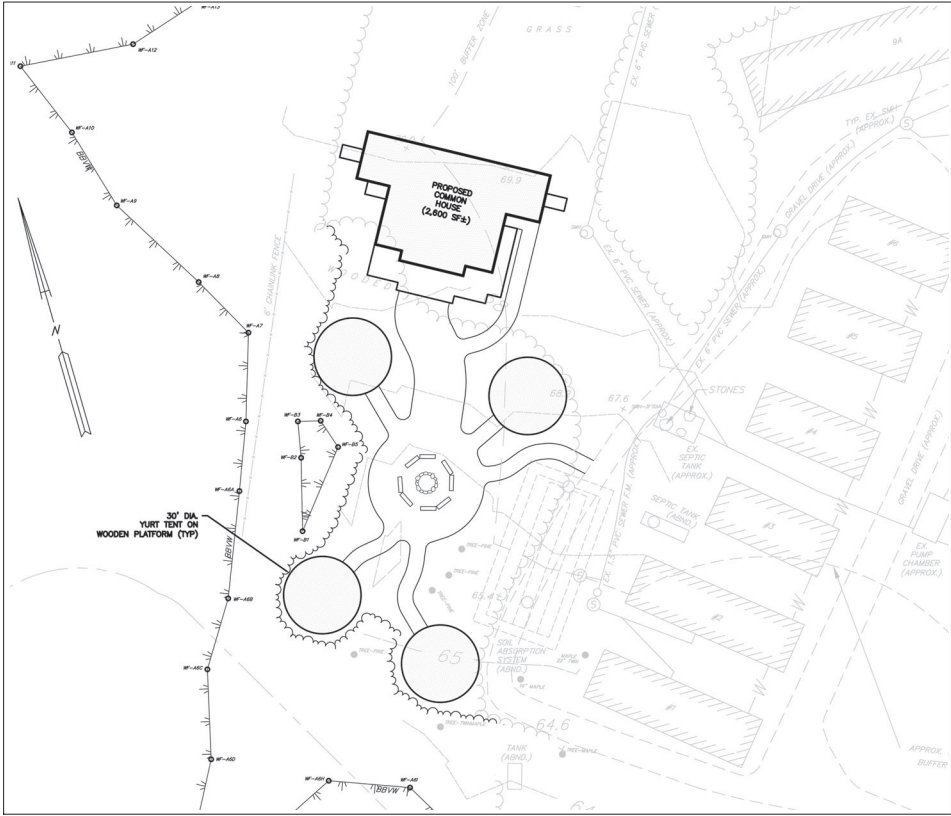
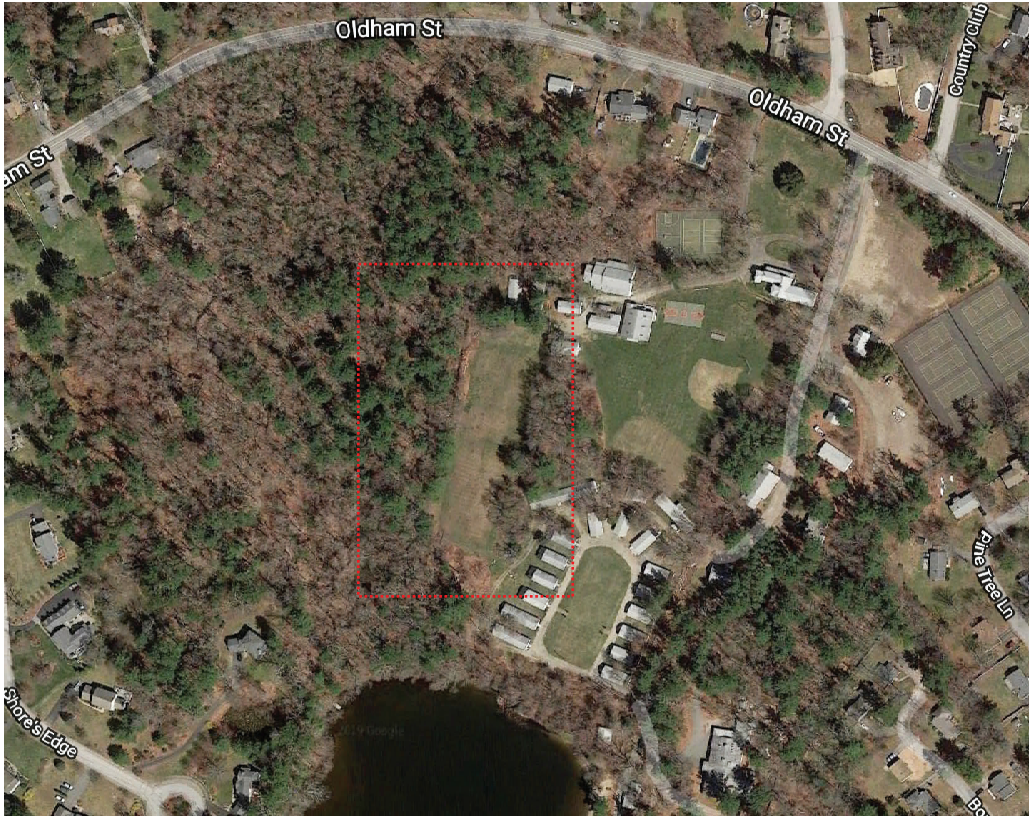
An illicit discharge is any discharge to a stormwater management system that is not comprised entirely of stormwater, discharges from fire-fighting activities, and certain non-designated non-stormwater discharges.

To the best of my knowledge, no detectable illicit discharge exists on site. The Site Plans included with this report detail the storm sewers that convey stormwater on the site and demonstrate that these systems do not include the entry of an illicit discharge. A Site Owner's Manual is also included, which contains the Long Term Pollution Plan that outlines measures to prevent future illicit discharges. As the Site Owner, I will ultimately be responsible for implementing the Long Term Pollution Prevention Plan.

Signature:


Owner's Name

NEW COMMON BUILDING CAMP PEMBROKE PEMBROKE, MASSACHUSETTS



LIST OF DRAWINGS:

- COVER SHEET
- A-001 WINDOW, DOOR, FINISH SCHEDULES
- A-101 FLOOR PLAN
- A-102 ROOF PLAN
- A-201 EXTERIOR ELEVATIONS 1
- A-202 EXTERIOR ELEVATIONS 2
- A-301 BUILDING SECTIONS
- A-401 INTERIOR ELEVATIONS 1
- A-402 INTERIOR ELEVATIONS 2
- A-501 RCP/ ELECTRICAL PLAN
- A-502 BUILDING DETAILS
- S-001 STRUCTURAL NOTES
- S-101 FOUNDATION PLAN
- S-102 DECK FRAMING PLAN
- S-103 ROOF FRAMING PLAN
- S-501 STRUCTURAL DETAILS- CONCRETE
- S-502 STRUCTURAL DETAILS- WOOD
- P-101 PLUMBING SCHEMATIC

PROJECT ARCHITECT:



BLACK
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inc.

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007

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WINDOW SCHEDULE								
SYM	MAKE	CATALOG #	RO SIZE WxH	HEADER HT FROM S.F.		DESCRIPTION	LOCATION/ REMARKS	
①	HARVEY	AWN 3I	3'-0 1/2"x2'-0 1/2"	7'-3	7	"CLASSIC" VINYL AWNING	BATHROOMS	
②	HARVEY	2042	2'-2"x4'-5 1/2"	7'-3	2	"CLASSIC" VINYL DBL HUNG.	STAFF ROOMS AND COMMON ROOM	
③	HARVEY	2442	2'-6"x4'-5 1/2"	7'-3	6	"CLASSIC" VINYL DBL HUNG.	STAFF ROOMS	
④	HARVEY	2842-2	5'-6 1/4"x4'-5"	7'-3	4	"CLASSIC" VINYL DBL HUNG. 2-WIDE W/ COMMON JAMB.	DIRECTORS RM AND OFFICES.	
⑤	HARVEY	28310-2	5'-6 1/4"x4'-1"	17'-7	1	"CLASSIC" VINYL DBL HUNG. 2-WIDE W/ COMMON JAMB.	COMMON ROOM	
⑥	BROSCO	B-1620	2'-2"x2'-7 1/2"	7'-3	2	LOUVER FOR COMBUSTOR AIR	REAR GABLE	
⑦	HARVEY	28410-2	5'-6 1/4"x5'-1"	7'-3	2	"CLASSIC" VINYL DBL HUNG. 2-WIDE W/ COMMON JAMB.	COMMON ROOM	
GENERAL WINDOW NOTES: 1. NO GRILLES IN ANY WINDOWS.								
DOOR SCHEDULE								
#	MAKE	CATALOG #	SIZE (W X H)	QTY	HARDWARE	DESCRIPTION	LOCATION	REMARKS
①	SIMPSON DOOR	1082	3'-0"x6'-8"	2	PRIVACY SET	K PINE WITH CLEAR FINISH. 4 FLAT PANEL.	INTERIOR DOOR TO ACCESSIBLE STALL	
②	SIMPSON DOOR	1082	3'-0"x6'-8"	2	LOCK SET	K PINE WITH CLEAR FINISH. 4 FLAT PANEL.	INTERIOR DOOR COMMON ROOM	KEYED TO SITE MASTER
③	JELD-WEN FIBERGLASS	SP-886DG-LE	3'-0"x6'-8"	3	EXTERIOR HARDWARE & LOCK. INTERIOR CROSSBAR STYLE PANIC HARDWARE-VON DUPRIN SERIES 55 OR EQUAL.	SMOOTH-PRO PRIMED FIBERGLASS. WITH FULL VIEW GLASS.	EXTERIOR DOOR COMMON ROOM	KEYED TO SITE MASTER
④	SIMPSON DOOR	1082	2'-8"x6'-8"	3	PRIVACY SET	K PINE WITH CLEAR FINISH. 4 FLAT PANEL.	INTERIOR DOOR BATHROOMS	KEYED TO SITE MASTER
⑤	JELD-WEN FIBERGLASS	SPC-886DGLE	3'-0"x6'-8"	3	EXTERIOR HARDWARE & LOCK	SMOOTH-PRO PRIMED FIBERGLASS. WITH TOP LIGHT.	EXTERIOR DOOR STAFF ROOMS	
⑥	SIMPSON DOOR	20	4'-0"x6'-8"	1	PASSAGE SET	K PINE WITH CLEAR FINISH. 2-2 FLAT PANEL.	DIRECTOR'S CLOSET	
⑦	SIMPSON DOOR	20	3'-0"x6'-0"	1	STOREROOM SET	K PINE WITH CLEAR FINISH. 1 FLAT PANEL.	HOT WATER TANK ACCESS	
⑧	SIMPSON DOOR	1082	3'-0"x6'-8"	1	PASSAGE SET	K PINE WITH CLEAR FINISH. 4 FLAT PANEL.	CAMPER'S BATHROOM	
GENERAL DOOR NOTES: 1. ALL HANDLES TO BE ADA COMPLIANT LEVER STYLE HANDLES								

FINISH SCHEDULE						
ROOM #	NAME	WALLS	FLOOR	CEILING	TRIM	REMARKS
01	CAMPER'S BATHROOM	FLOOR TO CEILING FRP OVER GREEN BOARD	POURED "ELITECRETE" OVER SUBFLOOR. COLOR TBD.	SPACED 1X4 SQUARE EDGED K.PINE	AZAK	ONYX COLLECTION PANELS ON FRAMED SHOWER WALLS. ONYX COLLECTION SHOWER PANS
02	STAFF ROOM	GWB	VCT	GYP.BD.	PAINTED POPLAR	
03	STAFF ROOM	GWB	VCT	GYP.BD.	PAINTED POPLAR	
04	ACCESSIBLE TOILET ROOM	GREEN BOARD PAINTED WITH KITCHEN AND BATH GRADE PAINT	POURED EPOXY ON PLYWOOD SUB FLOOR	SPACED 1X4 SQUARE EDGED K.PINE	AZAK	
05	ACCESSIBLE STALL	GREEN BOARD PAINTED WITH KITCHEN AND BATH GRADE PAINT	POURED EPOXY ON PLYWOOD SUB FLOOR	SPACED 1X4 SQUARE EDGED K.PINE	AZAK	
06	PANTRY HALL	GWB	VCT	GYP.BD.	CLEAR PINE	
07	BATH ROOM	GREEN BOARD PAINTED WITH KITCHEN AND BATH GRADE PAINT	VCT	GYP.BD.	PAINTED POPLAR	PREFAB BATH SURROUND
08	BATH ROOM	GREEN BOARD PAINTED WITH KITCHEN AND BATH GRADE PAINT	VCT	GYP.BD.	PAINTED POPLAR	PREFAB BATH SURROUND
10	COMMON ROOM	KNOTTY PINE HORIZONTAL PANELING	WOOD LAMINATE FLOOR	EXPOSED 1/2 A-D GRADE PLYWOOD	CLEAR PINE	
11	STORAGE	GWB	VCT	GYP.BD.	PAINTED POPLAR	
12	OFFICE	GWB				
13	BATHROOM	GREEN BOARD PAINTED WITH KITCHEN AND BATH GRADE PAINT				PREFAB BATH SURROUND
14	DIRECTORS ROOM	GWB	↓	↓	↓	

CAMP PEMBROKE
COMMON BUILDING
PEMBROKE, MA

BLACK RIVER
ARCHITECTS,
inc.

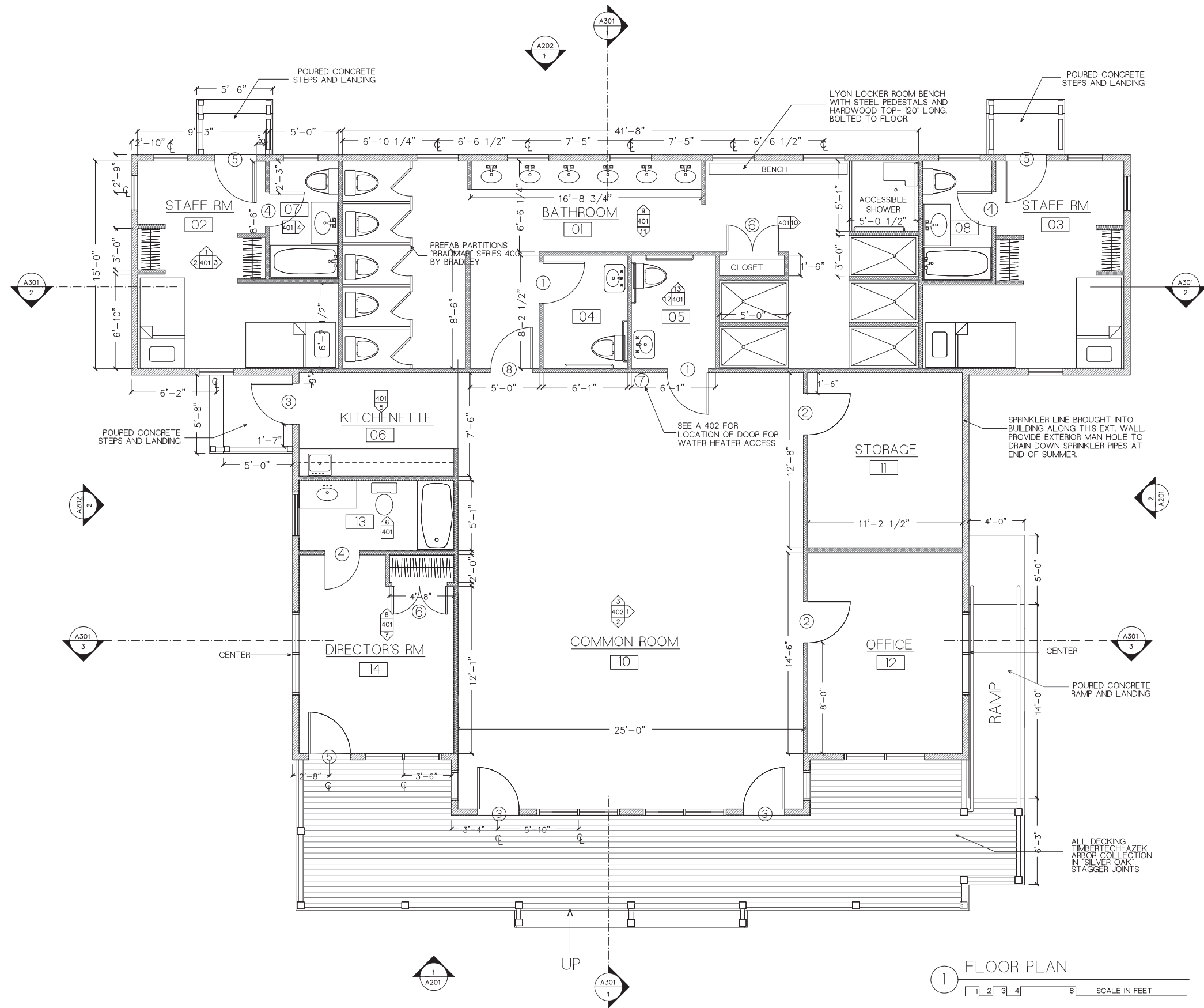
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Title PEMBROKE BUILDING DOOR & WINDOW SCHED. FINISH SCHEDULE	
Scale AS NOTED	
Job No. 011418.1	
Drawn By JGT	
Checked By AH	
Issue	Date 12.12.19

A001

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GENERAL NOTES:	
1. DO NOT SCALE DRAWINGS- REFER TO DRAWINGS AND DIMENSIONS.	
2. ALL DIMENSIONS FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE	
3. BUILDING WILL BE SPRINKLED. SPRINKLER PLAN TO BE PROVIDED BY SPRINKLER INSTALLER.	
WALL TYPE LEGEND	
	2X6 WALL
	2X4 WALL

1 FLOOR PLAN
SCALE IN FEET
1 2 3 4 8

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COMMON BUILDING
PEMBROKE, MA

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Title
PEMBROKE BUILDING
FLOOR PLAN

Scale
AS NOTED

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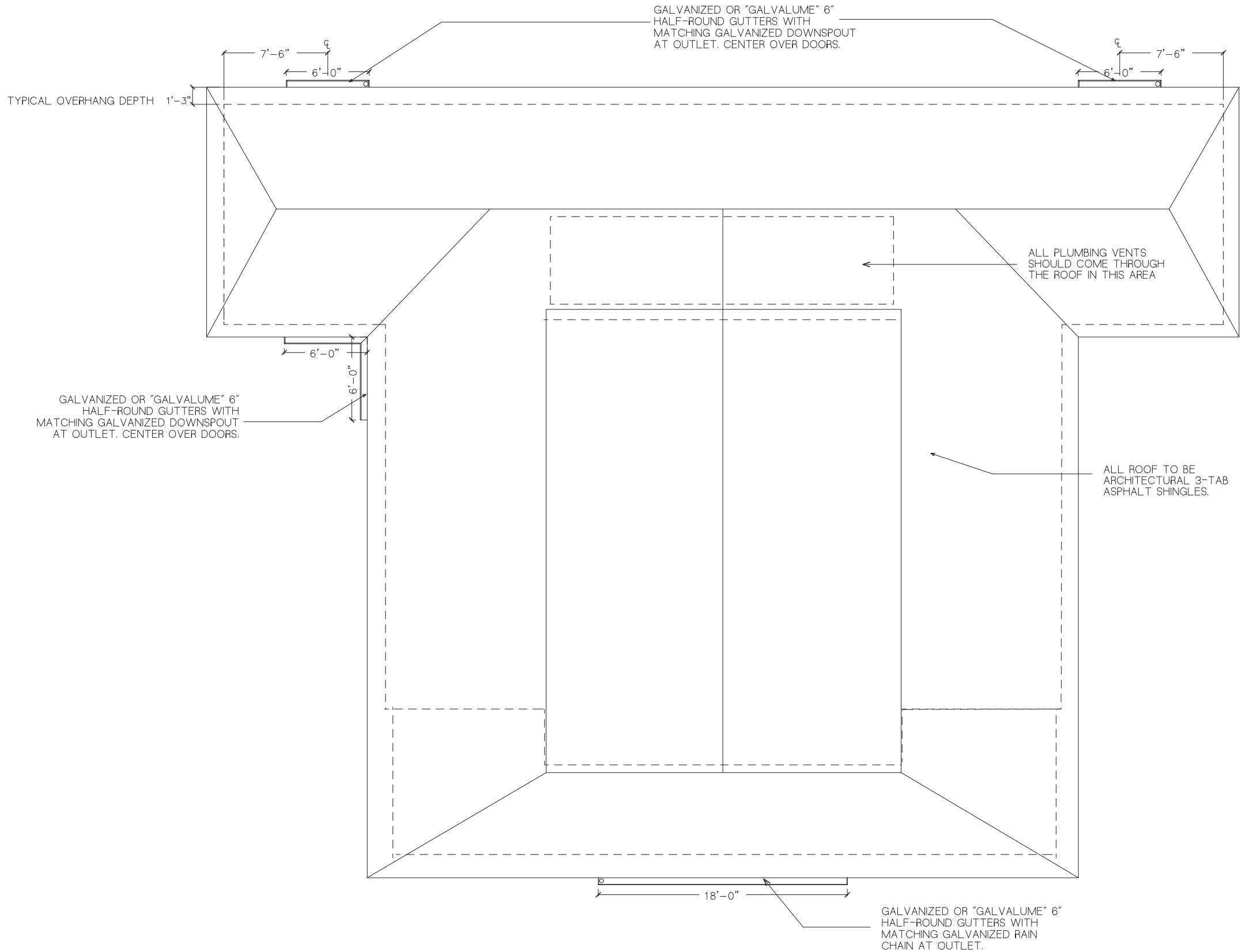
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JGT

Checked By
AH

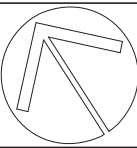
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Date
12.12.19

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1 PEMBROKE ROOF PLAN
1 2 3 4 6 SCALE IN FEET 16



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COMMON BUILDING
PEMBROKE, MA

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Title
PEMBROKE BUILDING
ROOF PLAN

Scale
AS NOTED

Job No.
011418.1

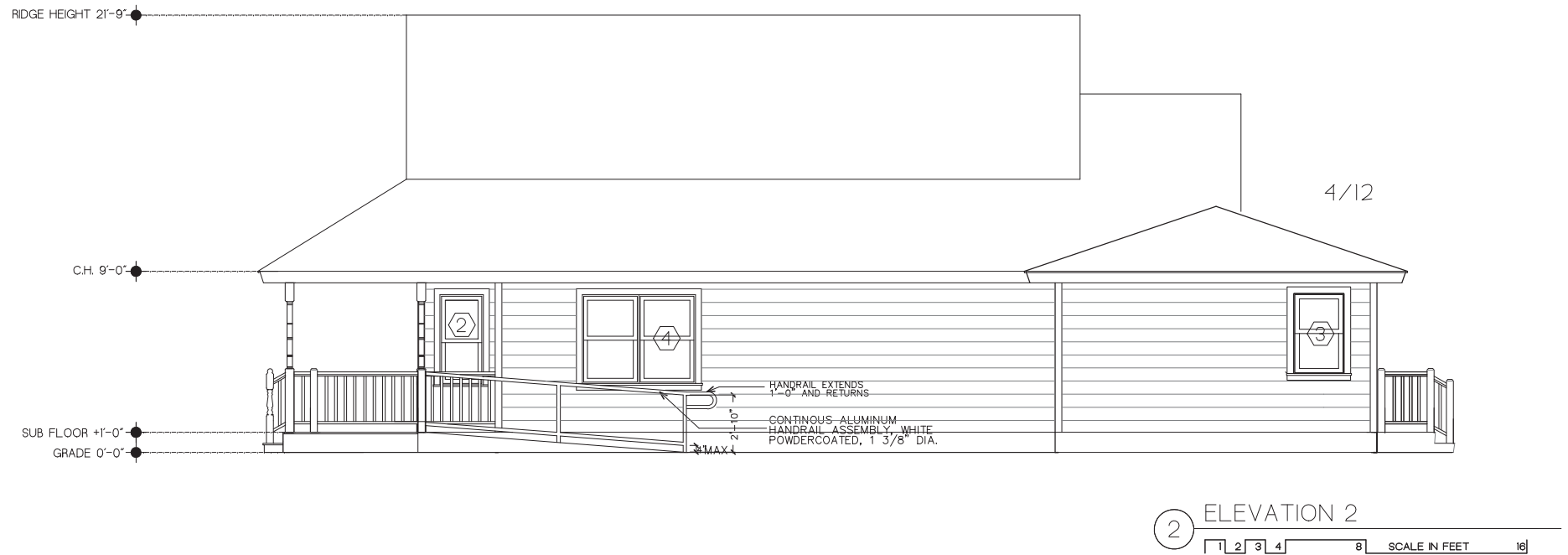
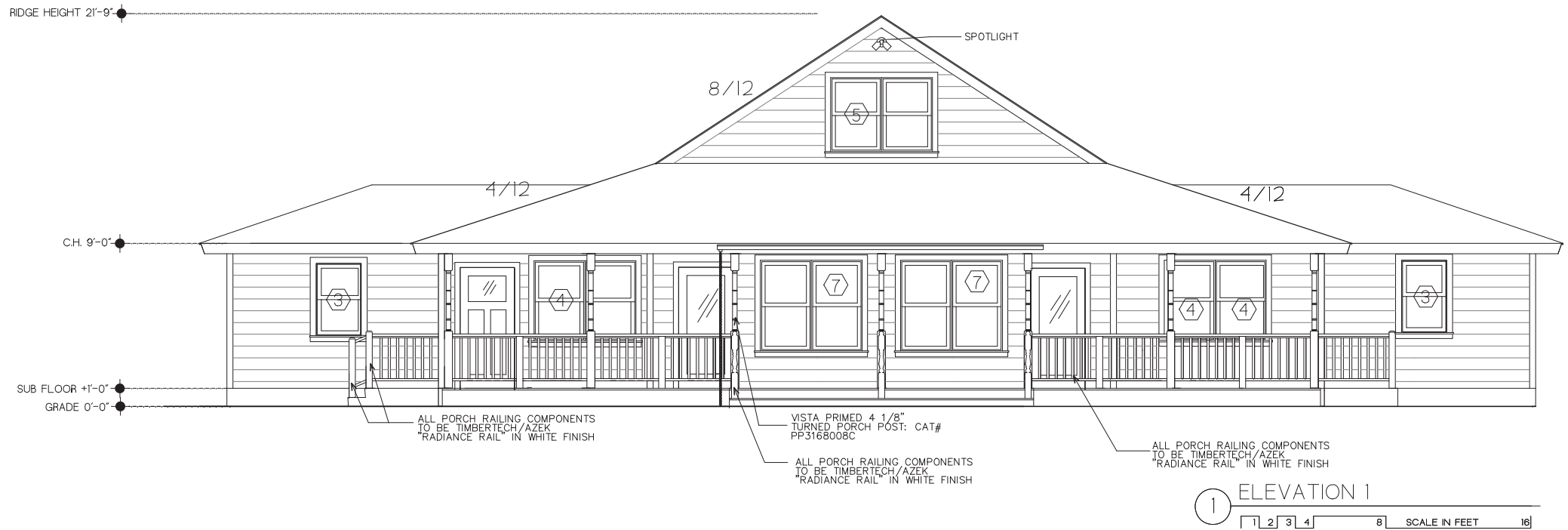
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Issue
Date
12.12.19

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Title
PEMBROKE BUILDING
EXTERIOR ELEVATIONS 1

Scale
AS NOTED

Job No.
011418.1

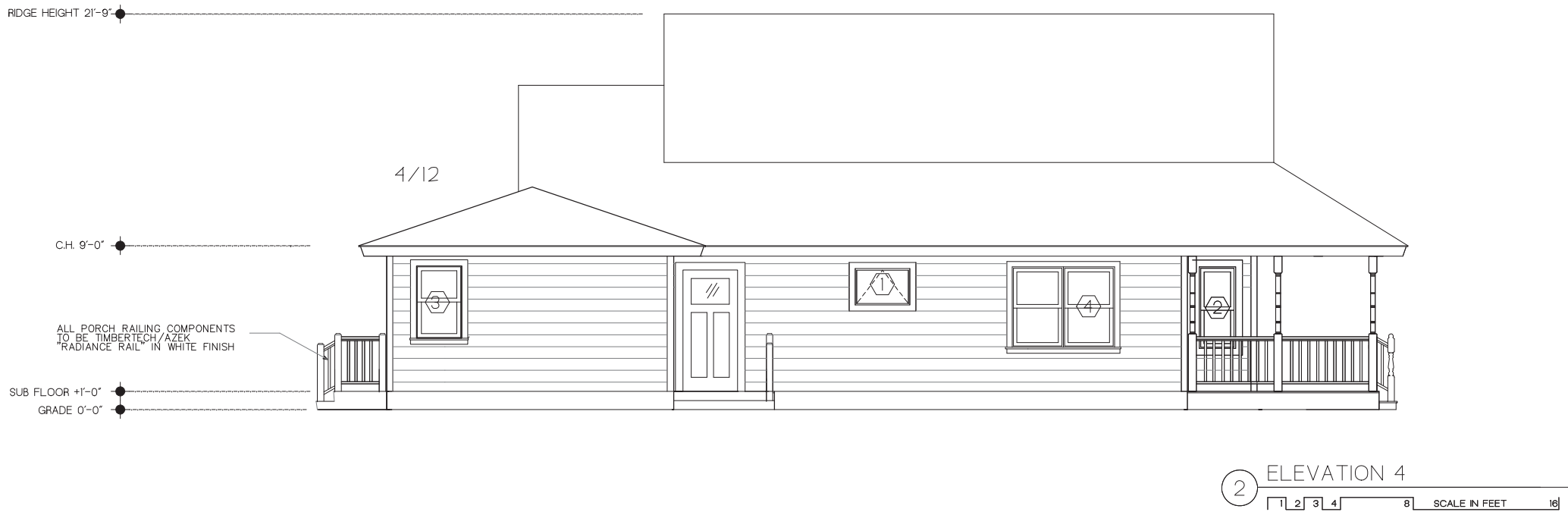
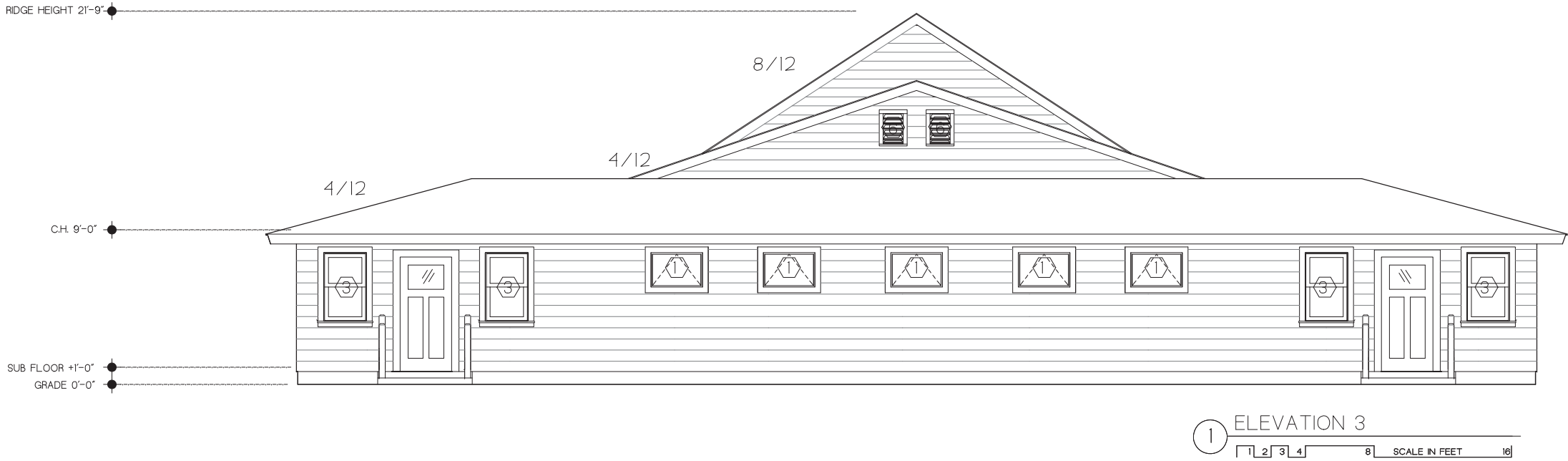
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Issue Date
12.12.19

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COMMON BUILDING
PEMBROKE, MA

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Title
PEMBROKE BUILDING
EXTERIOR ELEVATIONS 2

Scale
AS NOTED

Job No.
011418.1

Drawn By
JCT

Checked By
AH

Issue
Date
12.12.19

A202



3 SECTION 3

6'-6"

5'-10"

PAINTED 3/4" PLY SHELF

1" DIA WOOD CLOSET POLE

Technical drawing of a shower stall showing side and front elevations with accessibility features.

Side Elevation Labels:

- HANDHELD SHOWER HEAD.
- HORIZONTAL 2 WALL GRAB BAR, 36" X 54".
- FOLD DOWN SHOWER SEAT, PROVIDE BLOCKING.
- ADA SHOWER CURB, LESS THAN 1/2" AFF.
- 2'-10"

Front Elevation: Shows three shower stalls with grab bars and fold-down seats.

PROVIDE ADA COMPLIANT PROTECTIVE COVER ON UNDER SINK TRAP

6" EPOXY WALL BASE, TYP IN BATHROOM

2'-0"

1'-2"

3'-0"

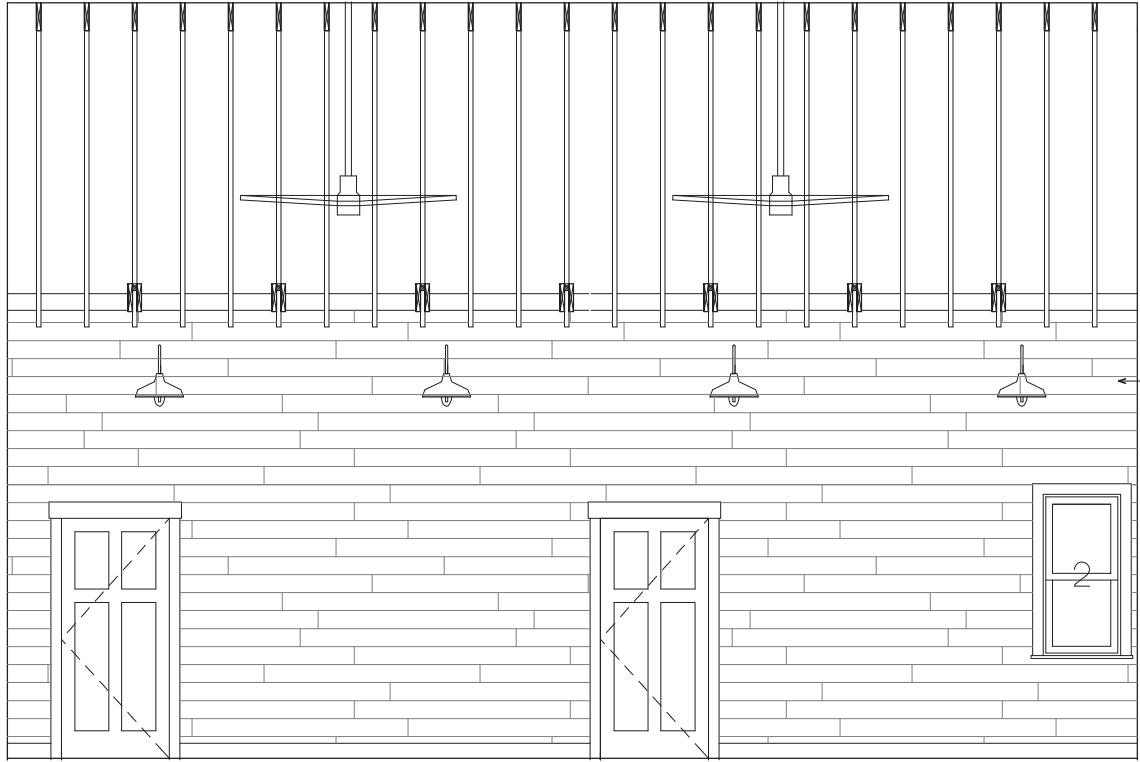
6"

1'-6"

1'-6" MAX

A401

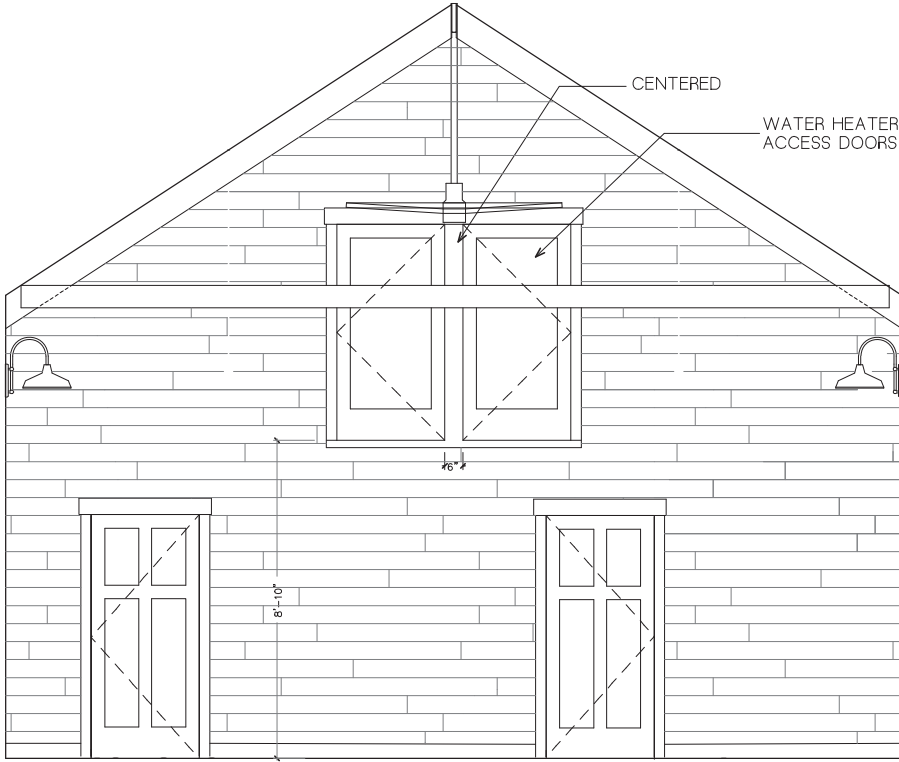
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1 COMMON ROOM 10
1 2 4 SCALE IN FEET



2 COMMON ROOM 10
1 2 4 SCALE IN FEET



3 COMMON ROOM 10
1 2 4 SCALE IN FEET

CAMP PEMBROKE
COMMON BUILDING
PEMBROKE, MA

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Title
PEMBROKE BUILDING
INTERIOR ELEV 2

Scale
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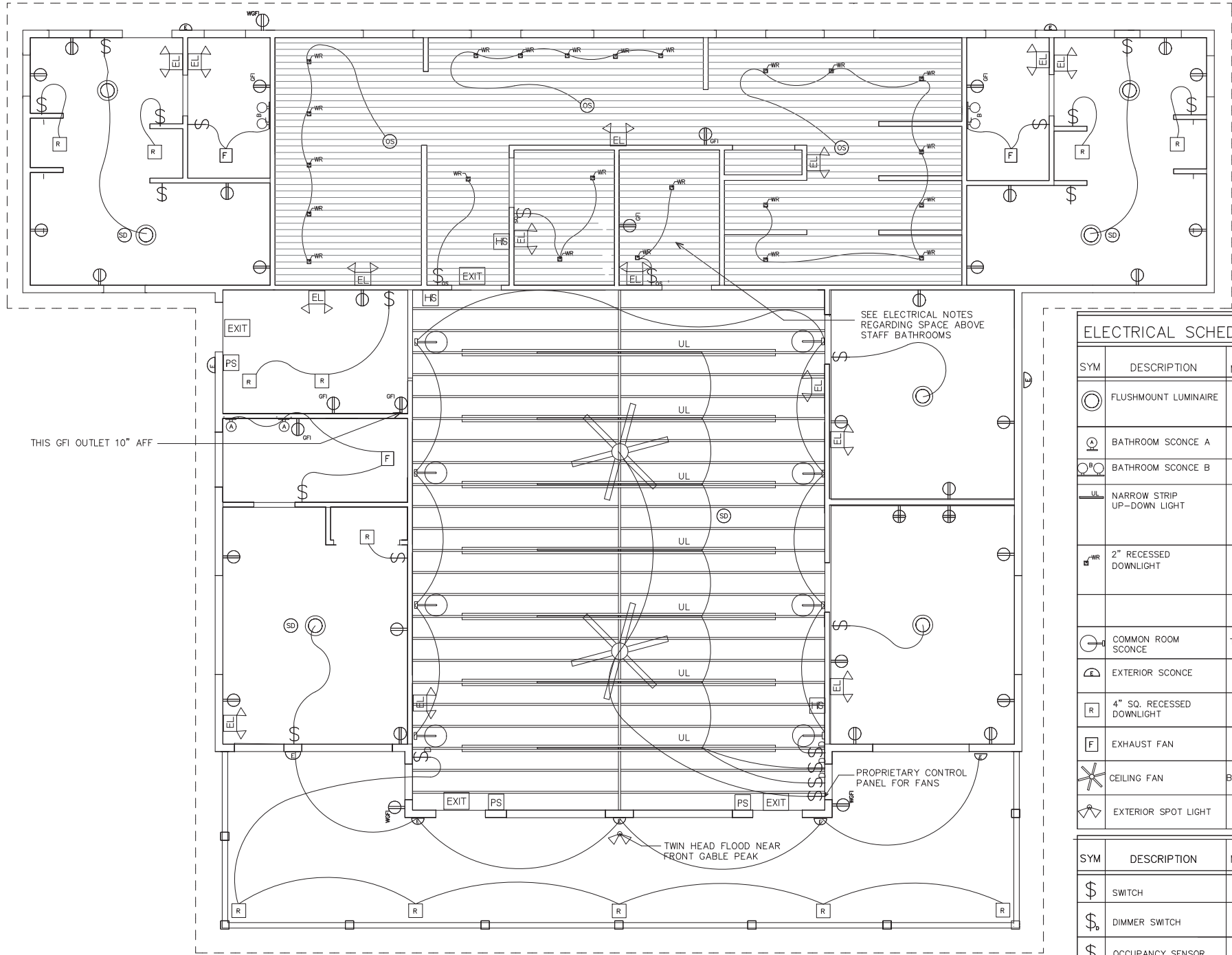
Job No.
011418.1

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JGT

Checked By
AH

Issue
Date
12.12.19

A402



1 RCP / ELECTRICAL PLAN
1 2 3 4 8 SCALE IN FEET 16

ELECTRICAL NOTES

1. 10 SEPARATE 20 AMP CIRCUITS BURIED IN 10 PLASTIC CONDUITS TO 40' FROM COMMON BUILDING FOR YURTS. EXACT YURT LOCATIONS TO BE DETERMINED.
2. PROVIDE ELECTRICAL SERVICE FOR UP TO (4) 75 GAL WATER HEATERS IN SPACE ABOVE STAFF BATHROOM. PROVIDE 1 PORCELAIN LAMP HOLDER IN SAME SPACE

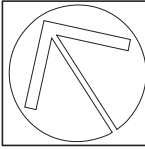
FIRE SAFETY SCHEDULE

SYM	DESCRIPTION	MNFTTR	DESCRIPTION/REMARKS	
EXIT	ILLUMINATED EXIT SIGN	CONTRACTOR STANDARD	ILLUMINATED WALL MOUNTED EXIT SIGN WITH BATTERY BACK-UP	5
PS	MANUAL PULL STATION	CONTRACTOR STANDARD	LOCATE WITHIN 5 FT OF EXIT DOORS	3
EL	EMERGENCY LIGHTING	CONTRACTOR STANDARD	SCONCE WITH BATTERY BACK-UP	12
HS	HORN/STROBE	CONTRACTOR STANDARD		3

ELECTRICAL SCHEDULE

SYM	DESCRIPTION	MNFTTR	CAT#	LAMP	DESCRIPTION	QTY	REMARKS
⊙	FLUSHMOUNT LUMINAIRE	SEAGULL	7650893S- 782	23W INTEGRAL LED	FLUSH MOUNT LENSED LED FLUSH MOUNT FIXTURE WITH OIL RUBBED BRONZE TRIM	7	CENTERED IN STAFF ROOMS, DIRECTOR'S ROOM, OFFICE AND STORAGE.
⊙	BATHROOM SCONCE A	SEAGULL	44436EN3 782	9.5W INTEGRAL LED	"ACADEMY" COLLECTION WALL SCONCE	2	FLANKING MIRROR IN DIRECTOR'S BATHROOM
⊙	BATHROOM SCONCE B	SEAGULL	44437EN3 782	2 X 9.5W INTEGRAL LED	"ACADEMY" COLLECTION WALL SCONCE	2	ABOVE MIRRORS IN STAFF BATHROOMS
—UL	NARROW STRIP UP-DOWN LIGHT	JUNO	SL412 3000K SMI	INTEGRAL LED	10' STRIP LIGHT (CUT TO SIZE AND IN RIGID HOUSING) MOUNTED BTWN RAFTER TIES WITH LAMP FACING CLG (UPLIGHT)	7	TOP AND BOTTOM EDGE OF FIXTURE FLUSH WITH TOP EDGE OF RAFTER TIE. SEE A-502
⬇WR	2" RECESSED DOWNLIGHT	JUNO	2LEDTRIM G2 SQ 30K FL BBZ 2LEDDRIVER G2 O6LM MVOLT ZT	INTEGRAL LED	SQUARE RECESSED DOWNLIGHT WITH BLACK REFLECTOR AND BRONZE FLANGE. WET LOCATION RATED	23	
⊙	COMMON ROOM SCONCE	TROY-RLM	RS16 LED1130 SGR B	11W LED INTEGRAL LAMP	DARK GREEN SHADE AND BLACK PENDANT CORD	8	SHADE HEIGHT 10'-0" AFF (ALIGN WITH SCONCE)
⬆	EXTERIOR SCONCE	HINKLEY	11940Z	SUPPLY LED LAMP	EXTERIOR SCONCE, BRONZE FINISH	9	ALL EXTERIOR SCONCES TO BE ON TIMER AT MAIN PANEL
R	4" SQ. RECESSED DOWNLIGHT	LITHONIA	WF4 SQB LED 30KMW	11 W LED	THIN LED FIXTURE- WHITE TRIM	12	FRONT PORCH DOWNLIGHTS ON CONTROLLED BY DIMMER IN COMMON ROOM
F	EXHAUST FAN	PANASONIC	FV-08-11VFL5	13W CFL (INC)	WHISPER CEILING 110 CFM FAN WITH LAMP	3	
✳	CEILING FAN	BIG ASS FANS	MKI61 06 18 06 A730 100	NONE	72" DIA FAN (16) OIL RUBBED BRONZE WITH 60" STEM.	2	
⬆	EXTERIOR SPOT LIGHT	LITHONIA	OVFL 2RH LED	INTEGRAL 20W LED	WHITE, WITH PHOTOCELL	1	ON TIMER AT MAIN PANEL

SYM	DESCRIPTION	MNFTTR	CAT#	DESCRIPTION	QTY	REMARKS
\$	SWITCH	CONTRACTOR STANDARD		WHITE	12	INSTALL 44" AFF, UNLESS OTHERWISE NOTED
\$b	DIMMER SWITCH	LUTRON OR EQ.		WHITE, SLIDE DIMMER	4	INSTALL 44" AFF, UNLESS OTHERWISE NOTED
\$os	OCCUPANCY SENSOR	CONTRACTOR STANDARD		WHITE	2	INSTALL 44" AFF, UNLESS OTHERWISE NOTED
⊕	QUAD OUTLET	CONTRACTOR STANDARD		WHITE, SLIDE DIMMER	2	INSTALL 10" AFF, UNLESS OTHERWISE NOTED
⊕	DUPLEX OUTLET	CONTRACTOR STANDARD		WHITE	18	INSTALL 10" AFF, UNLESS OTHERWISE NOTED
⊕GFI	GFI OUTLET	CONTRACTOR STANDARD		WHITE	5	INSTALL 40" AFF, UNLESS OTHERWISE NOTED
WGP	WEATHERPROOF GFI OUTLET	CONTRACTOR STANDARD		WHITE	3	INSTALL 10" AFF, UNLESS OTHERWISE NOTED
SD	SMOKE DETECTOR	CONTRACTOR STANDARD		WHITE	4	TO COMPLY WITH APPLICABLE CODES
OS	CEILING MOUNT OCCUPANCY SENSOR	SENSORSWITCH	CM PDT 9 LT	SMALL MOTION OCCUPANCY SENSOR- FOR DAMP/ COLD LOCATIONS	3	
⬆	PHONE/DATA JACK	CONTRACTOR STANDARD		WHITE		INSTALL 10" AFF, UNLESS OTHERWISE NOTED



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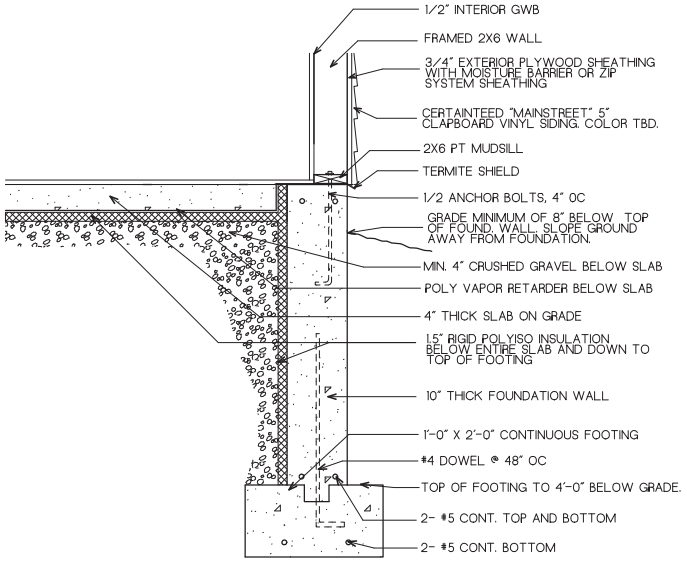
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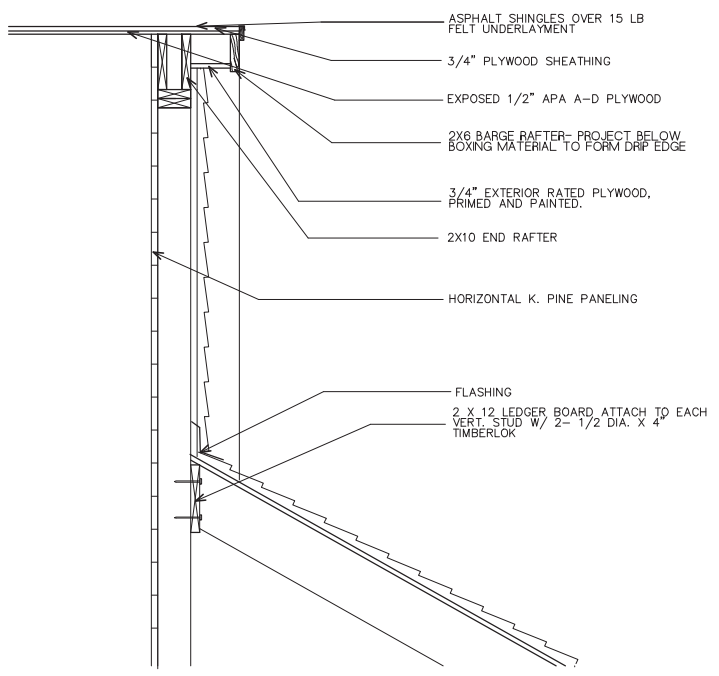
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Scale AS NOTED	
Job No. 011418.1	
Drawn By JGT	
Checked By AH	
Issue	Date 12.12.19

A501

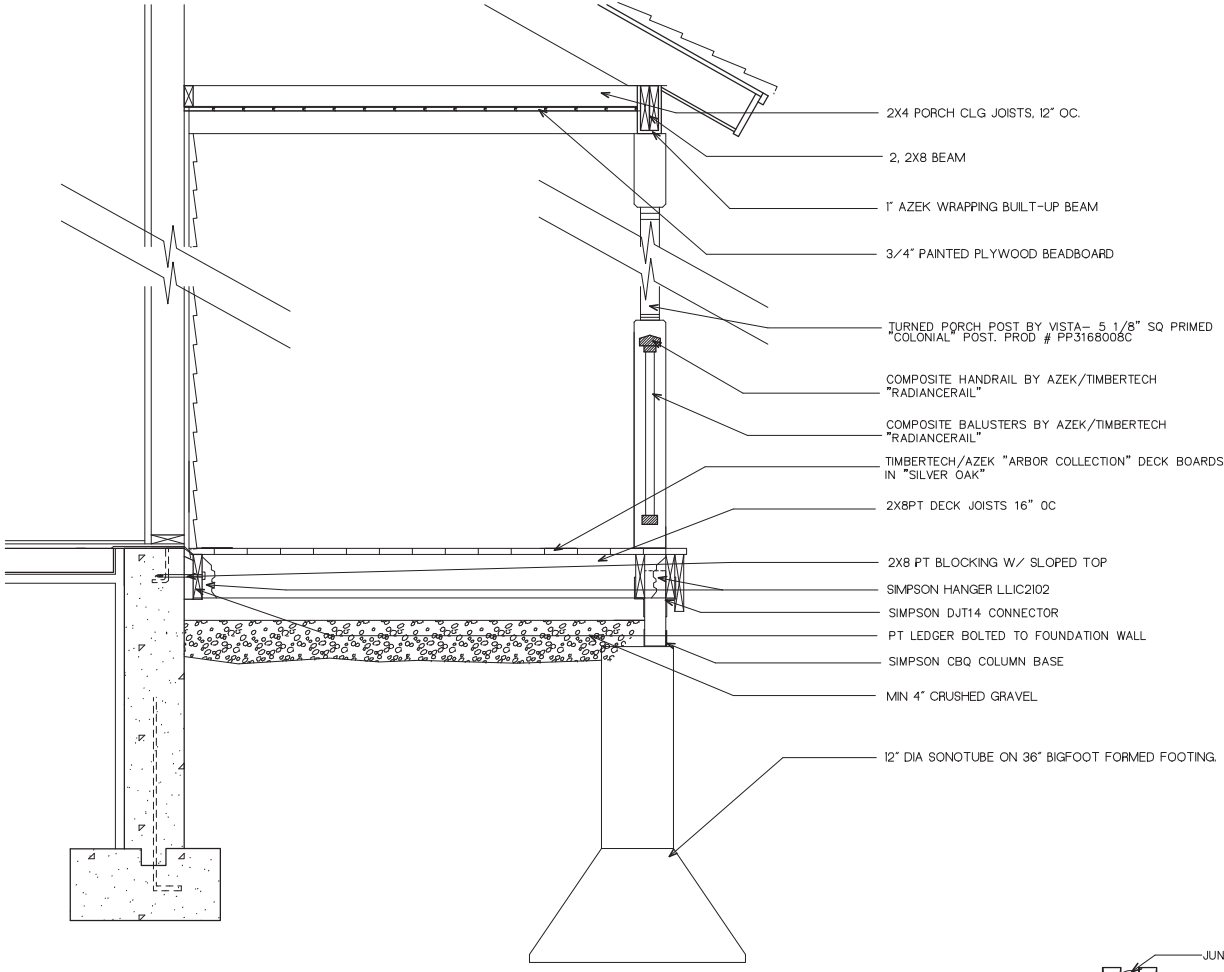
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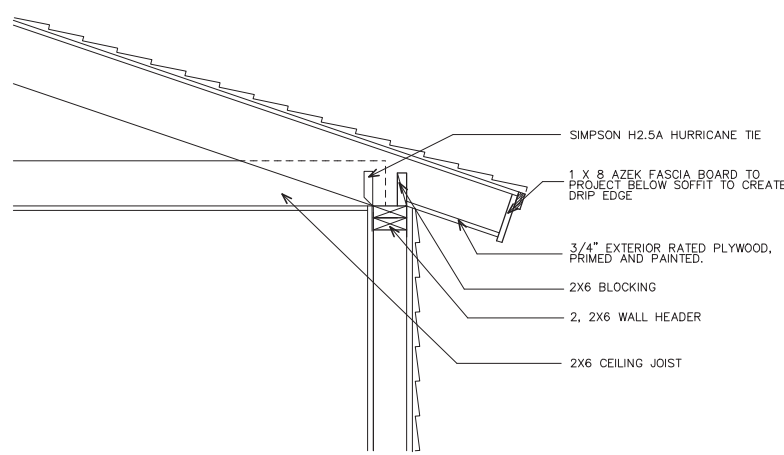
1 EXTERIOR WALL AND FOUNDATION
1 2 3 4 SCALE IN FEET



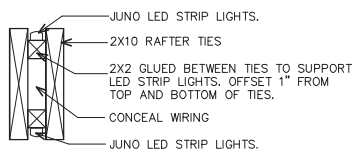
3 DETAIL AT RAKE
1 2 3 4 SCALE IN FEET



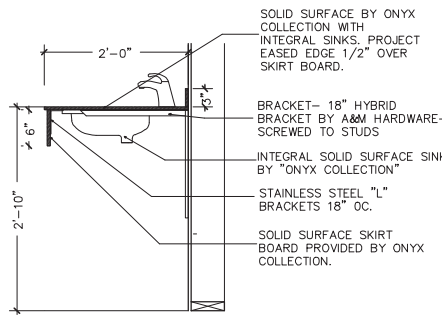
2 COVERED PORCH
1 2 3 4 SCALE IN FEET



4 DETAIL AT EAVE
1 2 3 4 SCALE IN FEET



6 RAFTER TIE LIGHTING
1 2 SCALE IN FEET



5 SINK BAR SECTION
1 2 3 4 SCALE IN FEET

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DETAILS

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GENERAL NOTES

- G1. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS FOR VERIFICATION OF DIMENSIONS AND LOCATIONS OF PIPES, OPENINGS, CHASES, REGLETS, INSERTS, SLEEVES, DEPRESSIONS, ANCHOR BOLTS, ANGLE FRAMES, FLOOR PITCHES, AND ALL OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- G2. SECTIONS AND DETAILS SHOWN AS TYPICAL ARE APPLICABLE TO ALL SIMILAR CONDITIONS.
- G3. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS.
- G4. THE USE OF STRUCTURAL AND ARCHITECTURAL DRAWINGS AS THE BASIS FOR SHOP DRAWINGS IS NOT ALLOWED.

CODE

- C1. 2015 INTERNATIONAL BUILDING CODE

LOADS

- L1. ROOF LOADS:
- | | |
|----------------------------|-------------------|
| GROUND SNOW LOAD (Pg)..... | 60 PSF |
| LIVE LOADS..... | 50 PSF + DRIFTING |
| DEAD LOADS | 15 PSF |
- L2. WIND LOADS:
- IN ACCORDANCE WITH SECTION 1609.0 OF THE ABOVE REFERENCED CODE
- 100 MPH
- EXPOSURE B
- IMPORTANCE FACTOR I = 1.0

FOUNDATION NOTES

- F1. THE STRUCTURE SHALL BEAR ON NATURAL UNDISTURBED SOILS OR COMPACTED GRANULAR STRUCTURAL FILL COMPACTED ON THE NATURAL MATERIAL TO 95% MAXIMUM DRY DENSITY. DENSITY. THE ASSUMED ALLOWABLE BEARING PRESSURE SHALL BE 3.0 KIPS PER SQUARE FOOT.
- F2. PLACE BACKFILL SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS TO THE GRADES INDICATED. WHERE EXTERIOR GRADE IS MORE THAN TWO FEET BELOW SLAB, WALLS SHALL BE BRACED UNTIL SLAB TO WHICH THEY ARE CONNECTED IS AT LEAST 14 DAYS.
- F3. PROVIDE SHEETING, BRACING, AND UNDERPINNING AS REQUIRED TO PRESERVE ADJACENT STRUCTURES.
- F4. PIPES WHICH CARRY WATER WILL NOT BE ALLOWED TO PASS UNDER FOOTINGS. STEP FOOTINGS APPROPRIATELY TO ALLOW PIPE TO PASS OVER FOOTING.
- F5. FOUNDATION SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- F6. VERIFY LOCATIONS AND REQUIREMENTS FOR ALL INSERTS, EMBEDMENTS, SLEEVES, CONDUITS, AND PENETRATIONS WITH RESPECTIVE TRADES BEFORE PLACEMENT OF CONCRETE.
- F7. DOWELS FROM FOOTINGS INTO PIERS, WALLS, AND COLUMNS SHALL BE THE SAME SIZE AND NUMBER AS PIERS, WALLS, AND COLUMNS ABOVE, EXCEPT AS OTHERWISE SHOWN.
- F8. COORDINATE UNDER FLOOR AND PERIMETER DRAIN REQUIREMENTS WITH THE ARCHITECTURAL, CIVIL, AND PLUMBING DRAWINGS AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.

REINFORCED CONCRETE NOTES

- R1. ALL CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AND ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". MAXIMUM SLUMP SHALL BE 4 INCHES.
- R2. ALL CONCRETE SHALL BE CONTROLLED, MIXED, AND PLACED UNDER THE SUPERVISION OF AN APPROVED CONCRETE TESTING AGENCY.
- R3. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM COMPRESSIVE STRENGTH AT THE END OF 28 DAYS AS FOLLOWS:
- | STRENGTH (PSI) | MAXIMUM
AGGREGATE SIZE (in.) | ENTRAINED AIR (%) | APPLICATION |
|----------------|---------------------------------|-------------------|--------------------|
| 4000 | ~w | 5 | EXTERIOR SIDEWALKS |
| 3500 | ~w | 0 | SLAB ON GRADE |
| 3000 | ~w | 5 | ALL OTHER CONCRETE |
- R4. THE USE OF "FLY ASH" IN CONCRETE MIX DESIGN IS ALLOWED UP TO 25%.
- R5. NO ADMIXTURES OTHER THAN LOW RANGE WATER REDUCER WILL BE ALLOWED.
- R6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER REMOVAL OF FORMWORK. FORMS SHALL BE REMOVED ONLY AFTER CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT ITS OWN WEIGHT. CONSTRUCTION LOADS AND LATERAL LOADS SHOULD BE PLACED WITHOUT DAMAGE TO THE STRUCTURE OR CAUSE ANY EXCESSIVE DEFLECTION.
- R7. CONSTRUCTION JOINT LOCATIONS, OTHER THAN THOSE SHOWN ON THE DRAWINGS, ARE PERMITTED SUBJECT TO PRIOR APPROVAL OF THE ENGINEER. CONTROL JOINTS AND EXPANSION JOINTS ARE MANDATORY AS SHOWN.
- R8. PROVIDE ~w INCH CHAMFER AT ALL CONTINUOUSLY EXPOSED CONCRETE EDGES, SUCH AS CURBS, EQUIPMENT PADS, AND EDGE OF WALLS.
- R9. PROVIDE FLANGED STEEL SLEEVES WHERE PIPES PASS THROUGH CONCRETE.
- R10. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCING".
- R11. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE CLEAR CONCRETE COVER OVER BARS SHALL BE AS FOLLOWS:
- | | |
|--|------|
| A. SURFACES PLACED IN CONTACT WITH THE GROUND..... | 3" |
| B. FORMED SURFACE EXPOSED TO GROUND..... | 2" |
| C. INSIDE FACE OF FORMED WALL..... | 1~8" |
| D. WALL PIER TIES..... | 1~8" |
| E. SLAB REINFORCING..... | ~w" |
- R12. PROVIDE CLASS B SPLICES FOR ALL CONTINUOUS REINFORCEMENT UNLESS NOTED OTHERWISE.
- R13. SET AND TIE ALL REINFORCEMENT BEFORE PLACING CONCRETE. SETTING OF ANCHOR BOLTS, DOWELS AND REINFORCEMENT INTO WET CONCRETE IS PROHIBITED.
- R14. ALL KEYS SHALL BE 2"x4" (NOMINAL) UNLESS NOTED OTHERWISE.
- R15. USE NON-SHRINK, NON-METALLIC GROUT WHERE INDICATED.
- R16. PROVIDE SEALANT FOR ALL EXPOSED TO VIEW CONSTRUCTION AND/OR CONTROL JOINTS.

CONVENTIAL WOOD FRAMING NOTES

- W1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE-PINE-FUR WITH THE FOLLOWING MINIMUM GRADES:
- A. JOISTS, RAFTERS, SOLID AND BUILT-UP BEAMS, WALL STUDS AND LINTELS; NO. 1/NO. 2 GRADE
- B. SILLS AND PLATES; NO. 1/NO. 2 GRADE
- C. SOLID WOOD POSTS; NO. 1/NO. 2 GRADE
- D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE
- W2. ALL "MICROLAM" LVL MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- A. E = 1,900,000 PSI
- B. Fb = 2,600 PSI
- C. Ft = 1,555 PSI
- D. Fc (Perpendicular) = 750 PSI
- E. Fc (Parallel) = 2,500 PSI
- F. Fv = 285 PSI
- W3. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH APPENDIX C, FASTENING SCHEDULE, MASSACHUSETTS STATE BUILDING CODE.
- W4. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".
- W5. ALL STUD WALLS, BEARING AND NON-BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID-HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE.
- W6. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.
- W7. ALL METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE HOT-DIPPED GALVANIZED METAL SHAPES AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY, INC." AND BE ATTACHED BY THE GENERAL CONTRACTOR AS PER THE "SIMPSON STRONG-TIE" SPECIFICATION.
- W8. ALL EXTERIOR WALL SHEATHING SHALL BE ~8 INCH OSB SHEATHING EXTERIOR GRADE.
- W9. ALL ROOF SHEATHING SHALL BE ~w INCH APA RATED PLYWOOD SHEATHING. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH THE LONG EDGE PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. INSTALL PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS. ATTACH PANELS WITH GLUE AND 6d COMMON NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
- W10. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED ~r OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND ~r OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

STANDARD ABBREVIATIONS

A.F.F.....	ABOVE FINISH FLOOR
ADD'L.....	ADDITIONAL
ADJ.....	ADJACENT
ALT.....	ALTERNATE
ACI.....	AMERICAN CONCRETE INSTITUTE
APA.....	AMERICAN PLYWOOD ASSOCIATION
AB.....	ANCHOR BOLT
ARCH.....	ARCHITECT
BRG.....	BEARING
BTWN.....	BETWEEN
BLKG.....	BLOCKING
B.O.....	BOTTOM OF
B.O.D.....	BOTTOM OF DECK
C.I.P.....	CAST IN PLACE
CLR.....	CLEAR
CONC.....	CONCRETE
CMU.....	CONCRETE MASONRY UNIT
CONST.....	CONSTRUCTION
CONT.....	CONTINUOUS
CONTR.....	CONTRACTOR
CJ.....	CONTROL JOINT
DL.....	DEAD LOAD
DAS.....	DEFORMED ANCHOR STUD
DWF.....	DEFORMED WIRE FABRIC
EA.....	EACH
E.F.....	EACH FACE
EL.....	ELEVATION
ELEV.....	ELEVATOR
E.O.D.....	EDGE OF DECK
E.O.S.....	EDGE OF SLAB
EQ.....	EQUAL
EXIST.....	EXISTING
EXP.....	EXPANSION
EXT.....	EXTERIOR
FD.....	FLOOR DRAIN
FTG.....	FOOTING
FNDN.....	FOUNDATION
GA.....	GAGE
GALV.....	GALVANIZED
G.C.....	GENERAL CONTRACTOR
GL.....	GLU-LAM BEAM
HAS.....	HEADED ANCHOR STUD
HT.....	HEIGHT
HK.....	HOOK
HORIZ.....	HORIZONTAL
I.F.....	INSIDE FACE
JT.....	JOINT
JST.....	JOIST
K.S.I.....	KIPS PER SQUARE INCH
LT.....	LIGHT
LLH.....	LONG LEG HORIZONTAL
LLV.....	LONG LEG VERTICAL
L.W.....	LONG WAY
MFR.....	MANUFACTURER
MO.....	MASONRY OPENING
MAT'L.....	MATERIAL
MAX.....	MAXIMUM
MTL.....	METAL
MECH.....	MECHANICAL
MISC.....	MISCELLANEOUS
ML.....	MICRO-LAM BEAM OR COLUMN
MIN.....	MINIMUM
NTS.....	NOT TO SCALE
OPNG.....	OPENING
o.c.....	ON CENTER
O.F.....	OUTSIDE FACE
O.H.....	OPPOSITE HAND
PAF.....	POWDER ACTUATED FASTENER
PLWD.....	PLYWOOD
P.S.I.....	POUNDS PER SQUARE INCH
P.C.....	PRECAST
R.....	RADIUS
RE.....	REFER TO
REINF.....	REINFORCING
REQ'D.....	REQUIRED
RD.....	ROOF DRAIN
SCHED.....	SCHEDULE
SHTG.....	SHEATHING
SHT.....	SHEET
SIM.....	SIMILAR TO
S.O.G.....	SLAB-ON-GRADE
SP.....	SPACE(S)
SPEC'S.....	SPECIFICATIONS
STD.....	STANDARD
STL.....	STEEL
STR.....	STRUCTURAL
S.W.....	SHORT WAY
SYM.....	SYMMETRICAL
T.....	TOP
T.C.X.....	TOP CHORD EXTENSION
TJ.....	TIE JOIST
T.O.....	TOP OF
T.O.F.....	TOP OF FOOTING
T.O.S.....	TOP OF STEEL
T.O.W.....	TOP OF WALL
T&B.....	TOP AND BOTTOM
TS.....	TUBE STEEL COLUMN OR BEAM
TYP.....	TYPICAL
UNO.....	UNLESS NOTED OTHERWISE
VERT.....	VERTICAL
V.I.F.....	VERIFY IN FIELD
WT.....	WEIGHT
WWF.....	WELDED WIRE FABRIC
W/.....	WITH
WD.....	WOOD
W.P.....	WORK POINT
SYMBOLS	
~C.....	CENTERLINE
.....	DIAMETER
~P.....	PLATE
.....	PLUS OR MINUS
LBS.....	POUNDS

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STRUCTURAL NOTES

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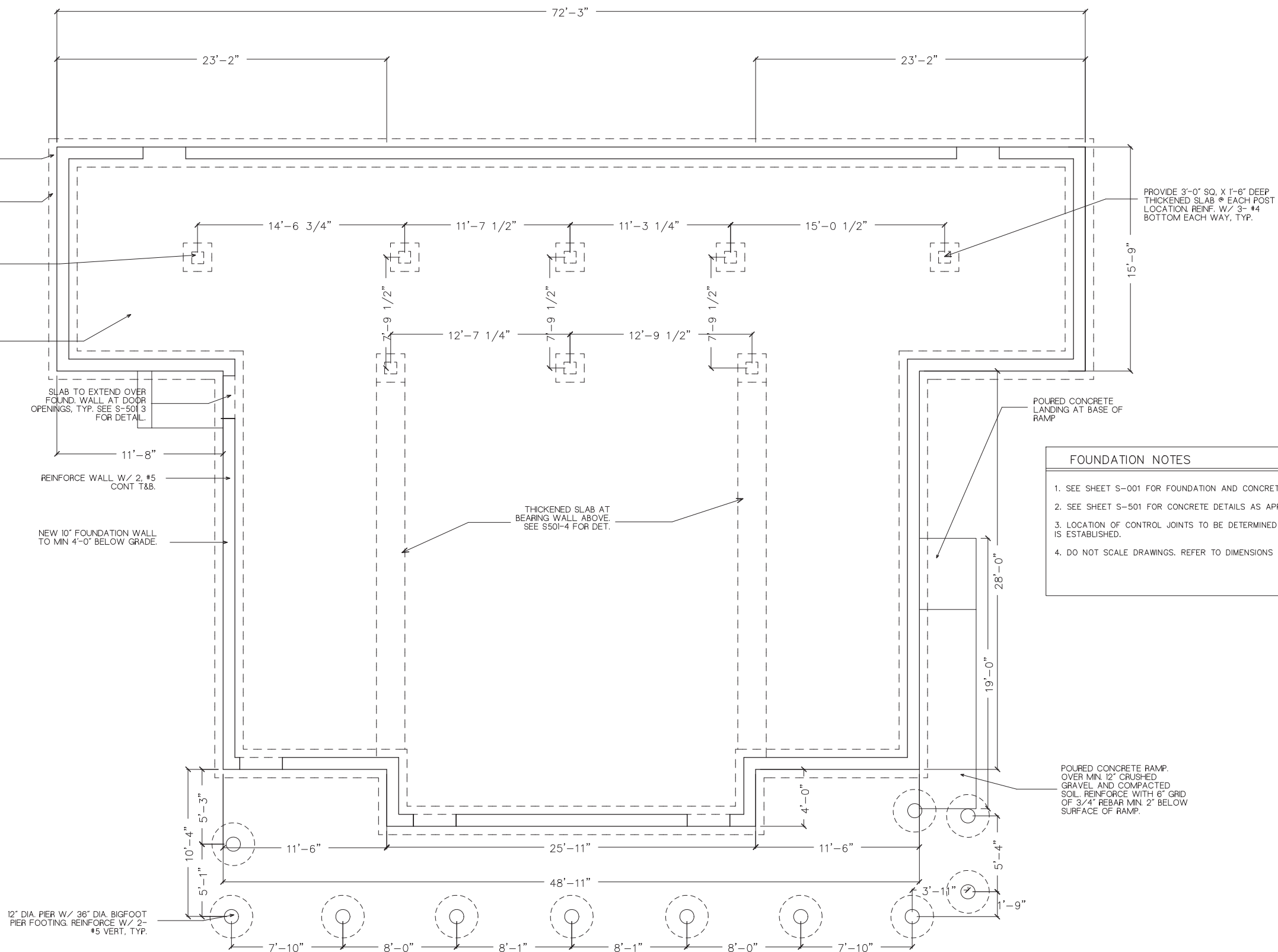
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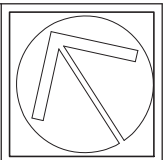
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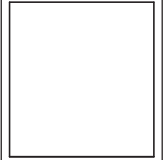


- FOUNDATION NOTES
1. SEE SHEET S-001 FOR FOUNDATION AND CONCRETE NOTES.
 2. SEE SHEET S-501 FOR CONCRETE DETAILS AS APPLICABLE
 3. LOCATION OF CONTROL JOINTS TO BE DETERMINED ONCE POUR SEQUENCE IS ESTABLISHED.
 4. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND DETAILS.

1 FOUNDATION PLAN
1 2 3 4 8 16 SCALE IN FEET



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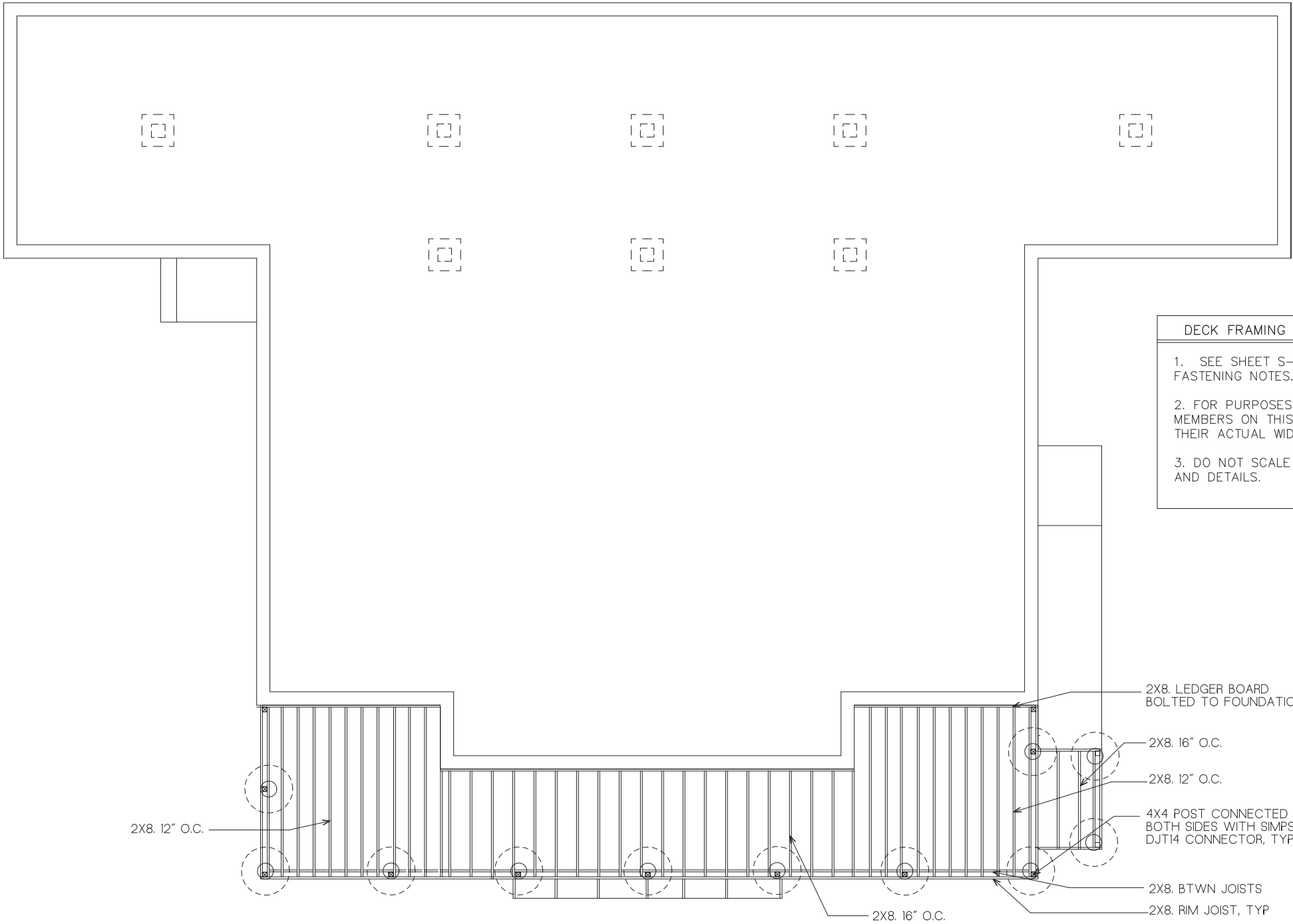


Title
PEMBROKE BUILDING
FOUNDATION PLAN

Scale	AS NOTED
Job No.	011418.1
Drawn By	JGT
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Issue	Date 12.12.19

S101

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DECK FRAMING NOTES

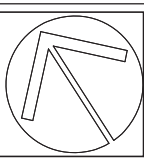
1. SEE SHEET S-001 FOR WOOD FRAMING AND FASTENING NOTES.

2. FOR PURPOSES OF ACCURACY, DECK FRAMING MEMBERS ON THIS PLAN ARE REPRESENTED WITH THEIR ACTUAL WIDTHS.

3. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND DETAILS.

1 DECK FRAMING PLAN

1 2 3 4 8 16 SCALE IN FEET



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Title
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DECK FRAMING PLAN

Scale
AS NOTED

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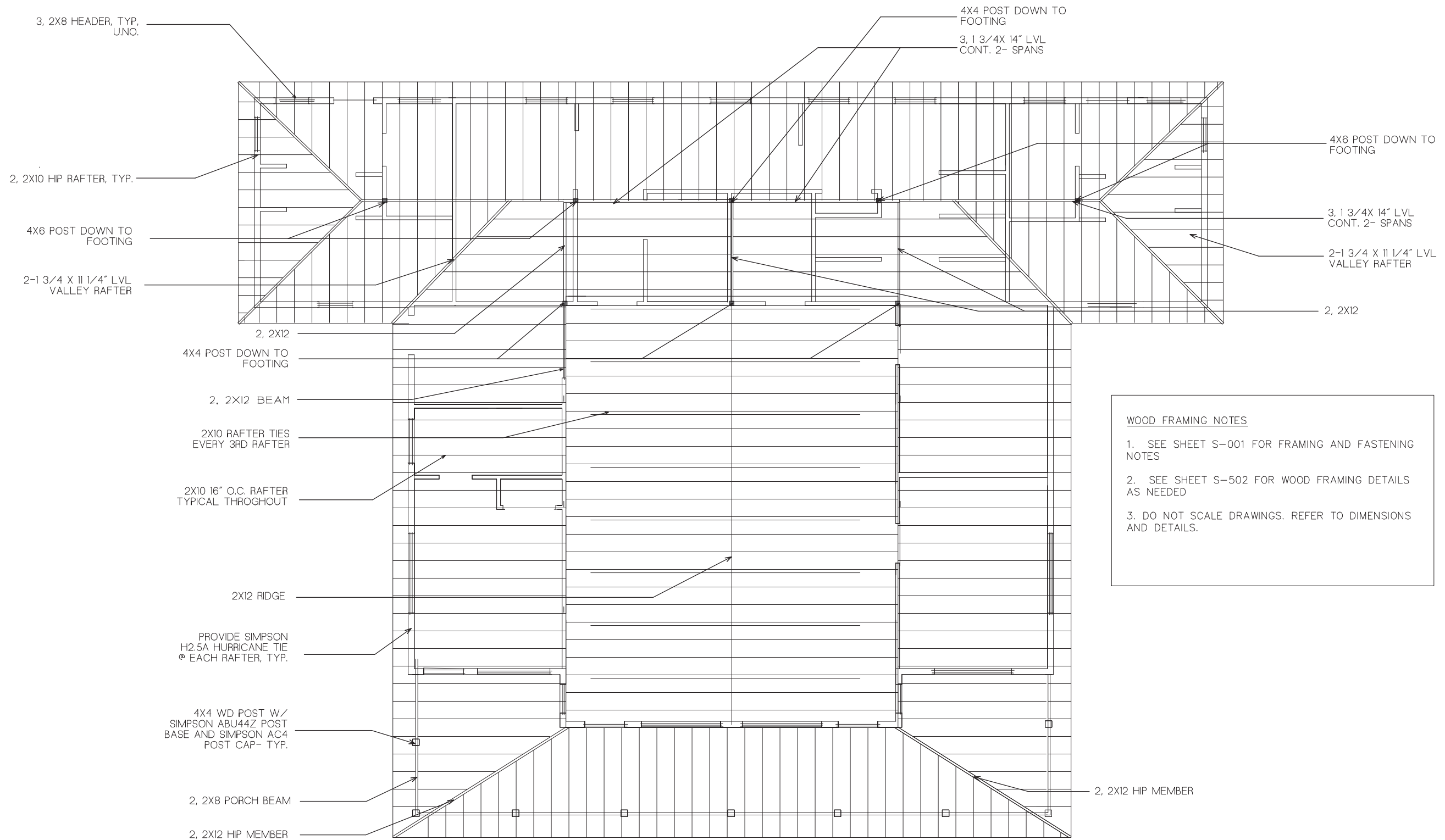
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S102

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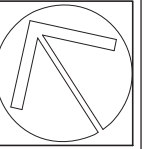


WOOD FRAMING NOTES

1. SEE SHEET S-001 FOR FRAMING AND FASTENING NOTES
2. SEE SHEET S-502 FOR WOOD FRAMING DETAILS AS NEEDED
3. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND DETAILS.

1 PEMBROKE ROOF FRAMING PLAN

1 2 3 4 8 SCALE IN FEET 16



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PEMBROKE, MA

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Title
PEMBROKE BUILDING
ROOF FRAMING PLAN

Scale
AS NOTED

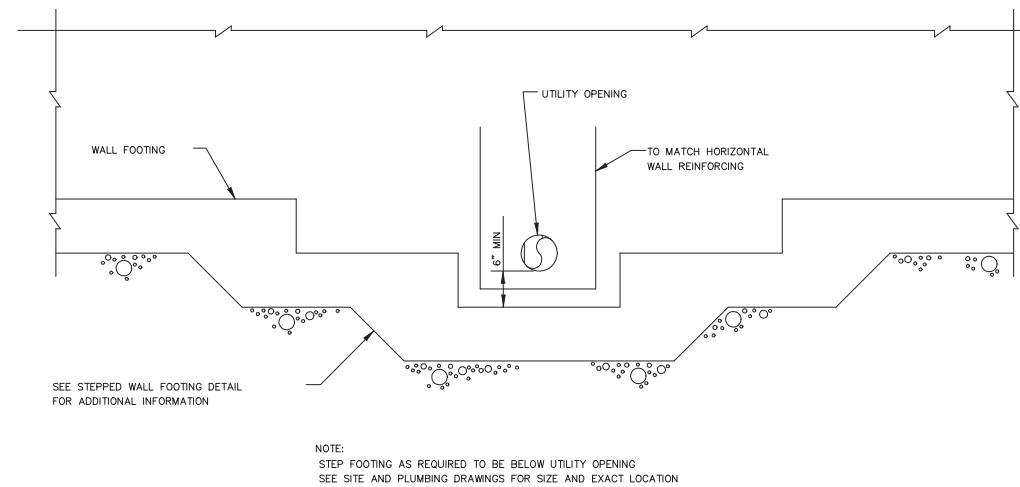
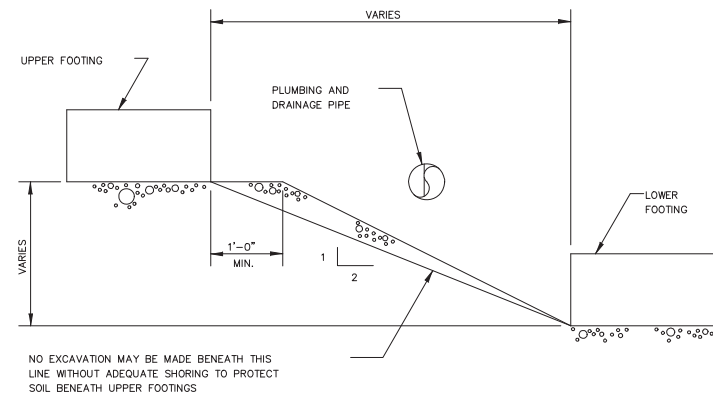
Job No.
011418.1

Drawn By
JGT

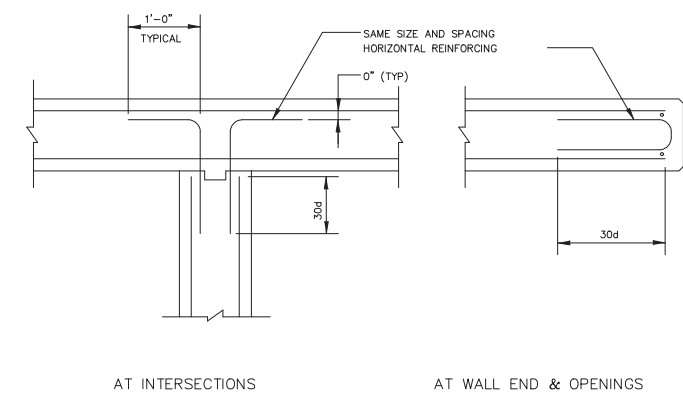
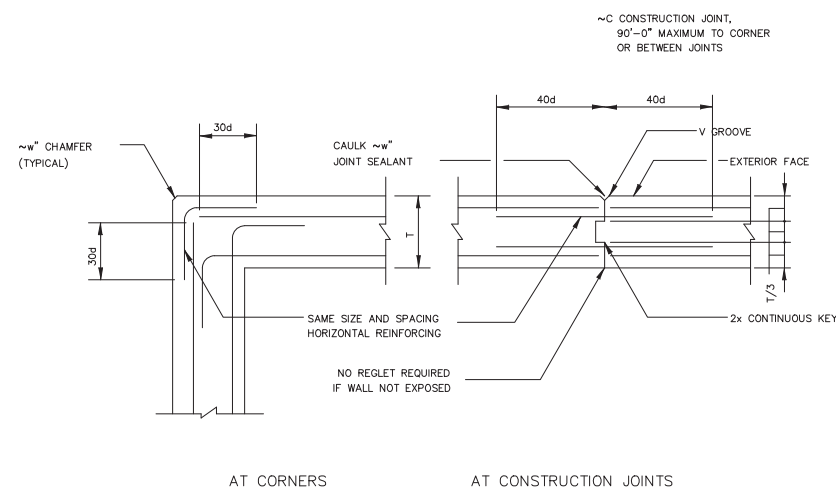
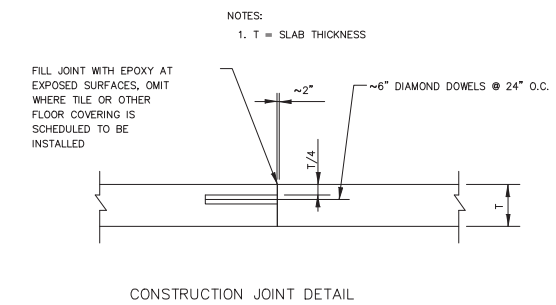
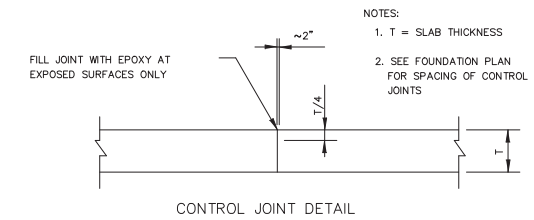
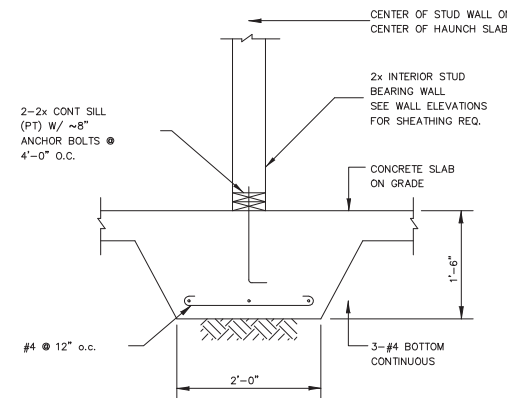
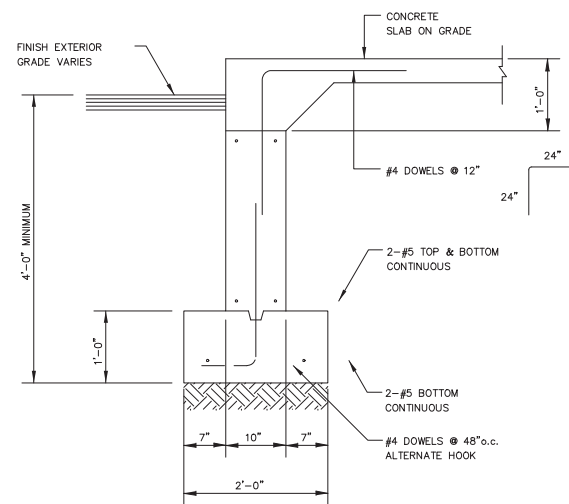
Checked By
AH

Issue
Date
12.12.19

S103



SCHEDULE OF EMBEDMENT AND SPICE LENGTHS (UNLESS SHOWN OTHERWISE ON DRAWINGS)						
	COMPRESSION		TENSION			
BAR SIZE	EMBEDMENT LENGTH	LAP SPICE LENGTH	EMBEDMENT LENGTH		LAP SPICE LENGTH	
			TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	8"	12"	13"	12"	16"	16"
#4	11"	15"	17"	12"	22"	16"
#5	14"	19"	21"	15"	27"	20"
#6	17"	23"	25"	18"	33"	24"
#7	19"	26"	32"	23"	41"	30"
#8	22"	30"	42"	30"	55"	39"
#9	25"	34"	53"	38"	69"	49"
#10	28"	38"	67"	48"	88"	63"
#11	31"	42"	83"	59"	108"	77"



USE DETAILS ON THIS SHEET AS NEEDED

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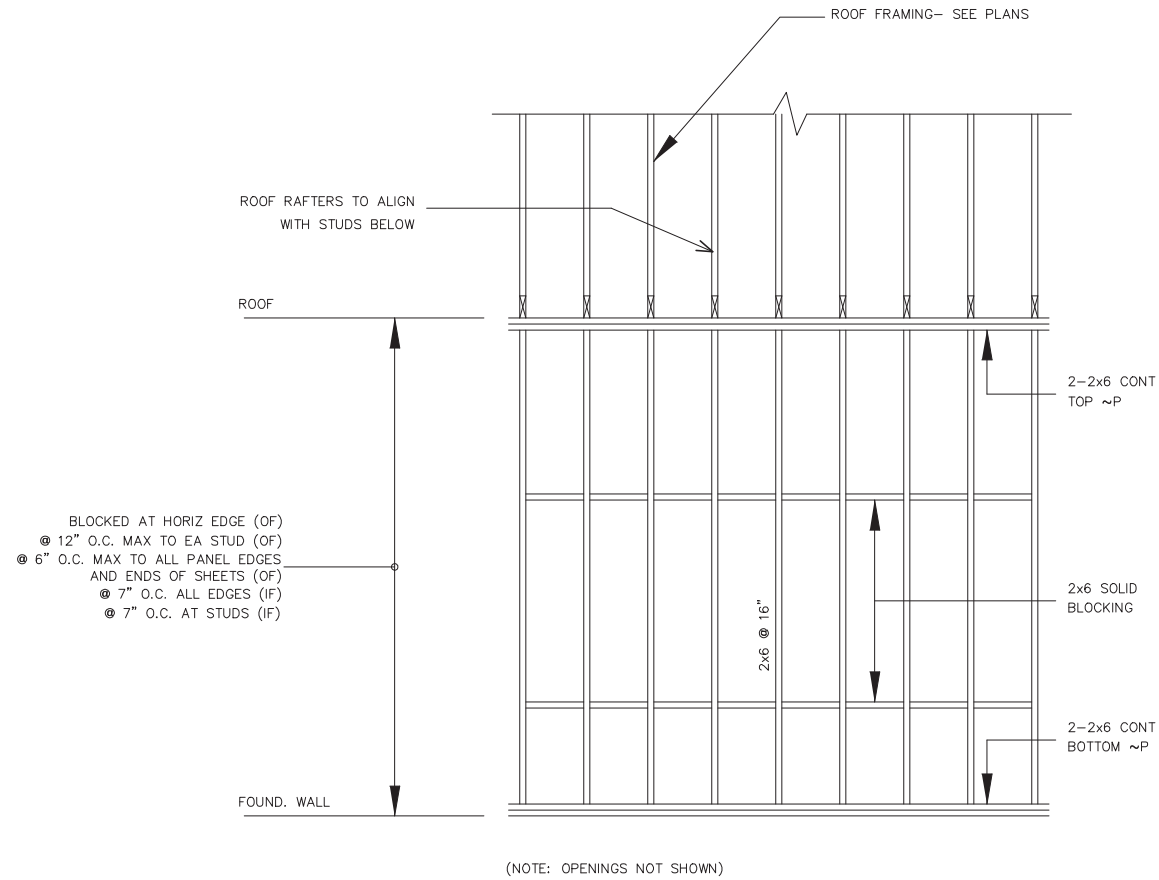
Job No.
011418.1

Drawn By
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Checked By	
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Issue	Date 12.12.19
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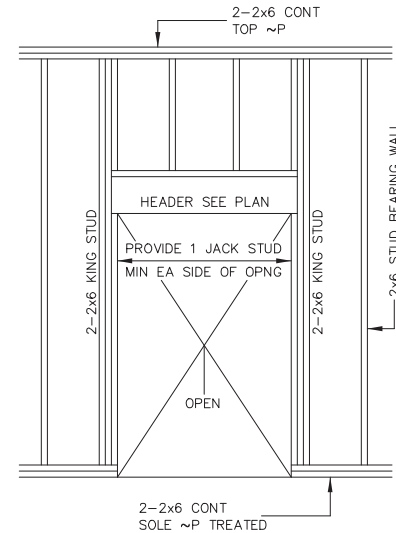
S501



1 TYPICAL EXTERIOR WALL ELEVATION
NO SCALE

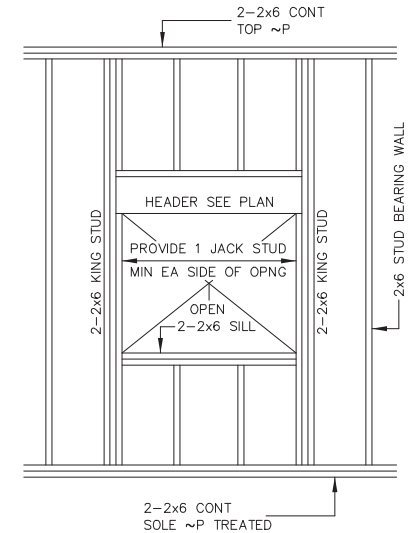
NOTES:

- STAGGER JOINTS OF ~0" GYPSUM WALLBOARD AT INTERIOR FACE AND ~8" PLYWOOD AT EXTERIOR FACE.
- NAILS:
 - 6d COOLER NAILS (1~r" LONG x 0.092") OR WALLBOARD NAILS (0.120" NAIL, 1~w" LONG, ~6" HEAD) FOR INTERIOR GYPSUM WALLBOARD.
 - 8d COMMON NAILS FOR EXTERIOR PLYWOOD
- FASTEN @ 4" O.C. MAX ALL AROUND AT OPENINGS.



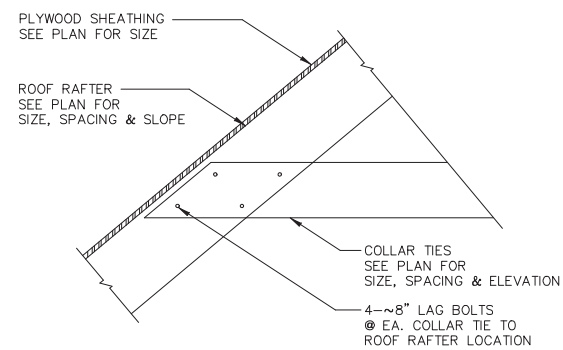
NOTE:
PROVIDE 1-2x6 JACK STUD FOR OPENINGS UP TO 3'-0" &
2-2x6 JACK STUDS FOR OPENINGS OVER 3'-1"

2 TYPICAL DOOR OPENING
NO SCALE



NOTE:
PROVIDE 1-2x6 JACK STUD FOR OPENINGS UP TO 3'-0" &
2-2x6 JACK STUDS FOR OPENINGS OVER 3'-1"

3 TYPICAL WINDOW OPENING
NO SCALE



4 TYPICAL COLLAR TIE CONNECTION DETAIL
NO SCALE

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Title
STRUCTURAL DETAILS
FRAMING

Scale
AS NOTED

Job No.
011418.1

Drawn By
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AH

Issue
Date
12.12.19

S502

C:\USERS\CHASE\DESKTOP\YURTS\PEMBROKE B JCB

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Title
PEMBROKE BUILDING
PLUMBING

Scale
AS NOTED

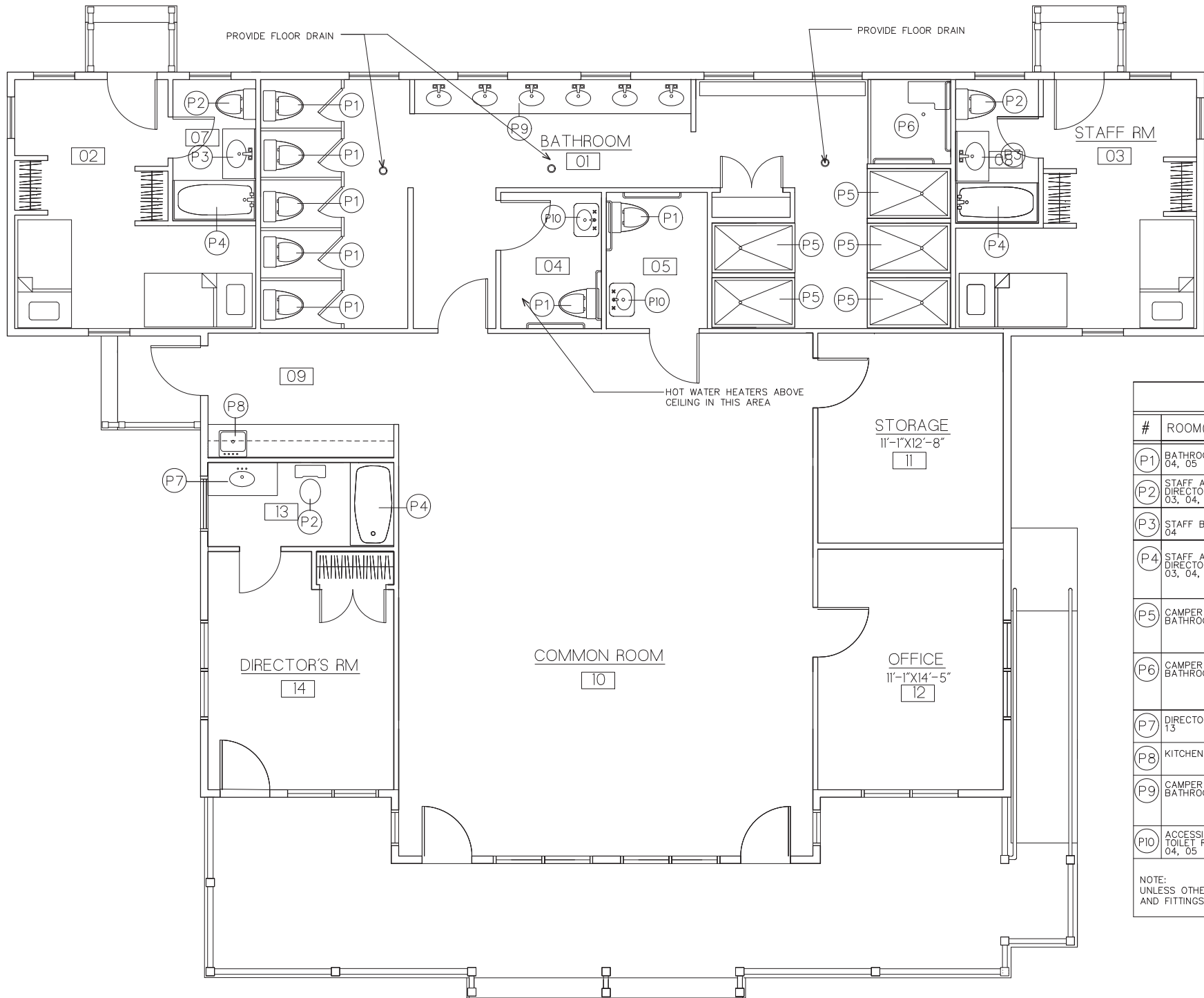
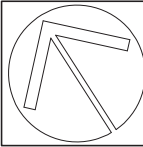
Job No.
011418.1

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JGT

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AH

Issue
Date
12.12.19

P101



PLUMBING SCHEDULE						
#	ROOM(S)	QTY	ITEM	MANUF.	CAT. #	DESCRIPTION
P1	BATHROOMS 01, 04, 05	7	TOILET	AMERICAN STANDARD	209AA137 5055A65C	ADA COMPLIANT COMMERCIAL GRADE GRAVITY ASSIST TOILET + LID
P2	STAFF AND DIRECTOR'S BATH: 03, 04, 13	3	TOILET	AMERICAN STANDARD	3332DB.101CR	10" ROUGH COMPLETE TOILET
P3	STAFF BATH: 03, 04	2	VANITY SINK + FAUCET			36" WIDE VANITY WITH SOLID SURFACE COUNTER AND INTEGRAL SINK
P4	STAFF AND DIRECTOR'S BATH: 03, 04, 13	3	BATHTUB + FAUCET SET + SURROUND	AMERICAN STANDARD	BATH- 0255.112 SURROUND- BA3060	30" X 60" ENAMELED STEEL ONE PIECE RECESSED BATH. CONTRACTOR STANDARD TUB AND SHOWER HEAD FITTING. NAIL TO STUD PREFORMED BATH ALCOVE WALLS (BY SWAN)
P5	CAMPER BATHROOM 01	5	SHOWER HEAD + SHOWER PAN+ SURROUND	AMERICAN STANDARD	SHOWER HEAD: 1660.711	"FLOWISE" VANDAL RESISTANT SHOWER HEAD. ONYX COLLECTION 36" X 60" OFFSET DRAIN MID-HEIGHT SHOWER BASE WITH MATCHING WALL PANELS.
P6	CAMPER BATHROOM 01	1	ADA COMPLIANT SHOWER HEAD	AMERICAN STANDARD	1662.211	"FLOWISE" ADA COMPLIANT COMPLETE SHOWER KIT WITH ADJUSTABLE HAND SHOWER
P7	DIRECTOR'S BATH: 13	1	ADA COMPLIANT SHOWER PAN	ONYX COLLECTION	APF6036BFPAN	ADA COMPLIANT 36X60 PREFAB SHOWER PAN
P8	DIRECTOR'S BATH: 13	1	VANITY SINK + FAUCET			48" WIDE VANITY WITH SOLID SURFACE COUNTER AND INTEGRAL SINK
P9	KITCHEN: 09	1	SINK + FAUCET	CONTRACTOR STANDARD		25" WIDE STAINLESS STEEL DROP-IN SINK WITH COORDINATNG FAUCET AND SPRAYER
P10	CAMPER BATHROOM 01	1	WALL HUNG VANITY WITH INTEGRAL SINKS. STAINLESS STEEL FAUCET.	CONTRACTOR STANDARD		SEE A 502 FOR DETAIL
P10	ACCESSIBLE TOILET ROOMS: 04, 05	2	WALL MOUNT SINK + FAUCET	AMERICAN STANDARD	0356.028	18" DEEP (MAX) WALL MOUNTED ADA COMPLIANT SINK. CONTRACTOR STANDARD FAUCET
NOTE: UNLESS OTHERWISE NOTED, CONTRACTOR MAY SUBSTITUTE FIXTURES AND FITTINGS WITH ARCHITECT'S APPROVAL.						

1 PLUMBING PLAN
1 2 3 4 8 SCALE IN FEET