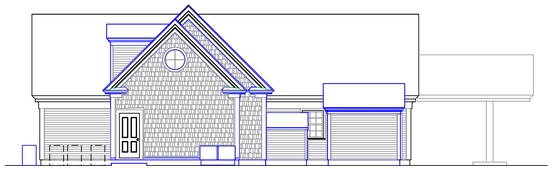
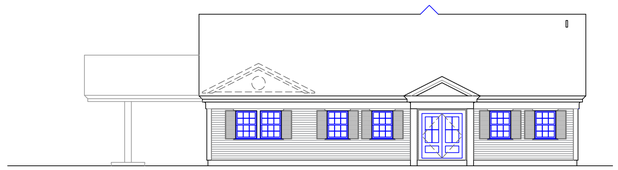
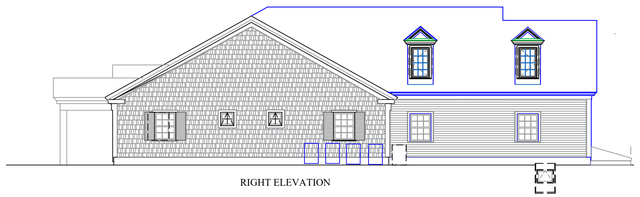


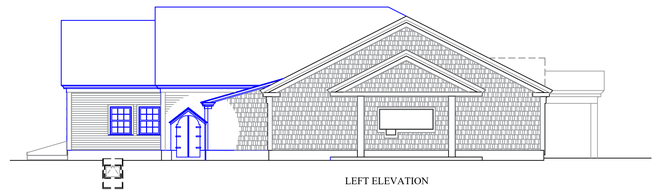
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Permit drawings have been reviewed for architectural items related to the addition/renovations planned for the Rye Town Hall. I am familiar with the pertinent building and life safety code requirements utilized by the Town of Rye for projects of this type and size, and to the best of my knowledge these plans comply with the requirements laid out in the International Building Code 2015 and the NFPA 101-2015 Life Safety Code. This review does not include work related to other commonly required, and professionally licensed, disciplines related to commercial design and construction – Geotech, structural, civil, fire protection, and MEP engineering. For information regarding these specialties please refer to any drawings and specifications provided by the pertinent party.

CODE REVIEW: IBC 2015 + NFPA 101-2015	
BASEMENT GROSS AREA	557 SF
FIRST FLOOR GROSS AREA	2,961 SF (PHASE I: 2,255 SF EXISTING + 72 SF NEW / PHASE II: 634 SF NEW)
TOTAL GROSS AREA	3,518 SF
PERIMETER	272'-3"
NUMBER OF STORIES ABOVE GRADE	ONE STORY
BUILDING HEIGHT	16'-6"
CONSTRUCTION TYPE	TYPE 5B (SECTION 602.5, IBC 2015)
SPRINKLER SYSTEM	REQ: NO / PROVIDED: YES (SECTION 903.2.2, IBC 2015) (CHAPTER 38, NFPA 101)
OCCUPANCY USE GROUP	(B) BUSINESS + (S-2) STORAGE (CHAPTER 3, IBC 2015)
SEPARATED USE	(B) REQUIRES 1HR SEPARATION FROM (S-2) (TABLE 508.4, IBC 2015)
HEIGHT AND AREA LIMITATIONS	
BASIC HEIGHT LIMITATIONS	3 STORIES / 60'-0" (TABLE 504.3/504.4, IBC 2015)
BASIC AREA LIMITATIONS	B - 27,000 SF (TABLE 506.2, IBC 2015)
ELEVATOR REQUIRED	NO (SECTION 1104, IBC 2015)
MEANS OF EGRESS REQUIREMENTS (NFPA 101)	
OCCUPANT LOAD	BASEMENT: (S-2) 557 SF/500 = 1
	1ST FLOOR: (B) 2,961 SF/100 = 29
TOTAL BUILDING OCCUPANT LOAD	30 PERSONS (TABLE 7.3.1.2, NFPA 101)
MINIMUM NUMBER OF EXITS - (B) BUSINESS	2 PER STORY / 2 PROVIDED (38.2.4.1, NFPA 101)
MINIMUM NUMBER OF EXITS - (S-2) STORAGE	1 PER STORY / 2" PROVIDED (42.2.4.1(2), NFPA 101) + PER AGREEMENT W/RYE DBI
REQUIRED CLEAR EGRESS WIDTH AT DOORS	32" MIN. / 32" MIN. PROVIDED (7.2.1.2.3.2, NFPA 101)
REQUIRED CLEAR EGRESS WIDTH AT STAIR	36" MIN. / 44" MIN. PROVIDED (7.2.2.2.1.2(A), NFPA 101)
MAXIMUM DEAD END CORRIDOR	(B) 50'-0" MAX and (S-2) 100'-0" MAX / 39'-9" MAX PROVIDED (TABLE A.7.6, NFPA 101)
MAXIMUM COMMON PATH OF TRAVEL	(B) 100'-0" MAX and (S-2) 100'-0" MAX / 60'-0" MAX PROVIDED (TABLE A.7.6, NFPA 101)
MAXIMUM TRAVEL DISTANCE	(B) 300'-0" MAX and (S-2) 400'-0" MAX / 77'-0" MAX PROVIDED (TABLE A.7.6, NFPA 101)
MINIMUM CORRIDOR WIDTH	36" MIN. / 48" MIN. PROVIDED (7.3.4.1, NFPA 101)
MEANS OF EGRESS REQUIREMENTS (IBC 2015)	
OCCUPANT LOAD	BASEMENT: (S-2) 557 SF/300 = 1
	1ST FLOOR: (B) 2,961 SF/100 = 29
TOTAL BUILDING OCCUPANT LOAD	30 PERSONS (TABLE 1004.1.2, IBC 2015)
MINIMUM NUMBER OF EXITS - (B) BUSINESS	1 PER STORY / 2 PROVIDED (TABLE 1006.2.1, IBC 2015)
MINIMUM NUMBER OF EXITS - (S-2) STORAGE	1 PER STORY / 2" PROVIDED (TABLE 1006.2.1, IBC 2015) + PER AGREEMENT W/RYE DBI
REQUIRED CLEAR EGRESS WIDTH AT DOORS	32" MIN. / 32" MIN. PROVIDED (1010.1.1, IBC 2015)
REQUIRED CLEAR EGRESS WIDTH AT STAIR	36" MIN. / 44" MIN. PROVIDED (1011.2.1, IBC 2015)
MAXIMUM DEAD END CORRIDOR	(B) 50'-0" MAX and (S-2) 50'-0" MAX / 39'-9" MAX PROVIDED (1020.4.2, IBC 2015)
MAXIMUM COMMON PATH OF TRAVEL	(B) 100'-0" MAX and (S-2) 100'-0" MAX / 60'-0" MAX PROVIDED (1006.2.1, IBC 2015)
MAXIMUM TRAVEL DISTANCE	(B) 300'-0" MAX and (S-2) 400'-0" MAX / 77'-0" MAX PROVIDED (TABLE 1017.2, IBC 2015)
MINIMUM CORRIDOR WIDTH	36" / 48" MIN. PROVIDED (1020.2, IBC 2015)
EGRESS THROUGH INTERVENING SPACE	ROOM 105 COMPLIES (1016.2.2, IBC 2015)
FIRE RATINGS	**TYPE 5B CONSTRUCTION**
EXTERIOR BEARING WALLS	0 HOUR (TABLE 601, IBC 2015)
INTERIOR BEARING WALLS	0 HOUR (TABLE 601, IBC 2015)
NON-BEARING INTERIOR WALLS	0 HOUR (TABLE 601, IBC 2015)
FLOOR CONSTRUCTION	0 HOUR (TABLE 601, IBC 2015)
ROOF CONSTRUCTION	0 HOUR (TABLE 601, IBC 2015)
STRUCTURAL FRAME	0 HOUR (TABLE 601, IBC 2015)
SHAFT ENCLOSURES	1 HOUR (TABLE 713.4, IBC 2015)
CORRIDOR SEPARATION	0 HOUR (TABLE 1020.1, IBC 2015)
HORIZONTAL SEPARATION	1 HOUR BETWEEN (B) / (S-2) (SECTION 711.2.4.1, IBC 2025)
REQUIRED PLUMBING FIXTURES	(TABLE 2902.1, IBC 2015)
WATER CLOSETS	1 PER 25 / 2 PROVIDED
LAVATORIES	1 PER 40 / 2 PROVIDED
DRINKING FOUNTAIN	1 PER 100 / 1 PROVIDED
SERVICE SINK	1 / 1 PROVIDED
ENERGY CODE - ENVELOPE REQUIREMENTS	(TABLE C402.1.3, IECC 2015)
ROOF	R-38
EXTERIOR WALL	R-20
BELOW GRADE WALL	R-7.5
FLOOR	R-30
SLAB ON GRADE FLOOR	R-10 FOR 24"

INDEX

GENERAL SPECIFICATIONS

1. WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO THE STATE, NATIONAL, AND OTHER CODES AND ORDINANCES THAT APPLY TO THIS PROJECT.
2. BRING ANY DISCREPANCIES IN THESE PLANS TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS AND SPECIFICATIONS FOR LOCATIONS OF ALL BLOCK OUTS, INSERTS, OPENINGS, CURBS, BASES, AND PADS THAT ARE NOT DIMENSIONED OR SHOWN ON ARCHITECTURAL OF STRUCTURAL DRAWINGS, TYP.
4. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS AND SPECIFICATIONS SHALL BE PROVIDED AND ARE THE RESPONSIBILITY OF THEIR RESPECTIVE SUBCONTRACTORS AND THEIR DESIGN BUILD ENGINEER.
5. THE LOCATION OF DOOR OPENINGS NOT DIMENSIONED SHALL BE 6" FROM ADJACENT WALL (FACE OF FRAMING TO ROUGH OPENING).
6. PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH PHASING AND WITH THE LOCAL BUILDING COMMISSIONER.
7. WORK SHALL BE COMPLETED IN COMPLIANCE WITH INDUSTRY STANDARDS
8. RATED WALL SYSTEMS TO HAVE CONTINUOUS SEALANT AT BASE AND TOP OF WALL.
9. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT RATED WALL PARTITIONS.
10. PROVIDE 5/8" MOISTURE RESISTANT (MR) GYPSUM BOARD IN TOILET ROOMS.
11. PROVIDE FIRESTOPPING AT PENETRATIONS IN FIRE RATED WALLS AND FLOORS. PROVIDE FIRESTOPPING WHERE FIRE RATED ASSEMBLIES ABUT OTHER CONSTRUCTION.
12. PENETRATIONS IN FIRE RESISTANCE RATED ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479.
13. GC TO ENSURE ALIGNMENT OF ALL NEW AND EXISTING WALL AND FLOOR ASSEMBLIES.
14. HANDRAILS COMPLYING WITH IBC 2015 DIMENSIONAL STANDARDS ARE REQUIRED ON BOTH SIDES OF STAIRS.
15. SPRINKLER ROOM LAYOUT AND ACCESS SHALL NOT CONFLICT WITH ADA CLEAR SPACE REQUIREMENTS IN BATHROOM.
16. VAULT CONSTRUCTION: BASIS OF DESIGN - STANDARD FOR FIRE-RESISTIVE VAULTS AND SAFES - CONNECTICUT STATE AGENCIES STATE LIBRARY.
17. CARRY ADEQUATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE FOR PERFORMANCE OF THE WORK.
18. INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ALL CLAIMS AND EXPENSES FOR BODILY INJURY AND PROPERTY DAMAGE CAUSED BY THE NEGLIGENCE OR OMISSION OF THE CONTRACTOR OR HIS WORKS OR SUBCONTRACTORS.
19. SECURE ALL PERMITS AS REQUIRED TO PERFORM THE WORK.
20. DISPOSE OF ALL RUBBISH AND LEAVE THE PREMISES "BROOM CLEAN."
21. PERFORM ALL WORK IN A NEAT AND WORKMANLIKE MANNER ACCORDING TO ACCEPTED PRACTICES AND STANDARDS SPECIFIC TO EACH TRADE. ALL WORK SHALL STRICTLY COMPLY WITH THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, AND APPLICABLE LAWS AND CODES.
22. BREAKOUT COST FOR PHASE 1 AND PHASE 2. ANY DISCREPANCIES GO TO COST FOR PHASE 1.
23. FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CIRCUMSTANCES THAT AFFECT THE WORK.
24. GUARANTEE THE WORK TO BE FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION, ROOFING FOR 10 YEARS. SHOULD A DEFECT ARISE, THE OWNER SHALL NOTIFY THE CONTRACTOR IMMEDIATELY AND THE CONTRACTOR SHALL HAVE A WORKER ON THE JOB, ACTING TO CORRECT THE DEFECT, WITHIN ONE WEEK'S TIME. SHOULD THE CONTRACTOR DEFAULT TO THIS CONDITION, THE OWNER MAY HIMSELF ACT TO CORRECT THE DEFECT AND BE COMPENSATED BY THE CONTRACTOR FOR EXPENSES INCURRED.
25. CHANGE ORDERS - THE OWNER RESERVES THE RIGHT TO PERFORM CHANGES IN THE WORK.
26. MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER SYSTEM WORK TO BE CARRIED OUT BY LICENSED TRADES PEOPLE. SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR PRIOR TO CONSTRUCTION.
27. CONTRACTORS BIDDING THIS JOB SHALL CARRY AN ALLOWANCE FOR A SPRINKLER SYSTEM. SEPARATE PHASE 1 AND PHASE 2 IN THE PRICING.
28. THE BUILDING HEATING AND COOLING SHOULD BE PROVIDED EITHER BY AN AIR TO AIR HEAT PUMP SYSTEM OR A HIGH EFFICIENCY PROPANE FURNACE AND AIR CONDITIONING SYSTEM. THE AIR TO AIR HEAT PUMP SHALL MEET OR EXCEED THE EFFICIENCY SPECIFICATIONS IN THE ATTACHED EVERSOURCE 2021 HVAC INCENTIVE APPLICATION. IF THE AIR TO AIR HEAT PUMP IS RECOMMENDED AND BACKUP HEAT IS RECOMMENDED, IT SHALL BE PROVIDED BY A PROPANE UNIT.

CONSTRUCTION SET

- RYE TOWN OFFICE
RYE, NH.

COVER SHEET
SCALE: 3/16"=1'-0"

CHARLES HOYT DESIGNS
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P.O.BOX 256
Rye Beach, NH. 03871
(603)-431-5310
charleshoytdesigns@hotmail.com

A0

12-1-21

LEGEND

EXISTING

DEMO.

NEW

PHASE TWO

4. WALL: White Cedar Shingle By Maybec (Color solid Ultra white 001)
O/ 7/16" Wall Sheath. (Zip System)
W/ Zip Tape @ All Joints Or Equal (Typ.) O/ 2 x 6s
@ 16" O.C. (typ.) Insulate W/ R- 21 Min Batt. (Typ.)

5. SIDING : Existing To Remain, Clean, Patch , Repair & Paint (White) Benjamin Moore

18. DOOR NUMBER THREE FROM PHASE ONE TO BE RE-USED IN PHASE TWO

19. EXISTING WINDOW TO REMAIN

ALTERNATE: REMOVE EXISTING WINDOW INFILL OPENING - FINISH TO MATCH

2ND FLOOR

FIRST FLOOR

20. WALL (at Vault room): Fiber Cement Clapboard 4" to weather
Color: Colonial White by Benjamin Moore
O/ 7/16" Wall Sheath. (Zip System)
W/ Zip Tape @ All Joints Or Equal (Typ.) O/ metal
furring strips O/ 8" concrete block wall
W/ Borel 5/4 x 5,6 Corner Bds.

PHASE ONE REAR ELEVATION - NOT TO SCALE

1'-4"

12

12

0'-10"

PHASE ONE

2ND FLOOR

9'-11"

6'-10 1/2" WINDOW HEAD

FIRST FLOOR

5. SIDING : Existing To Remain, Clean, Patch , Repair & Paint (White) Benjamin Moore

20. WALL (at Vault room): Fiber Cement Clapboard 4" to weather
Color: Colonial White by Benjamin Moore
O/ 7/16" Wall Sheath. (Zip System)
W/ Zip Tape @ All Joints Or Equal (Typ.) O/ metal
furring strips O/ 8" concrete block wall
W/ Borel 5/4 x 5,6 Corner Bds.

15. WALL: Red Cedar Cladboard 4" to weather
Color: Colonial White by Benjamin Moore
O/ 7/16" Wall Sheath. (Zip System)
W/ Zip Tape @ All Joints Or Equal (Typ.) O/ 2 x 6s
@ 16" O.C. (typ.) Insulate W/ R- 21 Min Batt. (Typ.)

NEW HVAC CONDENSORS

REMOVE EXISTING HVAC CONDENSORS

CONCRETE WALKWAY TO SIDEWALK

5' x 6' BILCO BULKHEAD

PHASE TWO

PHASE ONE

1 A4

REAR ELEVATION

PHASE TWO

Ridge Of Dormers Not To Exceed Existing Ridge Height

3 A8

PHASE ONE
REMOVE EXISTING CHIMNEY
PATCH AND REPAIR TO MATCH
PHASE ONE
NEW WINDOW

1'-4"

2'-8"

16'-0"

2'-8"

12

12

4'-6 1/2"

6'-10 1/2"

3'-7"

2ND FLOOR

6'-10 1/2" WINDOW HEAD

FIRST FLOOR

9'-11"

PHASE ONE
REMOVE EXISTING WINDOW - INFILL - FINISH TO MATCH

NEW GENERATOR (phase 2) (phase 2)

(phase 2) (phase 3) (phase 1) (phase 1)

RIGHT ELEVATION
PHASE ONE

B

A

PHASE TWO

14. SIDING : Remove Existing Siding
Green Guard Or Equal Underlayment O/ Existing Sheathing
WALL: White Cedar Shingle By Maybec (Color solid Ultra white 001)

NEW HVAC CONDENSORS

PROPOSED PHASE ONE AND TWO ELEVATIONS

CONSTRUCTION SET

- RYE TOWN OFFICE
RYE, NH.

PHASE ONE & TWO ELEVATIONS
SCALE: 3/16"=1'-0"

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A1

12-1-21

LICENSED ARCHITECT
Jeremiah L Johnson No.04770
STATE OF NEW HAMPSHIRE

PHASE TWO

1. ROOF SHINGLE: Landmark (Color; Country Grey)
(by certainteed Triple Laminate HD Profile) (or approved equal)
Roof: Asphalt 45 Year Shingle
O/ ProArmor Underlayment By Owens Corning

Grace Ice And Water Shield At Eaves And Valleys
3' Up Eave W/ Copper Drip Edge.

Roof Of Existing Building To Be Stripped Down To Exiting Sheathig

Remove All Underlayment, Drip Edge, Patch And Repair As Needed.

PHASE TWO DEMO:

PHASE TWO
NEW ROOF BEYOND

1'-4"

20. REPAIR EXISTING FASCIA TO MATCH
INSPECT AND VERIFY EXTENT IN FIELD

PHASE ONE

2. TRIM: Corner Bds, Frieze, Fascia, Soffits,Window Trim,Columns, Etc.To Remain.
Contractor To Clean and Paint White W/Benjamin Moore Paint

3. WINDOW: Double Hung Wood W Composite Clad Exterior Sash Painted White

4. SHUTTERS: Composite Wood Shutters Flat Panels (Painted Black)
By Atlantic From Brosco. (Or Equal) W/Black Metal 'S' Shapped Hold Backs

5. SIDING : Existing To Remain, Clean, Patch , Repair & Paint (White) Benjamin Moore

FRONT ELEVATION

LEGEND

EXISTING

DEMO.

NEW

PHASE TWO

7. ROOF SHINGLE: Landmark (Color; Country Grey)
(by certainteed Triple Laminate HD Profile) (or approved equal)
Roof: Asphalt 45 Year Shingle
O/ 5/8" Roof Sheath. (Zip System)
W/Zip Tape @ All Joints (Typ.)
O/ 2 x 10's @ 16" O.C. Filled W/ Min R-42
Rigid.Insul. Hurricane Clips @ Wall @ Every Rafter (Typ.)

Grace Ice And Water Shield At Eaves And Valleys
3' Up Eave W/ Copper Drip Edge.

8. FASCIA:
copper drip edge O/
(5") Crown Moulding By Azek
Model Number: AZM-47 (See Detail)

9. FRIEZE: Bed Moulding
Model Number: AZM-75 O/ 5/4" x 10 Azek Trim.

10. SOFFIT: Vinyl Soffit By Certainteed

PHASE TWO

PHASE ONE

11 TRIM: Existing Wood TrimTo Remain IE. Rakes, Crown Mouldings Etc...
Contractor To Clean and Paint White W/Benjamin Moore Paint
(Color solid Ultra white 001)

14. SIDING : Remove Existing Siding and Sheathing
Green Guard Or Equal Underlayment O/ New Sheathing
WALL: White Cedar Shingle By Maybec (Color solid Ultra white 001)

0'-3 3/4"

3.5/12

12

10'

7'-3 1/4"

FIRST FLOOR

5'-0"

2
A4

16. EXISTING WINDOW TO REMAIN

17. RELOCATED NIGHT DEPOSITORY
CUT AND FRAME NEW OPENING.
FINISH TO MATCH

LEFT ELEVATION

PHASE TWO

PHASE ONE

PROPOSED PHASE ONE AND TWO ELEVATIONS

LICENSED ARCHITECT
Jeremiah L Johnson
No.04778
THE STATE OF NEW HAMPSHIRE

CONSTRUCTION SET

-
RYE TOWN OFFICE
RYE, NH.

PHASE ONE & TWO ELEVATIONS
SCALE: 3/16"=1'-0"

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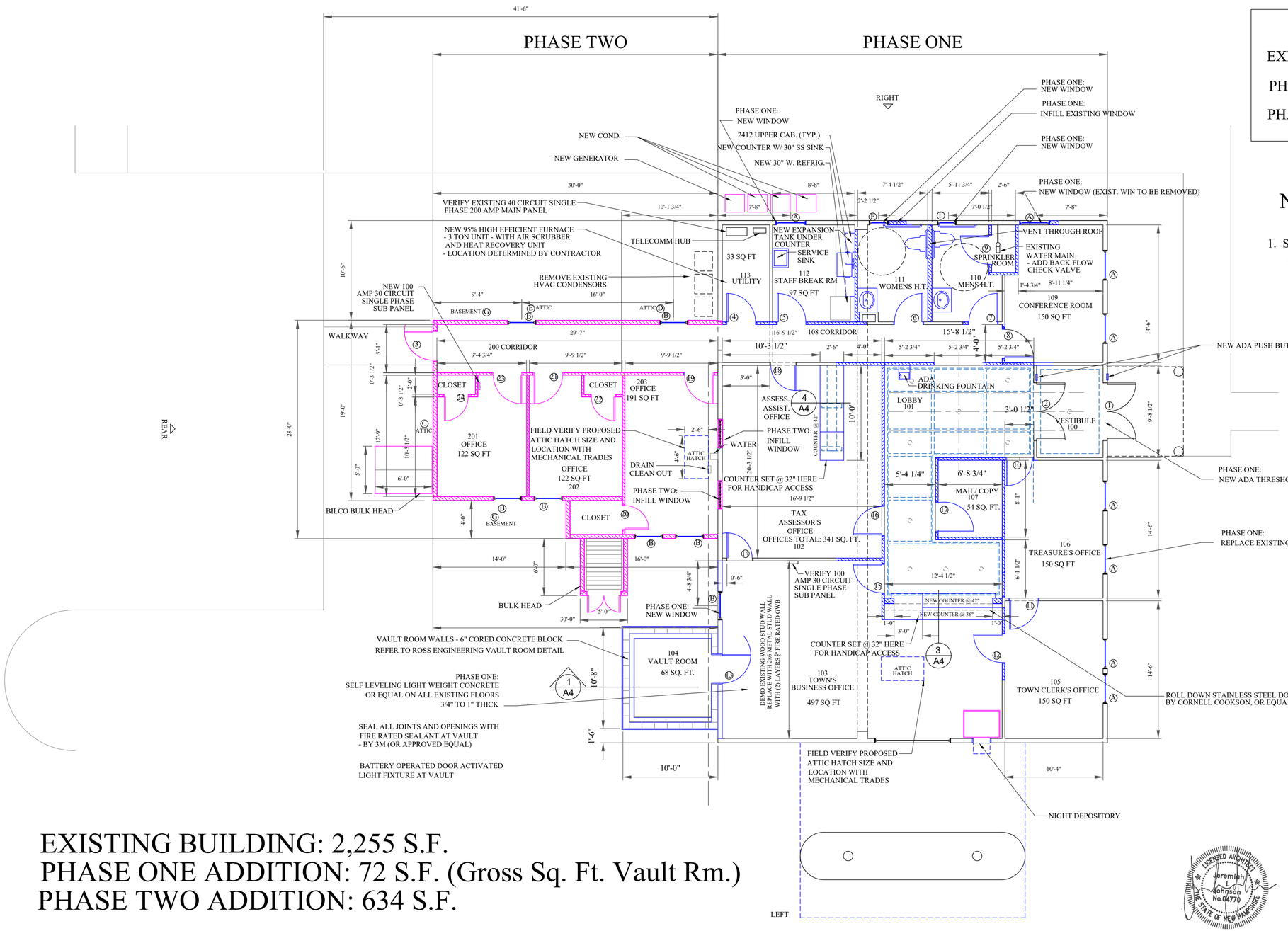
A2

12-1-21



LEGEND

EXISTING

PHASE ONE

PHASE TWO

NOTES:

1. SOUND DEADENING INSULATION AT ALL RESTROOM WALLS

EXISTING BUILDING: 2,255 S.F.
PHASE ONE ADDITION: 72 S.F. (Gross Sq. Ft. Vault Rm.)
PHASE TWO ADDITION: 634 S.F.

PROPOSED PHASE ONE AND TWO FLOOR PLAN

CONSTRUCTION SET

- RYE TOWN OFFICE
RYE, NH.

PHASE ONE & TWO PLAN
SCALE: 3/16"=1'-0"

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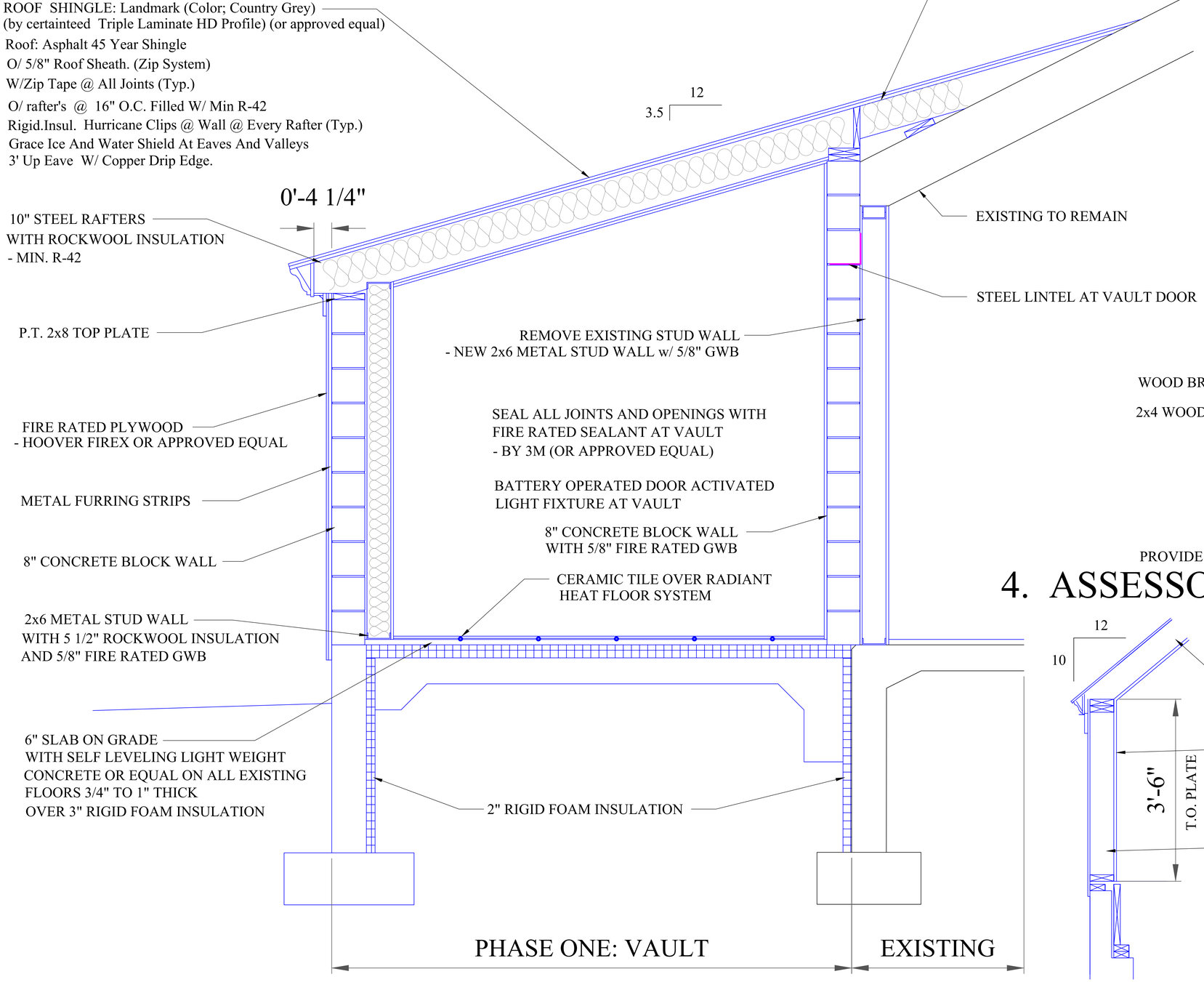
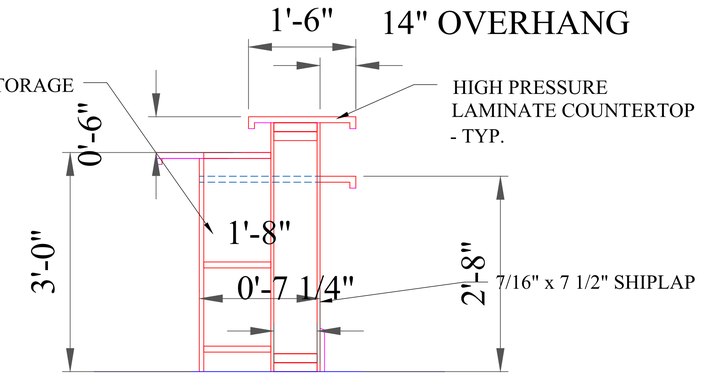
A3

12-1-21

LICENSED ARCHITECT
Jeremiah L. Johnson
No.04770
STATE OF NEW HAMPSHIRE

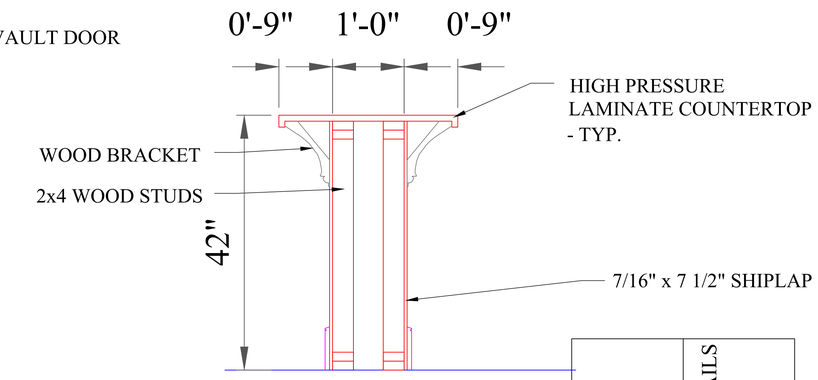


1. VAULT WALL SECTION



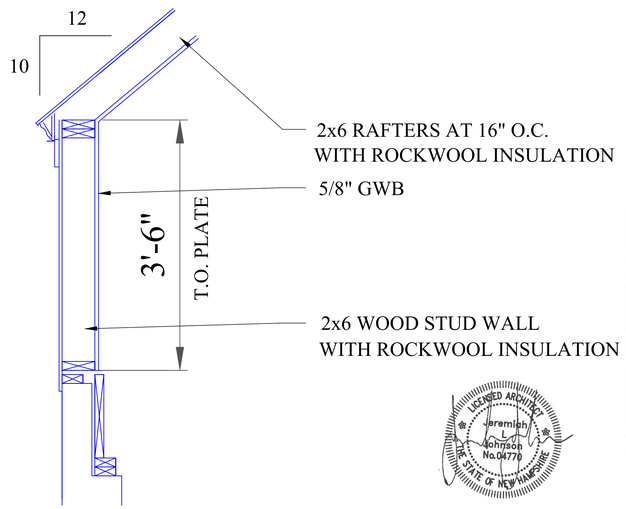
PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION

3. BUSINESS OFFICE DESK



PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION

4. ASSESSOR'S OFFICE DESK



2. DOG HOUSE SECTION

CONSTRUCTION SET

- RYE TOWN OFFICE
RYE, NH.

PHASE ONE & TWO SECT. DETAILS
SCALE: 1"=1'-0"

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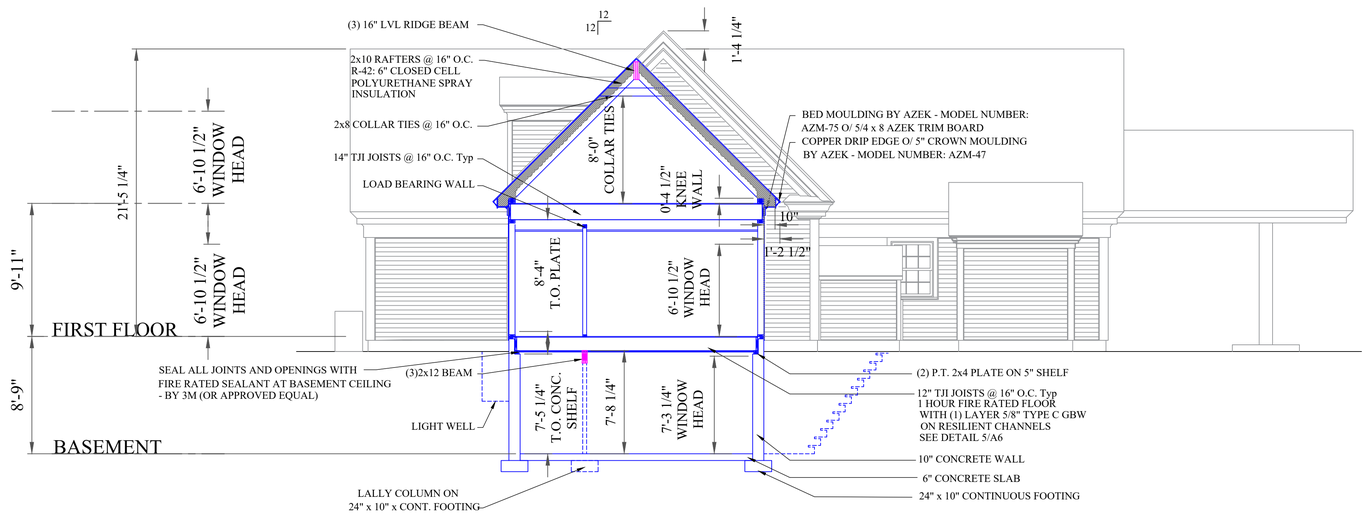
A4

12-1-21

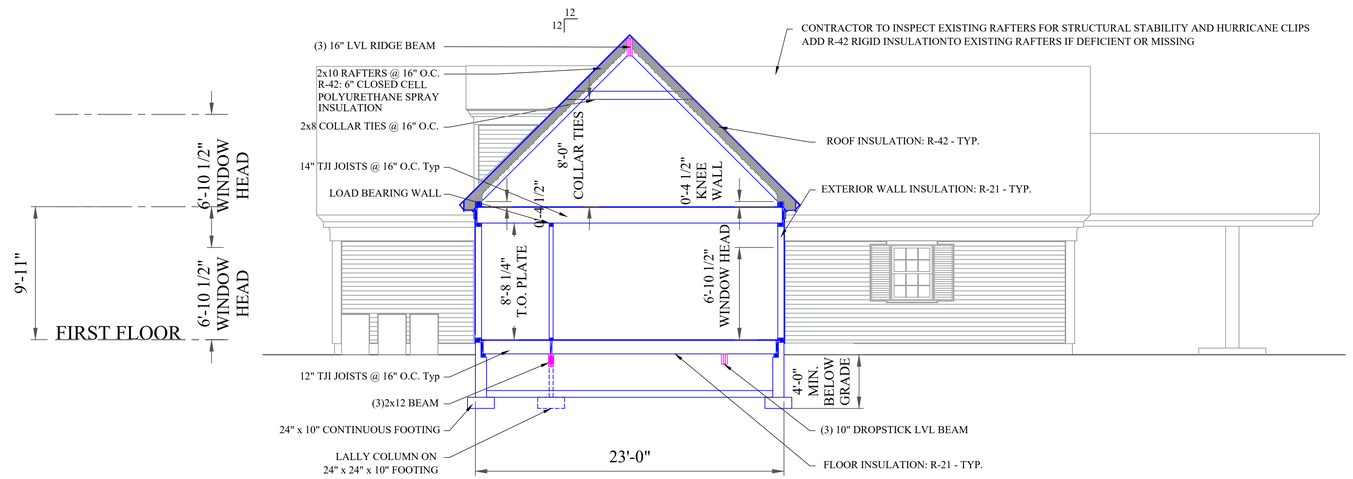
LICENSED ARCHITECT
Jeremiah C. Johnson
No.04770
THE STATE OF NEW HAMPSHIRE



PROPOSED PHASE TWO SECTION A

Fastened W/ An Approved Connector,

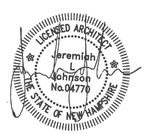
INSULATION COMPLIANCE - R-21 MIN.



PROPOSED PHASE TWO SECTION B

NOTES:

9. Soil bearing capacity should be tested and rated for 3000 PSF
10. Footing should rest on undisturbed soils. If ledge is encountered footing should be pinned to rock w/ 12" long #5 rebar 6" into rock & 6" into footing @ 6' o.c.
11. Footing: 24" wide x 10" thick reinforced w/ 4 rows of #4 rebar continuous,
12. Pin wall to footing w/ #4 vertical rebar @ 24" O.C. Up 24" Into Wall (Typ.)
    Footings For Point Loads , Reinforce W Rows In Both Directions @ 12" o.c.
    Strip Footer: Reinforce W/ 4 Rows Of # 4 rebar continuous
    3" up from bottom.
13. Foundation wall: 10" thick. Reinf. w/ #4 Rebar (1) Row 2" from Top, and (1) Row 2" from bottom
    Place Extra #4 Vertical Rebar Below Locations Where Post Sits on Foundation.
14. Pin P.T. Plate to foundation wall w/ 1/2" diameter x 1'-0" anchor bolts 4'-0" O.C. (Typ.)
    There shall be a minimum of two bolts per sill plate section and not more than 12" from each end.
15. 5" SHELF - SEE SECTIONS
16. CONTRACTOR TO CARRY 10% FOR UNKNOWNS
17. ONE HOUR FIRE RATED FLOOR BETWEEN BASEMENT AND FIRST FLOOR
18. INSULATION: R-42 POLYURETHANE SPRAY AT ROOF, R-21 FIBERGLASS BATT INSULATION AT FLOOR AND EXTERIOR WALLS - UNLESS NOTED OTHERWISE



CONSTRUCTION SET

-
RYE TOWN OFFICE
RYE, NH.

PHASE ONE & TWO SECT. / DET
SCALE: 3/16"=1'-0"

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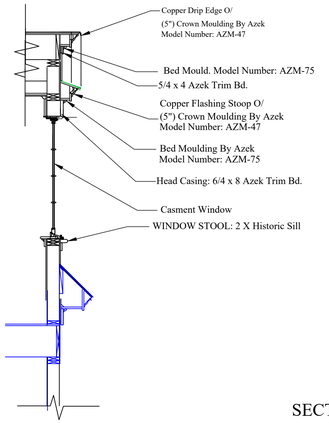
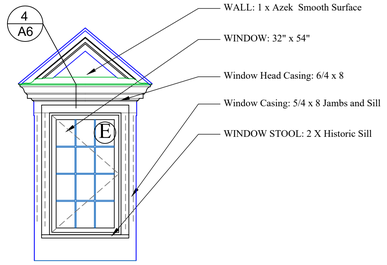
A5

12-1-21

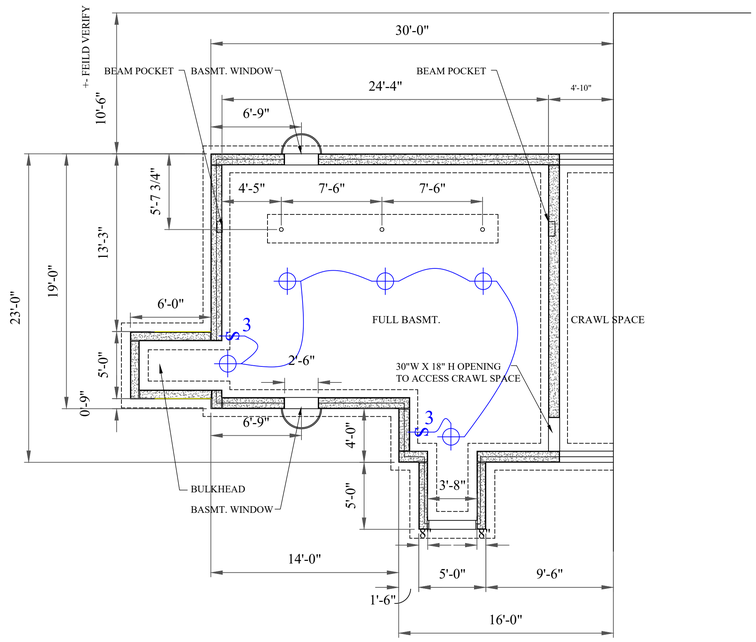


DETAIL 4



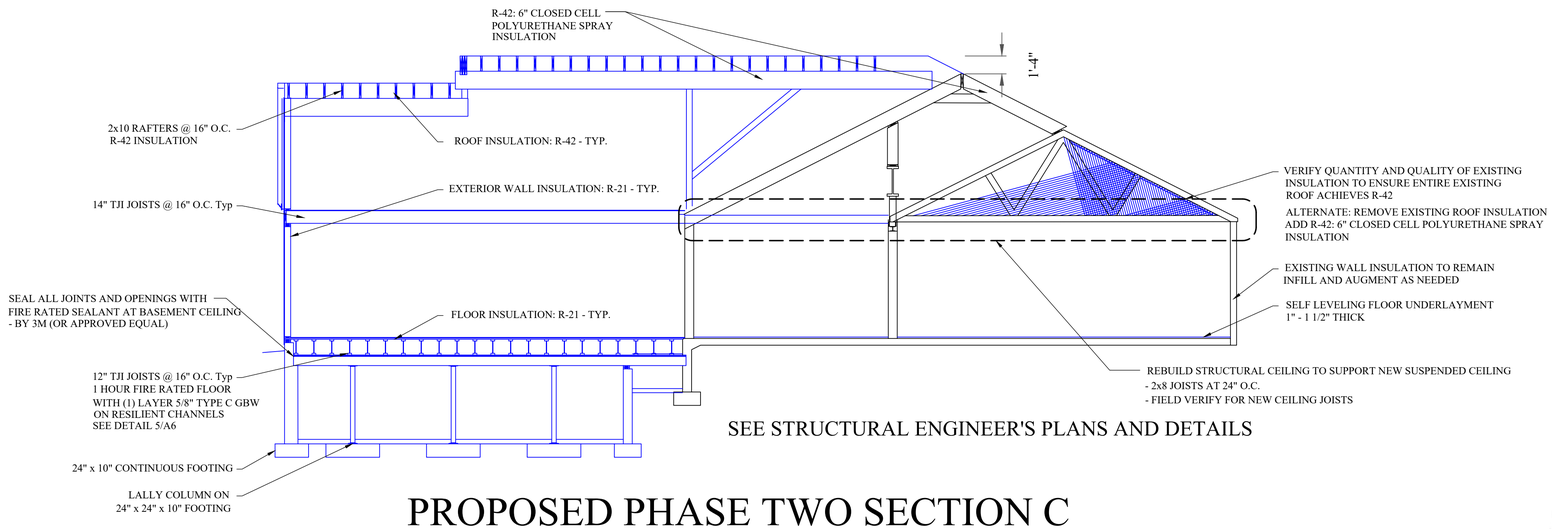
DETAIL 3

SECTION DETAIL THROUGH SIDE DORMER
SCALE: 1/2"=1'-0"



BASEMENT FLOOR PLAN/ ELECTRICAL PLAN

SEE S1 FOR STRUCTURAL FOUNDATION DETAILS AND SPECS



SEE STRUCTURAL ENGINEER'S PLANS AND DETAILS

PROPOSED PHASE TWO SECTION C

LICENSED ARCHITECT
Jeremiah C. Johnson
No.04770
THE STATE OF NEW HAMPSHIRE

CONSTRUCTION SET

-
RYE TOWN OFFICE
RYE, NH.

PHASE ONE & TWO SECT. / DET
SCALE: 3/16"=1'-0"

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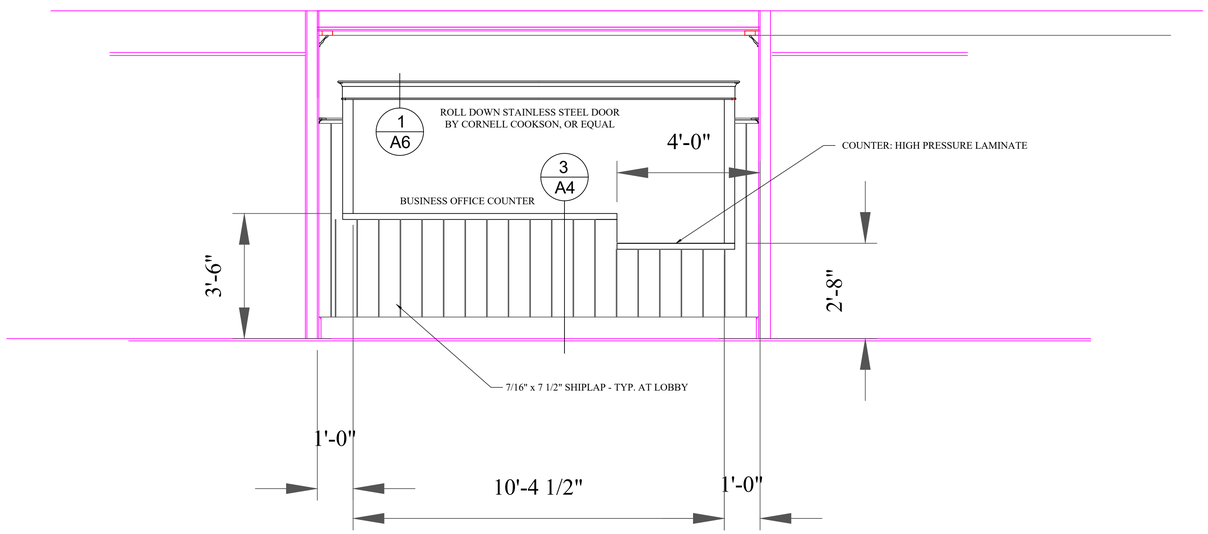
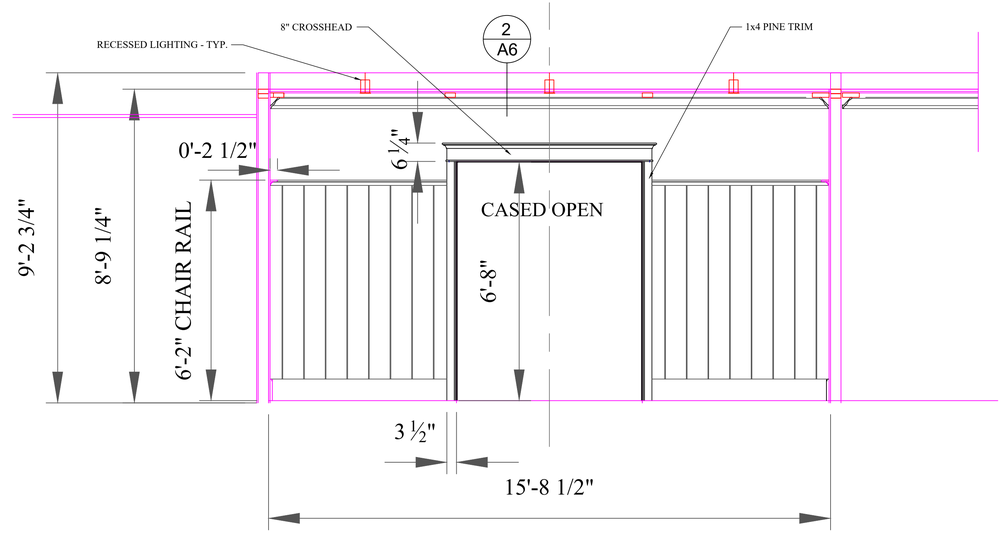
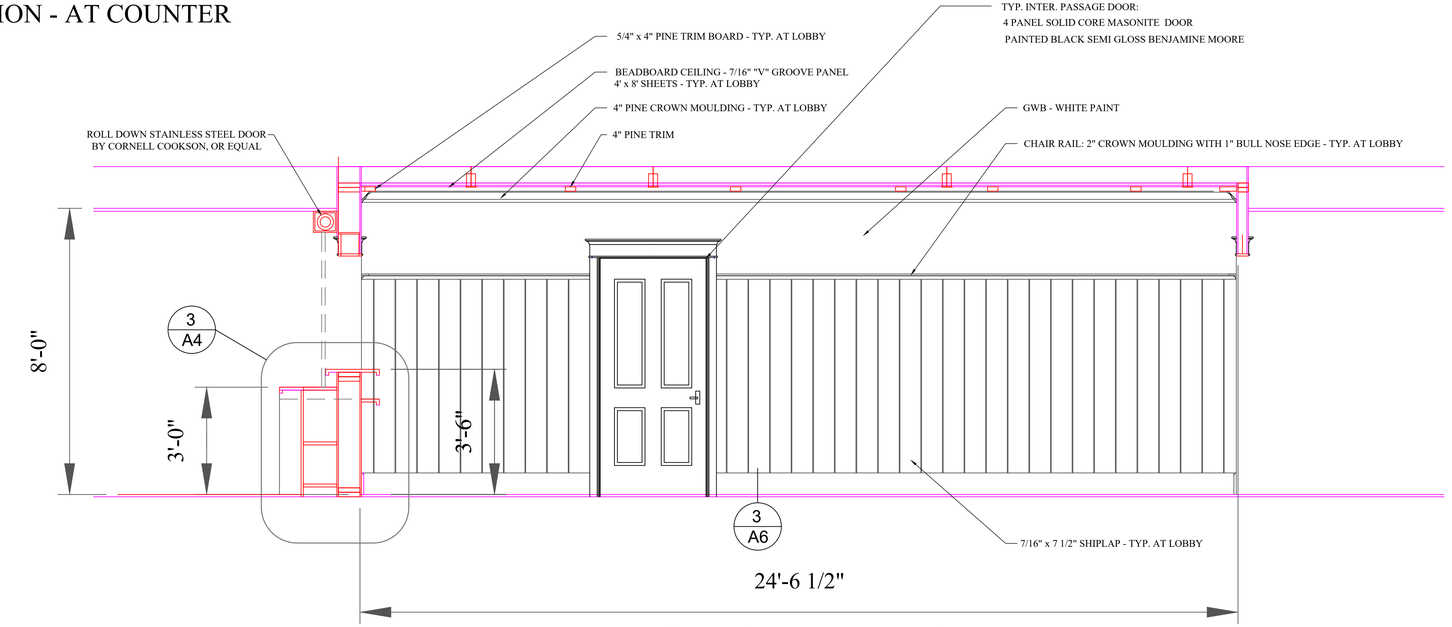


LOBBY ELEVATION - AT COUNTER



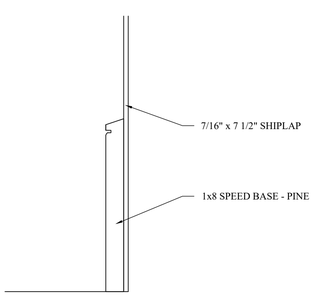
LOBBY ELEVATION - CORRIDOR BEYOND



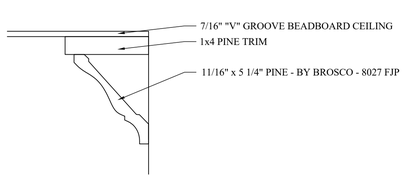
TYPICAL LOBBY ELEVATION

NOTES:

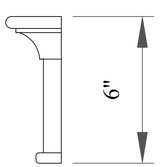
1. SOLID 2x8 BLOCKING IN WALL AND CEILINGS TO RECEIVE SHIPLAP OR BEADBOARD



3. BASEBOARD PROFILE
1x8 SPEED BASE



2. CROWN MOULDING PROFILE



1. MOULDING PROFILE

CONSTRUCTION SET

-
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PHASE ONE & TWO LOBBY ELEV
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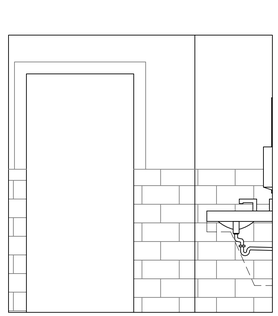

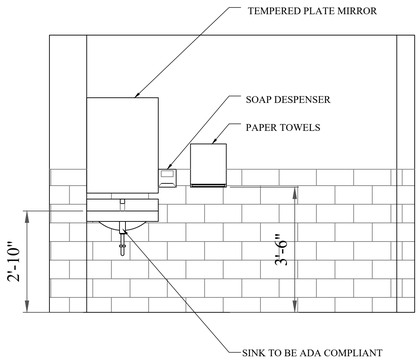

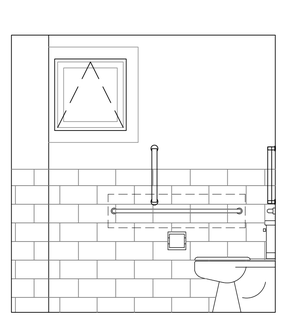

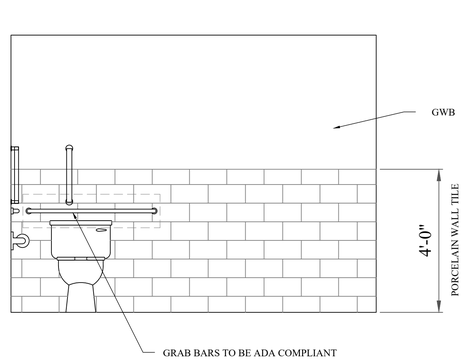

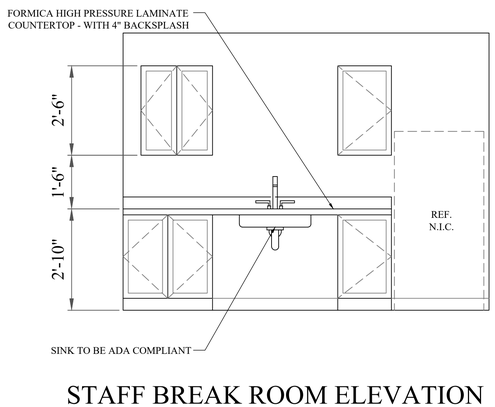

RESTROOM ELEVATION

STAFF BREAK ROOM ELEVATION

SPECIFICATIONS:

1. TOILET: American Standard Cadet
1.1 gpf Pressure Ass. Elongated Toilet (White)

2. SINK: American Standard Aqualyn
Countertop Sink W/ 8" Faucet Holes (White Typ.)

3. FAUCET: American Standard Portsmouth Suite
2 Handle 8" Widespread High Arc W/ Level Handles
Finish: Polished Chrome (Typ.)

4. VANETY: Formica High Pressure Laminate
Matte Finish Color: Creme Quarstone.
O/ 3/4" Plywood. Support Top W/ Adequate Brackets
(Three In Total, At Each End and At Mid Span).

5. TILE FLOOR: SEE ROOM FINISH SCHEDULE

6. TILE WALL: SEE ROOM FINISH SCHEDULE

7. GYPSUM BOARD WALL: 1/2" XP Purple Moisture Resistant Gypsum Board
Painted W/ Benjamin Moore Paints Color: White Dove.

8. DOOR W/ TRIM: Solid Core Masonite Flush Door
W/ 1 x 3 Colonial Trim (To Match Existing) Typ.

9. DOOR HARDWARE:
ADA accessible door handles.

10. WALL STRUCTURAL:
Solid Blocking At Grab Bars, Paper Towel Dispensers,
Toilet Paper Dispensor, and all wall mounted fixtures

CONSTRUCTION SET

-
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RYE, NH.

PHASE ONE & TWO INT. ELEV.
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ROOM FINISH SCHEDULE

PHASE ONE

ROOM NUMBER	ROOM NAME	FLOOR	WALL	CEILING	MOLDINGS	NOTES
100	VESTIBULE	PERGO DEFENSE+ 7.5" W BANFIELD BRIDGE OAK ANTIMICROBIAL	7/16" x 7 1/2" SHIPLAP	BEADBOARD CEILING 7/16" V GROOVE PANEL	4" PINE CROWN	
101	LOBBY	PERGO DEFENSE+ 7.5" W BANFIELD BRIDGE OAK ANTIMICROBIAL	7/16" x 7 1/2" SHIPLAP	BEADBOARD CEILING 7/16" V GROOVE PANEL	4" PINE CROWN	SEE SHEET A7 DETAIL SHEET
102	TAX ASSESSOR'S OFFICE	TRAFFICMASTER GRAND FORKS GRAY COMMERCIAL CARPET W/ 5/16" CUSHION BY LIFEPROOF	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	
103	TOWN'S BUSINESS OFFICE	TRAFFICMASTER GRAND FORKS GRAY COMMERCIAL CARPET W/ 5/16" CUSHION BY LIFEPROOF	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	
104	VAULT ROOM	PERGO DEFENSE+ 7.5" W BANFIELD BRIDGE OAK ANTIMICROBIAL	PAINTED GWB SMOOTH	PAINTED GWB SMOOTH	ROPPE BLACK 4" VINYL WALL COVE BASE	1 HOUR FIRE RATED VAULT ROOM
105	TOWN CLERK'S OFFICE	TRAFFICMASTER GRAND FORKS GRAY COMMERCIAL CARPET W/ 5/16" CUSHION BY LIFEPROOF	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	
106	TREASURER'S OFFICE	TRAFFICMASTER GRAND FORKS GRAY COMMERCIAL CARPET W/ 5/16" CUSHION BY LIFEPROOF	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	
107	MAIL / COPY	12"x12" ARMSTRONG IMPERIAL TEXTURE COMMERCIAL VCT	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	
108	CORRIDOR	12"x12" ARMSTRONG IMPERIAL TEXTURE COMMERCIAL VCT	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	
109	CONFERENCE ROOM	TRAFFICMASTER GRAND FORKS GRAY COMMERCIAL CARPET W/ 5/16" CUSHION BY LIFEPROOF	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	
110	MEN'S RESTROOM	CARRARA 12" x 24" POLISHED PORCELAIN FLOOR AND WALL TILE - POLISHED WHITE	PAINTED GWB SMOOTH WALL TILE: TO MATCH FLOOR	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS		SEE SHEET A10 ELEVATIONS
111	WOMEN'S RESTROOM	CARRARA 12" x 24" POLISHED PORCELAIN FLOOR AND WALL TILE - POLISHED WHITE	PAINTED GWB SMOOTH WALL TILE: TO MATCH FLOOR	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS		SEE SHEET A10 ELEVATIONS
112	STAFF BREAK ROOM	12"x12" ARMSTRONG IMPERIAL TEXTURE COMMERCIAL VCT	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	
113	UTILITY ROOM	12"x12" ARMSTRONG IMPERIAL TEXTURE COMMERCIAL VCT	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	

PHASE TWO

ROOM NUMBER	ROOM NAME	FLOOR	WALL	CEILING	MOLDINGS	NOTES
200	CORRIDOR	12"x12" ARMSTRONG IMPERIAL TEXTURE COMMERCIAL VCT	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	
201	OFFICE	TRAFFICMASTER GRAND FORKS GRAY COMMERCIAL CARPET W/ 5/16" CUSHION BY LIFEPROOF	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	CLOSET FINISHES TO MATCH OFFICE
202	OFFICE	TRAFFICMASTER GRAND FORKS GRAY COMMERCIAL CARPET W/ 5/16" CUSHION BY LIFEPROOF	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	CLOSET FINISHES TO MATCH OFFICE
203	OFFICE	TRAFFICMASTER GRAND FORKS GRAY COMMERCIAL CARPET W/ 5/16" CUSHION BY LIFEPROOF	PAINTED GWB SMOOTH	24" x 48" RADAR WHITE SQUARE EDGE LAY-IN ACT BY USG CEILINGS	ROPPE BLACK 4" VINYL WALL COVE BASE	CLOSET FINISHES TO MATCH OFFICE

NOTES
1. ALL PRODUCTS AS SPECIFIED, OR APPROVED EQUAL
2. SELF LEVELING LIGHT WEIGHT CONCRETE OR EQUAL ON ALL EXISTING FLOORS - 3/4" TO 1" THICK

WINDOW SCHEDULE

TAG	DESCRIPTION	ROUGH OPENING	NOTES
A	REPLACEMENT DOUBLEHUNG	38 5/8" x 53 3/8"	SEE LEPAGE MILLWORK CUT SHEET FOR SPECS.
B	NEW DOUBLEHUNG	38 5/8" x 53 3/8"	SEE LEPAGE MILLWORK CUT SHEET FOR SPECS.
C	18" RADIUS CIRCLE WINDOW	37" x 36 1/2"	SEE LEPAGE MILLWORK CUT SHEET FOR SPECS.
D	LEFT HINGED CASEMENT	33" x 54 1/2"	SEE LEPAGE MILLWORK CUT SHEET FOR SPECS.
E	RIGHT HINGED CASEMENT	33" x 54 1/2"	SEE LEPAGE MILLWORK CUT SHEET FOR SPECS.
F	NEW AWNING	25" x 24 1/2"	SEE LEPAGE MILLWORK CUT SHEET FOR SPECS.
G	BASEMENT	33" x 24 1/2"	BASEMENT UTILITY WINDOW

DOOR SCHEDULE

TAG	DESCRIPTION	ROUGH OPENING	NOTES
1	FRONT DOOR	76 1/2" x 80 1/8"	SEE LEPAGE MILLWORK CUT SHEET FOR SPECS.
2	FRONT DOOR	76 1/2" x 80 1/8"	SEE LEPAGE MILLWORK CUT SHEET FOR SPECS.
3	REAR DOOR	38" x 82 1/2"	SEE LEPAGE MILLWORK CUT SHEET FOR SPECS. DOOR NUMBER THREE FROM PHASE ONE TO BE RE-USED IN PHASE TWO
4	UTILITY ROOM	38" x 82 1/2"	
5	STAFF BREAK	38" x 82 1/2"	
6	WOMEN'S ROOM	38" x 82 1/2"	ADA ACCESSIBLE
7	MEN'S ROOM	38" x 82 1/2"	ADA ACCESSIBLE
8	CONFERENCE	38" x 82 1/2"	
9	SPRINKLER ROOM	38" x 82 1/2"	
10	TREASURER'S OFFICE	34" x 82 1/2"	
11	TREASURER'S OFFICE	34" x 82 1/2"	
12	TOWN CLERK	38" x 82 1/2"	
13	VAULT	38" x 82 1/2"	STEEL JAMB AND STEEL DOOR WITH SELF CLOSING HARDWARE ONE HOUR FIRE RATED
14	TAX ASSESSOR	34" x 82 1/2"	
15	BUSINESS OFFICE	38" x 82 1/2"	
16	TAX ACCESSOR	38" x 82 1/2"	
17	MAIL / COPY	38" x 82 1/2"	
18	ASSESS ASSIST. OFFICE	34" x 82 1/2"	
19	OFFICE	38" x 82 1/2"	
20	CLOSET	32" x 82 1/2"	
21	OFFICE	38" x 82 1/2"	
22	CLOSET	32" x 82 1/2"	
23	OFFICE	38" x 82 1/2"	
24	CLOSET	32" x 82 1/2"	

LICENSED ARCHITECT
Jeremiah L.F. Johnson
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STATE OF NEW HAMPSHIRE

CONSTRUCTION SET

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PHASE ONE & TWO RM / WINDOW / DOOR SCHEDULES
SCALE: 3/16"=1'-0"

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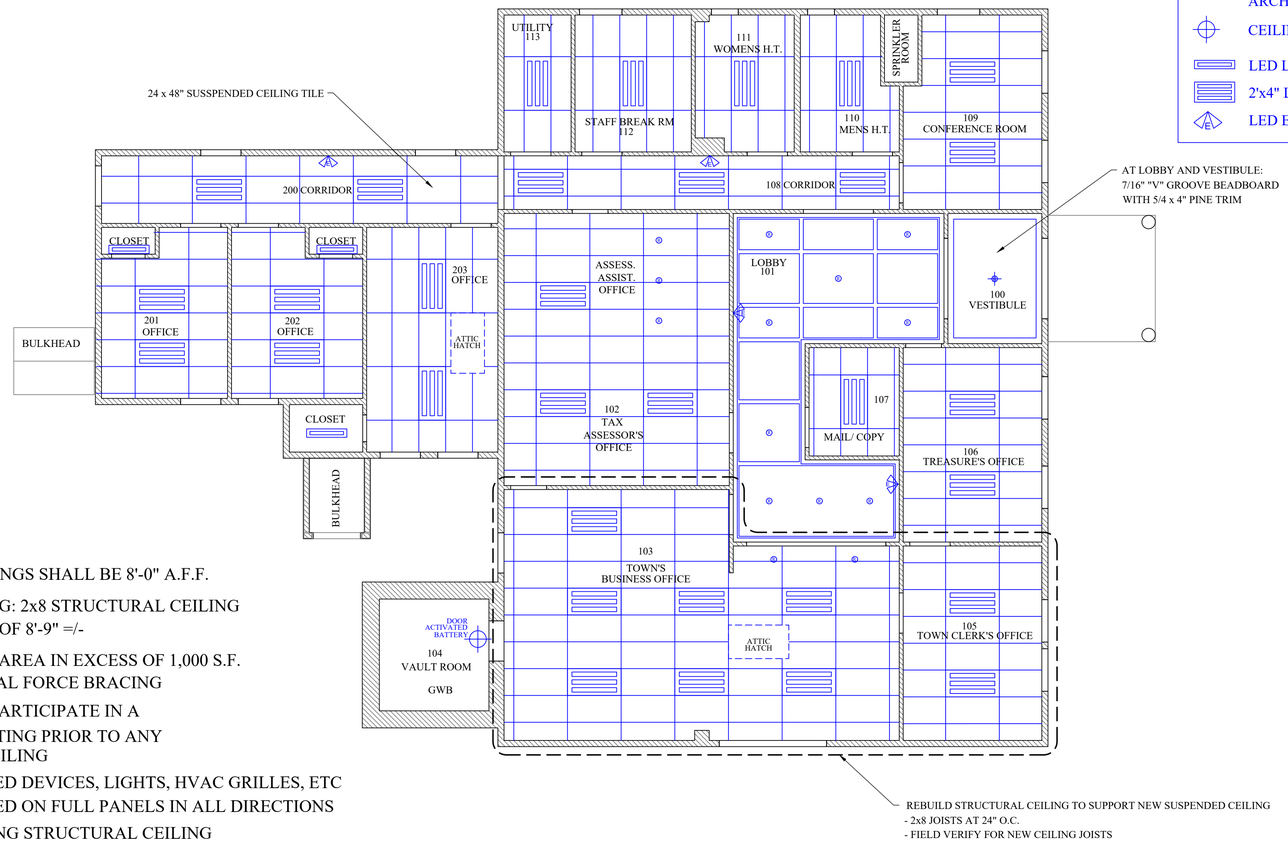
LEGEND

- LED RECESSED FIXTURE
- HISTORIC STYLE LED FIXTURE - TBD BY ARCHITECT / HISTORIC COMITTEE
- CEILING MOUNTED LED LIGHT FIXTURE
- LED LIGHT FIXTURE
- 2'x4" LED TROFFER LIGHT FIXTURE
- LED EMERGENCY LIGHTING - BATTERY



NOTES:

1. ALL NEW DROP CEILINGS SHALL BE 8'-0" A.F.F.
2. STRAPPING IN CEILING: 2x8 STRUCTURAL CEILING 16" O.C. AT A HEIGHT OF 8'-9" =/-
3. SUSPENDED CEILING AREA IN EXCESS OF 1,000 S.F. SHALL HAVE LATERAL FORCE BRACING
4. ALL TRADES SHALL PARTICIPATE IN A COORDINATION MEETING PRIOR TO ANY INSTALLATION OF CEILING
5. ALL CEILING MOUNTED DEVICES, LIGHTS, HVAC GRILLES, ETC ARE TO BE CENTERED ON FULL PANELS IN ALL DIRECTIONS
6. FIELD VERIFY EXISTING STRUCTURAL CEILING TO DETERMINE IF IT CAN REMAIN
7. VERIFY ACCESS FOR NEW MECHANICAL EQUIPMENT IN ATTIC PRIOR TO CONSTRUCTION OF CEILING

PROPOSED PHASE ONE & TWO REFLECTED CEILING PLAN

LICENSED ARCHITECT
Jeremiah L. Johnson
No.04770
STATE OF NEW HAMPSHIRE

CONSTRUCTION SET

- RYE TOWN OFFICE
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PHASE ONE & TWO REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

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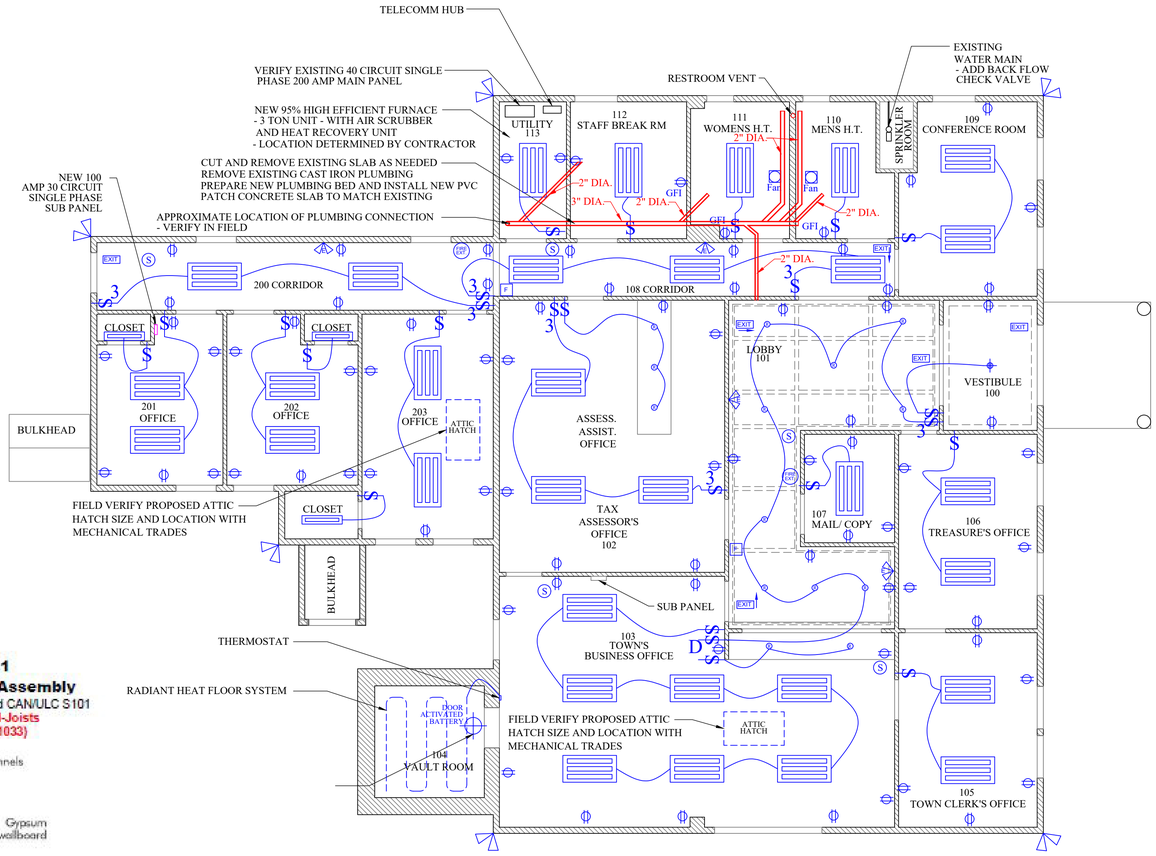
NOTES:

1. CODES: ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THE ELECTRICAL SUB_CONTRACTS AND LABOR PERFORMED HEREIN SHALL BE IN COMPLETE ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, FIRE PROTECTION ASSOCIATION, AND INSURANCE REGULATIONS AND REQUIREMENTS GOVERNING SUCH WORK.
2. PERMITS: ANY AND ALL PERMITS REQUIRED FOR INSTALLATION OF ANY MATERIAL SHALL BE OBTAINED AS PART OF THE WORK OF THE SPECIFICATION INCLUDING ALL FEES OR EXPENSES INCURRED.
3. THE WORK COVERED CONSISTS OF FURNISHING ALL LABOR AND MATERIALS NECESSARY TO INSTALL, COMPLETE AND READY FOR CONTINUOUS OPERATION, THE ELECTRICAL SYSTEMS, APPARATUS AND EQUIPMENT FOR RYE TOWN HALL.
4. SHOP DRAWINGS OF ALL SPECIFIED FIXTURES, EQUIPMENT AND APPARATUS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
5. CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES AND CONDITIONS PRIOR TO SUBMITTING AS BID.
6. GUARANTEE: ALL MATERIALS AND EQUIPMENT, FURNISHED AND INSTALLED, SHALL BE GUARANTEED IN WRITING FOR (1) ONE YEAR, FROM THE DATE OF ACCEPTANCE OF THE BUILDING BY THE OWNER.
7. THE BUILDING HEATING AND COOLING SHOULD BE PROVIDED EITHER BY AN AIR TO AIR HEAT PUMP SYSTEM OR A HIGH EFFICIENCY PROPANE FURNACE AND AIR CONDITIONING SYSTEM. THE AIR TO AIR HEAT PUMP SHALL MEET OR EXCEED THE EFFICIENCY SPECIFICATIONS IN THE ATTACHED EVERSOURCE2021 HVAC INCENTIVE APPLICATION. IF THE AIR TO AIR HEAT PUMP IS RECOMMENDED, IT SHALL BE BE PROVIDED BY A PROPANE UNIT.



LEGEND

$	SWITCH
$ 3	SWITCH (3-WAY)
$ D	SWITCH (3-WAY - WITH DIMMER)
	DUPLEX RECEPTACLE
GFI	DUPLEX RECEPTACLE (GROUND FAULT)
R	LED RECESSED FIXTURE
	HISTORIC STYLE LED FIXTURE - TBD BY ARCHITECT / HISTORIC COMITTEE
	CEILING MOUNTED LED LIGHT FIXTURE
	LED LIGHT FIXTURE
	2'x4" LED TROFFER LIGHT FIXTURE
Fan	EXHAUST FAN
E	LED EMERGENCY LIGHTING - BATTERY
	LED FLOOD LIGHTING
S	SMOKE DETECTOR
EXIT	ILLUMINATED EXIT SIGN — INDICATES DIRECTIONAL ARROW
F	FIRE ALARM MANUAL PULL STATION
FIRE EXT.	FIRE EXTINGUISHER

PROPOSED PHASE ONE & TWO ELECTRICAL / PLUMBING PLAN

APA

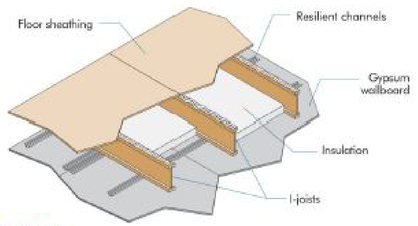
International Beams Assembly IB.P60.1

One-Hour Fire Resistance Rated Floor/Ceiling Assembly

This fire resistance design is listed in accordance with the ASTM E119 and CAN/ULC S101

Min. 9-1/2 inches (241 mm) Deep: IB800 or WI 80, and IB900 I-Joists

Manufactured at the Pohénégamook, Quebec Plant (Mill #1033)



A. BASIC ASSEMBLIES

1) Floor Topping (Optional): Varies.
2) Floor Sheathing: Min. 5/8-inch (16-mm) T&G Wood Structural Panel when topping is used and the joist spacing is 19.2 inches (488 mm) or less. Otherwise, Min. 23/32-inch (18-mm) T&G Wood Structural Panel must be used. The sheets shall be installed with their long edge perpendicular to I-joists with end joints centered over the top flange of I-joists and staggered. Floor sheathing must be installed per code requirements.
3) Insulation: Min. 1-1/2-inch (38-mm) Mineral Wool Insulation Batts (nominal 2.5 pcf) friction fit between I-joist flanges.
4) Structural Members: Min. 9-1/2 inches (241 mm) Deep I-Joists. Max. 24 inches (610 mm) on center spacing. Min. flange dimensions of 1-1/2 inches (38 mm) thick by 3-1/2 inches (89 mm) wide. Min. web thickness of 3/8 inch (9.5 mm).
5) Resilient Channels: Min. 25 Gauge Galvanized Resilient Channels. Attached perpendicular to the bottom flange of the I-joist with 1-5/8 inch (41-mm) Type W drywall screws. Channels are spaced a max. of 16 inches (406 mm) on center, are doubled at each base layer wallboard end joint, and extend to the next joist beyond each joint.
6) Ceiling: One layer of 5/8-inch (16-mm) Type C Gypsum Wallboard. Installed with long dimension perpendicular to resilient channels and fastened with min. 1-1/8-inch (28-mm) Type S drywall screws spaced at 7 inches (178 mm) on center. The end joints of the wallboard must be staggered 48 inches (1219 mm) with those of adjacent sheets. Screws shall be min. 1-1/2 inches (38 mm) from board edges and 3/4 inch (19 mm) from board ends.
   a) Finish: The face layer joints must be covered with tape and coated with joint compound. Screw heads must also be covered with joint compound.

B. SIMILAR ASSEMBLIES

1) Intertek Listing IBI-MWP 60-01, and 2010 NBCC Table A-9.10.3.1.B Assemblies F8, F10, F14, and F20.

LICENSED ARCHITECT Jeremiah L. Johnson No.04770 STATE OF NEW HAMPSHIRE

CONSTRUCTION SET

- RYE TOWN OFFICE
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PHASE ONE & TWO ELECTRICAL AND PLUMBING PLAN
SCALE: 3/16"=1'-0"

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500 WASHINGTON ROAD
RYE, NH 03870

LIST OF PROJECT PLANS AND DOCUMENTS:

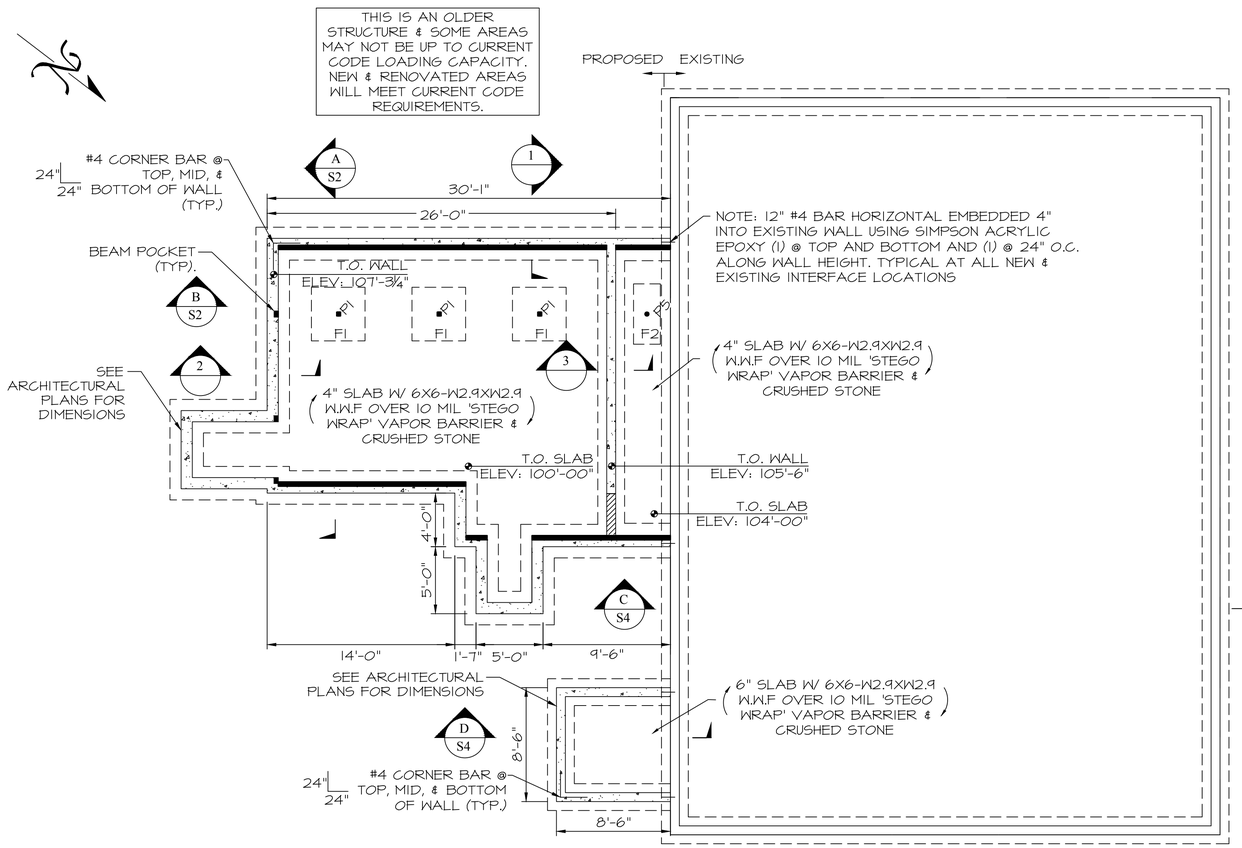
PLAN SET

PREPARED BY:

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

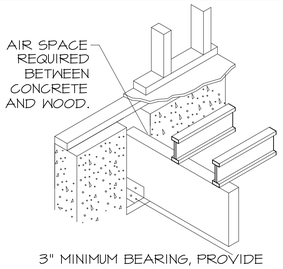
PREPARED FOR:
CHARLES HOYT DESIGNS
P.O. BOX 256
Rye Beach, NH 0371

November 1, 2021



FOUNDATION PLAN

Scale : 3/16"=1'-0"



3" MINIMUM BEARING, PROVIDE MOISTURE BARRIER & PROPER LATERAL RESTRAINT AT SUPPORT.

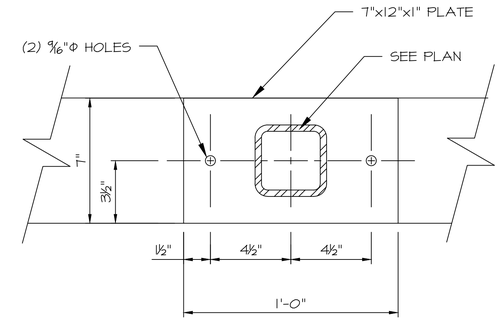
BEAM POCKET DETAIL

Scale: NTS

FOOTER SCHEDULE	
F1	4'x4'x10" WITH (4) #4 BARS EA. WAY
F2	4½'x2'x10" WITH (4) #4 BARS EA. WAY

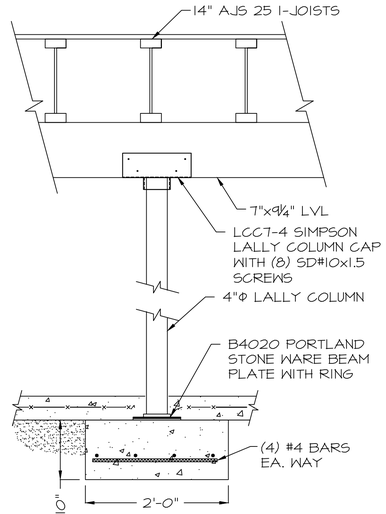
COLUMN SCHEDULE	
	TYPE OF POST
P1	HSS 4"x4"x¼"
P2	3½"x5¼" VERSALAM POST
P3	5¼"x5¼" VERSALAM POST
P4	7"x7" VERSALAM POST
P5	4" Φ LALLY COLUMN

ASSURE POSITIVE ATTACHMENT AT ALL POST TO BEAM CONNECTIONS



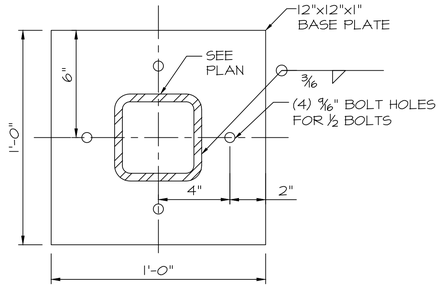
TOP PLATE DETAIL

Scale: 3"=1'-0"



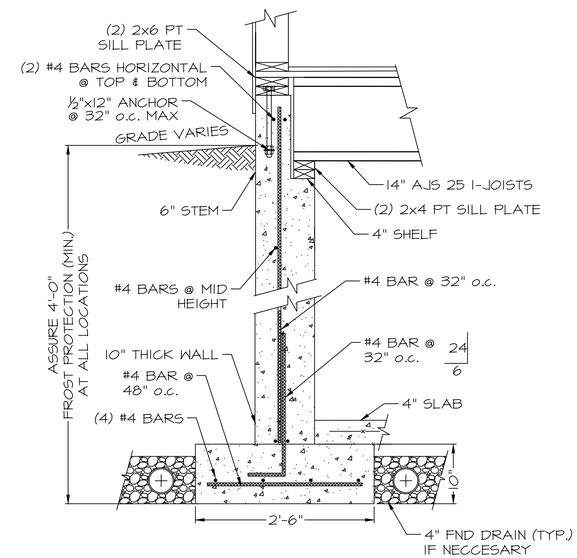
LALLY DETAIL

Scale: 1"=1'-0"



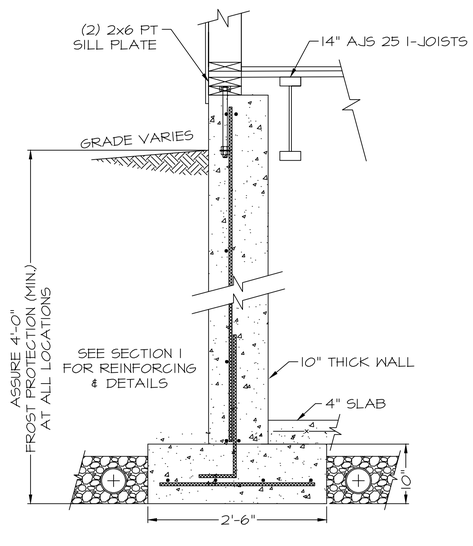
BASE PLATE DETAIL

Scale: 3"=1'-0"



SECTION 1

Scale: 1"=1'-0"



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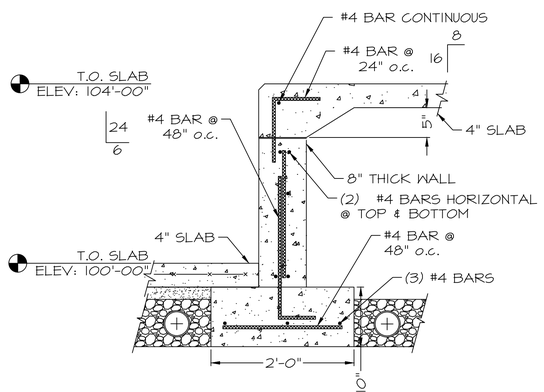

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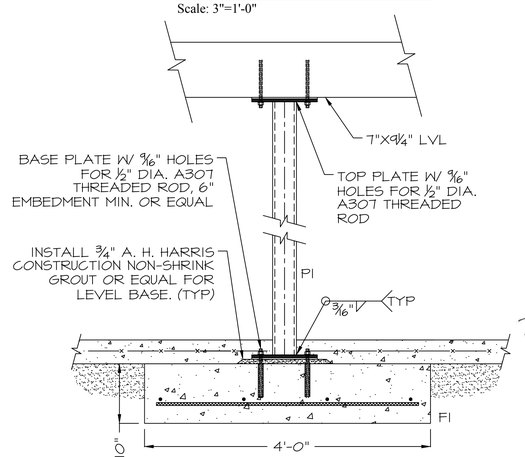


HSS COLUMN DETAIL

Scale: 1"=1'-0"

REVISION HISTORY			
REV.	DATE	DESCRIPTION	CHK
1	11/01/2021	FOR APPROVAL	

ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

FOUNDATION PLAN
RYE TOWN OFFICE
500 WASHINGTON ROAD
NEW HAMPSHIRE
RYE

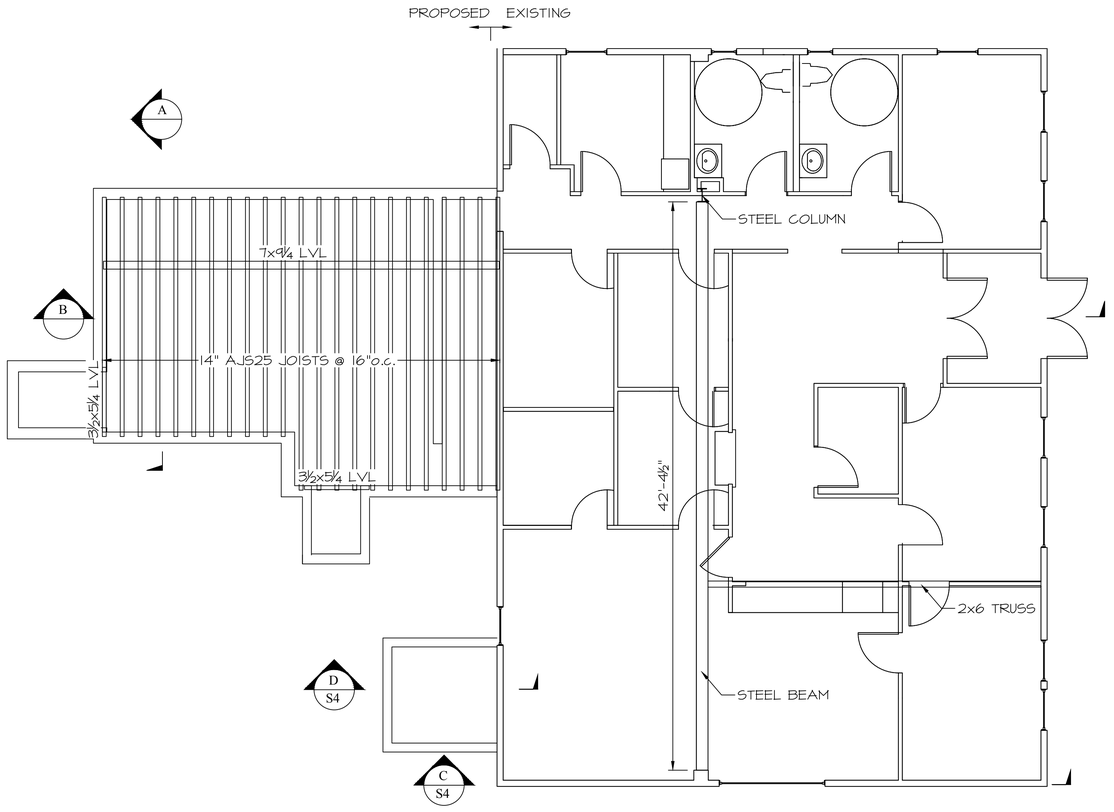
PREPARED FOR:
CHARLES HOYT DESIGNS
P.O. BOX 256
RYE BEACH, NH 03871

DESIGNED BY:	
ADH	8-4-2021
DRAFTED BY:	
ADH	8-4-2021
CHECKED BY:	
MGP	8-4-2021

STATE OF NEW HAMPSHIRE
R. ALEX ROSS
No. 9409
LICENSED
PROFESSIONAL ENGINEER

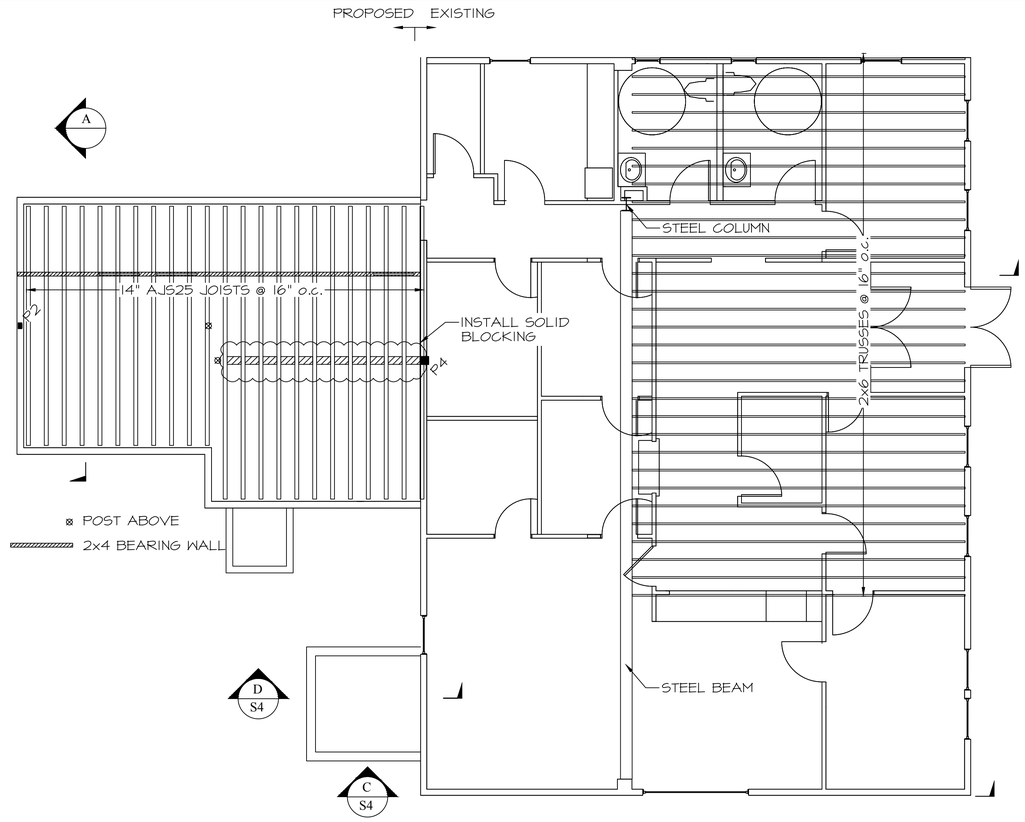
JOB #:	21-093
SCALE:	AS NOTED
SHEET:	OF 6
DRAWING:	

S1



FIRST FLOOR FRAMING PLAN

Scale : 3/16"=1'-0"



SECOND FLOOR FRAMING PLAN

Scale : 3/16"=1'-0"

FOOTER SCHEDULE	
F1	4'x4'x10" WITH (4) #4 BARS EA. WAY
F2	4½'x2'x10" WITH (4) #4 BARS EA. WAY

COLUMN SCHEDULE	
	TYPE OF POST
P1	HSS 4"x4"x¼"
P2	3½"x5¼" VERSALAM POST
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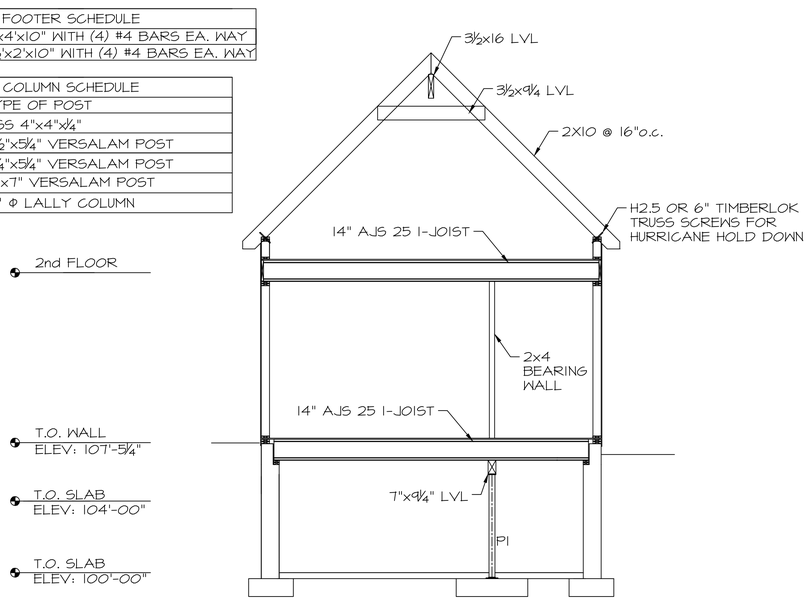
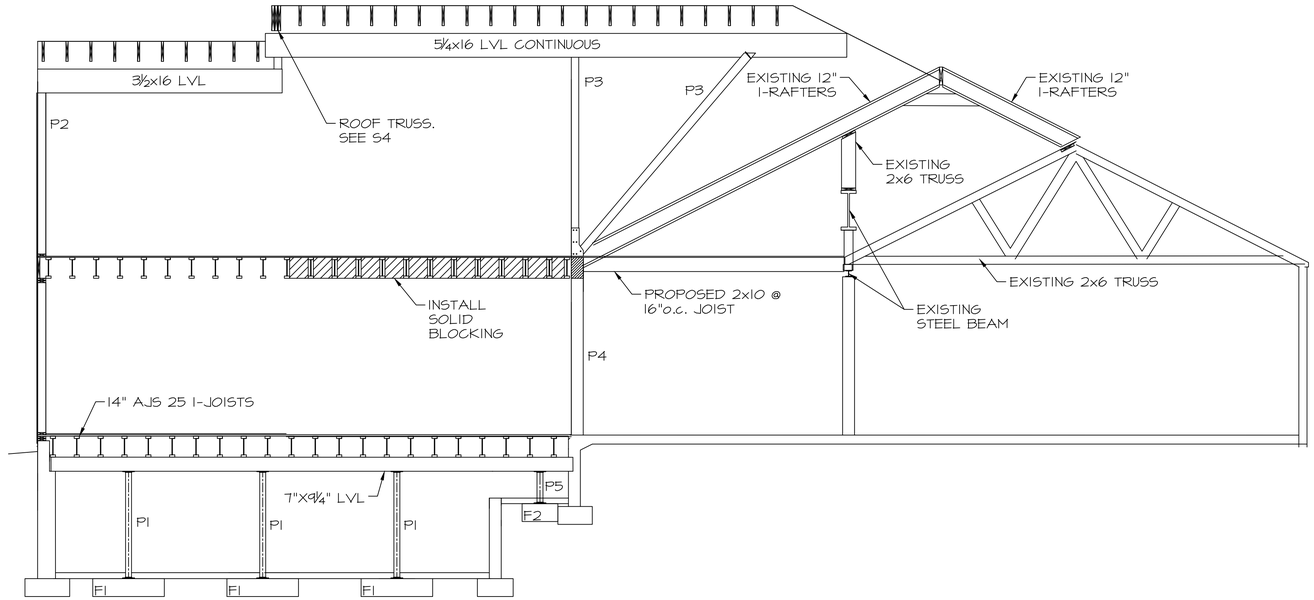


SECTION A

Scale: ¼"=1'-0"



SECTION B

Scale: ¼"=1'-0"

REVISION HISTORY			
REV.	DATE	DESCRIPTION	CHK
1	11/01/2021	FOR APPROVAL	

ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

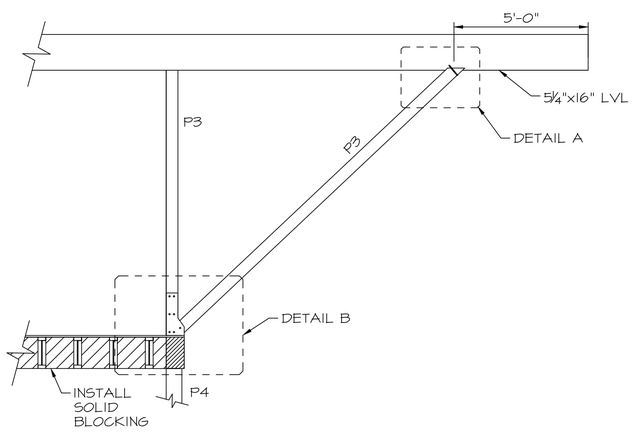
PROPOSED FRAMING
RYE TOWN OFFICE
500 WASHINGTON ROAD
NEW HAMPSHIRE
RYE

PREPARED FOR:
CHARLES HOYT DESIGNS
P.O. BOX 256
RYE BEACH, NH 03871

DESIGNED BY: ADH	8-4-2021
DRAFTED BY: ADH	8-4-2021
CHECKED BY: MGP	8-4-2021

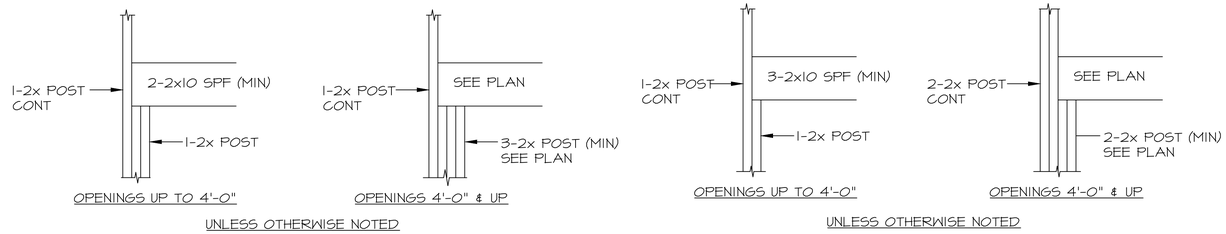
STATE OF NEW HAMPSHIRE · R. ALEX ROSS No. 9409 · LICENSED PROFESSIONAL ENGINEER

JOB #:	21-043
SCALE:	AS NOTED
SHEET:	2 OF 6
DRAWING:	S2



SECOND FLOOR AND ROOF SECTION

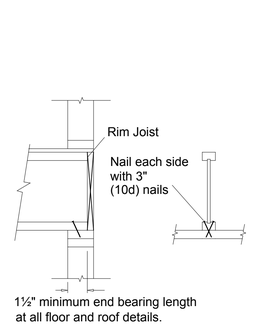
Scale: ⅜"=1'-0"



TYPICAL BUILT-UP HEADER INTERIOR WALL

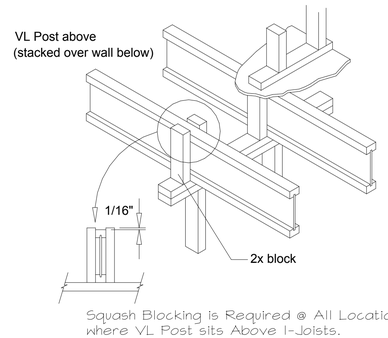
Scale: NTS

TYPICAL BUILT-UP HEADER EXTERIOR WALL



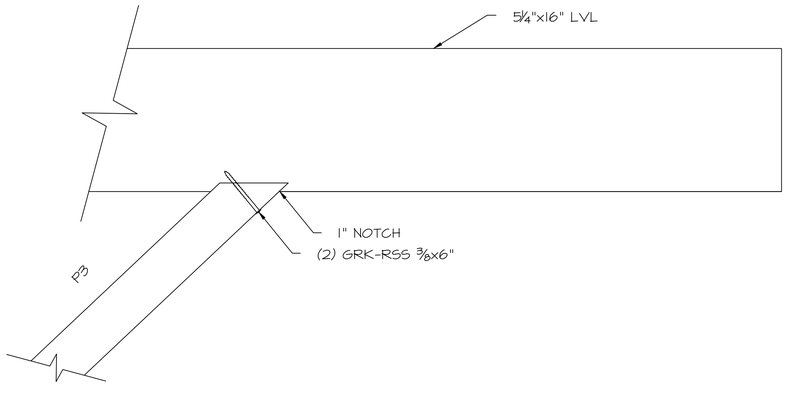
I-JOIST TO WALL DETAIL

Scale: NTS



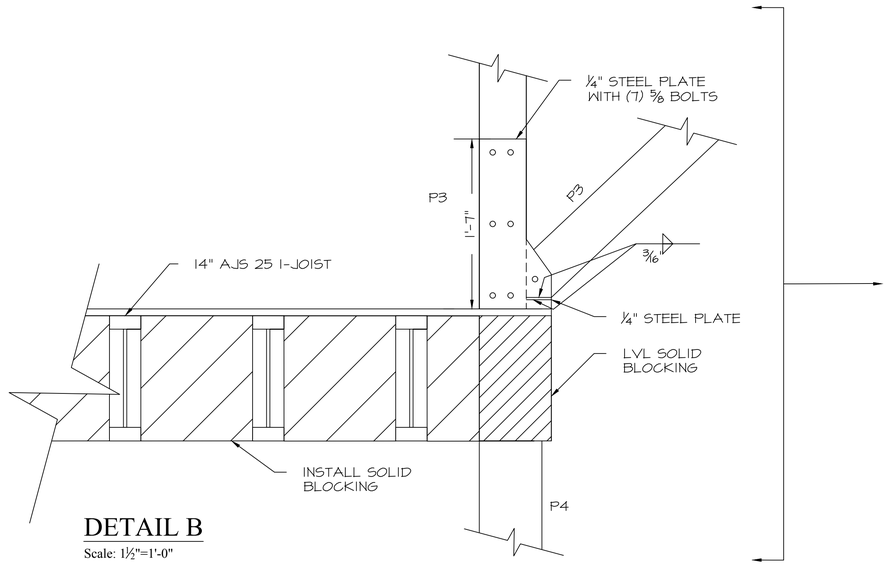
SQUASH BLOCK DETAIL

Scale: NTS



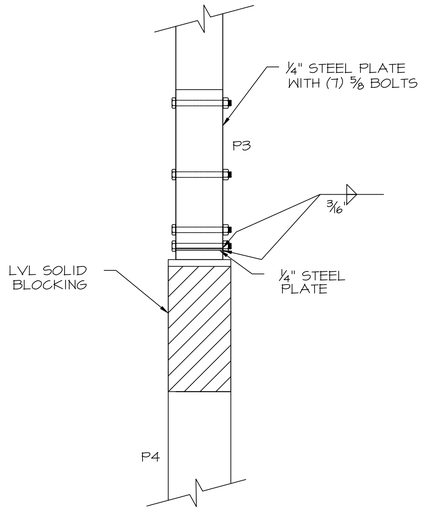
DETAIL A

Scale: 1½"=1'-0"



DETAIL B

Scale: 1½"=1'-0"



REVISION HISTORY			
REV.	DATE	DESCRIPTION	CHK
1	11/01/2021	FOR APPROVAL	

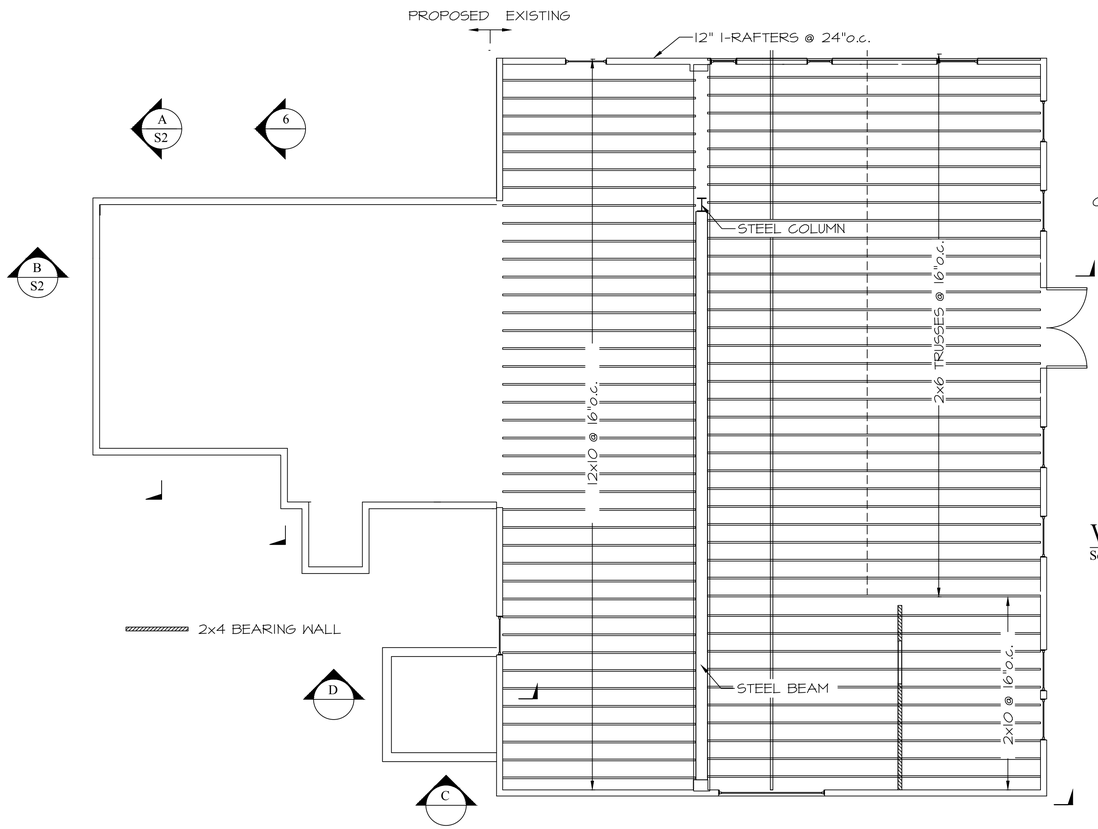
ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

DETAILS
RYE TOWN OFFICE
500 WASHINGTON ROAD
NEW HAMPSHIRE
RYE

PREPARED FOR:	CHARLES HOYT DESIGNS P.O. BOX 256 RYE BEACH, NH 03871
DESIGNED BY:	ADH 8-4-2021
DRAFTED BY:	ADH 8-4-2021
CHECKED BY:	MGP 8-4-2021

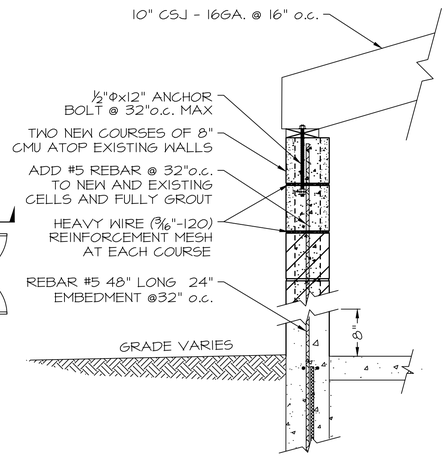
STATE OF NEW HAMPSHIRE - R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER

JOB #:	21-093
SCALE:	AS NOTED
SHEET:	3 OF 6
DRAWING:	S3



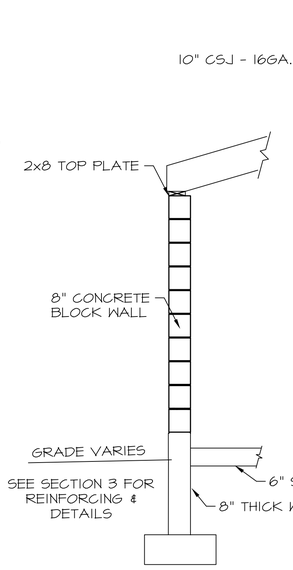
ATTIC FRAMING PLAN

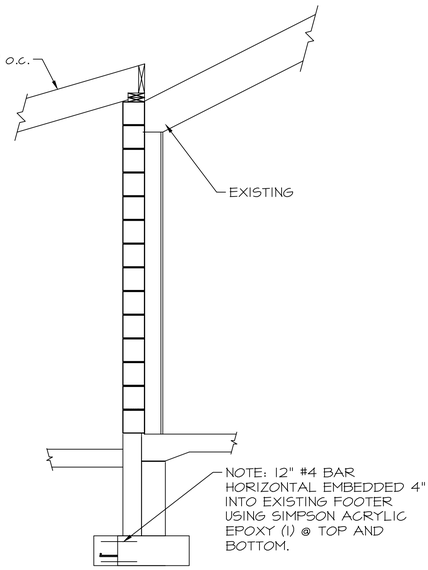
Scale : 3/16"=1'-0"



WALL BLOCK ADDITION

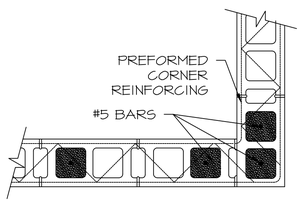
Scale: Not to Scale





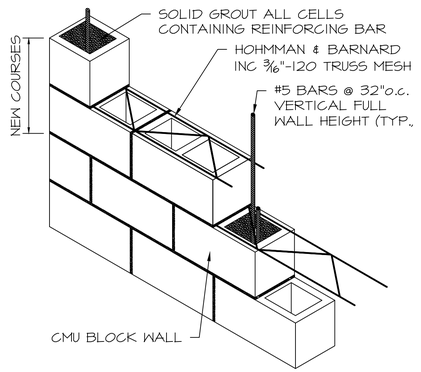
SECTION D

Scale: ½"=1'-0"



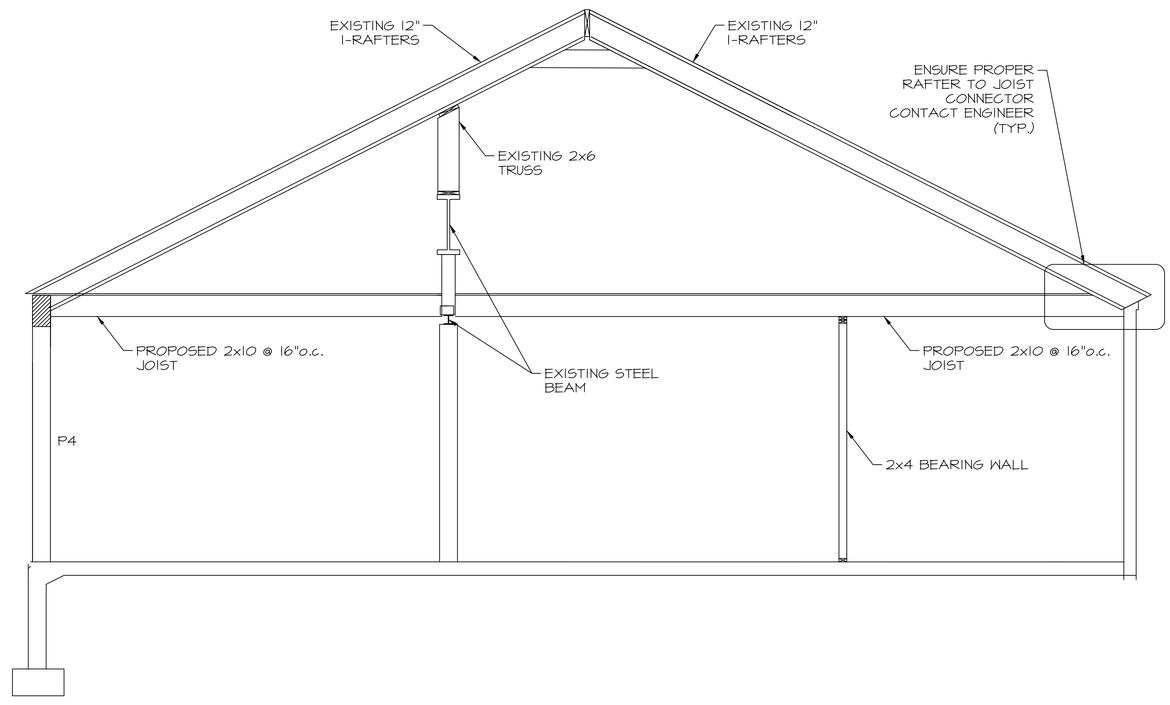
TYPICAL WALL CORNER

Scale: Not to Scale



CMU WALL CONSTRUCTION

Scale: Not to Scale



SECTION C

Scale: 3/8"=1'-0"

REVISION HISTORY			
REV.	DATE	DESCRIPTION	CHK
1	11/01/2021	FOR APPROVAL	

ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

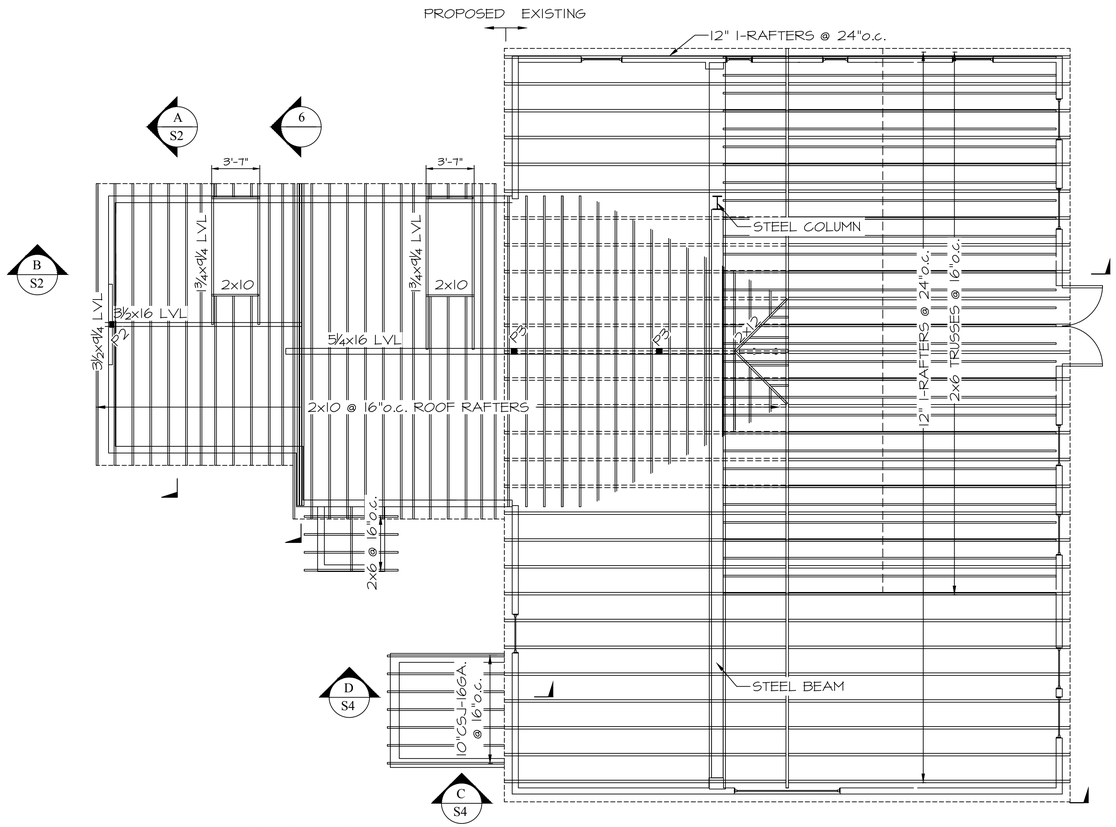
PROPOSED FRAMING
RYE TOWN OFFICE
500 WASHINGTON ROAD
NEW HAMPSHIRE
RYE

PREPARED FOR:
CHARLES HOYT DESIGNS
P.O. BOX 256
RYE BEACH, NH 03871

DESIGNED BY: ADH	8-4-2021
DRAFTED BY: ADH	8-4-2021
CHECKED BY: MGP	8-4-2021

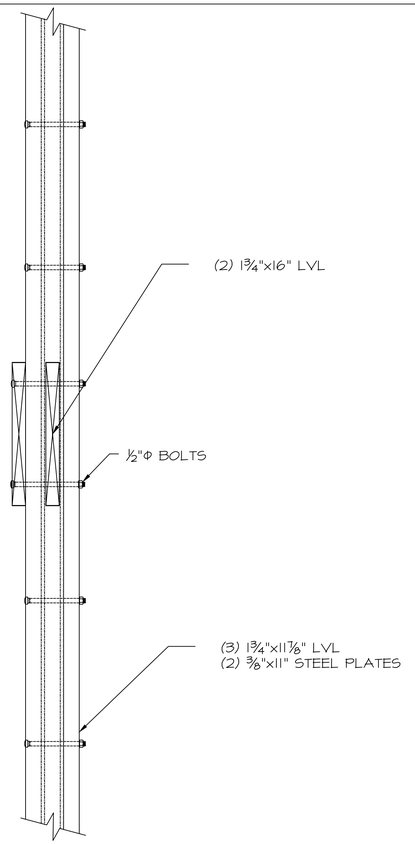
STATE OF NEW HAMPSHIRE · R. ALEX ROSS No. 9409 · LICENSED PROFESSIONAL ENGINEER

JOB #:	21-093
SCALE:	AS NOTED
SHEET:	4 OF 6
DRAWING:	S4



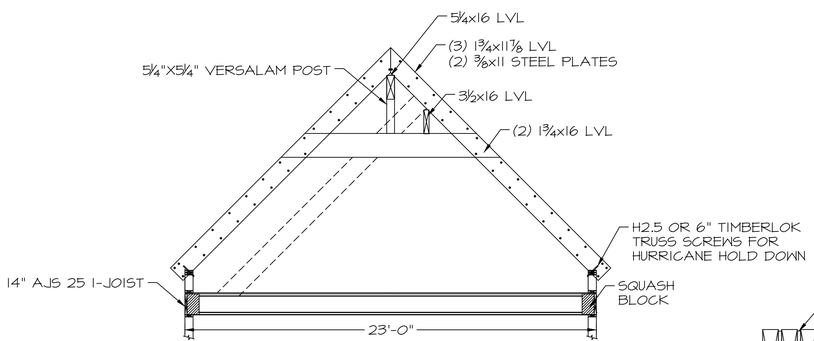
ROOF FRAMING PLAN

Scale : 1/16"=1'-0"



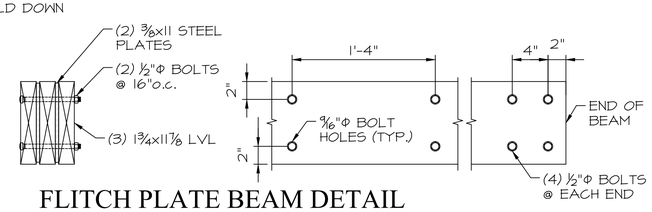
FLITCH PLATE BEAM DETAIL

Scale: 1½"=1'-0"



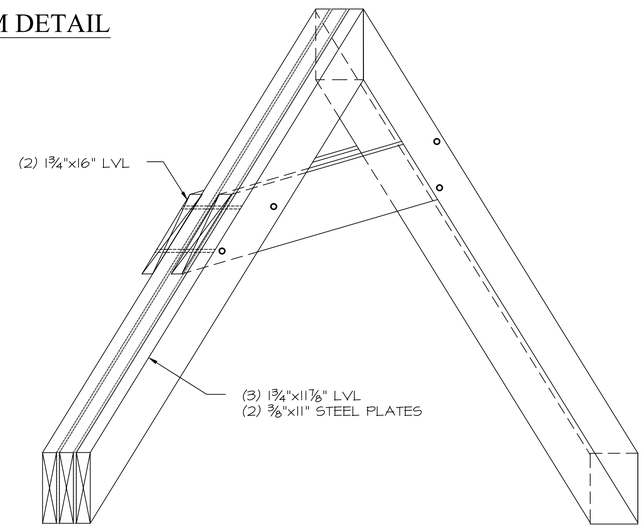
SECTION 6

Scale: ¼"=1'-0"



FLITCH PLATE BEAM DETAIL

Scale: 1½"=1'-0"



ROOF SUPPORT TRUSS

Scale: NTS

REVISION HISTORY

REV.	DATE	DESCRIPTION	CHK
1	11/01/2021	FOR APPROVAL	

ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

PROPOSED ROOF FRAMING
RYE TOWN OFFICE

500 WASHINGTON ROAD
RYE NEW HAMPSHIRE

PREPARED FOR:
CHARLES HOYT
DESIGNS
P.O. BOX 256
RYE BEACH, NH 03871

DESIGNED BY: ADH 8-4-2021
DRAFTED BY: ADH 8-4-2021
CHECKED BY: MGP 8-4-2021

STATE OF NEW HAMPSHIRE · R. ALEX ROSS No. 9409 · LICENSED PROFESSIONAL ENGINEER

JOB #: 21-043
SCALE: AS NOTED
SHEET: 5 OF 6
DRAWING:

S5

GENERAL NOTES:

SCOPE OF ENGINEERING SERVICE:

ROSS ENGINEERING IS ONLY RESPONSIBLE FOR THE STRUCTURAL DESIGN AND ENGINEERING AS SHOWN ON THESE DRAWINGS.

THE INTENT OF THIS DRAWING SET IS TO DEPICT THE STRUCTURAL MEMBERS REQUIRED. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION BY CHARLES HOYT DATED 10-27-2021.

GENERAL:

1. ALL WORK SHALL CONFORM TO THE FOLLOWING REFERENCE STANDARDS.:
   - "INTERNATIONAL BUILDING CODE" - 2015 EDITION.
   - "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" - ASCE 7-10.
   - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" - ACI 301-05.
   - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" - ACI 318-11.
   - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - AF&PA NDS-2005.

2. ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS RELATED TO THIS PROJECT. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED WORK. ANY CHANGES OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE CONTRACT DOCUMENTS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER.

3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, COORDINATION OF OTHER TRADES AND THE TECHNIQUES TO PRODUCE A SOUND AND QUALITY PROJECT. SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.

5. ALL DETAILS AND NOTES SHOWN ON THE CONTRACT DOCUMENTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS EXCEPT WHERE SPECIFICALLY REQUIRED OTHERWISE.

6. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED, OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER.

STRUCTURAL LOADS:

1. LIVE LOADS
   - PER INTERNATIONAL BUILDING CODE - 2015 EDITION
   - LIVING SPACE.....100 PSF
   - ATTIC SPACE (WITHOUT STORAGE).....20 PSF

2. SNOW LOADS
   PER INTERNATIONAL BUILDING CODE - 2015 EDITION AND MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES - ASCE 7-05
   - EXPOSURE.....B
   - GROUND SNOW LOAD.....35 PSF

FOUNDATIONS:

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. VARYING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO WORK BEING CARRIED OUT. IT IS RECOMMENDED THAT THE OWNER HIRE A CONSULTANT TO PERFORM SOIL BORINGS AND ASSOCIATED TESTING TO VERIFY THE ASSUMED VALUES. THE CONTRACTOR OR OWNER SHALL ASSUME ALL RESPONSIBILITY IF A GEOTECHNICAL ENGINEER IS NOT RETAINED.

2. FOUNDATIONS SHALL BE FOUNDED ON NATURALLY UNDISTURBED SOIL OR CONTROLLED STRUCTURAL FILL HAVING A NET ALLOWABLE BEARING CAPACITY OF 2000 PSF.

3. MAINTAIN CONTINUOUS CONTROL OF SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SUCH THAT FOUNDATION WORK IS IN DRY AND UNDISTURBED SUB-GRADE MATERIAL, AS APPLICABLE.

4. ALL FOOTINGS EXPOSED TO FROST TO BE PLACED AT A MINIMUM DEPTH OF 4'-0" BELOW FINISH GRADE. ANY DISCREPANCIES OR ADJUSTMENTS TO THE FOOTING ELEVATIONS TO BE BROUGHT TO THE PROJECT ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

5. ALL FOOTINGS SHALL BE CENTERED UNDER SUPPORTED STRUCTURAL MEMBERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

6. BACKFILL THE EXCAVATION WITH APPROVED GRANULAR MATERIAL PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D AFTER BOTTOM OF EXCAVATION HAS BEEN APPROVED BY THE PROJECT ENGINEER.

7. BACKFILL SHALL BE PLACED TO EQUAL ELEVATIONS ON BOTH SIDES OF FOUNDATION WALLS. WHERE BACKFILL IS ON ONE SIDE ONLY, WORK SHALL BE SHORED OR HAVE PERMANENT ADJACENT CONSTRUCTION IN PLACE BEFORE BACKFILLING.

CONCRETE NOTES:

1. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING REFERENCE STANDARDS:
   - "INTERNATIONAL BUILDING CODE" - 2015 EDITION.
   - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" - ACI 301-05.
   - "COLD WEATHER CONCRETING" - ACI-306.
   - "DETAILING REINFORCING STEEL" - ACI 315-05.
   - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" - ACI 318-11.
   - "BUILDING CODE REQUIREMENTS FOR PLAIN CONCRETE" - ACI 322-05.
   - "FORMWORK" - ACI 347-05.

2. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000 PSI AFTER 28 DAYS. WITH A SLUMP SHALL OF 4" TO 6" AND IN ACCORDANCE WITH ASTM C143.

3. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60. EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. WELDED WIRE FABRIC (WWF) SHALL BE SHEETS ONLY, IN ACCORDANCE WITH ASTM A185. LAP TWO SQUARES AT ALL JOINTS AND TIE AT 3'-0" ON CENTER.

4. CEMENT MIXTURE FOR CONCRETE SHALL CONTAIN TYPE II CEMENT CONFORMING WITH ASTM-C 150. THE WATER CEMENT RATIO SHALL NOT EXCEED 0.45.

5. AGGREGATE SHALL BE SOUND AND COMFORM TO THE PROVISIONS OF ASTM C33. COARSE AGGREGATE SIZE SHALL NOT EXCEED ¾". (NO. 67)

6. PLACING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 304-05 AND SHALL BE A CONTINUOUS OPERATION AVOIDING ANY HORIZONTAL JOINTS. FORMWORK SHALL BE SMOOTH PLYWOOD FORMS FOR EXPOSED SLABS OR VERTICAL SURFACES. BOARD FORMS FOR FOOTINGS OR UNEXPOSED CONCRETE SURFACES. NO EARTH FORMS SHALL BE PERMITTED. ALL CONCRETE SHALL BE VIBRATED.

7. PLACE REINFORCING USING STANDARD BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE OPERATIONS. LAP CONTINUOUS BARS 40 DIAMETERS.

8. REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".

9. PROPERLY BRACE AND SHORE FORMWORK TO MAINTAIN ALIGNMENT AND TOLERANCES IN ACCORDANCE WITH ACI 347-05.

CONCRETE CONTINUED:

10. PROVIDE TWO #5 BARS EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS. BARS TO EXTEND 24" BEYOND EDGE OF OPENINGS. (FOR SIZE AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS).

11. MINIMUM CONCRETE COVER REQUIREMENTS OVER REINFORCING STEEL ARE AS FOLLOWS:
   - FORMED CONCRETE EXPOSED TO EARTH, WEATHER, OR WATER - 2"
   - UNFORMED CONCRETE PLACED AGAINST THE EARTH - 3"
   - UNFORMED CONCRETE PLACED AGAINST VAPOR BARRIER - 2"
   - SLABS ON GRADE - 1" FROM TOP

12. DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL (ACI 315-05).

13. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER 48 HOURS IN ADVANCE OF CONCRETE PLACEMENT SO THAT THE FORMWORK AND REINFORCING MAY BE INSPECTED PRIOR TO BEING COVERED.

14. CONSULT PROJECT OWNER FOR SURFACE FINISHES REQUIRED FOR CONCRETE SLAB.

15. UNDERSLAB VAPOR BARRIER SHALL BE AS MANUFACTURED BY STEGO INDUSTRIES OR EQUAL CONSISTING OF 10 MIL STEGO WRAP VAPOR BARRIER SEAMS SHALL BE OVERLAPPED A MINIMUM OF 6" AND TAPED WITH STEGO VAPOR BARRIER TAPE OR EQUAL AS REQ'D.

16. QUALITY CONTROL SPECIFICATIONS ARE AS FOLLOWS:
   - CONTRACTOR SHALL MAKE PROVISIONS TO HAVE FOUR CYLINDERS CAST FOR EACH 50 CUBIC YARDS OR FOR ANY ONE DAYS OPERATION.
   - TESTING LABORATORY SHALL BE RESPONSIBLE FOR MAKING AND CURING SPECIMENS IN CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS IN ACCORDANCE WITH ASTM C24.
   - ALL TESTING ASSOCIATED WITH CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 17 OF "INTERNATIONAL BUILDING CODE" - 2009 EDITION.
   - THE COSTS OF ALL TESTS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL CONFORM TO THE FOLLOWING REFERENCE STANDARDS.:
   - "INTERNATIONAL BUILDING CODE - 2015 EDITION"
   - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - AF&PA NDS-2005

2. ALL FRAMING MEMBERS SHALL BE No.1 / No. 2 OR BETTER SPRUCE-PINE-FIR WITH A MAXIMUM MOISTURE CONTENT OF 19% UNLESS NOTED OTHERWISE.
   - BASE DESIGN VALUES:
     Fb=875 (1,000 REP) PSI, Fv=70 PSI, E=1,400 KSI

3. ALL LUMBER AND PLYWOOD SHALL BE GRADE-STAMPED BY THE APPROPRIATE MANUFACTURER'S ASSOCIATION FOR THE APPROPRIATE USE.
   - ROOF: 19/32" SQUARE EDGE PLYWOOD W/ FRAMING CLIPS
   - FLOORS: 23/32" TONGUE & GROOVE PLYWOOD
   - WALLS: 15/32" PLYWOOD

4. ROOF AND WALL SHEATHING SHALL COMPLY WITH THE FOLLOWING:
   - APA RATED SHEATHING, EXPOSURE 1 OR 2
   - ROOF SHEATHING SHALL HAVE A 40/20 SPAN RATING
   - ROOF SHEATHING SHALL HAVE (1) PANEL EDGE CLIP BETWEEN EACH SUPPORT
   - A 1/8" EXPANSION GAP SHALL BE LEFT BETWEEN ALL PANELS AS REQUIRED BY APA
   - SHEETS SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS

5. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESSURE TREATED (PT) WITH A CCA-C 0.40 PROCESS.

6. ALL FRAMING SHALL BE PLUMB, TRUE, AND ADEQUATELY BRACED SUCH THAT THE STRUCTURE IS RIGID AND BEARS FULLY WITHOUT THE USE OF SHIMS.

7. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT UP WITH 16d NAILS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE. PROVIDE PLYWOOD FILLERS BETWEEN 2x MEMBERS TO MATCH WALL THICKNESS.

8. PROVIDE A MINIMUM OF TWO 2x STUDS AT THE END OF ALL BUILT-UP 2x BEAMS AND LVL BEAMS, UNLESS NOTED OTHERWISE.

9. CORNERS OF EXTERIOR WALLS SHALL HAVE A MINIMUM OF (3) 2x STUDS.

10. PROVIDE SOLID BLOCKING UNDER ALL CONCENTRATED LOADS. PROVIDE CONTINUITY TO TOP OF FOUNDATION WALL OR FOOTING.

11. PROVIDE A DOUBLE TOP PLATE FOR ALL EXTERIOR WALLS w/ SPLICES STAGGERED BY 4'-0" MIN.

12. NON-STRUCTURAL INTERIOR WALLS SHALL BE CONSTRUCTED w/ 2x4 STUDS.

13. ENGINEERED LUMBER PRODUCTS SHALL BE MANUFACTURED BY BOISE CASCADE OR APPROVED EQUAL, INCLUDING ALL I-JOISTS AND LVL's. ALL BOISE CASCADE PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS AND STANDARD DETAILS AS PUBLISHED BY BOISE CASCADE.
   - BASE DESIGN VALUES:
     - 1¾" WIDE VERSA-LAM BEAMS GRADE 3100 Fb SP
       Fb=3,100 PSI, Fv=285 PSI, E=2,000 KSI
     - 3½" AND WIDER VERSA-LAM BEAMS GRADE 3100 Fb SP
       Fb=3,100 PSI, Fv=285 PSI, E=2,000 KSI
     - VERSA-LAM COLUMNS GRADE 3100 Fb SP
       Fb=3,100 PSI, Fc⊥=3,000 PSI, E=1,800 KSI

14. FASTENERS SHALL COMPLY WITH THE FOLLOWING:
   - NAILS SHALL BE COMMON WIRE NAILS, GALVANIZED @ EXPOSED FRAMING
   - BOLTS, NUTS AND WASHERS SHALL BE ASTM A-307, HOT DIP GALVANIZED AT EXTERIOR EXPOSED FRAMING CONFORMING TO ASTM A153
   - METAL CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL
   - STAINLESS STEEL NAILS FOR ATTACHING EXTERIOR TRIM AND SIDING
   - ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE - 2009 EDITION APPENDIX C

15. PLYWOOD SHALL BE NAILED AT 6" OC AT ALL JOINTS AND EDGES & AT 10" OC AT OTHER SUPPORTS. PLYWOOD SUB-FLOORS SHALL BE GLUED TO JOISTS, BEFORE NAILING WITH CONSTRUCTION ADHESIVE.

16. LIGHTWEIGHT RESIDENTIAL LALLY COLUMNS - 3½" OUTER DIAMETER 16 GAGE STEEL PIPE CONFORMING TO ASTM A513 FILLED WITH CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. (UNLESS OTHERWISE NOTED)

17. PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITION WALLS AT ALL FLOORS UNLESS OTHERWISE NOTED.

18. NEW PRESSURE TREATING PROCESSES REQUIRED FOR WOOD ARE HIGHLY CORROSIVE. SEE NOTE 5. AND MANUFACTURER'S RECOMMENDATIONS FOR FASTENING TO PT WOOD.

STRUCTURAL STEEL:

1. ALL STEEL FRAMING WORK SHALL CONFORM TO THE FOLLOWING REFERENCE STANDARDS.:
   - "INTERNATIONAL BUILDING CODE" - IBC 2015 EDITION.
   - "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" - AISC-ASD 13TH ED.
   - "D1.1 STRUCTURAL WELDING CODE / STEEL" - AWS 1998.

2. ALL STEEL FRAMING SHALL CONSIST OF THE FOLLOWING:
   - WF AND WT SHAPES - ASTM A992
   - TUBE COLUMNS - ASTM A500 - GRADE B - Fy=46 KSI
   - PIPE COLUMNS - ASTM A53 - GRADE B - TYPE E OR S, SCHEDULE 80
   - ALL OTHER STRUCTURAL SHAPES AND PLATES - ASTM A36
   - BOLTS - CONNECTIONS ASTM A325, ANCHOR BOLTS ASTM A307
   - WELDING ELECTRODES - E70XX SERIES

3. SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE BY WELDING. PROVIDE ALL BEAM COLUMN STIFFENERS, COLUMN CAPS AND BASE PLATES WITH HOLES AS REQUIRED. PROVIDE ALL NECESSARY CONNECTION HARDWARE FOR CONNECTIONS.

4. SUBMIT SHOP DRAWINGS FOR ALL STEEL MEMBERS PREPARED FROM FIELD DIMENSIONS, FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. CONNECTIONS SHALL BE DESIGNED AND STAMPED BY A ENGINEER REGISTERED IN THE STATE OF NEW HAMPSHIRE AND SUBMITTED TO SER PRIOR TO FABRICATION. CONNECTIONS SHALL BE BOLTED WITH A325-N BOLTS

5. PROVIDE ALL ANCHOR BOLTS, LEVELING PLATES, AND ALL NECESSARY HARDWARE TO ERECT THE STEEL PLUMB, LEVEL AND SQUARE. PROVIDE TEMPORARY BRACING UNTIL ROOF AND PERMANENT BRACING IS IN PLACE.

6. CONTRACTOR SHALL FIELD TOUCH UP ALL ABRASIONS, BURNS AND SIMILAR DEFECTS IN PAINT OF ALL STRUCTURAL STEEL.

7. QUALITY CONTROL SPECIFICATIONS ARE AS FOLLOWS:
   - PROVIDE SERVICE OF INDEPENDENT TESTING LABORATORY FOR THE FOLLOWING:
     - VISUAL INSPECTION OF FILLET WELDS.
     - INSPECTION OF BOLT INSTALLATION AND BOLT TENSION.
   - ALL TESTING ASSOCIATED WITH STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF IBC 2015.
   - THE COSTS OF ALL TESTS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER.

8. ERECTION NOTES: TOUCH-UP AND REPAIR FOR METAL-COATED SURFACES, CLEAN WELDS, BOLTED CONNECTIONS AND ABRADED AREAS; APPLY ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65% ZINC BY WEIGHT. THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL NOT BE LESS THAN COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.

9. ALL WELDING SHALL BE PERFORMED BY AWS-CERTIFIED WELDERS.

10. SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE BY WELDING. PROVIDE ALL BEAM COLUMN CAPS AND BASES WITH HOLES AS REQUIRED. PROVIDE ALL NECESSARY CONNECTION HARDWARE FOR CONNECTIONS.

11. PAINT - NON-GALVANIZED STEEL SHALL RECEIVE APPROVED PRIMER - 2 MILS THICK, ALL STRUCTURAL STEEL SHALL BE SHOP PAINTED WITH ONE COAT OF SHERWIN WILLIAMS STRUCTURAL STEEL PRIMER, GRAY (PRODUCT NUMBER B50AV11).

REVISION HISTORY			
REV.	DATE	DESCRIPTION	CHK
1	11/01/2021	FOR APPROVAL	

ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

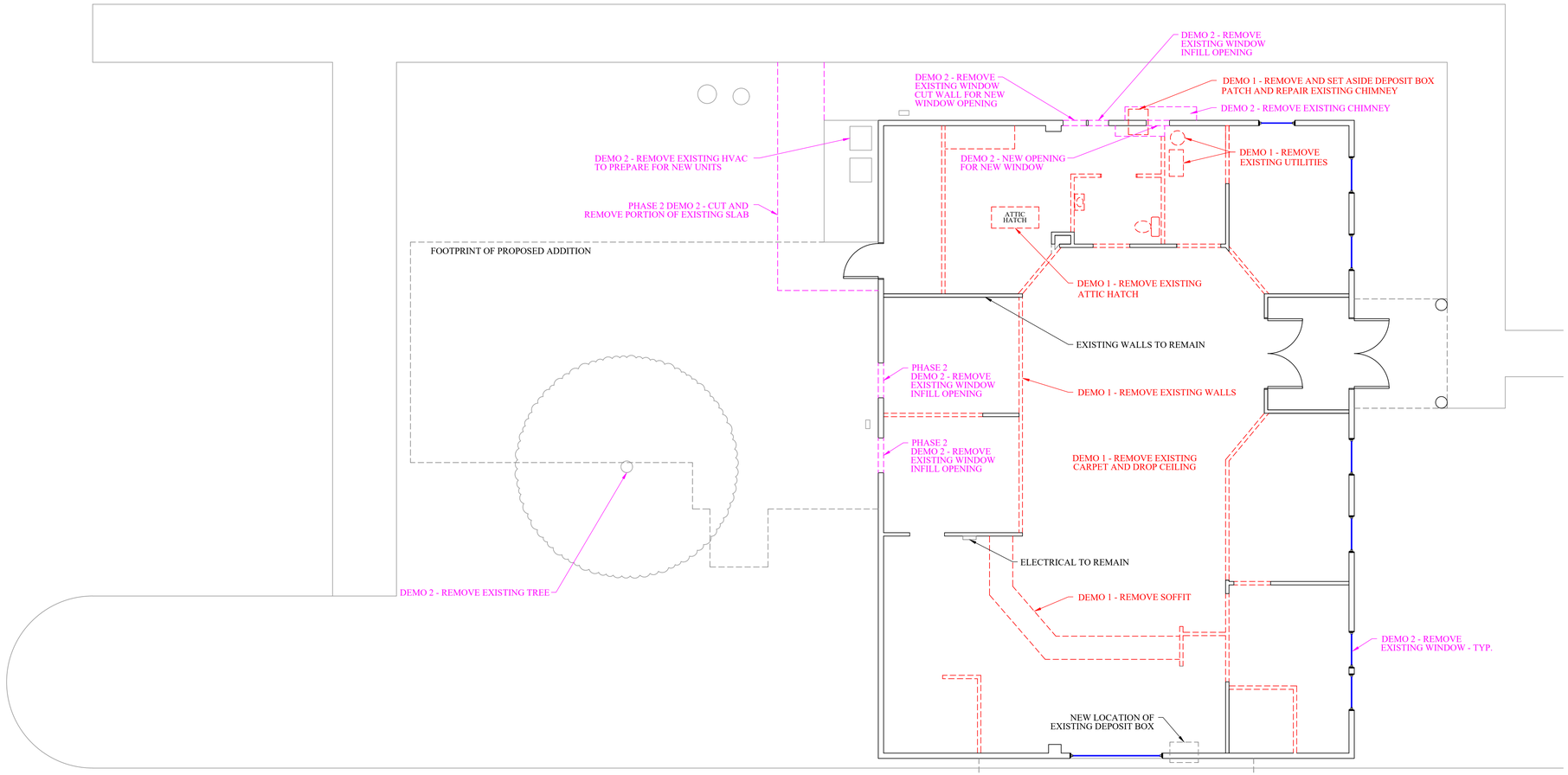
NOTES
RYE TOWN OFFICE
500 WASHINGTON ROAD
RYE NEW HAMPSHIRE

PREPARED FOR:	
CHARLES HOYT DESIGNS P.O. BOX 256 RYE BEACH, NH 03871	
DESIGNED BY:	
ADH	8-4-2021
DRAFTED BY:	
ADH	8-4-2021
CHECKED BY:	
MGP	8-4-2021

STATE OF NEW HAMPSHIRE
R. ALEX ROSS
No. 9409
LICENSED PROFESSIONAL ENGINEER

JOB #:	21-093
SCALE:	AS NOTED
SHEET:	5 OF 6
DRAWING:	

S6



NOTES:

1. TEST FOR ASBESTOS AND LEAD PRIOR TO DEMOLITION, OR SET DEBRIS ASIDE TO BE TESTED BEFORE DISPOSAL.

4. CUT OFF ALL ELECTRICAL SERVICE EXCEPT IN WALL(S) NOT DESIGNATED FOR DEMOLITION, PRIOR TO THE START OF WORK.

DEMO 1 - BY RYE PUBLIC WORKS FOR THE PURPOSE OF VERIFYING EXISTING STRUCTURAL CONDITIONS

DEMO 2 - BY FOR PHASE ONE AND TWO WORK BY CONTRACTOR OR BY RYE PUBLIC WORKS
- IF BY RYE PUBLIC WORKS, WORK WILL BE COORDINATED BY CHARLES HOYT DESIGNS

DEMOLITION PLAN

CONSTRUCTION SET

-
RYE TOWN OFFICE
RYE, NH.

DEMOLITION FLOOR PLAN
SCALE: 3/16"=1'-0"

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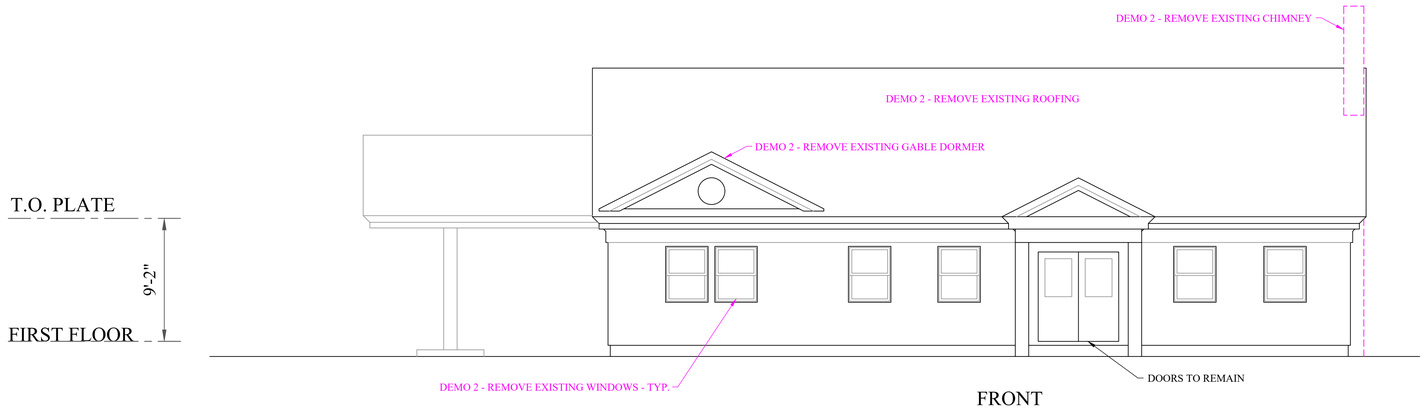
D1

12-1-21



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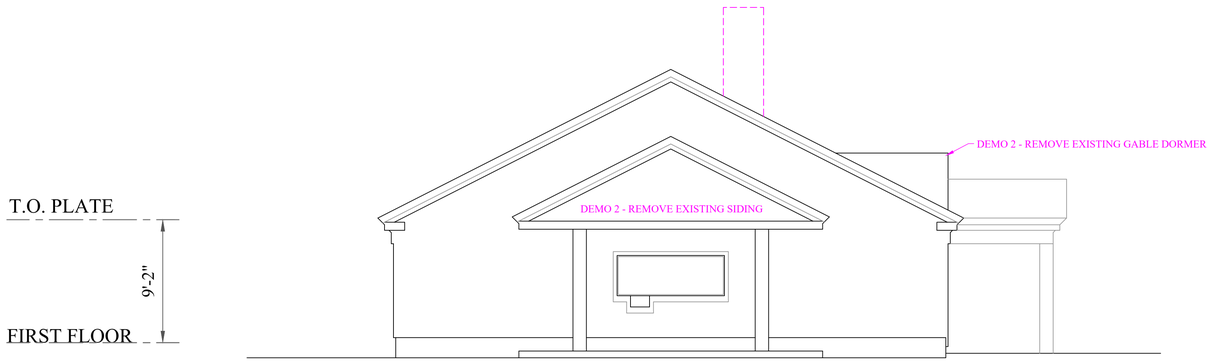

LEFT

DEMOLITION ELEVATIONS

CONSTRUCTION SET

-
RYE TOWN OFFICE
RYE, NH.

DEMOLITION ELEVATIONS
SCALE: 3/16"=1'-0"

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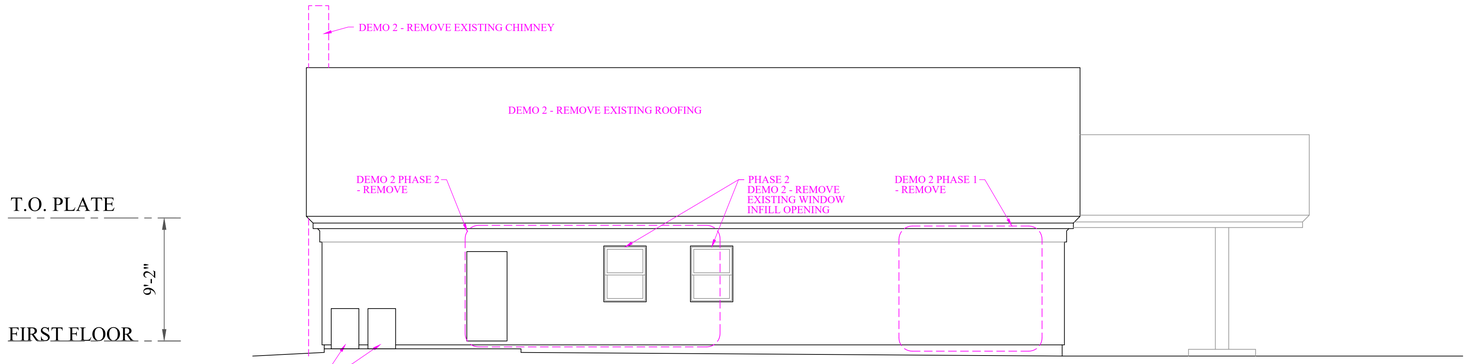
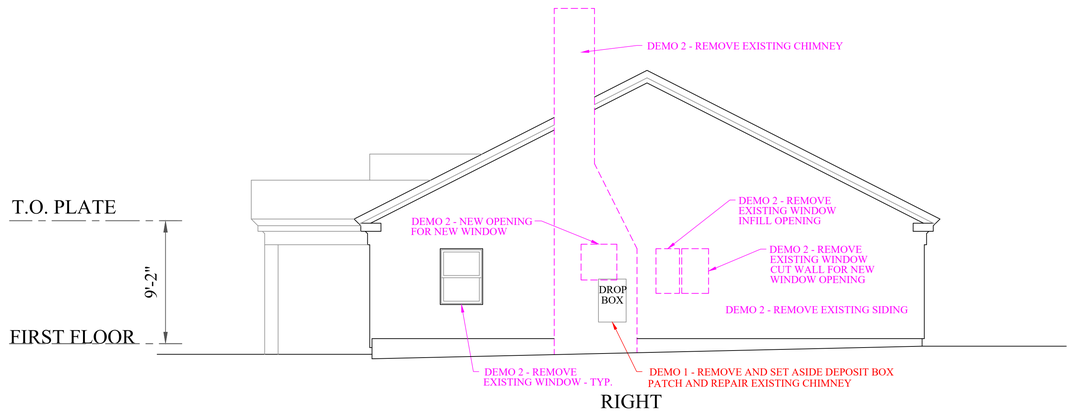
12-1-21

D2





DEMOLITION ELEVATIONS

CONSTRUCTION SET

-
RYE TOWN OFFICE
RYE, NH.

DEMOLITION ELEVATIONS
SCALE: 3/16"=1'-0"

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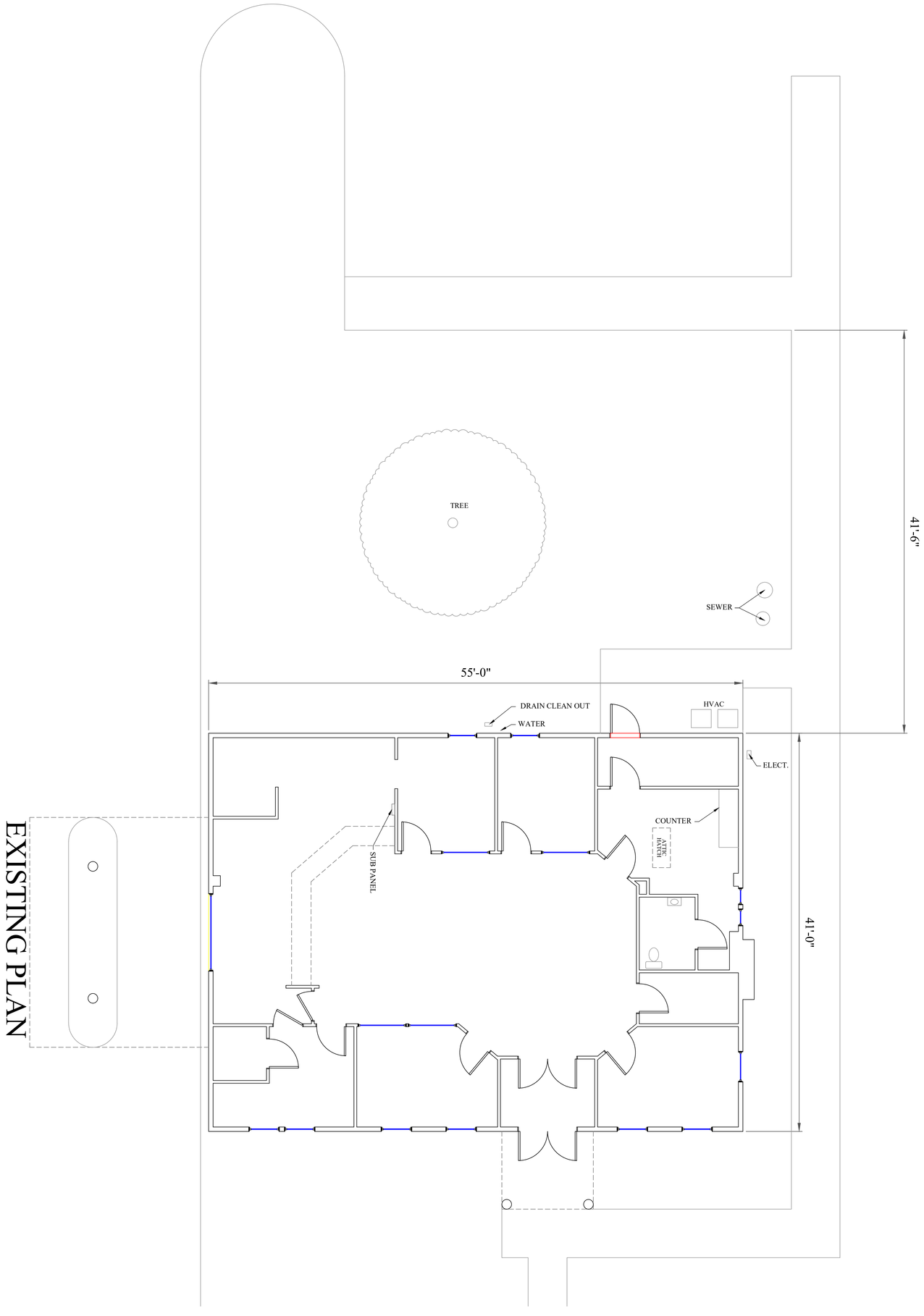
D3



CONSTRUCTION SET

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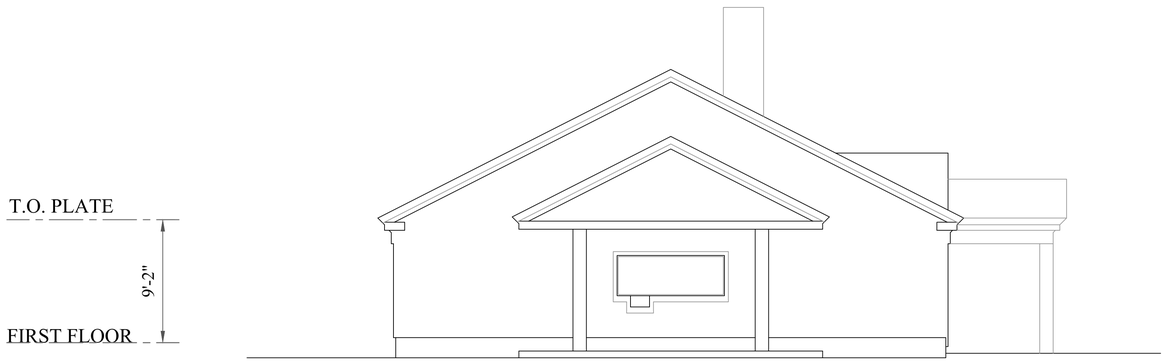
-
RYE TOWN OFFICE
RYE, NH.

EXISTING PLAN
SCALE: 3/16"=1'-0"

12-1-21

E1

FRONT



LEFT

EXISTING ELEVATIONS

CONSTRUCTION SET

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-
RYE TOWN OFFICE
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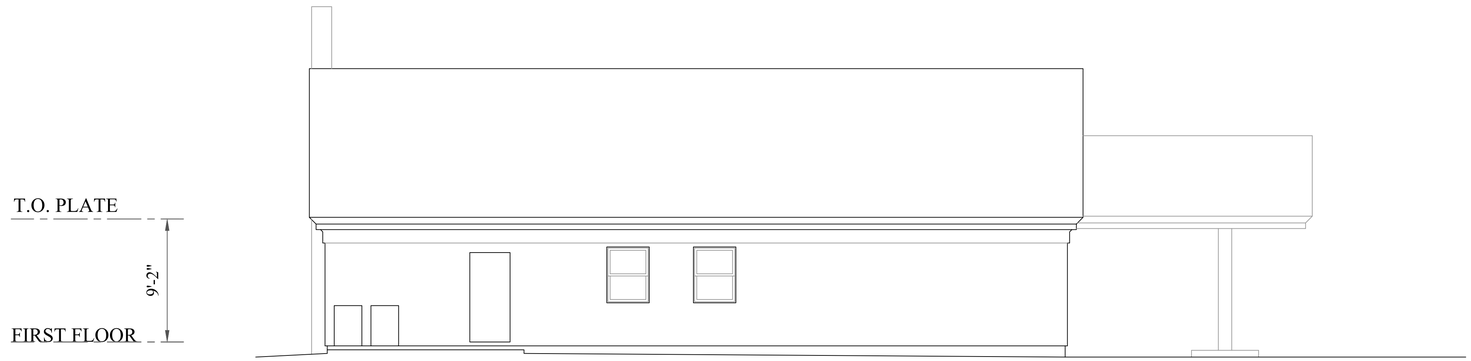
EXISTING ELEVATIONS
SCALE: 3/16"=1'-0"

12-1-21

E2



REAR

RIGHT

EXISTING ELEVATIONS

CONSTRUCTION SET

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-
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RYE, NH.

EXISTING ELEVATIONS
SCALE: 3/16"=1'-0"

12-1-21

E3