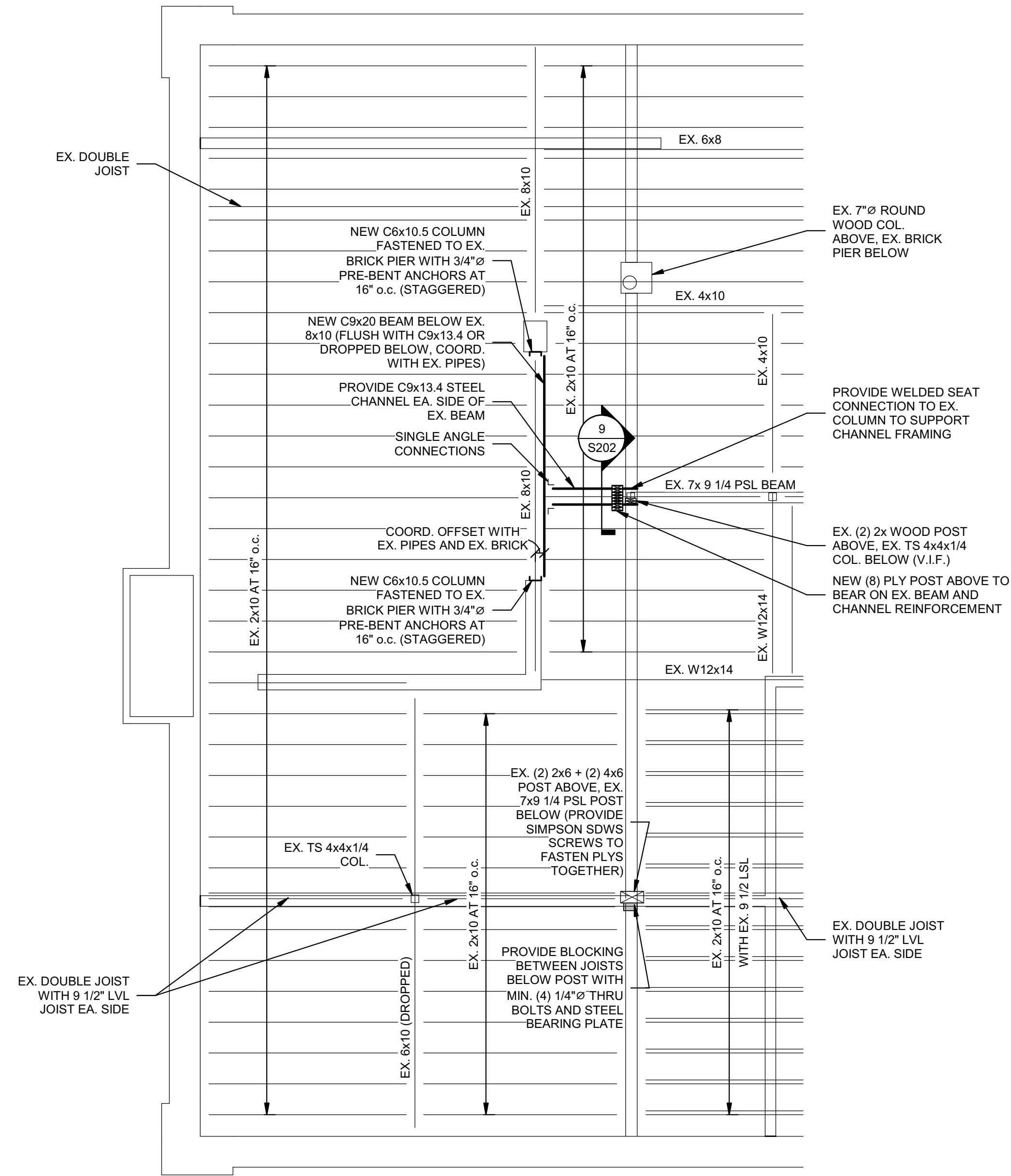


1 PARTIAL FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES

- DO NOT SCALE THIS DRAWING.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- BASEMENT SLAB REFERENCE ELEVATION = 0'-0" UNLESS NOTED OTHERWISE (SEE ARCHITECTS/CIVIL DRAWINGS FOR ACTUAL ELEVATION).
- SEE GENERAL NOTES FOR ADDITIONAL FOUNDATION REQUIREMENTS AND INFORMATION.

NOTE: G.C. TO REMOVE AND REPLACE ALL FINISHES AS REQUIRED TO PERFORM STRUCTURAL WORK. NEW/REPLACED FINISHES TO MATCH EXISTING.

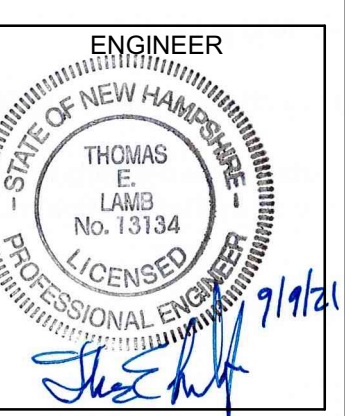


2 PARTIAL FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

FRAMING PLAN NOTES

- DO NOT SCALE THIS DRAWING.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- TOP OF FIRST FLOOR SHEATHING ELEVATION = 9'-10" (V.I.F.)
- ALL FRAMING SHOWN IS TO BE FLUSH FRAMED WITH PREFABRICATED LIGHT GAGE HANGERS UNLESS OTHERWISE NOTED AS DROPPED.
- UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER/BEAM, INSTALL SOLID 2x BLOCKING BETWEEN RAFTERS/ TRUSSES OVER BEARING WALLS OR DROPPED BEAMS.
- COORDINATE SIZE AND LOCATION OF ALL FLOOR PENETRATIONS WITH ARCHITECTURAL AND MEP DRAWINGS. PROVIDE SUPPLEMENTAL FRAMING AROUND OPENINGS.
- PROVIDE BUILT UP 2x HEADERS WITH A MINIMUM OF 1 JACK AND 1 KING STUD FOR ALL WALL OPENINGS GREATER THAN 14" WIDE. ALL BUILT UP HEADERS TO BE SHIMMED FULL LENGTH WITH 1/2" SHEATHING TO MATCH WALL STUD THICKNESS.
- ALL POSTS TO BE CONTINUOUS TO FOUNDATIONS U.N.O. PROVIDE SOLID BLOCKING AND OR SQUASH BLOCKS AT RIM JOISTS AND INTERMEDIATE BEARING POINTS OVER DROPPED BEAMS.
- PROVIDE JOIST/RAFTER BRIDGING AT 8'-0" C. MAX.
- ALL JOISTS/RAFTERS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS.
- "F-1" FLOOR CONSTRUCTION: 3/4" T&G ADVANTECH OSB WOOD SHEATHING + 1" MAPLE BOARD.
- INSTALL WEB STIFFENERS/SQUASH BLOCKS IN I-JOISTS THAT SUPPORT BEARING WALLS ABOVE IN ACCORDANCE WITH I-JOIST MANUFACTURER'S SPECIFICATIONS.
- PROVIDE MINIMUM OF (3) 2x POSTS IN WALLS AT BEAM BEARING LOCATIONS.

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TFM Project #: 16783.30



REV. #	DESCRIPTION OF REV.	REV. DATE

DERRY OPERA HOUSE STAGE
29 WEST BROADWAY
DERRY, NH, 03038
PREPARED FOR
GREATER DERRY ARTS COUNCIL

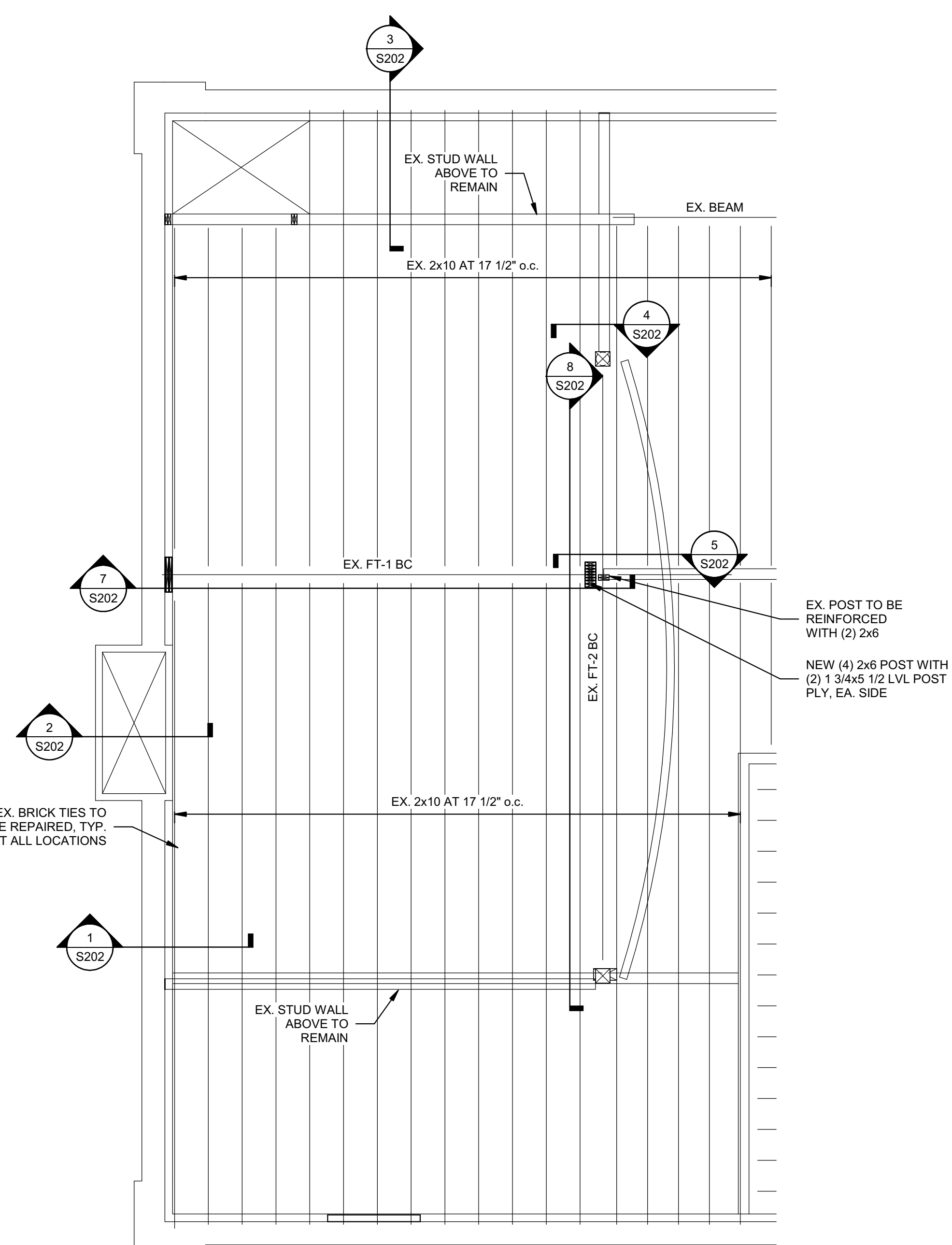
9/09/2021
SCALE: As Indicated

DR. BY: JPN CHK BY: TEL

PROJECT: 16783.30

FOUNDATION AND FIRST FLOOR FRAMING PLANS

S101

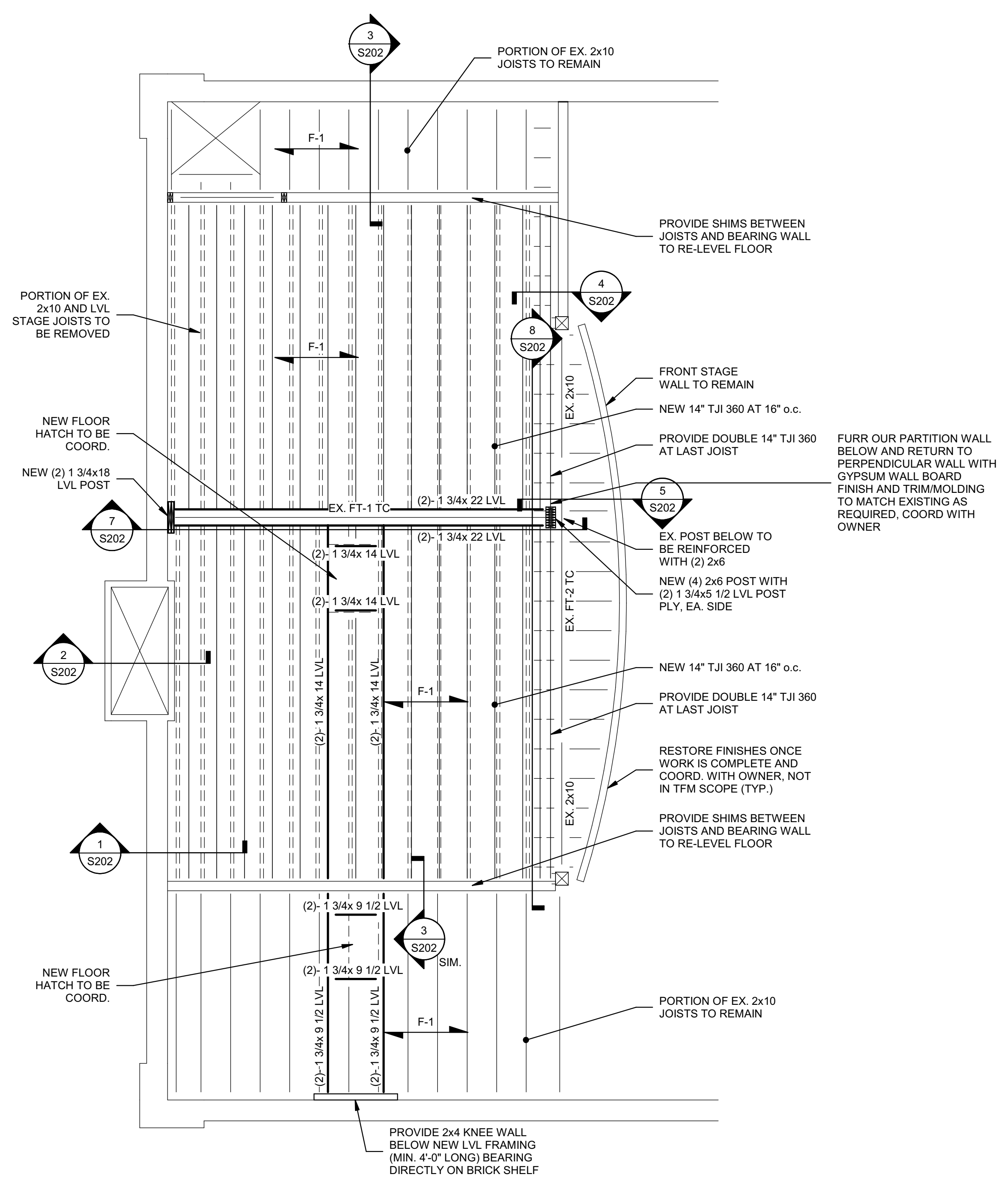


1 PARTIAL SECOND FLOOR / CEILING FRAMING PLAN
1/4" = 1'-0"

FRAMING PLAN NOTES

- DO NOT SCALE THIS DRAWING.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- TOP OF FIRST FLOOR SHEATHING ELEVATION = 20'-10" (V.I.F.).
- ALL FRAMING SHOWN IS TO BE FLUSH FRAMED WITH PREFABRICATED LIGHT GAGE HANGERS UNLESS OTHERWISE NOTED AS DROPPED.
- UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER/BEAM, INSTALL SOLID 2x BLOCKING BETWEEN RAFTERS/ TRUSSES OVER BEARING WALLS OR DROPPED BEAMS.
- COORDINATE SIZE AND LOCATION OF ALL FLOOR PENETRATIONS WITH ARCHITECTURAL AND MEP DRAWINGS. PROVIDE SUPPLEMENTAL FRAMING AROUND OPENINGS.
- PROVIDE BUILT UP 2x HEADERS WITH A MINIMUM OF 1 JACK AND 1 KING STUD FOR ALL WALL OPENINGS GREATER THAN 14" WIDE. ALL BUILT UP HEADERS TO BE SHIMMED FULL LENGTH WITH 1/2" SHEATHING TO MATCH WALL STUD THICKNESS.
- ALL POSTS TO BE CONTINUOUS TO FOUNDATIONS U.N.O. PROVIDE SOLID BLOCKING AND OR SQUASH BLOCKS AT RIM JOISTS AND INTERMEDIATE BEARING POINTS OVER DROPPED BEAMS.
- PROVIDE JOIST/RAFTER BRIDGING AT 8'-0" O.C. MAX.
- ALL JOISTS/RAFTERS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS.
- "F-1" FLOOR CONSTRUCTION: 3/4" T&G ADVANTECH OSB WOOD SHEATHING + 1" MAPLE BOARD.
- INSTALL WEB STIFFENERS/SQUASH BLOCKS IN I-JOISTS THAT SUPPORT BEARING WALLS ABOVE IN ACCORDANCE WITH I-JOIST MANUFACTURER'S SPECIFICATIONS.
- PROVIDE MINIMUM OF (3) 2x POSTS IN WALLS AT BEAM BEARING LOCATIONS.

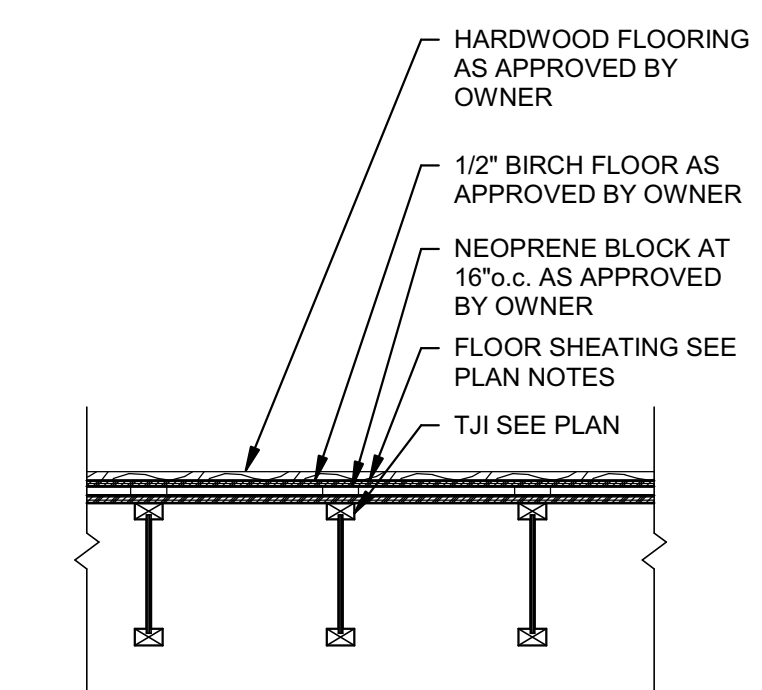
NOTE: G.C. TO REMOVE AND REPLACE ALL FINISHES AS REQUIRED TO PERFORM STRUCTURAL WORK. NEW/REPLACED FINISHES TO MATCH EXISTING.



2 STAGE FRAMING PLAN
1/4" = 1'-0"

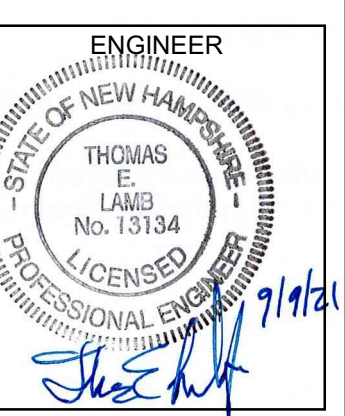
FRAMING PLAN NOTES

- DO NOT SCALE THIS DRAWING.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- TOP OF FIRST FLOOR SHEATHING ELEVATION = 24'-4" (V.I.F.).
- ALL FRAMING SHOWN IS TO BE FLUSH FRAMED WITH PREFABRICATED LIGHT GAGE HANGERS UNLESS OTHERWISE NOTED AS DROPPED.
- UNLESS FASTENED WITH HANGERS TO A FLUSH HEADER/BEAM, INSTALL SOLID 2x BLOCKING BETWEEN RAFTERS/ TRUSSES OVER BEARING WALLS OR DROPPED BEAMS.
- COORDINATE SIZE AND LOCATION OF ALL FLOOR PENETRATIONS WITH ARCHITECTURAL AND MEP DRAWINGS. PROVIDE SUPPLEMENTAL FRAMING AROUND OPENINGS.
- PROVIDE BUILT UP 2x HEADERS WITH A MINIMUM OF 1 JACK AND 1 KING STUD FOR ALL WALL OPENINGS GREATER THAN 14" WIDE. ALL BUILT UP HEADERS TO BE SHIMMED FULL LENGTH WITH 1/2" SHEATHING TO MATCH WALL STUD THICKNESS.
- ALL POSTS TO BE CONTINUOUS TO FOUNDATIONS U.N.O. PROVIDE SOLID BLOCKING AND OR SQUASH BLOCKS AT RIM JOISTS AND INTERMEDIATE BEARING POINTS OVER DROPPED BEAMS.
- PROVIDE JOIST/RAFTER BRIDGING AT 8'-0" O.C. MAX.
- ALL JOISTS/RAFTERS TO ALIGN WITH INTERIOR AND EXTERIOR WALL STUDS.
- "F-1" FLOOR CONSTRUCTION: 5/8" T&G ADVANTECH OSB WOOD SHEATHING + 3/4" NEOPRENE BLOCKS + 1/2" BIRCH FLOOR UNDERLAYMENT + 3/4" T&G HARDWOOD. SEE DETAIL 3 THIS SHEET.
- INSTALL WEB STIFFENERS/SQUASH BLOCKS IN I-JOISTS THAT SUPPORT BEARING WALLS ABOVE IN ACCORDANCE WITH I-JOIST MANUFACTURER'S SPECIFICATIONS.
- PROVIDE MINIMUM OF (3) 2x POSTS IN WALLS AT BEAM BEARING LOCATIONS.



3 TYPICAL STAGE FLOOR SECTION
3/4" = 1'-0"

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29 WEST BROADWAY
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DR. BY: JPN CHK. BY: TEL

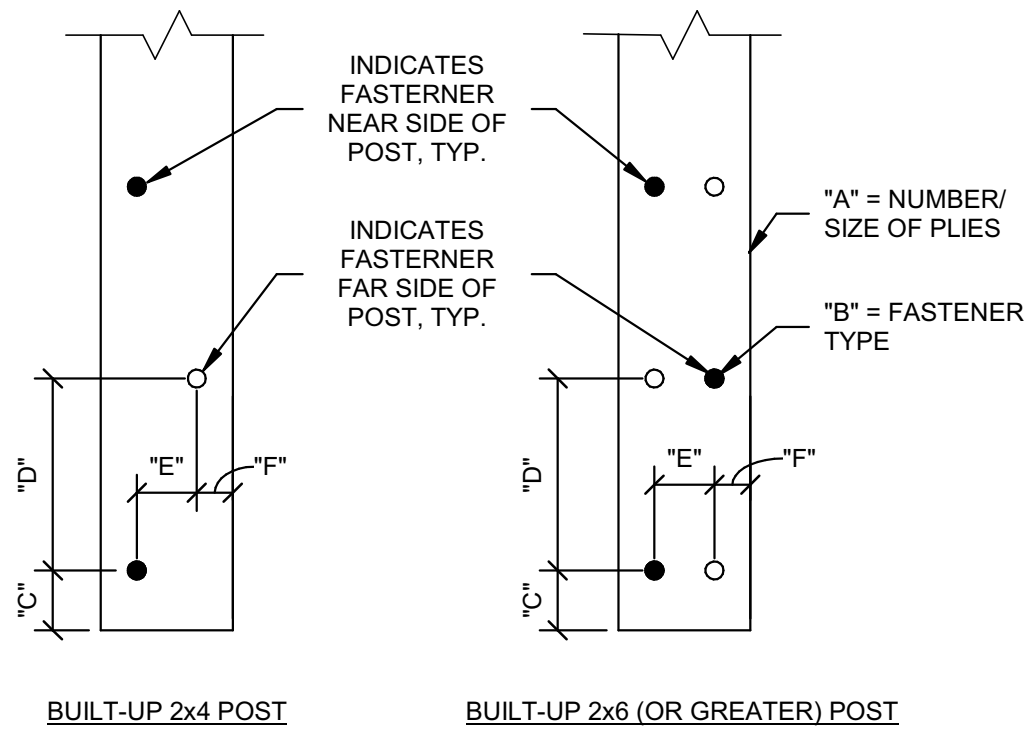
PROJ. # 16783.30

SECOND FLOOR AND STAGE FRAMING PLANS

S102

9/09/2021

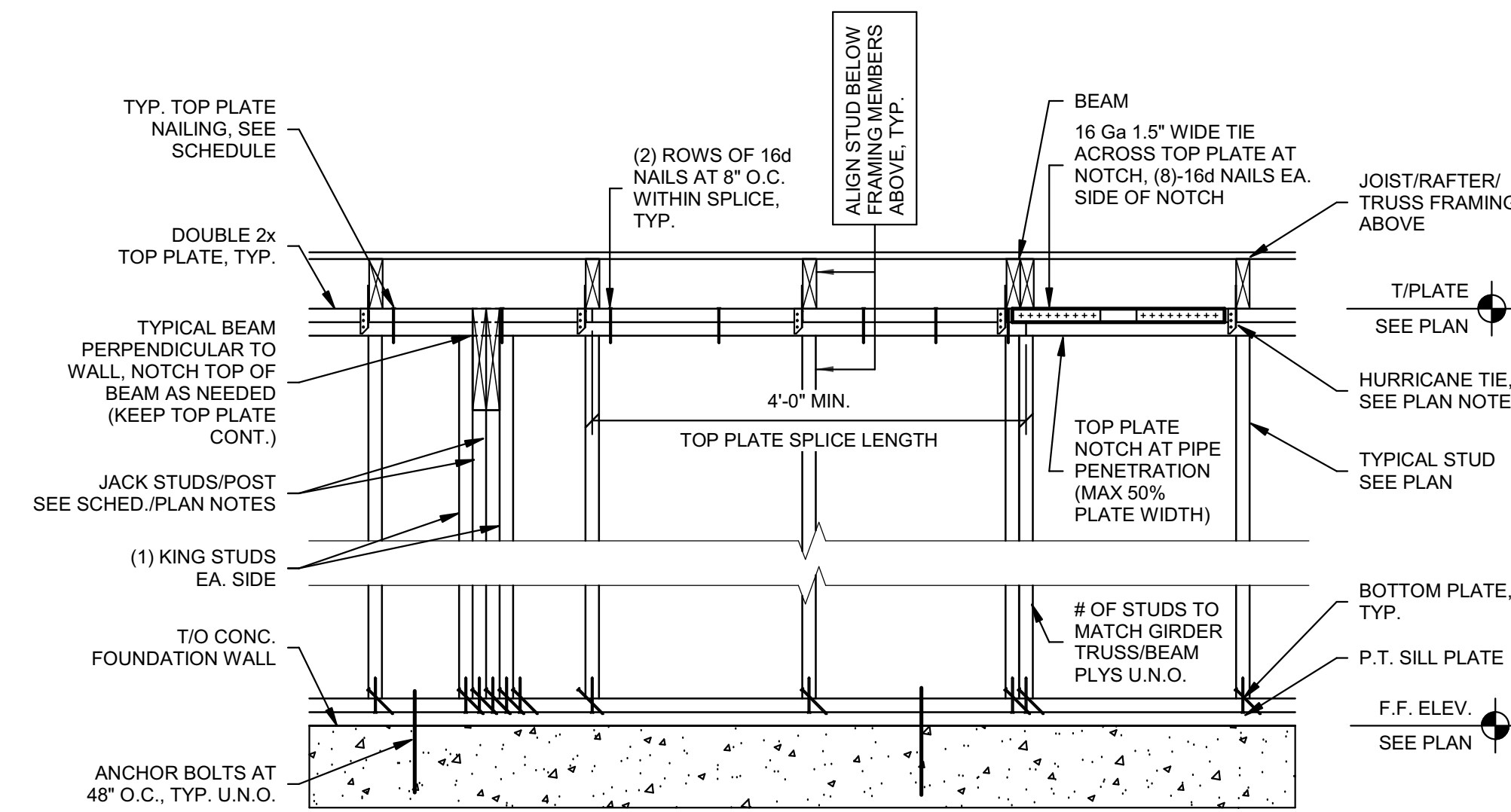
SCALE: As Indicated



3 TYPICAL BUILT-UP POST DETAIL / FASTENING SCHEDULE
NO SCALE

BUILT-UP POST FASTENING SCHEDULE					
"A"	"B"	"C"	"D"	"E"	"F"
(2)-2x6	10d COMMON	2 1/2"	8"	2 1/2"	1 1/2"
(3)-2x6	10d COMMON	2 1/2"	8"	2 1/2"	1 1/2"
(4)-2x6	SDS25600*	4"	8"	2 1/2"	1 1/2"
(2)-2x4	10d COMMON	2 1/2"	8"	1 1/2"	1"
(3)-2x4	10d COMMON	2 1/2"	8"	1 1/2"	1"
(4)-2x4	SDS25600*	4"	8"	1 1/2"	1"

***=SIMPSON SCREW



2 TYPICAL WALL SECTION
3/4" = 1'-0"

STANDARD NAIL SIZE	DIAMETER	LENGTH	GUN NAIL SUBSTITUTES
6d COMMON	0.113"	2"	-
7d COMMON	0.113"	2 1/4"	-
8d COMMON	0.131"	2 1/2"	(2) - 2 3/8" x 0.113" OR (2) - 2 1/4" x 0.099"
10d COMMON	0.148"	3"	(2) - 2 1/2" x 0.113" TO (2) - 3 1/2" x 0.135" (3) - 2 3/8" x 0.113" OR (3) - 2 1/4" x 0.099"
12d COMMON	0.148"	3 1/4"	(2) - 2 3/8" x 0.113" OR (2) - 2 1/4" x 0.099" (3) - 2 3/8" x 0.113" OR (3) - 2 1/4" x 0.099"
16d COMMON	0.162"	3 1/2"	(2) - 2 1/2" x 0.131" TO (2) - 3 1/4" x 0.148" (3) - 2 3/8" x 0.113" OR (3) - 2 1/2" x 0.113" (4) - 2 1/4" x 0.099"

NOTE:
* FOR MORE INFORMATION REGARDING GUN NAIL SUBSTITUTES, SEE ESR-1539.

5 STANDARD NAIL/GUN NAIL SIZES
3/16" = 1'-0"

FASTENER TYPE	FASTENER SPACING	3 1/2" WIDE, 2-PLY	5 1/4" WIDE, 3-PLY	7" WIDE, 4-PLY
		MAX. JOIST SPAN	MAX. JOIST SPAN	MAX. JOIST SPAN
10d (0.128"x3") NAIL	(2) AT 12" o.c. (3) AT 12" o.c.	12'-4" 18'-6"	9'-4" 13'-10"	- -
3 1/2" SIMPSON SDS	(2) AT 24" o.c. (2) AT 16" o.c.	22'-8" 34'-0"	17'-0" 25'-6"	- -
6" SIMPSON SDS	(2) AT 24" o.c. (2) AT 16" o.c.	- -	- -	15'-2" 22'-8"
3 3/8" SIMPSON SDW EWP-PLY	(2) AT 24" o.c. (2) AT 16" o.c.	26'-8" 40'-0"	20'-0" 30'-0"	- -
5" SIMPSON SDW EWP-PLY	(2) AT 24" o.c. (2) AT 16" o.c.	- -	15'-0" 22'-6"	- -
6 3/4" SIMPSON SDW EWP-PLY	(2) AT 24" o.c. (2) AT 16" o.c.	- -	- -	12'-4" 20'-0"

NOTE:
1. SPAN VALUES FOR NAILED PLYS MAY BE DOUBLED FOR 6" o.c. SPACING OR TRIPLED FOR 4" o.c. SPACING.
2. SPAN VALUES FOR SCREWED PLYS FASTENED AT 24" o.c. MAY BE DOUBLED FOR 12" o.c. FASTENER SPACING.

4 TYPICAL BUILT-UP LVL BEAM CONNECTION SCHEDULE
3/4" = 1'-0"

MINIMUM WOOD FASTENING SCHEDULE			
CONNECTION	MINIMUM FASTENING	MINIMUM FASTENING (GUN NAILS)	LOCATION
JOIST TO SILL OR GIRDER	(3)- 8d COMMONS	(3)- 3"x0.131"	TOENAIL
BRIDGING TO JOIST	(2)- 8d COMMONS	(2)- 3"x0.131"	TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	16d COMMONS AT 16" o.c.	3"x0.131" AT 12" o.c.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT SHEAR WALL PANEL	(2)- 16d COMMONS AT 16" o.c.	(4)- 3"x0.131" AT 12" o.c.	SHEAR WALL PANELS
TOP PLATE TO STUD	(2)- 16d COMMONS	(3)- 3"x0.131"	END NAIL
STUD TO SOLE PLATE	(4)- 8d COMMONS	(4)- 3"x0.131"	TOENAIL
STUD TO SOLE PLATE	(2)- 16d COMMONS	(3)- 3"x0.131"	END NAIL
DOUBLE STUDS (NOT AT BRACED WALLS)	16d COMMONS AT 24" o.c.	3"x0.131" AT 16" o.c.	FACE NAIL
DOUBLE STUDS (AT BRACED WALLS)	16d COMMONS AT 16" o.c.	3"x0.131" AT 12" o.c.	FACE NAIL
DOUBLE TOP PLATES	16d COMMONS AT 16" o.c.	3"x0.131" AT 12" o.c.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	(8)- 16d COMMONS	(12)- 3"x0.131"	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3)- 8d COMMONS	(3)- 3"x0.131"	TOENAIL
RIM JOIST TO TOP PLATE	8d COMMONS AT 6" o.c.	3"x0.131" AT 6" o.c.	TOENAIL
TOP PLATES, LAPS AND INTERSECTIONS	(2)- 16d COMMONS	(3)- 3"x0.131"	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMONS AT 16" o.c.	3"x0.131" AT 12" o.c.	FACE NAIL
CEILING JOIST TO PLATE	(3)- 8d COMMONS	(3)- 3"x0.131"	TOENAIL
CONTINUOUS HEADER TO STUD	(4)- 8d COMMONS	-	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	(3)- 16d COMMONS	(4)- 3"x0.131"	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	(3)- 16d COMMONS	SEE IBC SECTION 2308.7.3.1	FACE NAIL
RAFTER TO PLATE	(3)- 16d COMMONS	(4)- 3"x0.131"	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2)- 8d COMMONS	(2)- 3"x0.131"	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMONS AT 24" o.c.	-	FACE NAIL
BUILT-UP GIRDER AND BEAMS	20d COMMONS AT 32" o.c.	3"x0.131" AT 24" o.c.	FACE NAIL AT TOP AND BOTTOM, STAGGERED ON OPPOSITE SIDES
BUILT-UP GIRDER AND BEAMS	(2)- 20d COMMONS	(3)- 3"x0.131"	FACE NAIL AT ENDS AND SPLICES
2" PLANKS	16d COMMONS	-	FACE NAIL EACH END
COLLAR TIE TO RAFTER	(3)- 10d COMMONS	(4)- 3"x0.131"	FACE NAIL
JACK RAFTER TO HIP	(3)- 10d COMMONS	(4)- 3"x0.131"	TOENAIL
JACK RAFTER TO HIP	(2)- 16d COMMONS	(3)- 3"x0.131"	FACE NAIL
ROOF RAFTER TO 2-BY RIDGE BEAM	(3)- 10d COMMONS	(4)- 3"x0.131"	TOENAIL
ROOF RAFTER TO 2-BY RIDGE BEAM	(2)- 16d COMMONS	(3)- 3"x0.131"	FACE NAIL
JOIST TO BAND JOIST	(3)- 16d COMMONS	(4)- 3"x0.131"	FACE NAIL
LEDGER STRIP	(3)- 16d COMMONS	(4)- 3"x0.131"	FACE NAIL AT EACH JOIST/STUD
WOOD STRUCTURAL PANELS TO FRAMING	8d COMMONS AT 6" o.c.	-	EDGE NAILING
WOOD STRUCTURAL PANELS TO FRAMING	8d COMMONS AT 12" o.c.	-	FIELD NAILING

NOTES:
* PROVIDE NAIL ABOVE UNO ON NOTES AND DETAILS, IF CONFLICT BETWEEN TABLE NOTES AND DETAILS EXISTING, PROVIDE CONNECTIONS WITH THE MOST CAPACITY.
* SEE IBC TABLE 2304.10.1 FOR ADDITIONAL CONNECTIONS NOT LISTED.

1 MINIMUM WOOD FASTENING SCHEDULE
3/16" = 1'-0"

48 Constitution Drive
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ENGINEER
THOMAS LAMIS
No. 13134
LICENSED PROFESSIONAL ENGINEER

REV. #	DESCRIPTION OF REV.	REV. DATE

DERRY OPERA HOUSE STAGE
29 WEST BROADWAY
DERRY, NH 03038
PREPARED FOR
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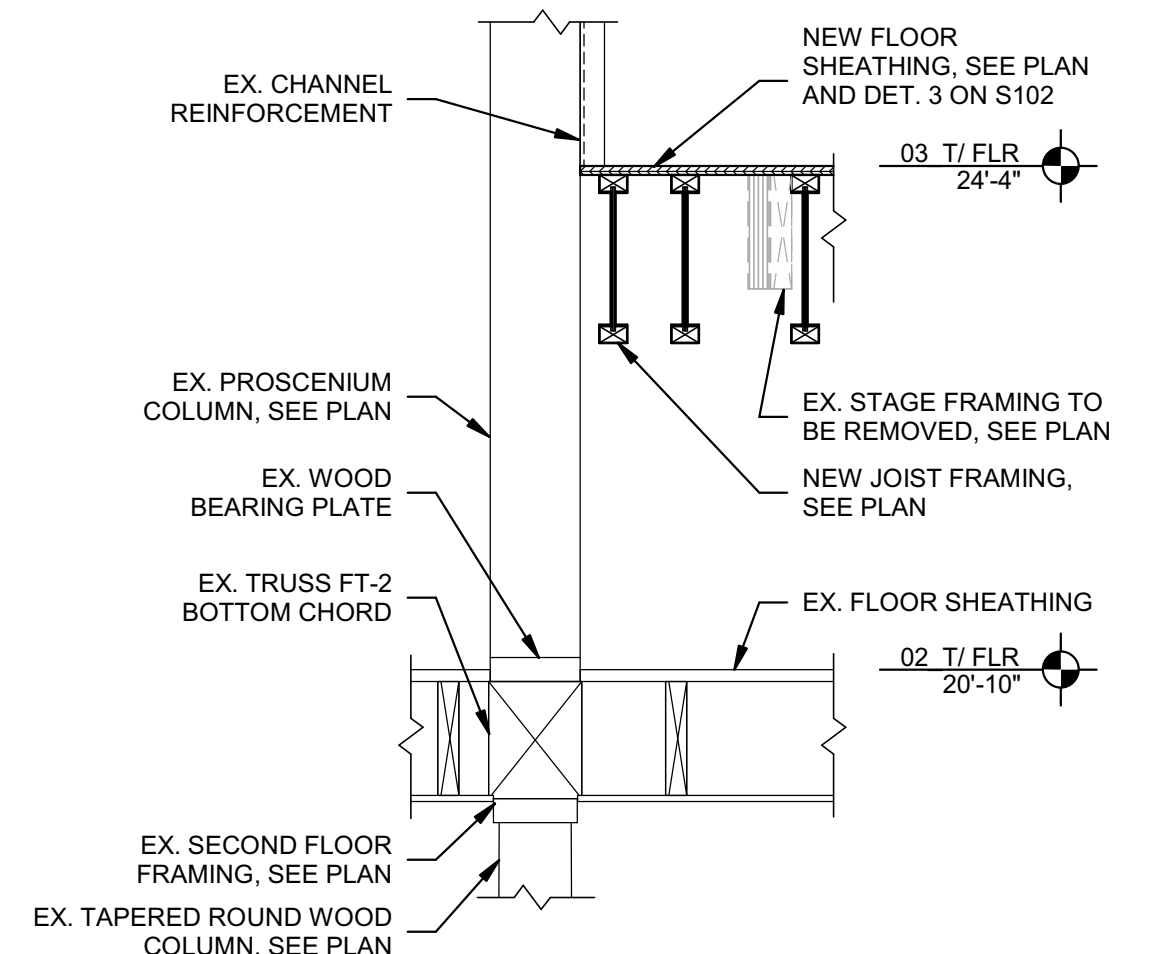
9/09/2021

SCALE: As Indicated

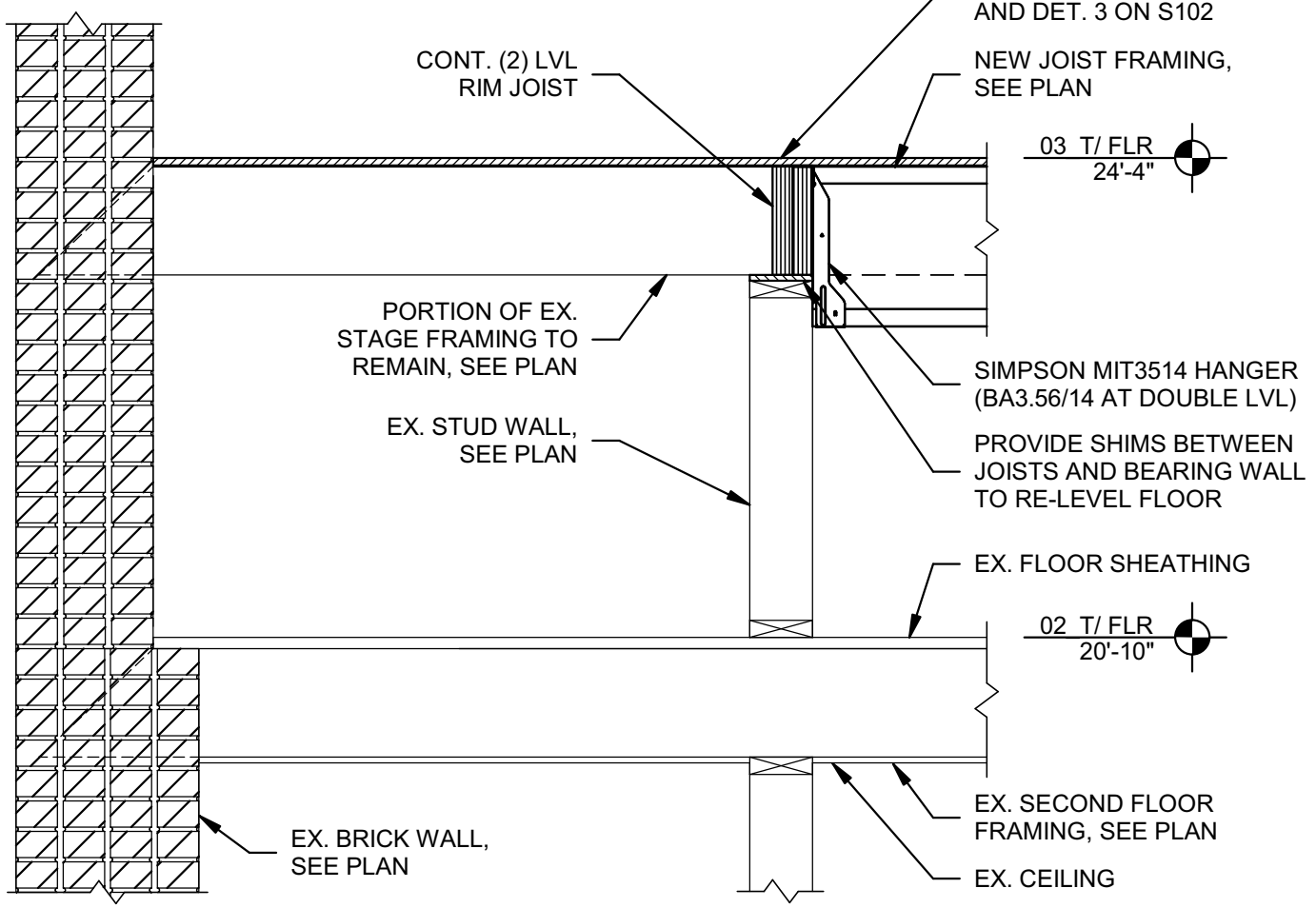
DR. BY: JPN	CHK. BY: TEL
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16783.30
TYPICAL FRAMING DETAILS

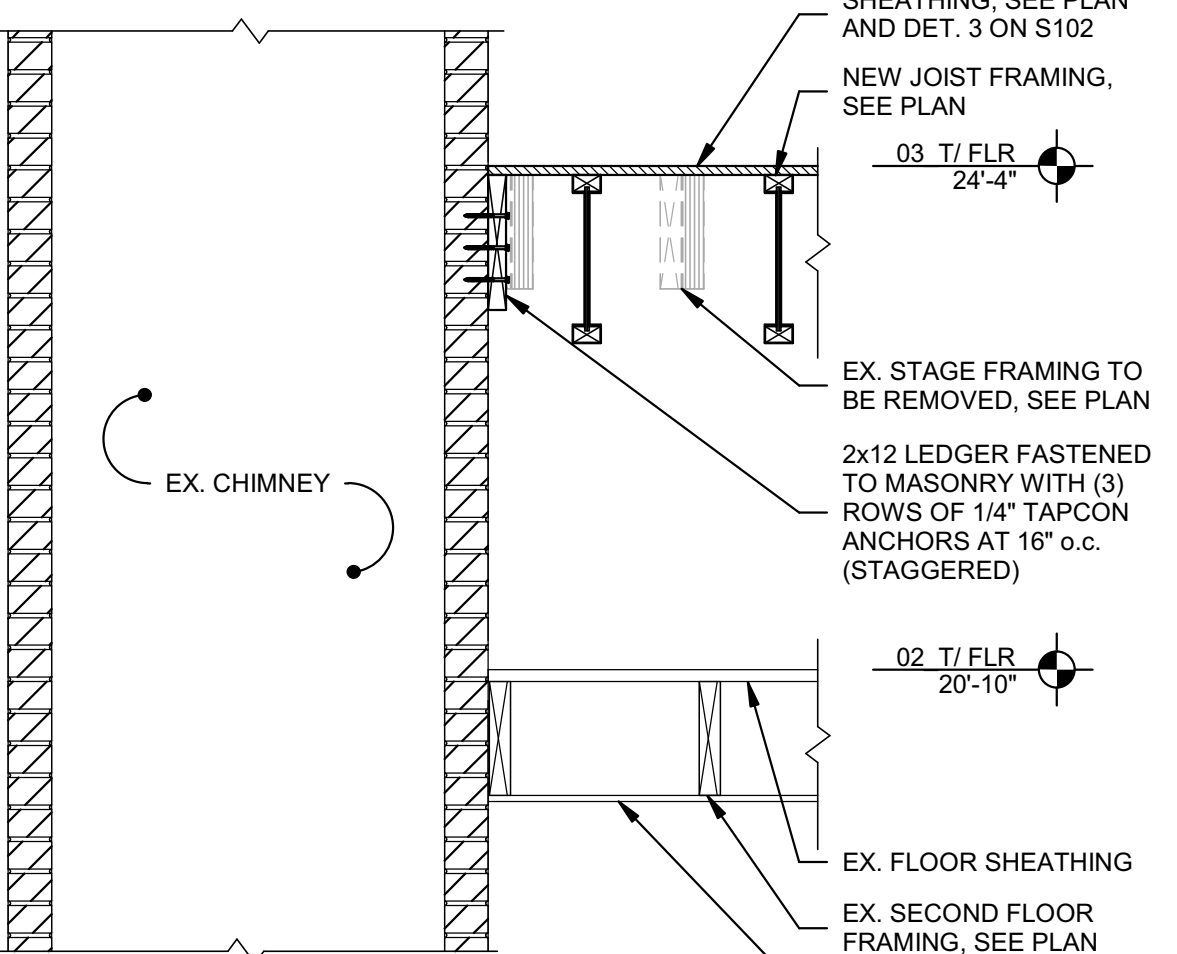
S201



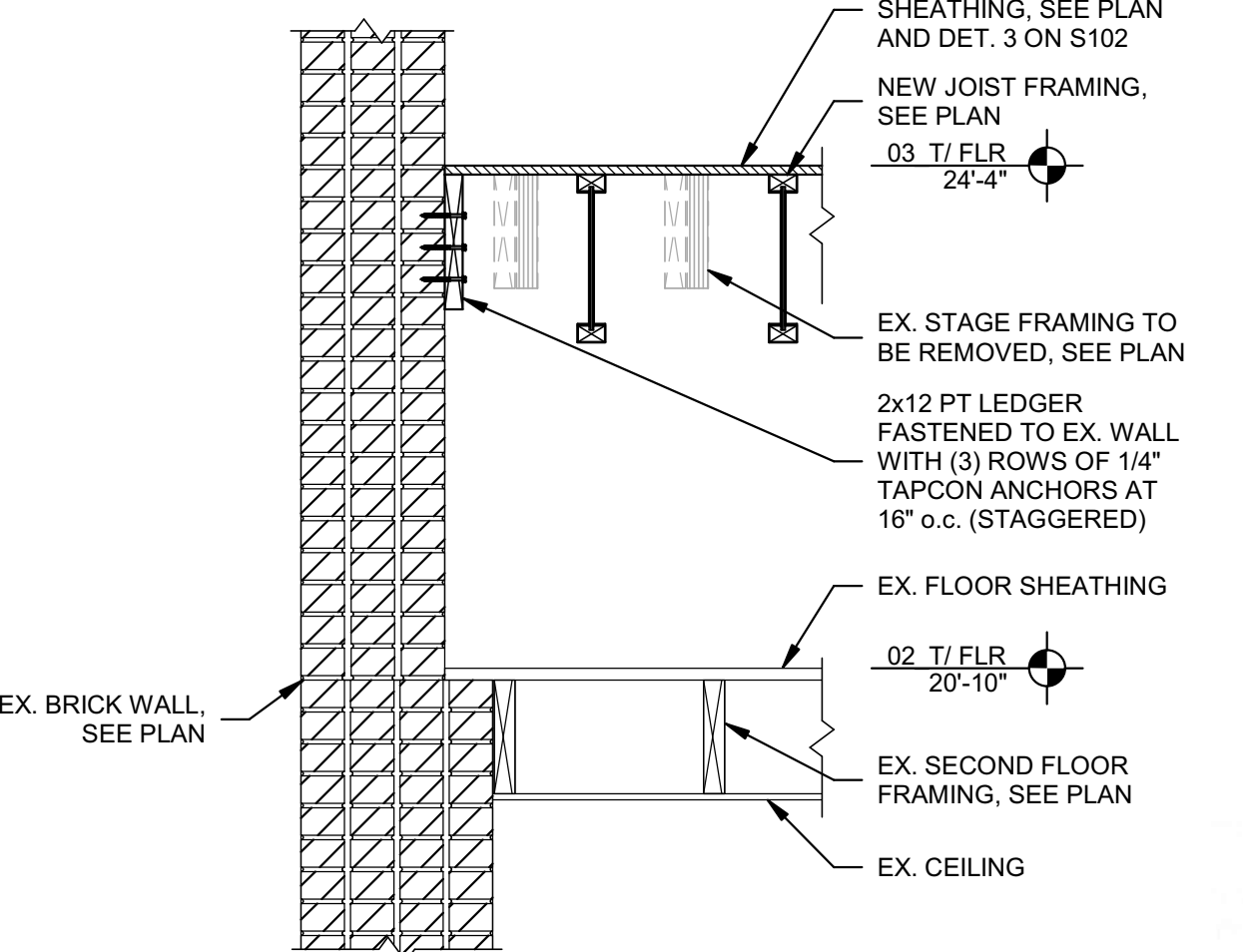
4 SECTION
3/4" = 1'-0"



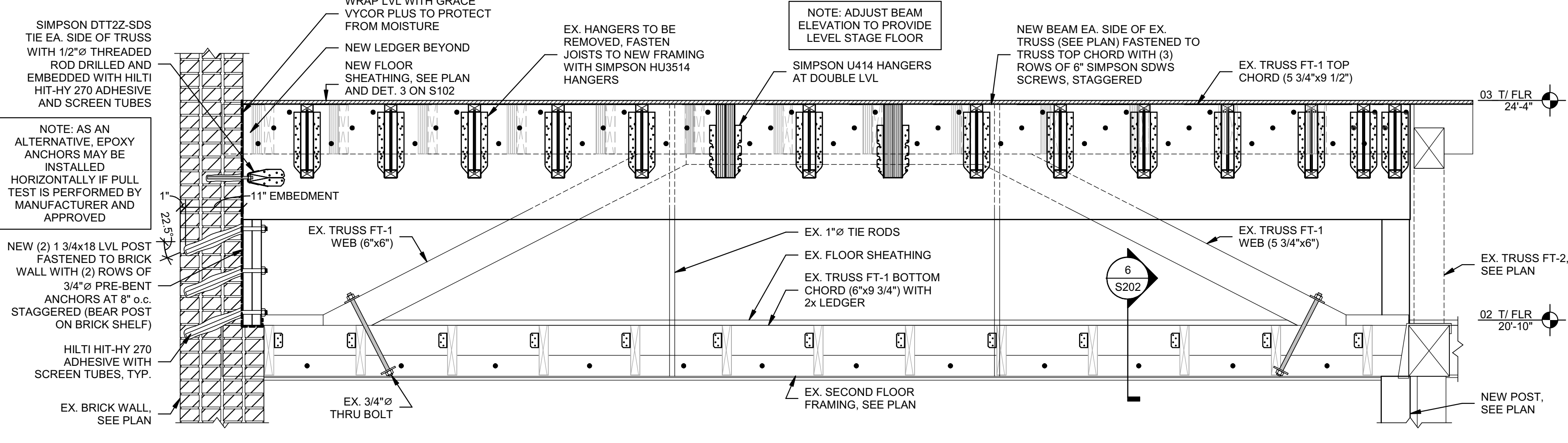
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3/4" = 1'-0"



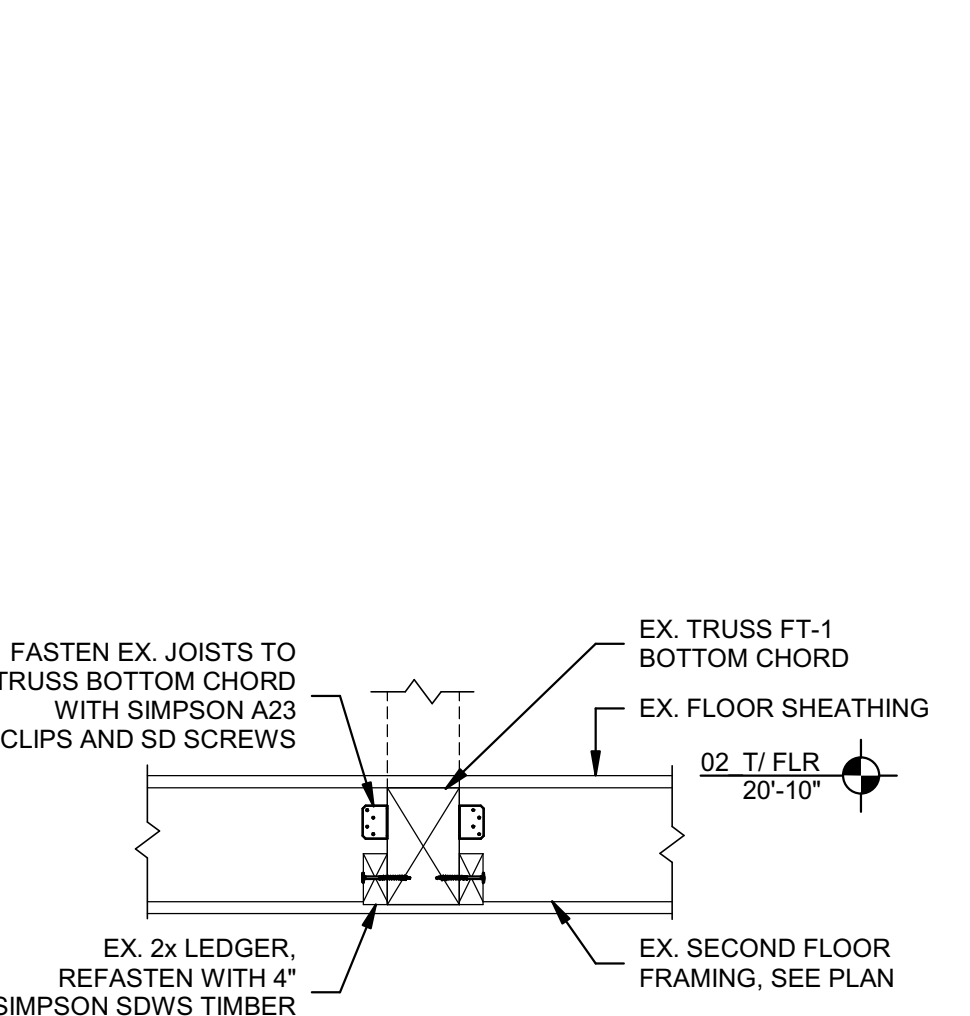
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3/4" = 1'-0"



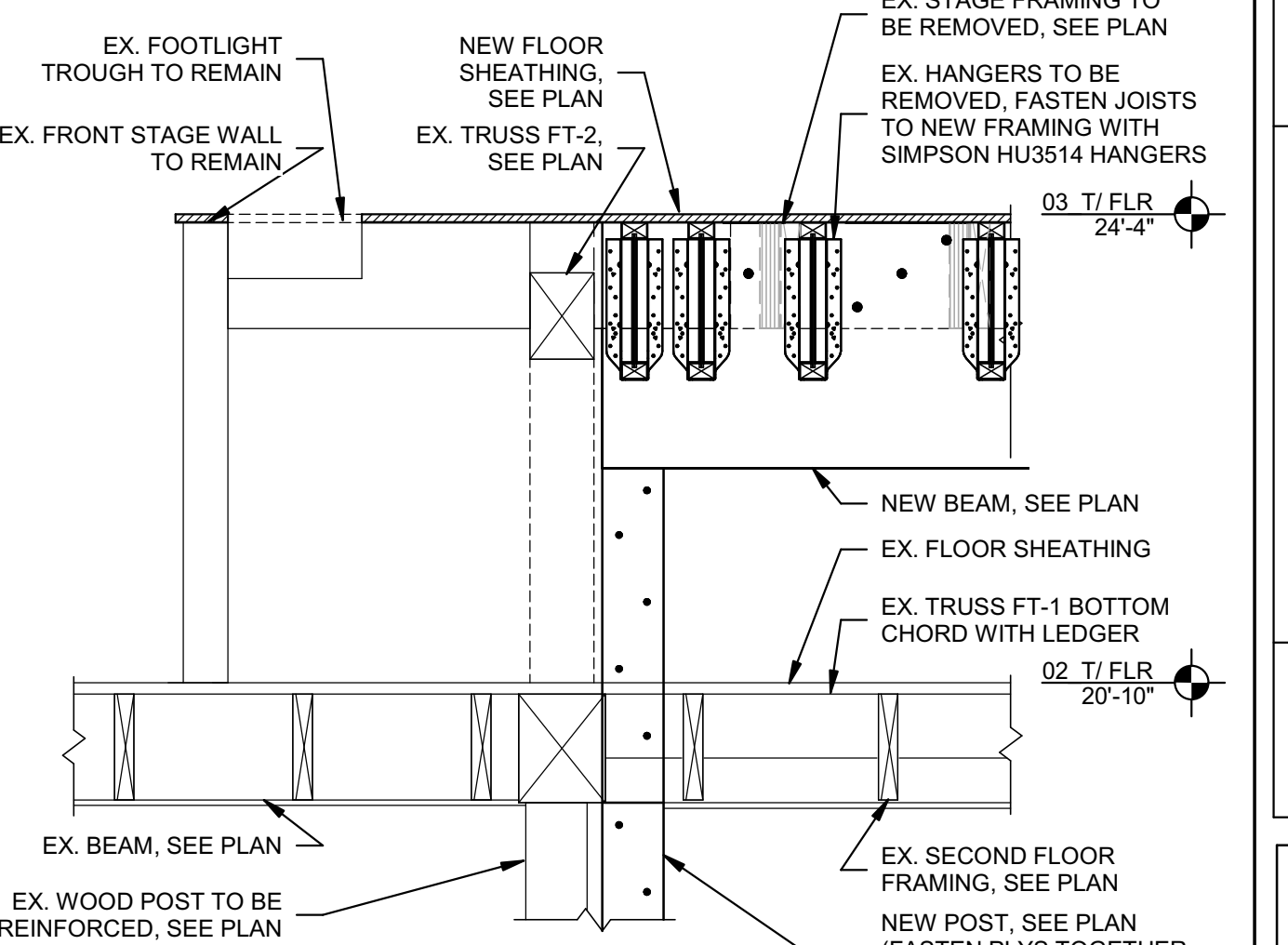
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3/4" = 1'-0"



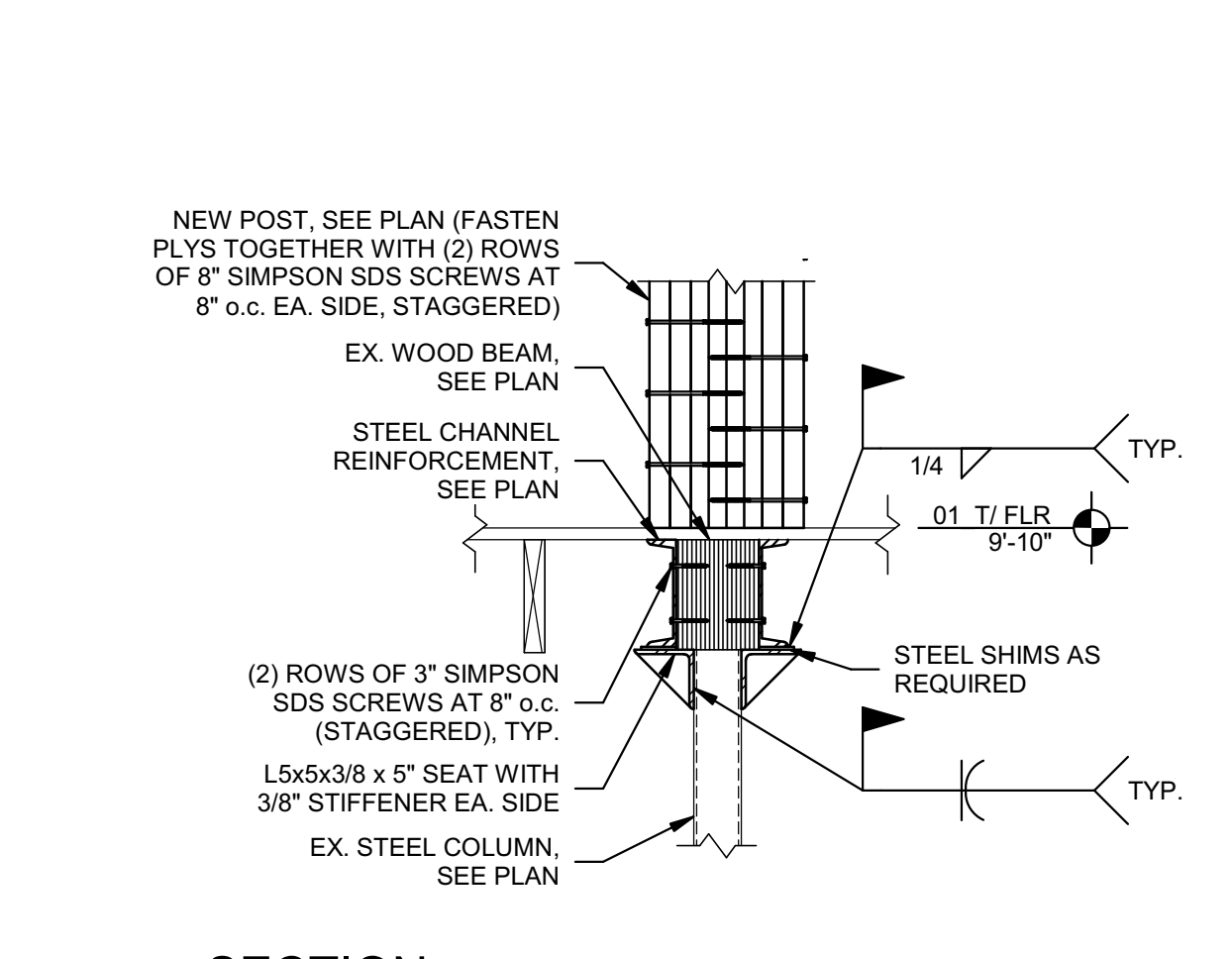
7 SECTION
3/4" = 1'-0"



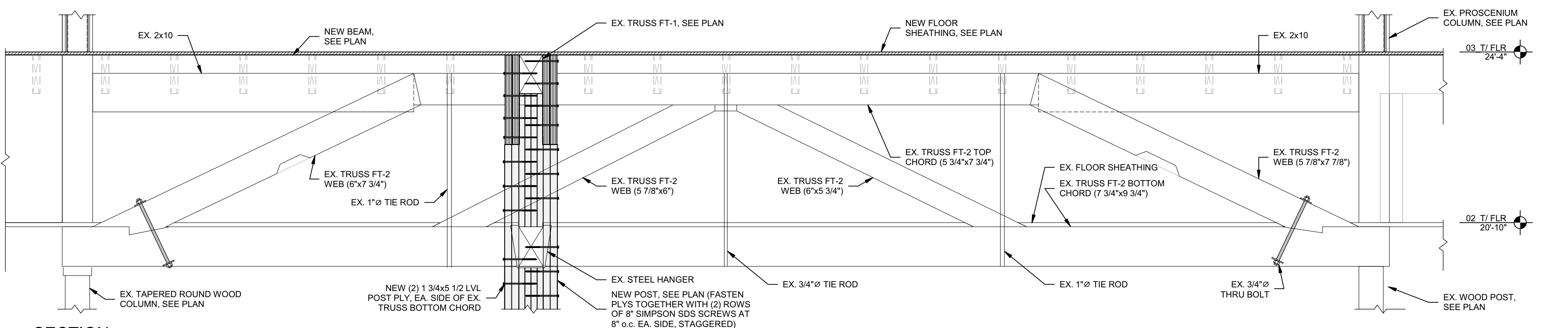
6 SECTION
3/4" = 1'-0"



5 SECTION
3/4" = 1'-0"



9 SECTION
3/4" = 1'-0"



8 SECTION
3/4" = 1'-0"

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FRAMING SECTIONS

S202