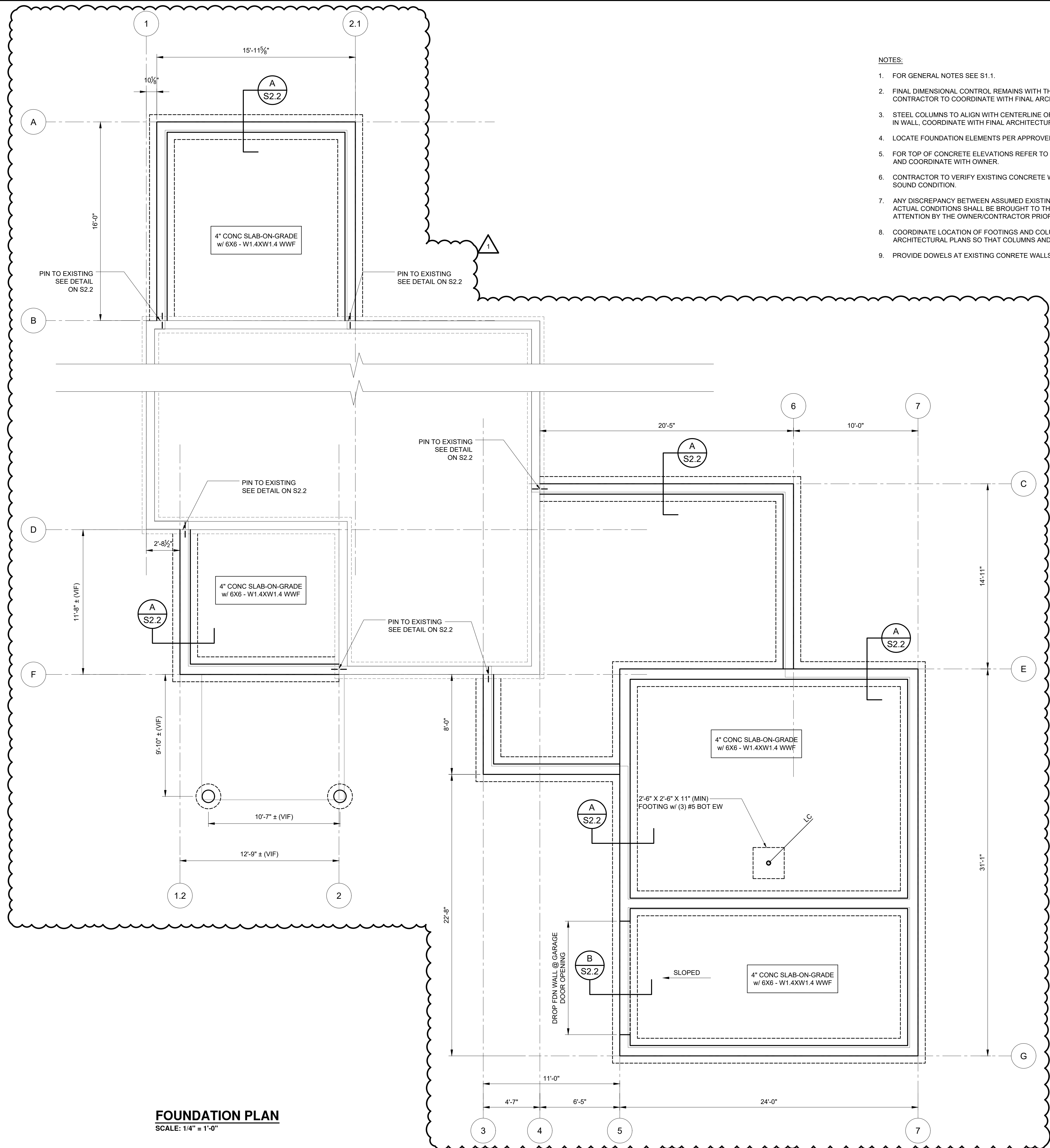


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PROGRESS PRINT
NOT FOR CONSTRUCTION
5-12-22



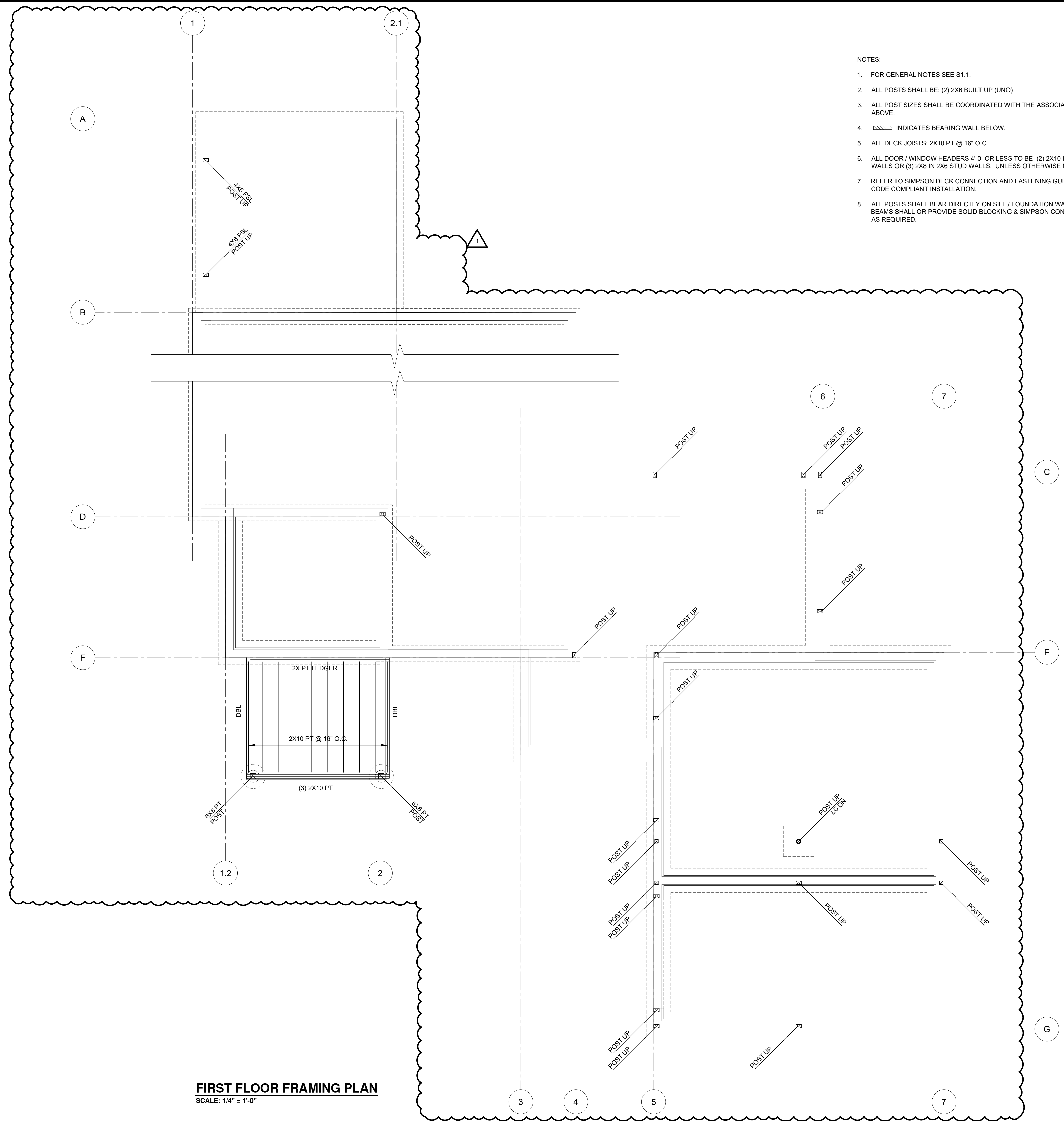
- NOTES:**
- FOR GENERAL NOTES SEE S1.1.
 - FINAL DIMENSIONAL CONTROL REMAINS WITH THE ARCHITECT. CONTRACTOR TO COORDINATE WITH FINAL ARCHITECTURAL PLANS.
 - STEEL COLUMNS TO ALIGN WITH CENTERLINE OF BEAM ABOVE AND FIT IN WALL. COORDINATE WITH FINAL ARCHITECTURAL PLANS.
 - LOCATE FOUNDATION ELEMENTS PER APPROVED CIVIL/SITE PLANS
 - FOR TOP OF CONCRETE ELEVATIONS REFER TO CIVIL SITE DRAWINGS AND COORDINATE WITH OWNER.
 - CONTRACTOR TO VERIFY EXISTING CONCRETE WALL IS SOLID AND IN SOUND CONDITION.
 - ANY DISCREPANCY BETWEEN ASSUMED EXISTING CONDITIONS & ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION BY THE OWNER/CONTRACTOR PRIOR TO CONSTRUCTION.
 - COORDINATE LOCATION OF FOOTINGS AND COLUMNS WITH ARCHITECTURAL PLANS SO THAT COLUMNS AND POSTS ALIGN.
 - PROVIDE DOWELS AT EXISTING CONCRETE WALLS. SEE DETAIL/S2.2

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

DATE:	12-7-2021
DESIGNED BY:	JVR
DRAWN BY:	JVR
CHECKED BY:	PJF
DRAWING NO.	S2.1
PROJECT TITLE:	Hanlon Residence 138 Nokomis Road Hingham, MA 02043
FOUNDATION PLAN	
RIVERMOOR ENGINEERING, LLC 146 FRONT STREET, SUITE 211 SCITUATE, MASSACHUSETTS 02066 TEL: (781) 545-2848 FAX: (781) 544-7729	
PROJECT TITLE:	Hanlon Residence 138 Nokomis Road Hingham, MA 02043
FOUNDATION PLAN	
RIVERMOOR ENGINEERING, LLC 146 FRONT STREET, SUITE 211 SCITUATE, MASSACHUSETTS 02066 TEL: (781) 545-2848 FAX: (781) 544-7729	
DATE:	12-7-2021
DESIGNED BY:	JVR
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DRAWING NO.	S2.1
PROJECT TITLE:	Hanlon Residence 138 Nokomis Road Hingham, MA 02043
FOUNDATION PLAN	
RIVERMOOR ENGINEERING, LLC 146 FRONT STREET, SUITE 211 SCITUATE, MASSACHUSETTS 02066 TEL: (781) 545-2848 FAX: (781) 544-7729	

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PROGRESS PRINT
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5-12-22



FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES:

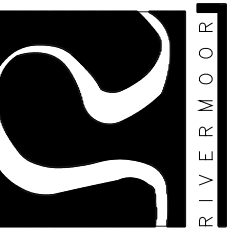
1. FOR GENERAL NOTES SEE S1.1.
2. ALL POSTS SHALL BE: (2) 2X6 BUILT UP (UNO)
3. ALL POST SIZES SHALL BE COORDINATED WITH THE ASSOCIATED BEAM ABOVE.
4. [Symbol] INDICATES BEARING WALL BELOW.
5. ALL DECK JOISTS: 2X10 PT @ 16" O.C.
6. ALL DOOR / WINDOW HEADERS 4'-0" OR LESS TO BE (2) 2X10 IN 2X4 STUD WALLS OR (3) 2X8 IN 2X6 STUD WALLS, UNLESS OTHERWISE NOTED.
7. REFER TO SIMPSON DECK CONNECTION AND FASTENING GUIDE FOR CODE COMPLIANT INSTALLATION.
8. ALL POSTS SHALL BEAR DIRECTLY ON SILL / FOUNDATION WALLS OR BEAMS SHALL OR PROVIDE SOLID BLOCKING & SIMPSON CONNECTORS AS REQUIRED.

ACTION	DATE	DESCRIPTION	JVR	ID
1	5/12/2022	FRAMING REVISION	JVR	

Project Title:
Hanlon Residence
138 Nokomis Road
Hingham, MA 02043

**FIRST FLOOR
FRAMING PLAN**

RIVERMOOR ENGINEERING, LLC
146 FRONT STREET, SUITE 211
SCITUATE, MASSACHUSETTS 02066
TEL: (781) 545-2848
FAX: (781) 544-7729



DATE:	12-7-2021
DESIGNED BY:	JVR
DRAWN BY:	JVR
CHECKED BY:	PJF

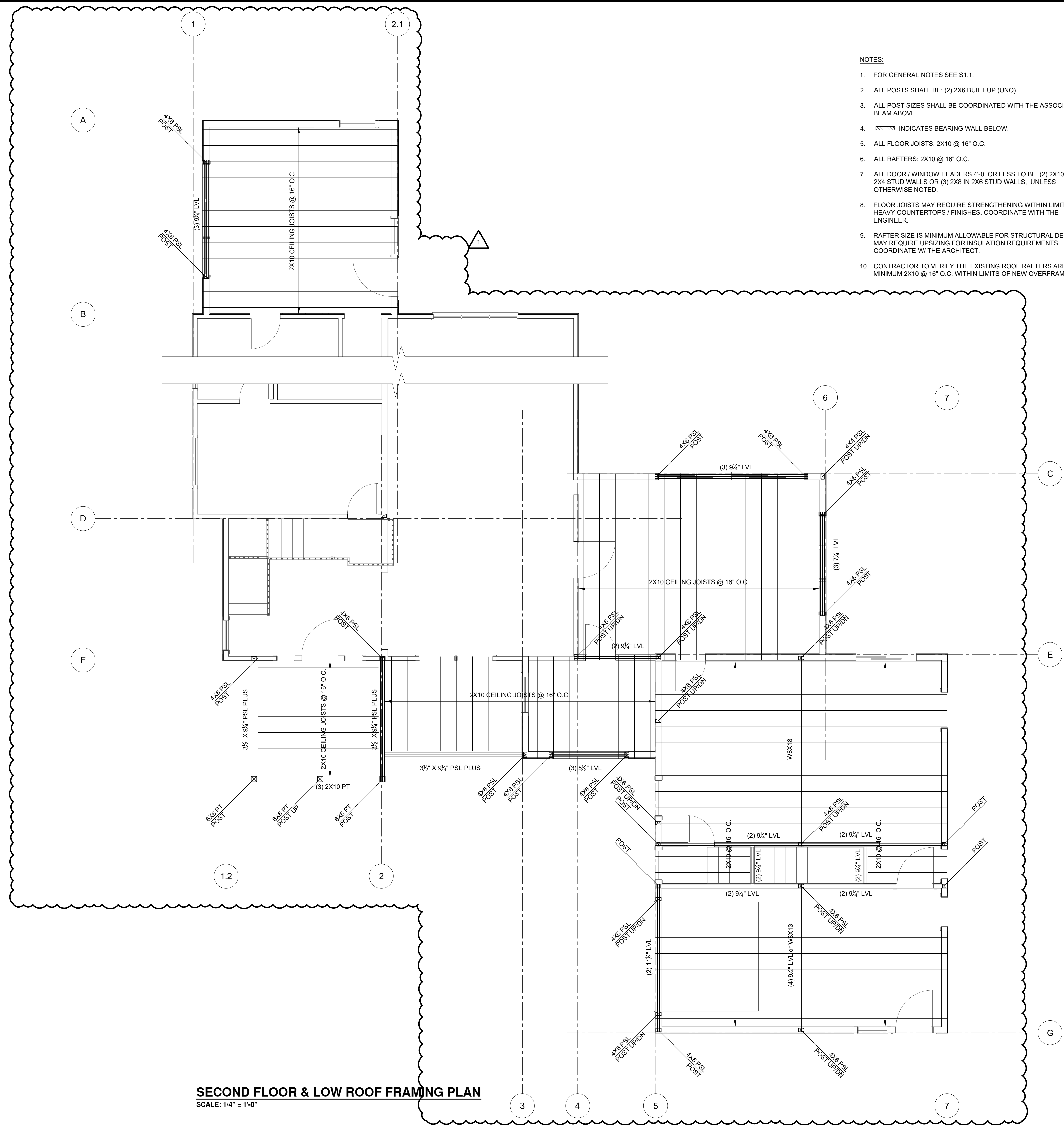
DRAWING NO.

S3.1

21-267

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NOT FOR CONSTRUCTION
5-12-22**



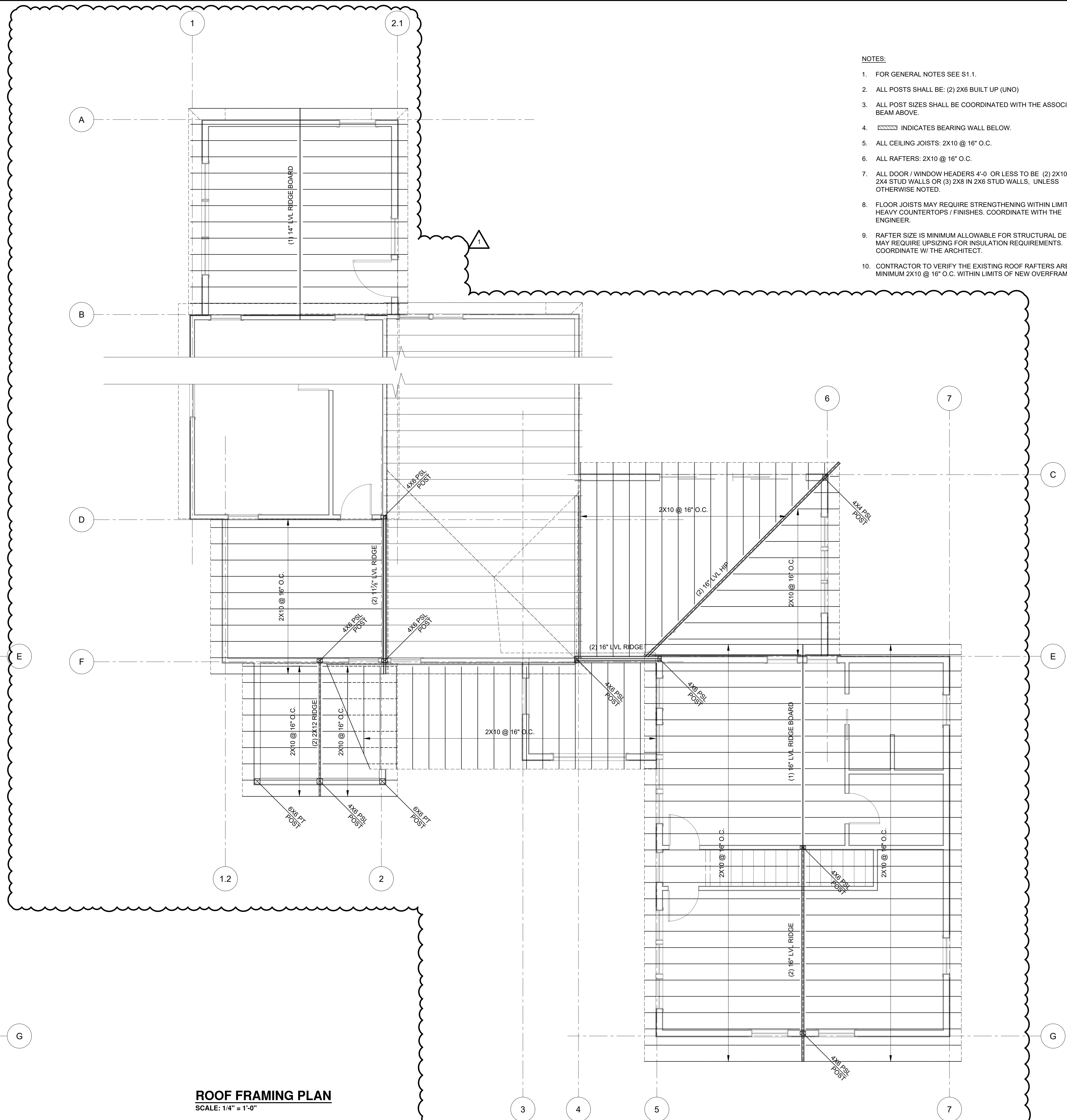
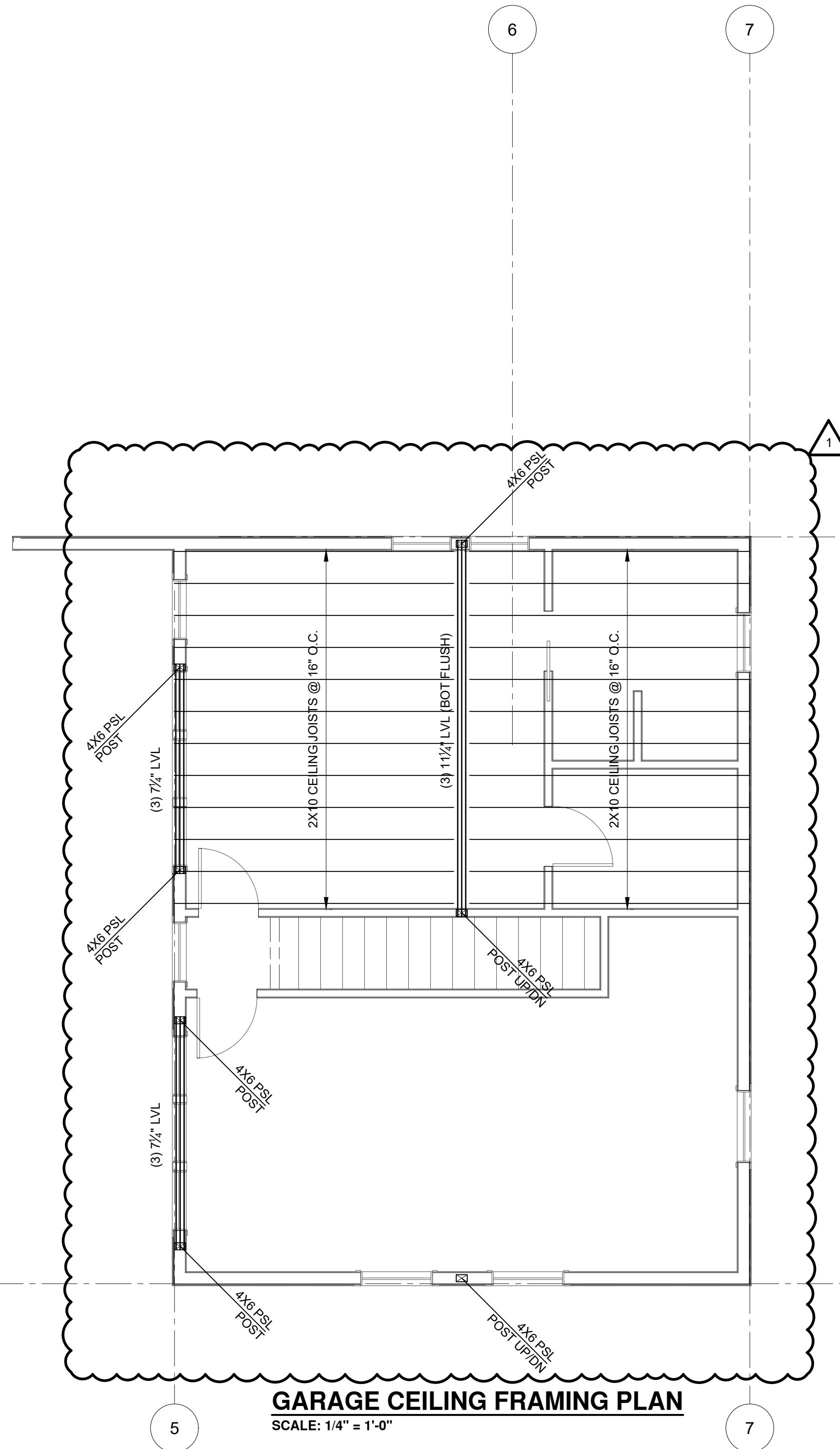
- NOTES:**
- FOR GENERAL NOTES SEE S1.1.
 - ALL POSTS SHALL BE: (2) 2X6 BUILT UP (UNO)
 - ALL POST SIZES SHALL BE COORDINATED WITH THE ASSOCIATED BEAM ABOVE.
 - INDICATES BEARING WALL BELOW.
 - ALL FLOOR JOISTS: 2X10 @ 16" O.C.
 - ALL RAFTERS: 2X10 @ 16" O.C.
 - ALL DOOR / WINDOW HEADERS 4'-0" OR LESS TO BE (2) 2X10 IN 2X4 STUD WALLS OR (3) 2X8 IN 2X8 STUD WALLS, UNLESS OTHERWISE NOTED.
 - FLOOR JOISTS MAY REQUIRE STRENGTHENING WITHIN LIMITS OF HEAVY COUNTERTOPS / FINISHES. COORDINATE WITH THE ENGINEER.
 - RAFTER SIZE IS MINIMUM ALLOWABLE FOR STRUCTURAL DESIGN. MAY REQUIRE UPSIZING FOR INSULATION REQUIREMENTS. COORDINATE W/ THE ARCHITECT.
 - CONTRACTOR TO VERIFY THE EXISTING ROOF RAFTERS ARE MINIMUM 2X10 @ 16" O.C. WITHIN LIMITS OF NEW OVERFRAME.

SECOND FLOOR & LOW ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

Project Title: Hanlon Residence 138 Nokomis Road Hingham, MA 02043	
SECOND FLOOR & CEILING FRAMING PLAN	
RIVERMOOR ENGINEERING, LLC 146 FRONT STREET, SUITE 211 SCITUATE, MASSACHUSETTS 02066 TEL: (781) 545-2848 FAX: (781) 544-7729	
DATE: 12-7-2021 DESIGNED BY: JVR DRAWN BY: JVR CHECKED BY: PJF	ACTION: 1 DATE: 5/12/2022 FRAMING REVISION: JVR ID:
DRAWING NO. S3.2 21-267	

PROGRESS PRINT
NOT FOR CONSTRUCTION
5-12-22

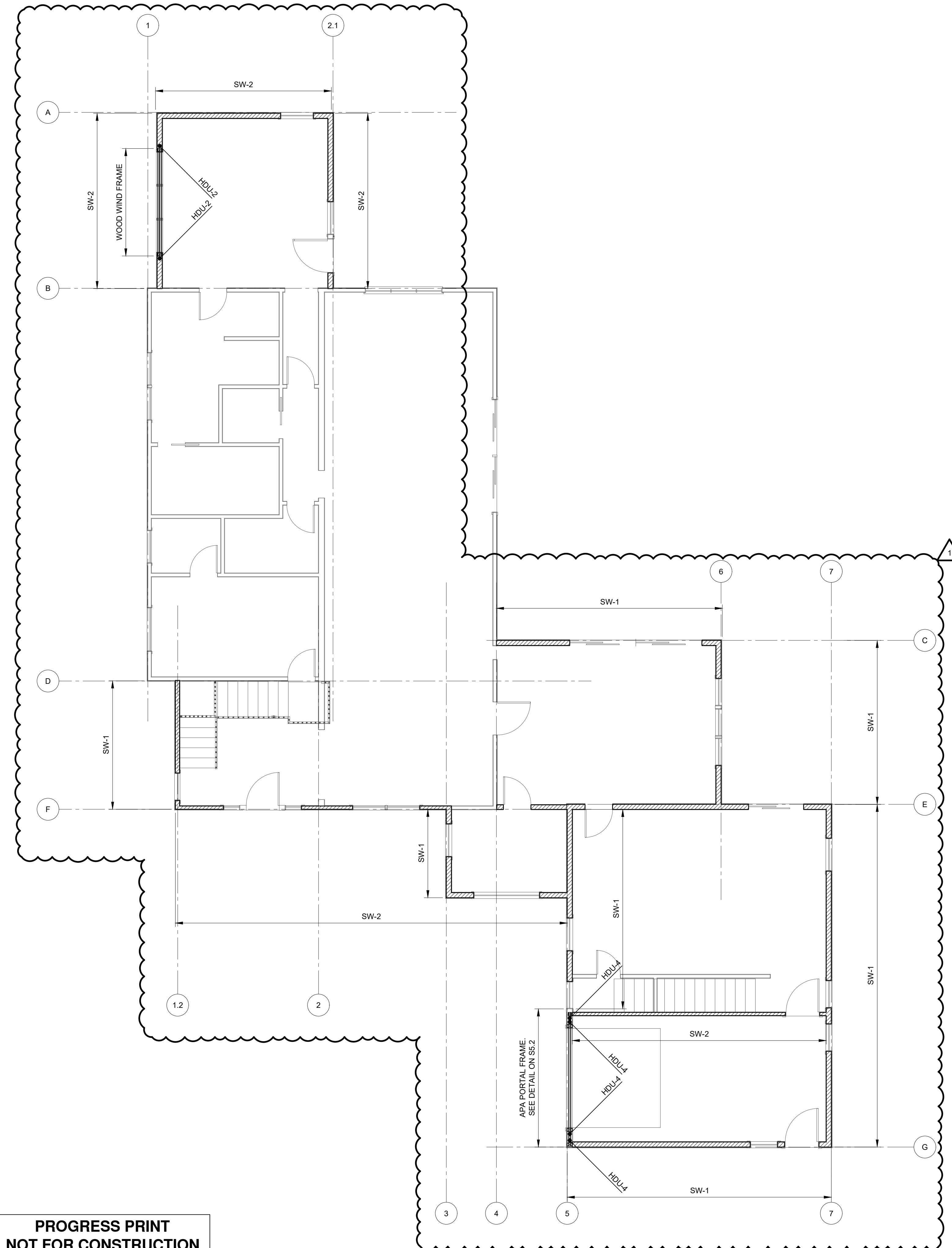
- NOTES:
- FOR GENERAL NOTES SEE S1.1.
 - ALL POSTS SHALL BE: (2) 2X6 BUILT UP (UNO)
 - ALL POST SIZES SHALL BE COORDINATED WITH THE ASSOCIATED BEAM ABOVE.
 - INDICATES BEARING WALL BELOW.
 - ALL CEILING JOISTS: 2X10 @ 16" O.C.
 - ALL RAFTERS: 2X10 @ 16" O.C.
 - ALL DOOR / WINDOW HEADERS 4'-0" OR LESS TO BE (2) 2X10 IN 2X4 STUD WALLS OR (3) 2X8 IN 2X8 STUD WALLS, UNLESS OTHERWISE NOTED.
 - FLOOR JOISTS MAY REQUIRE STRENGTHENING WITHIN LIMITS OF HEAVY COUNTERTOPS / FINISHES. COORDINATE WITH THE ENGINEER.
 - RAFTER SIZE IS MINIMUM ALLOWABLE FOR STRUCTURAL DESIGN. MAY REQUIRE UPSIZING FOR INSULATION REQUIREMENTS. COORDINATE W/ THE ARCHITECT.
 - CONTRACTOR TO VERIFY THE EXISTING ROOF RAFTERS ARE MINIMUM 2X10 @ 16" O.C. WITHIN LIMITS OF NEW OVERFRAME.



DATE:	12-7-2021						
DESIGNED BY:	JVR						
DRAWN BY:	JVR						
CHECKED BY:	PJF						
DRAWING NO.	S3.3						
PROJECT TITLE:	Hanlon Residence 138 Nokomis Road Hingham, MA 02043						
COMPANY:	RIVERMOOR ENGINEERING, LLC 146 FRONT STREET, SUITE 211 SCITUATE, MASSACHUSETTS 02066 TEL: (781) 545-2848 FAX: (781) 544-7729						
REVISIONS:	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>5/12/2022</td> <td>FRAMING REVISION</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	5/12/2022	FRAMING REVISION
NO.	DATE	DESCRIPTION					
1	5/12/2022	FRAMING REVISION					

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FIRST FLOOR WALL BRACING PLAN
SCALE: 3/16" = 1'-0"

WALL BRACING NOTES:

- ALL EXTERIOR WALLS, INCLUDING THOSE NOT IDENTIFIED AS WALL BRACING PANELS, SHALL BE CONTINUOUSLY SHEATHED WITH PLYWOOD PANELS AS SPECIFIED IN THE GENERAL NOTES.
- INDICATES LIMITS OF WALL BRACING PANELS (SHEAR WALLS) WITH HOLD-DOWN ASSEMBLIES AND LOCATIONS AS INDICATED
- 2ND FLOOR HOLD-DOWNS ABOVE 1ST FLOOR WALLS SHALL CONNECT THE BOTTOM OF 2ND FLOOR BUILT-UP STUDS TO THE TOP OF 1ST FLOOR BUILT UP STUDS USING THE SPECIFIED HOLD-DOWN ASSEMBLY
- 1ST FLOOR HOLD-DOWNS ABOVE FOUNDATION WALLS SHALL CONNECT THE BOTTOM OF 1ST FLOOR BUILT-UP STUDS TO THE TOP OF THE FOUNDATION WALL VIA THE INDICATED HOLD-DOWNS AND ANCHOR BOLT ASSEMBLIES
- 1ST FLOOR HOLD-DOWNS ABOVE INTERIOR BEAMS SHALL CONNECT THE BOTTOM OF 1ST FLOOR BUILT-UP STUDS TO THE FLOOR BEAMS USING THE INDICATED HOLD-DOWN AND BEAM ANCHORAGE DETAIL
- PROVIDE STUDS AND/OR FULL-DEPTH BLOCKING ALONG ALL VERTICAL AND HORIZONTAL PLYWOOD EDGES AT ALL WALL BRACING PANELS
- AT SPECIFIED HOLD-DOWN LOCATIONS, PROVIDE THE MINIMUM NUMBER OF FULL-HEIGHT STUDS OR EQUIVALENT PSL AS SCHEDULED BELOW
- AT SPECIFIED HOLD-DOWN LOCATIONS, THE THREADED ROD SIZE FOR CONNECTIONS BETWEEN HOLD-DOWNS SHALL BE AS SCHEDULED BELOW
- ALL WALL BRACING PANELS SHALL BE CONTINUOUSLY SHEATHED ON ONE (EXTERIOR) FACE OR TWO (INTERIOR AND EXTERIOR) FACES AS SCHEDULED BELOW; PLYWOOD EDGES SHALL BE STAGGERED AT TWO-SIDED INSTALLATIONS
- GYPSON WALL BOARD (GWB) SHALL BE CONTINUOUSLY SHEATHED AND STAGGERED, ON 2X STUDS AT 16" OC MAXIMUM SPACING. FASTEN GWB IN ACCORDANCE WITH WALL BRACING SCHEDULE BELOW. SEE ARCHITECTURAL DRAWINGS FOR GWB TYPE AND THICKNESS PER SCHEDULE (1/2" MINIMUM).
- ALL WALL BRACING PANELS SHALL BE EDGE NAILED PER THE SCHEDULE BELOW
- REFER TO SIMPSON CATALOG FOR ADDITIONAL INSTALLATION DETAILS AND REQUIREMENTS

SHEATHING SCHEDULE:

WALL TYPE	SHEATHING	EDGE FASTENER SPACING
SW-1	ONE FACE	6" OC
SW-2	ONE FACE	4" OC

HOLD-DOWN FULL-HEIGHT STUDS AND CONNECTING RODS

HOLD-DOWN	FULL-HEIGHT STUDS (MIN)	THREADED ROD DIA
HDU2-SDS2.5	2	5/8"
HDU4-SDS2.5	2	5/8"
HDU5-SDS2.5	2	5/8"

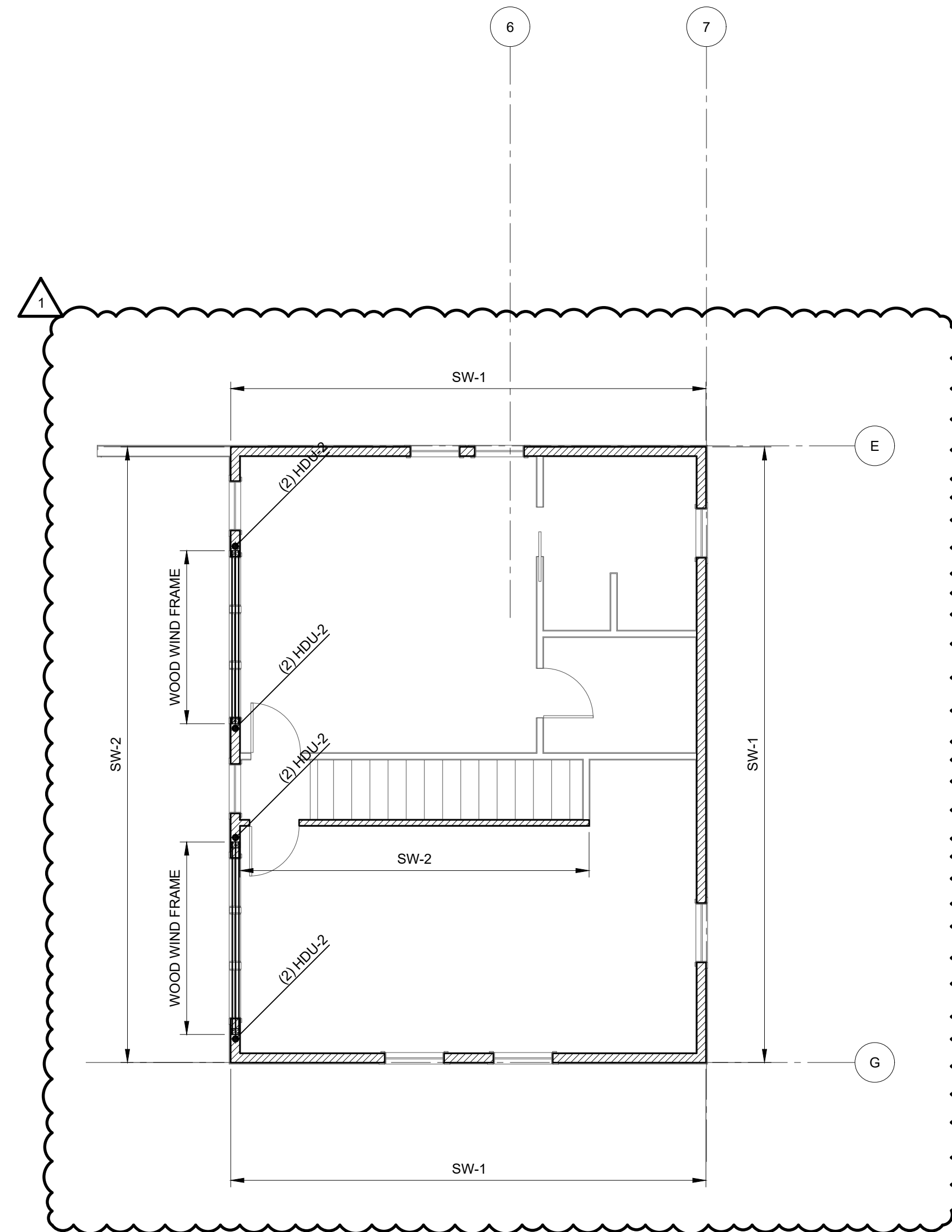
CAST-IN HOLD-DOWN ANCHOR BOLTS

HOLD-DOWN	ANCHOR (MIN EMBEDMENT)
HDU2-SDS2.5	SSTB16 (12")
HDU4-SDS2.5	SSTB16 (12")
HDU5-SDS2.5	SSTB16 (12")

DRILLED-IN HOLD-DOWN ANCHOR BOLTS

HOLD-DOWN	ANCHOR (MIN EMBEDMENT)
HDU2-SDS2.5	1/2" DIA SET EPOXY (5")
HDU4-SDS2.5	5/8" DIA SET EPOXY (10")
HDU5-SDS2.5	5/8" DIA SET EPOXY (12")

NOTE: FOR INTERIOR HOLD-DOWNS ABOVE LVL AND STEEL BEAMS, SEE FIRST FLOOR FRAMING PLAN FOR CONNECTION.



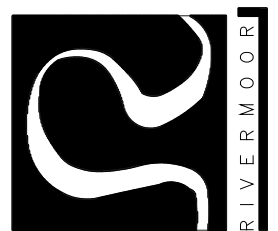
SECOND FLOOR WALL BRACING PLAN
SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION	JVR	ID
1	5/12/2022	FRAMING REVISION	JVR	

Project Title:
Hanlon Residence
138 Nokomis Road
Hingham, MA 02043

WALL BRACING PLAN

RIVERMOOR ENGINEERING, LLC
146 FRONT STREET, SUITE 211
SCITUATE, MASSACHUSETTS 02066
TEL: (781) 545-2848
FAX: (781) 544-7729



DATE:	12-7-2021
DESIGNED BY:	JVR
DRAWN BY:	JVR
CHECKED BY:	PJF

DRAWING NO.

S4.1

21-267