



Gale Associates, Inc.
Engineers and Planners
163 LIBBEY PARKWAY | WEYMOUTH, MA
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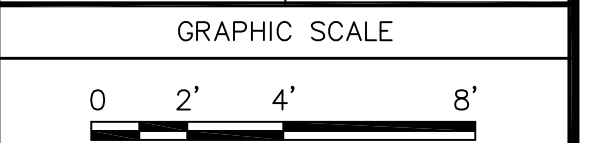
Boston Baltimore Orlando San Francisco

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PROJECT
CORDAVILLE HALL
SENIOR CENTER
9 CORDAVILLE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772

OWNER
TOWN OF SOUTHBOROUGH FACILITIES DEPARTMENT
17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772

NO.	DATE	DESCRIPTION	BY
PROJECT NO.	822860		
CADD FILE	822860 A1_A2...		
DESIGNED BY	WES		
DRAWN BY	CAM		
CHECKED BY	EPL		
DATE	7/21/10		
DRAWING SCALE	1/4"=1'-0"		



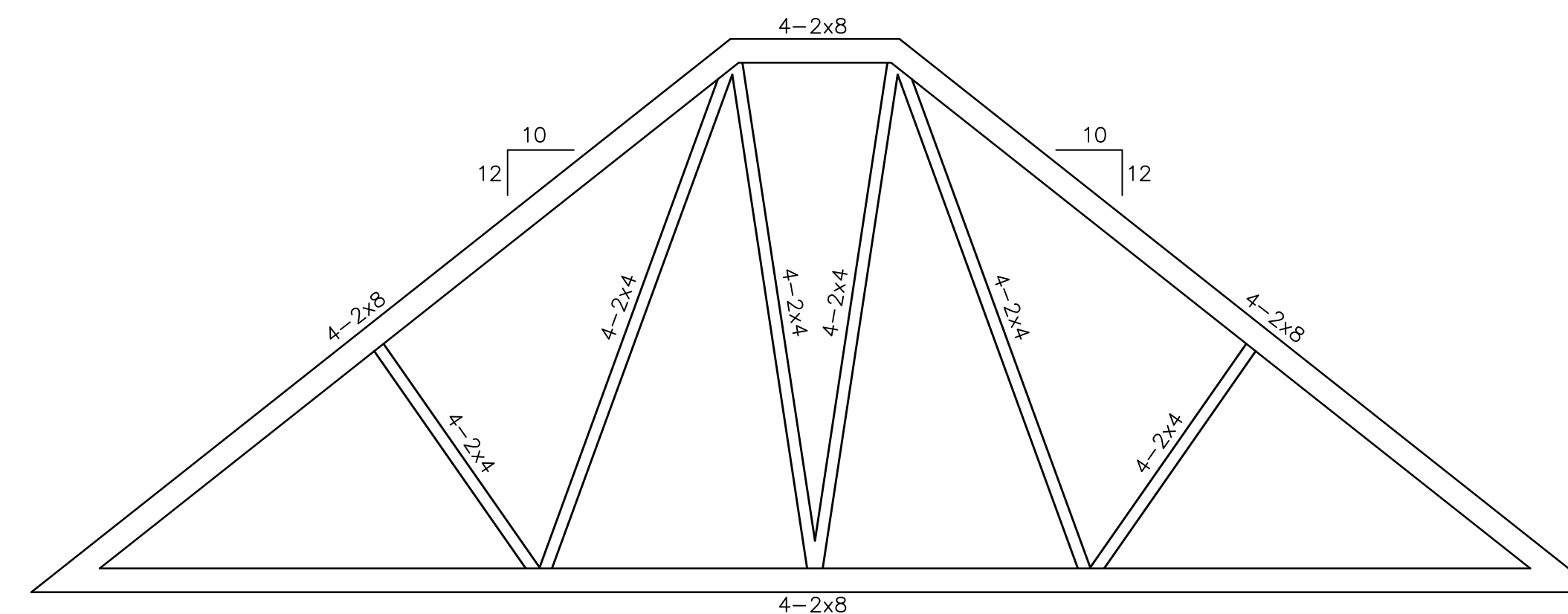
SHEET TITLE

ROOF FRAMING PLAN

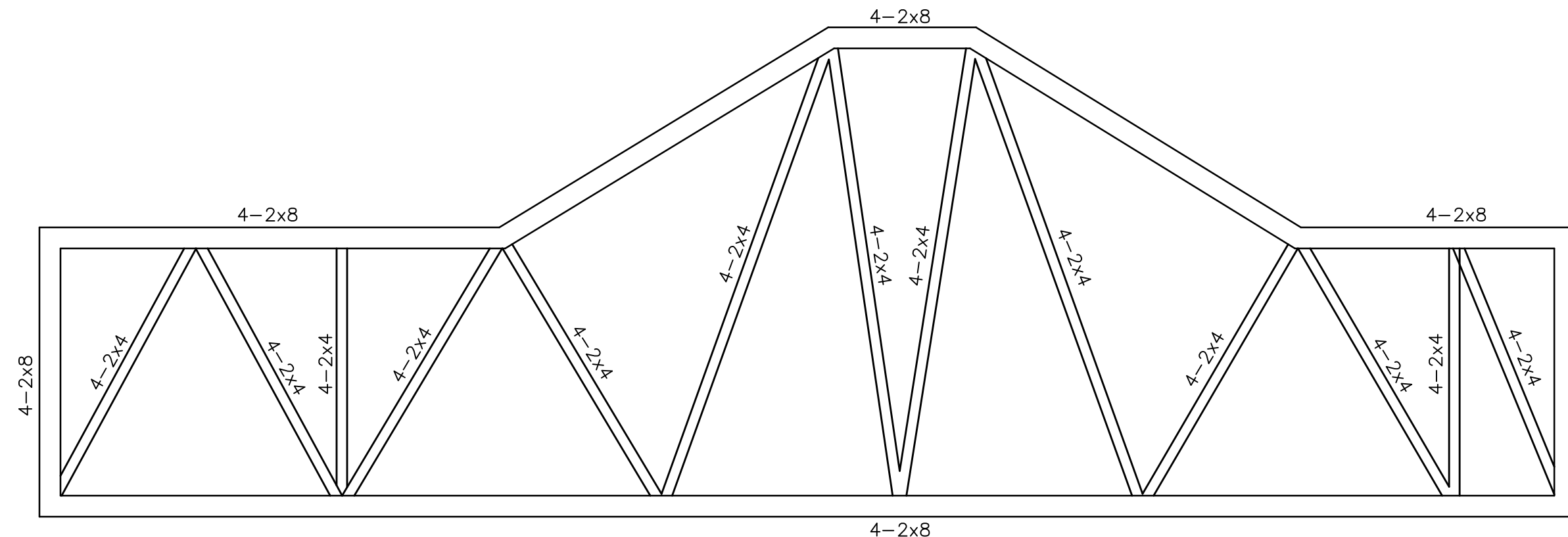
DRAWING NO.

A-1

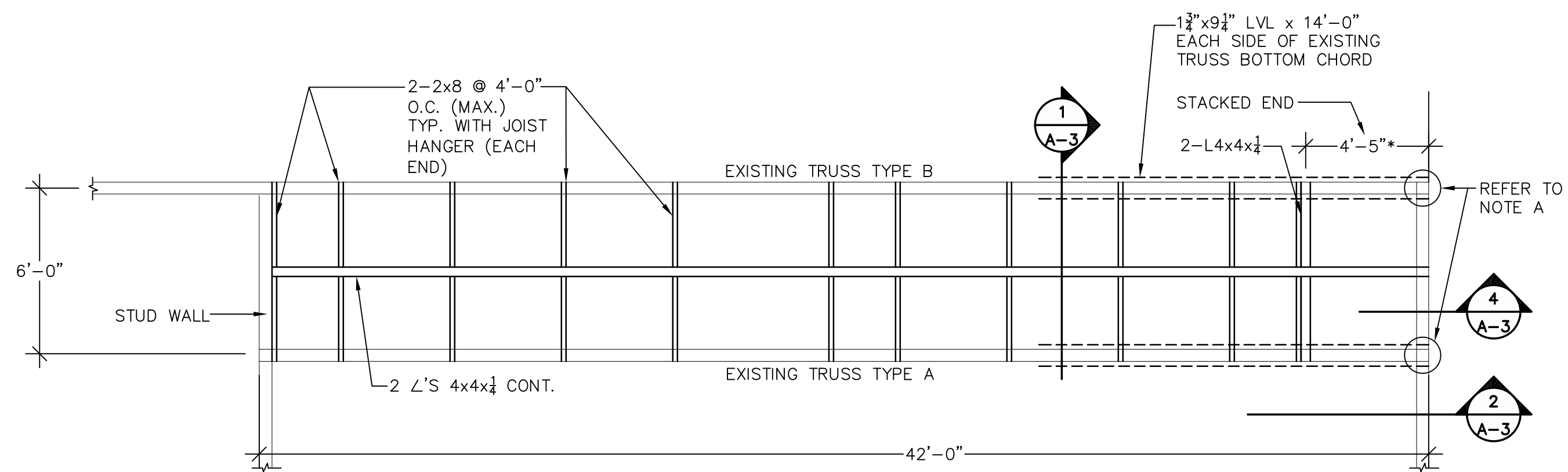
1 OF 3



2 TRUSS TYPE A
SCALE: 1/4"=1'-0"

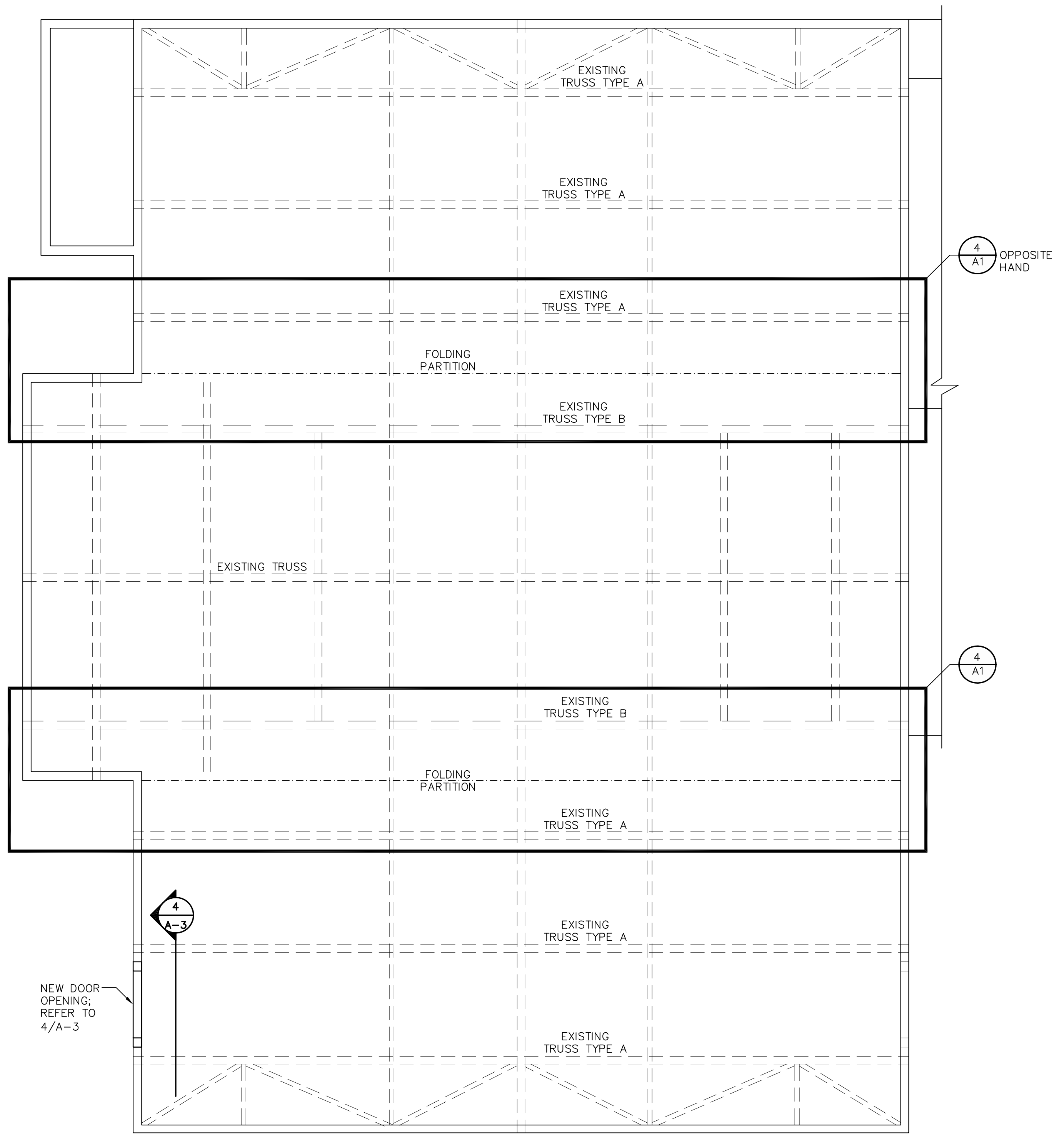


3 TRUSS TYPE B
SCALE: 1/4"=1'-0"



NOTE A:
EXISTING TRUSS BEARS ON 4-2x6 STUDS.
ADD 1-2x6 STUD EACH SIDE OF EXISTING
POST AT TRUSS BEARING AT STACKED
END OF PARTITION. REFER TO 4/A-3.

4 PARTIAL CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"



NOTE:
REFER TO 3/A-3 FOR ADDITIONAL
CROSS-BRACING REQUIREMENTS

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

4
A1 OPPOSITE
HAND

4
A1

4
A-3

1
A-3

4
A-3

2
A-3

* COORDINATE WITH
PARTITION MANUFACTURER



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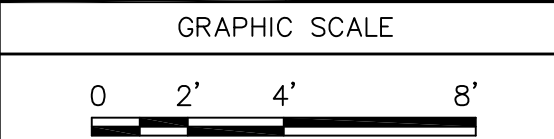
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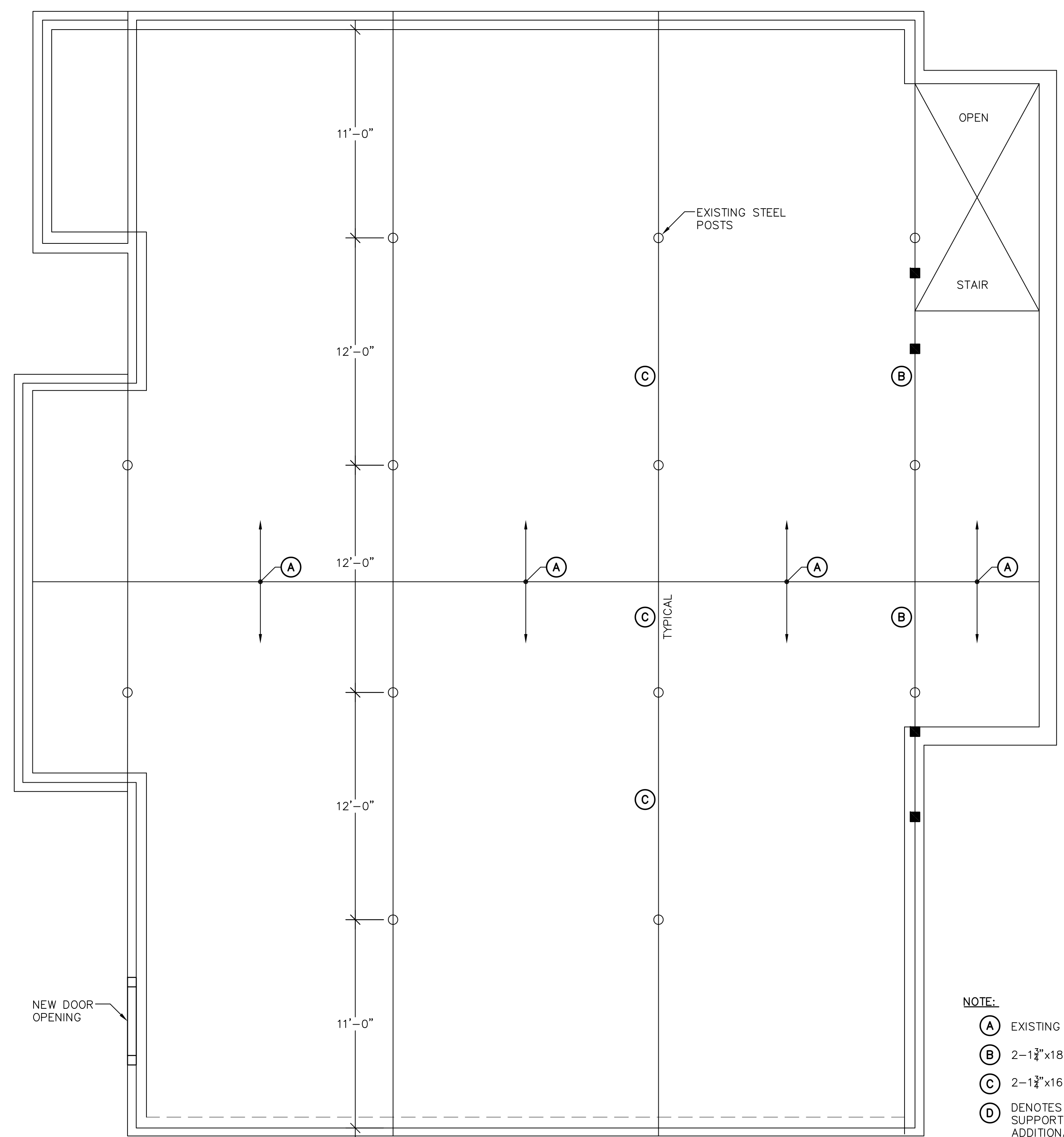
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SHEET TITLE
FIRST FLOOR
FRAMING
PLAN AND
GENERAL NOTES

DRAWING NO.
A-2
2 OF 3



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

- NOTE:
- (A) EXISTING 12" TJI'S @ 12" O.C.
 - (B) 2-1 1/2"x18" MICROLAM
 - (C) 2-1 1/2"x16" MICROLAM
 - (D) DENOTES EXISTING 4-2x6 POST SUPPORTING TRUSS END TO RECEIVE ADDITIONAL 2x6 STUD EACH SIDE

GENERAL NOTES:

GENERAL:

- THE SCOPE OF WORK FOR THIS PROJECT INCLUDES:
 - STRENGTHENING OF FOUR EXISTING TRUSS BOTTOM CHORDS TO SUPPORT THE ADDITIONAL LOAD OF TWO FOLDING PARTITIONS. FOLDING PARTITIONS WILL BE PROVIDED AND INSTALLED BY OTHERS. COORDINATE THE FRAMING SUPPORT LOCATIONS AND REQUIREMENTS WITH THE PARTITION MANUFACTURER/SUPPLIER.
 - PROVIDING AND INSTALLING FRAMING BETWEEN EXISTING TRUSSES (WOOD JOISTS AND STEEL ANGLES) TO SUPPORT THE PROPOSED PARTITIONS.
 - PROVIDING AND INSTALLING LATERAL ROOF BRACES FOR THE PARTITION FRAMING.
 - CUTTING AND FRAMING A NEW DOOR OPENING. THE DOOR, FRAME, HARDWARE, THRESHOLD, LANDING AND RAMP OR STAIR WILL BE PROVIDED AND INSTALLED BY THE OWNER. THE CONTRACTOR SHALL REPAIR EXISTING FINISHES, TRIM, PAINT, ETC. TO MATCH EXISTING.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF LOCAL AND STATE BUILDING CODES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL STAGING, SCAFFOLDING, PUBLIC PROTECTION, PEDESTRIAN TRAFFIC DETOURING, OR OTHER MEANS REQUIRED TO PERFORM THE WORK AND PROTECT THE PUBLIC AND BUILDING OCCUPANTS SHALL BE PROVIDED BY THE CONTRACTOR.
- WHERE LIFTS, STAGING, ETC. ARE REQUIRED, THEY SHALL BE ERECTED TO PROVIDE A MINIMAL IMPACT ON THE SITE, SIDEWALKS, LANDSCAPING AND BUILDING. ANY DAMAGE TO THE PROPERTY AS A RESULT OF CONTRACTOR OPERATIONS SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- ALL PERMITS REQUIRED TO PERFORM THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS CAREFULLY, VISIT THE SITE AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS PRIOR TO SUBMITTING THE PROPOSAL. FAILURE TO DO SO WILL IN NO WAY RELIEVE THE SUCCESSFUL BIDDER FROM FURNISHING ANY MATERIALS AND PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

DEMOLITION:

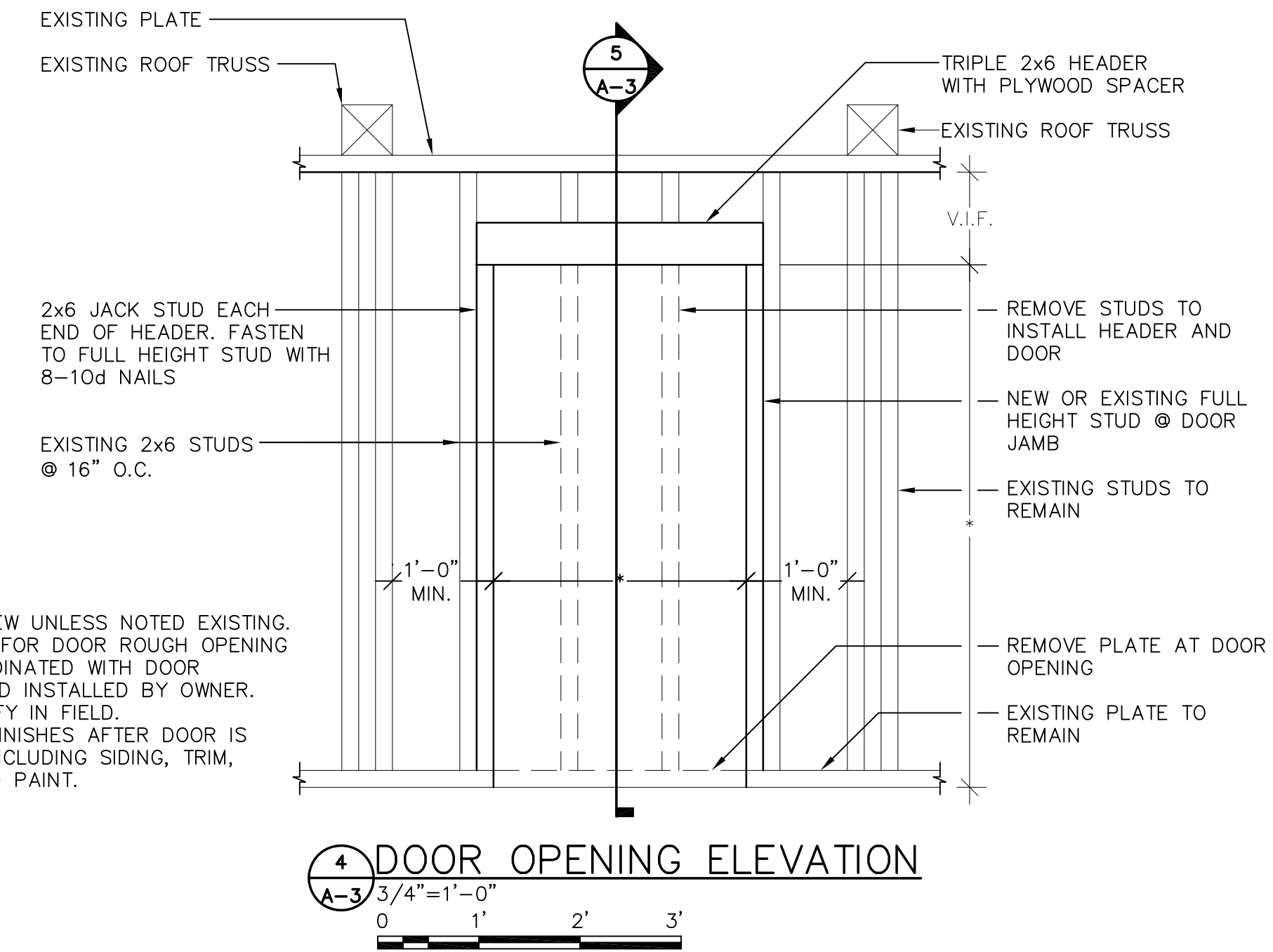
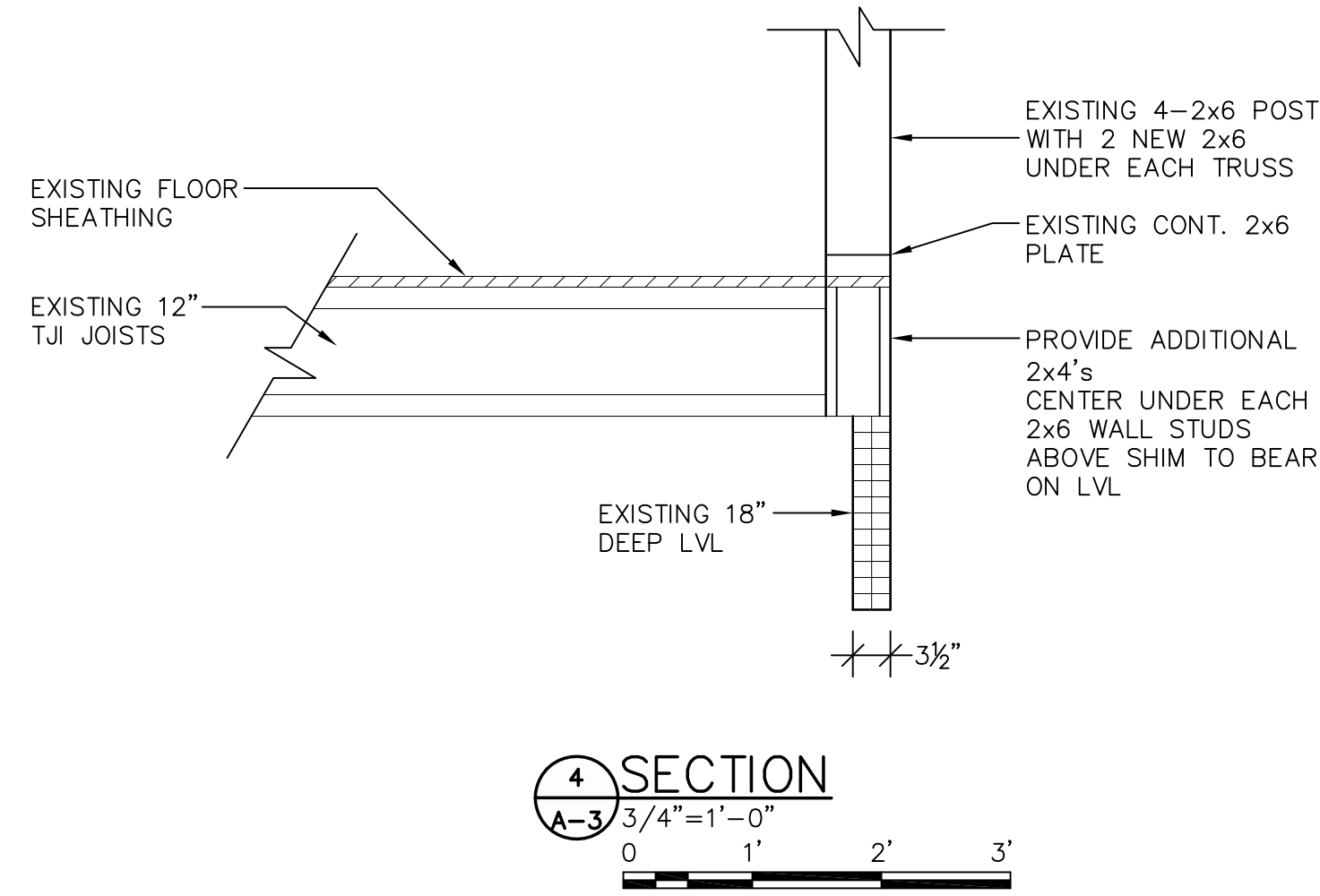
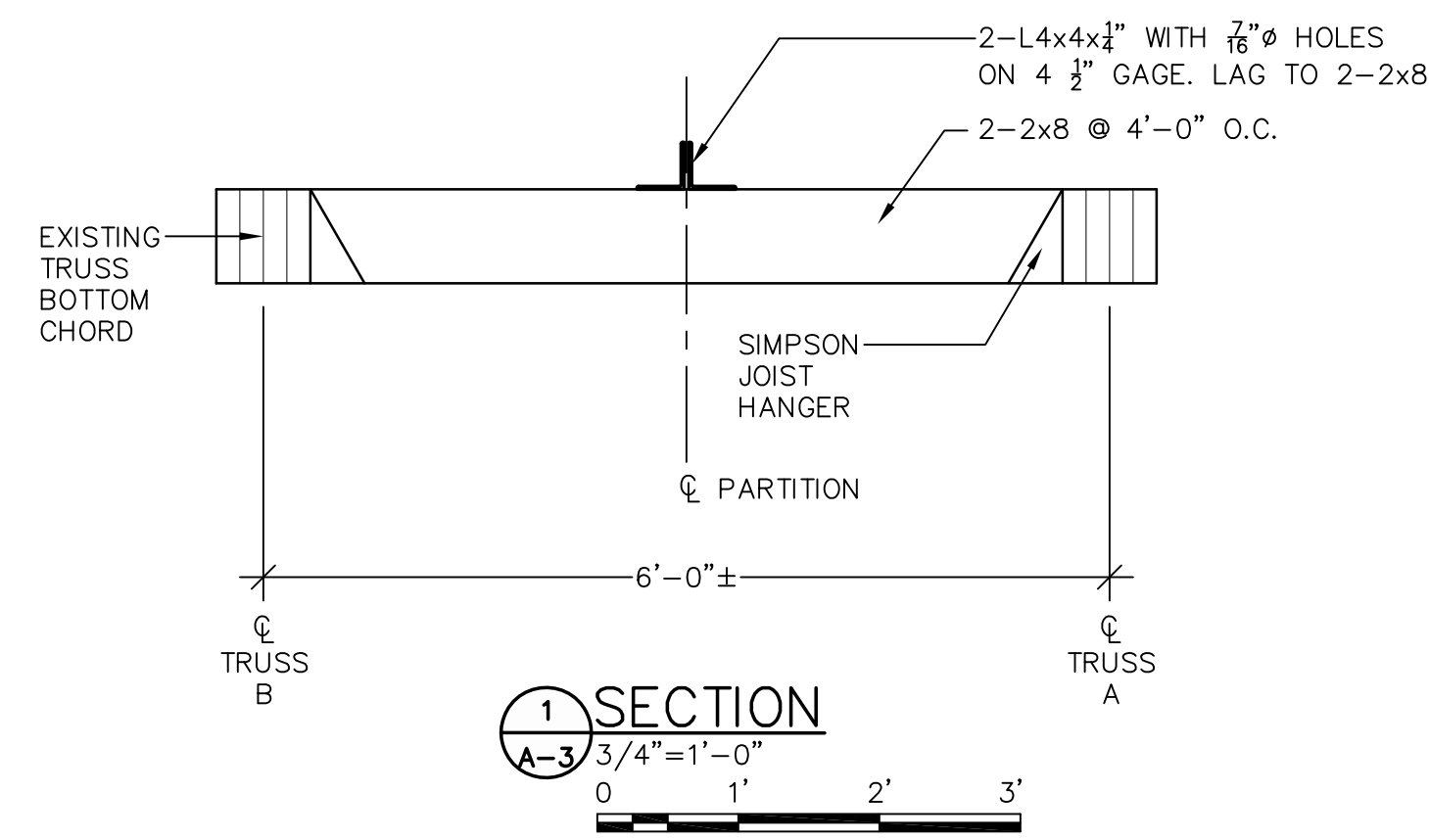
- PRIOR TO CUTTING OPENING IN WALL FOR NEW DOOR, FIELD VERIFY EXISTING CONDITIONS AND LOCATION OF UTILITIES WITHIN THE WALL CAVITY.
- THE NEW DOOR OPENING SHALL BE LOCATED BETWEEN EXISTING TRUSS BEARING LOCATIONS; PROVIDE 1 FOOT MINIMUM CLEARANCE BETWEEN DOOR OPENING AND TRUSS BEARING LOCATION.
- CUT EXISTING INTERIOR AND EXTERIOR SHEATHING, STUDS AND PLATE TO THE ROUGH OPENING DIMENSIONS REQUIRED FOR DOOR AND FRAME PROVIDED BY THE OWNER. SHORE EXISTING FRAMING PRIOR TO CUTTING WALL OPENING. PROVIDE TEMPORARY PROTECTION OF BUILDING INTERIOR UNTIL NEW DOOR IS INSTALLED, BOTH FOR SECURITY AND WEATHER PROTECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL DEMOLISHED MATERIALS.

WOOD FRAMING:

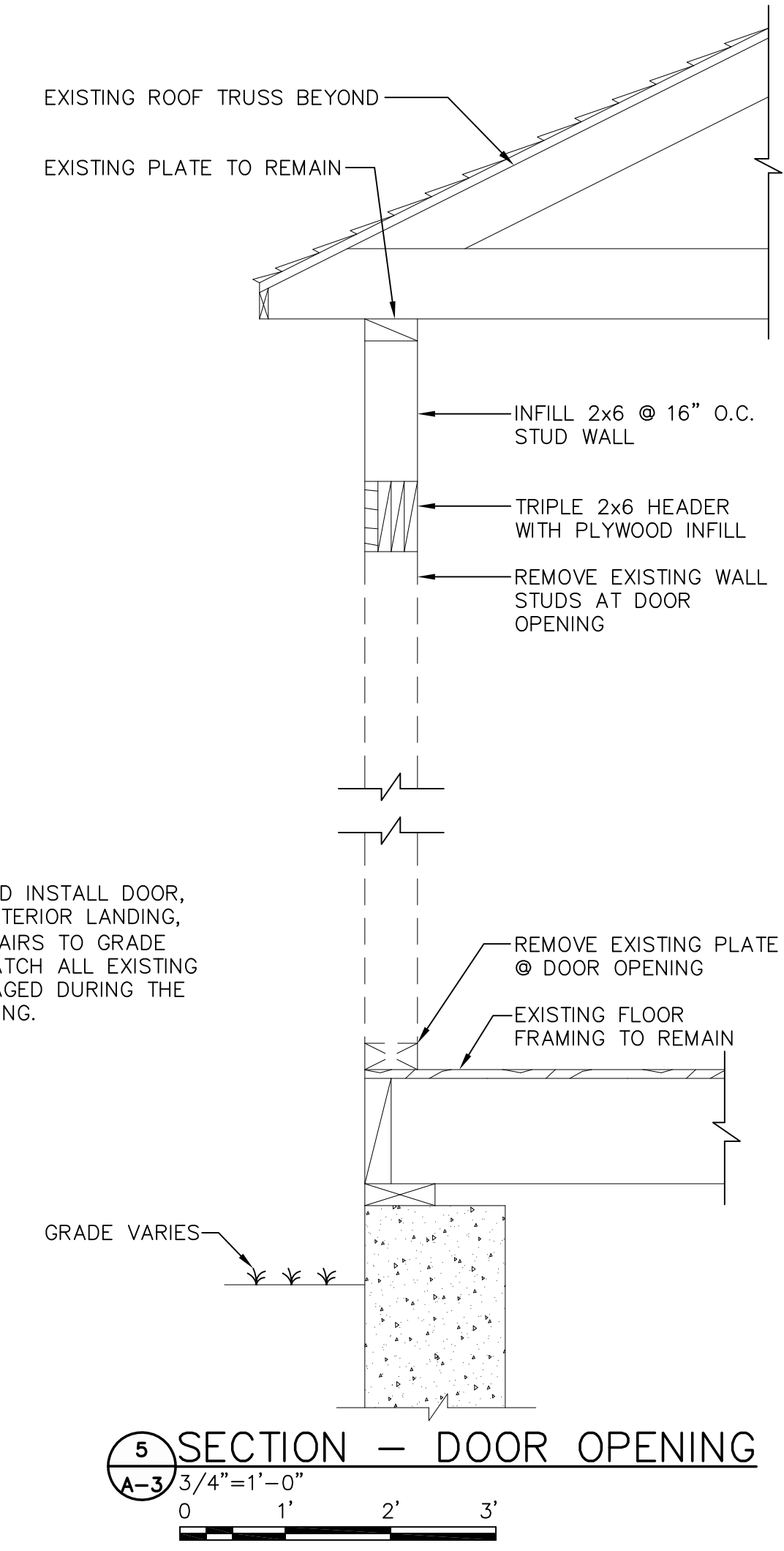
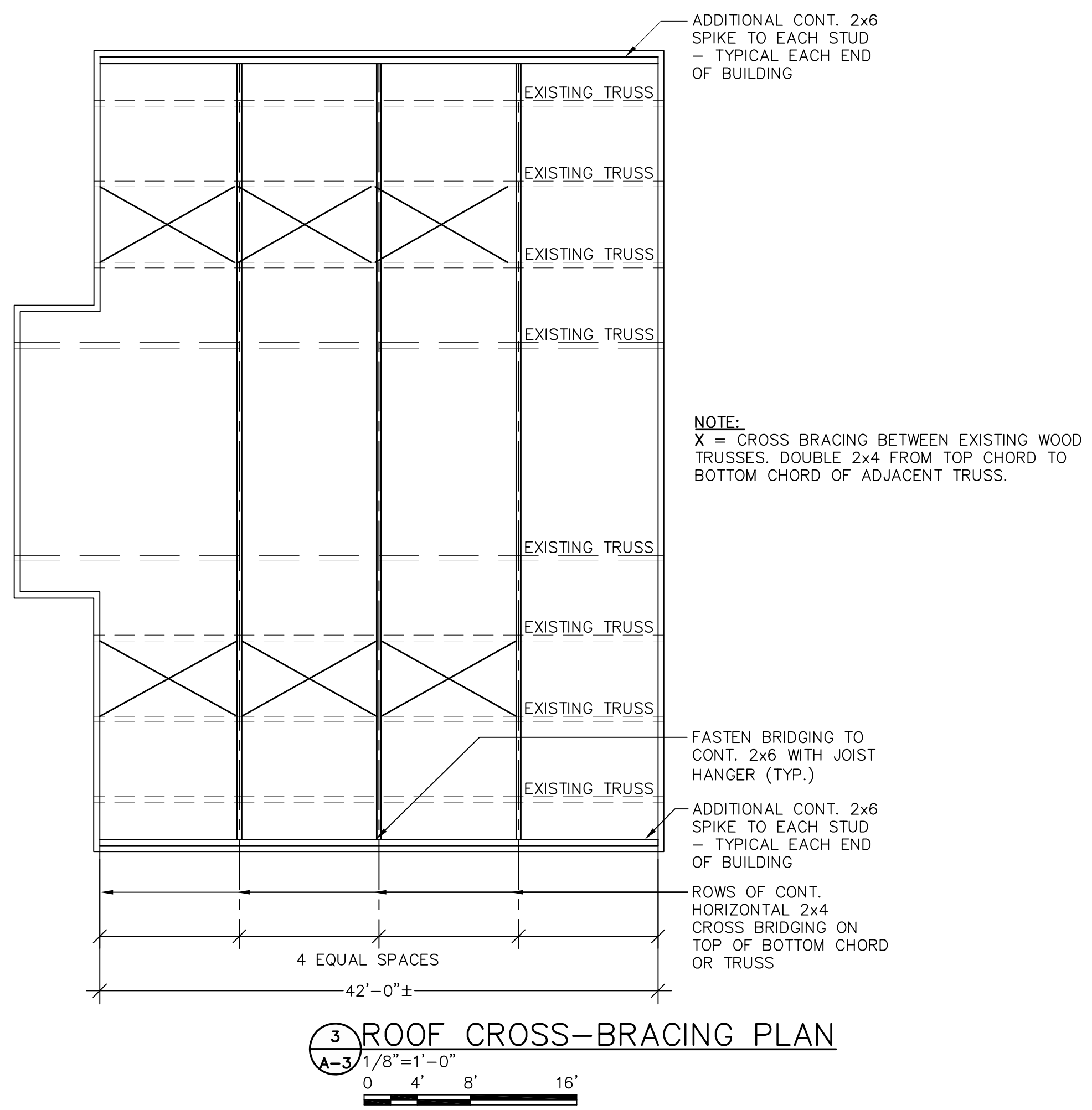
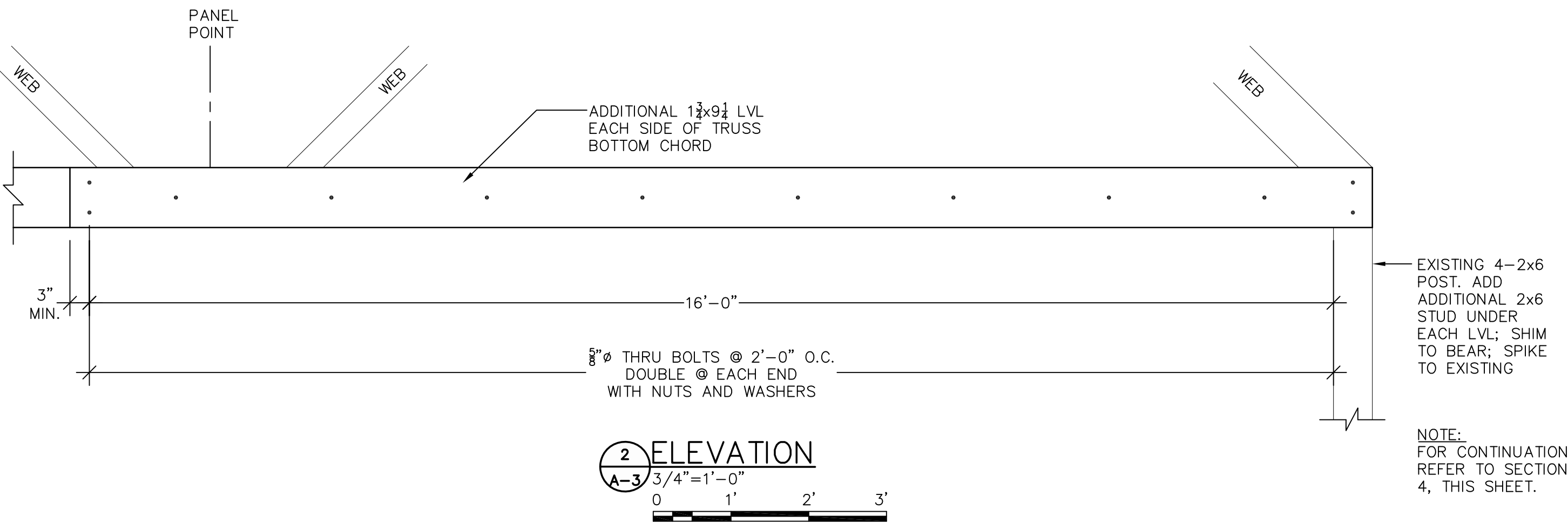
- UNLESS NOTED OTHERWISE, FASTEN FRAMING MEMBERS IN ACCORDANCE WITH CODE REQUIREMENTS.
- INSTALL DIMENSIONAL LUMBER AS NOTED ON THE PLANS TO SUPPORT PROPOSED PARTITION AND PROVIDE ADDITIONAL BRACING OF THE ROOF FRAMING FOR THE LATERAL LOADS IMPOSED BY THE PARTITION.
- DIMENSIONAL LUMBER SHALL BE MINIMUM NO. 1 GRADE DOUGLAS FIR, HEM-FIR OR SPRUCE PINE FIR, WITH A MAXIMUM MOISTURE CONTENT OF 19% BY WEIGHT ON A DRY WEIGHT BASIS. KILN DRYING MAY BE REQUIRED TO ACHIEVE THIS MOISTURE CONTENT.
- ENGINEERED LUMBER (LVL = LAMINATED VENEER LUMBER) SHALL HAVE A MINIMUM Fb=2800 PSI AND E=2,000,000 PSI AS MANUFACTURED BY GEORGIA PACIFIC, OR APPROVED EQUAL.
- ALL FASTENERS, ANCHORS, NAILS, STRAPS AND OTHER ACCESSORIES SHALL BE STAINLESS STEEL, GALVANIZED STEEL, OR FLUOROCARBON COATED STEEL. GALVANIZING SHALL BE HOT DIPPED IN ACCORDANCE WITH ASTM A153 SPECIFICATIONS. ELECTRO-GALVANIZED ITEMS SHALL NOT BE USED. NAILS SHALL BE GALVANIZED ANNULAR THREADED RING SHANK NAILS OF SUFFICIENT LENGTH TO PENETRATE THE RECEIVING MEMBER 1-1/4" MINIMUM.

STRUCTURAL STEEL:

- ALL STEEL FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- ALL STRUCTURAL STEEL ANGLES SHALL CONFORM TO ASTM A36. STEEL ANGLES SHALL HAVE MINIMUM 2 COATS OF PAINT APPLIED IN THE SHOP.



- NOTES:
1. ALL ITEMS NEW UNLESS NOTED EXISTING.
 2. * DIMENSION FOR DOOR ROUGH OPENING TO BE COORDINATED WITH DOOR PROVIDED AND INSTALLED BY OWNER.
 3. V.I.F. - VERIFY IN FIELD.
 4. PATCH ALL FINISHES AFTER DOOR IS INSTALLED, INCLUDING SIDING, TRIM, GYPSUM, AND PAINT.



- NOTES:
1. OWNER TO PROVIDE AND INSTALL DOOR, THRESHOLD, FRAME, EXTERIOR LANDING, AND RAMP AND/OR STAIRS TO GRADE
 2. CONTRACTOR SHALL PATCH ALL EXISTING FINISHES CUT OR DAMAGED DURING THE WORK TO MATCH EXISTING.

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GRAPHIC SCALE

SHEET TITLE

DETAILS