New Map# _____ *Office use only* Application #: H23-05

Map/Lot # _____ Date Submitted: 4/24/23

Application for Review and Public Hearing
Franklin Heritage Commission
Franklin, New Hampshire

Please complete the entire application. Failure to do so will delay processing it. PRINT legibly and in INK. The application must be signed and dated. The owner must sign the application or submit a letter of authorization.

This application is to be completed by anyone requesting a REVIEW AND PUBLIC HEARING from the HERITAGE COMMISSION. Review criteria are defined in the Regulations of the Heritage Commission (attached). Please also refer to Chapter 78 of the City of Franklin Code. The following activities within the district require review (map attached):

a. The alteration, addition, erection, painting, roofing, relocation or demolition of buildings, signs, facades, and any visible exterior features of any building within the district.
b. The construction of any new free-standing buildings.

1. Location of property for which the appeal is being applied: Tax Map & Lot #: MAP # 000117 LOT# 000170
   Street Address: 387 Central Street, Franklin, NH 03235

	OWNER	PERSON COMPLETING APPLICATION
2. Name:	Franklin Savings Bank	Maugel DeStefano Architects, Nicole Kirouac
Address:	387 Central Street, Franklin, NH 03235	200 Ayer Road, Harvard, MA 01450
Phone #:	603-934-8374	978-456-2890
Email:	joe.thornton@fsbnh.bank	nkirouac@maugel.com

3. Describe all the PROPOSED work to be performed to the building and the property: (attach separate sheet if necessary)
   REFER TO ATTACHMENT

4. Please provide 9 color copies of the following information assembled into individual packets if applicable to your project:
   a. Samples of paint or roofing materials to be used. MATERIAL SHEET ATTACHED
   b. Drawings showing proposed landscaping or the areas where existing landscaping will be removed. LANDSCAPING AREAS NOT EFFECTED
   c. Drawings or design showing any proposed grading or other site work [parking areas, retaining walls, etc]. GRADING/SITE WORK NOT EFFECTED
   d. Drawings, sketches, or other representations showing the proposed exterior changes to front, side, or rear faces of the building. CONSTRUCTION DOCUMENTS ATTACHED SHOWING EXTENT OF PROPOSED WORK
   e. Pictures of the proposed windows or other exterior trim work. SHOWN IN RENDERING
   f. Any other information that will be helpful to support the application. PROPOSED RENDERING ATTACHED

The Heritage Commission reserves the right to ask for any other information it deems necessary to review and act on the application.

Nicole K 4/24/23

Signature of Applicant Date

DO NOT WRITE IN THIS SPACE- OFFICE USE ONLY!!

1. Date Application Submitted: _____
2. Date of Public Hearing: _____
   Date Notice Sent to Applicant Explaining Board Action: _____

MAUGEL DESTEFANO
ARCHITECTS

PROJECT DESCRIPTION – 387 CENTRAL STREET FAÇADE RENOVATION

The proposed exterior façade renovation at Franklin Saving's Bank headquarters located at 387 Central Street in Franklin, MA will unify the multi-faceted building and provide distinction at the branch's entry on Central Street.

The project will replace all existing stick-built window frames and glazing with new thermally broken storefront window systems. Mullions will be arranged to align with exterior components (refer to rendering and elevations). The existing spandrel panels along the first floor will be replaced with stone clad kneewalls, placing a more resilient material along the public sidewalk and allowing for new insulation in the exterior envelopes along the offices on Central Street.

New stone cladding (refer to materials sheet) will be added to emphasize the building's Central Street entrance. The existing entry doors will be replaced and equipped with push-button automatic door operators to allow for maximum accessibility. The return walls of the new extruded entrance will be clad in a wood look fiber cement panel (refer to materials sheet) to add visual warmth to the area. Additionally, a canopy will be constructed, cantilevering off the building to protect visitors from the weather upon entering and exiting the bank branch.

On either side of the renovated entry, the lower level of the building will be wrapped with a small metal panel eyebrow detail at the height of the existing window head. Above the eyebrow a corrugated metal panel will be installed, extending up to the height where the existing red brick façade begins.

Existing fluted stone façade piers will remain visible along Central Street, tying into the existing to remain façade on the upper 'left-hand' portion of the building. These piers will each receive a new minimal linear wall sconce light fixture. New wall sconces will also be installed at the new stone cladding flanking the entrance.

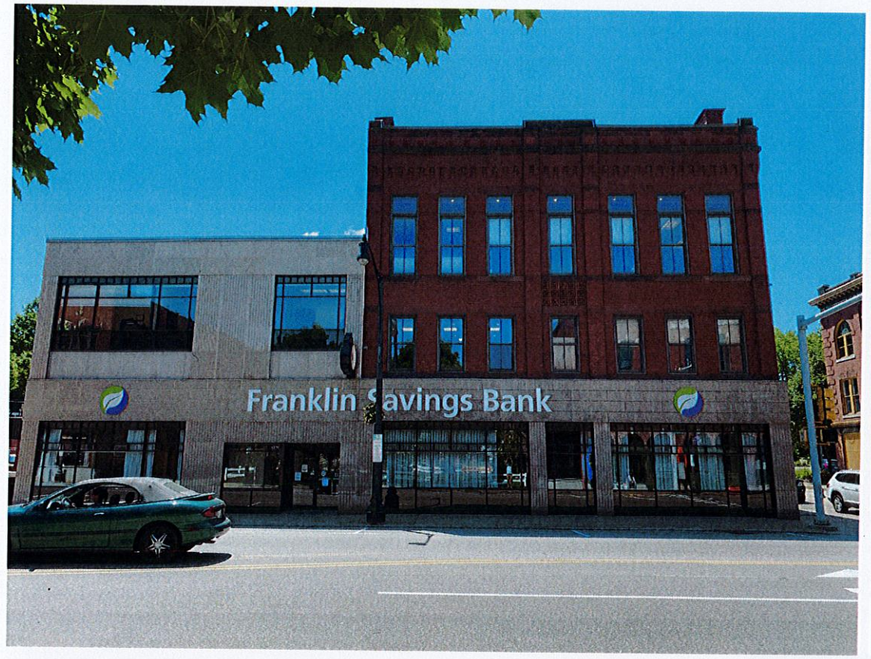
On the 'left hand' side of the Central Street façade there is an existing concrete stair that is open to the elements. The bank has found that debris and snow get trapped in this location making cleanliness and safety difficult to maintain. This project will enclose the stair with a storefront window & door system allowing for easier maintenance. The roof structure at this new enclosure will be sized appropriately so it

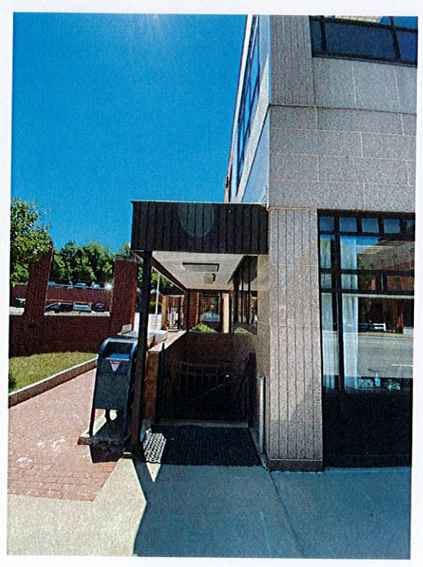
creates weather protection for the existing USPS, UPS & FedEx boxes that current get covered in snow during winter months.

The scope of this project also includes the replacement of entry doors that the vestibule leading to the parking lot (including the integration of push-button automatic door operators) and the replacement of acoustical ceiling tiles at the drive up canopy. Additionally, the bank will have the construction team perform maintenance and repair to the existing brick façade to ensure the continued longevity of the historic material.

This renovation project respects the existing historic building on the site while solving wayfinding and building performance issues endured by the client. Once complete, the renovation will further exemplify Franklin Savings Bank's investment in the city and secure the location of its headquarters for years to come.

EXISTING BUILDING PHOTOS

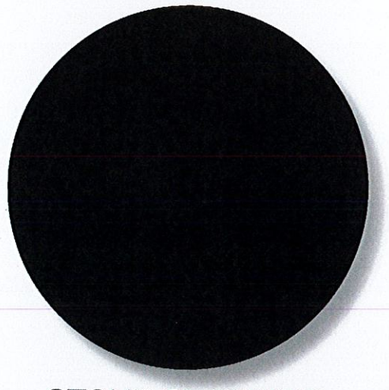




Franklin Heritage Commission / 387 Central Street, Franklin, NH / April 2023

MAUGEL DESTEFANO
ARCHITECTS

PROPOSED MATERIALITY

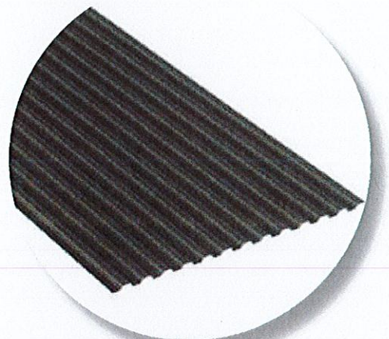


STONE CLADDING

Stone Panels International Stone Lite Natural Stone Composite Panel; Absolute Black Granite, Polished

FIBER CEMENT CLADDING

Nichiha Fiber Cement Architectural Wall Panels; Vintagewood Series - Cedar

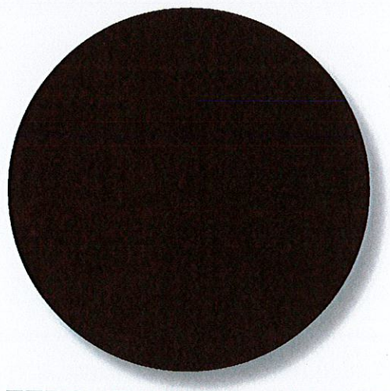


CORRUGATED METAL SCREEN

MBCI PBD Panel; Burnished Slate

METAL PANEL EYEBROW

Alucobond Exterior Rainscreen; New-Age Dark Bronze Mica

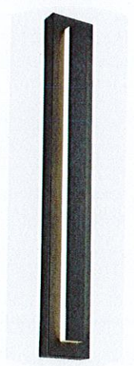


STOREFRONT WINDOWS & DOORS

Kawneer 451T System; Permacoat Powdercoat - Classic Bronze

WALL SCONCE LIGHT FIXTURES

Tech Lighting Windfall Wall Sconce



WALL SCONCE LIGHT FIXTURES

Tech Lighting Aspen 36 Wall Sconce

Shaping the Exceptional / 200 Ayer Road Suite 200 / Harvard MA 01451 / 978 456 2800 / MAUGEL.COM

MAUGEL DESTEFANO ARCHITECTS

PROPOSED BUILDING RENDERING

Franklin Heritage Commission / 387 Central Street, Franklin, NH / April 2023

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MAUGEL DESTEFANO ARCHITECTS

PERSPECTIVE VIEW

LOCUS PLAN

N

ARCHITECTURAL SYMBOLS

Room name 101 150 SF	ROOM TAG
101	DOOR TAG
1 A101	BUILDING ELEVATION
1 A101 SIM	WALL SECTION MARKER
1 A101 SIM	DETAIL MARKER
11	WINDOW TAG
Name Elevation	ELEVATION HEIGHT MARKER
1 A101 SIM	CALLOUT MARKER
1 A101 SIM / 1 A101 SIM	BUILDING SECTION MARKER
A1.1 #	INT. ELEVATION MARKER STEP
DN	STEP
L	LIMITING DEVICE
E	EGRESS WINDOW
T	TEMPERED GLASS

ARCHITECTURAL ABBREVIATIONS

ADJ	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVB	AIR/VAPOR BARRIER
@	AT
B	BOTTOM
B.O.	BOTTOM OF
BLDG	BUILDING
℄	CENTERLINE
C.O.	CASED OPENING
CLG	CEILING
CLG. H.	CEILING HEIGHT
C.M.U.	CONCRETE MASONRY UNIT
CRS	MASONRY COURSE
DET	DETAIL
DF	DRINKING FOUNTAIN
DN	DOWN
DWGS	DRAWINGS
EA	EACH
EQ	EQUAL
EXT	EXTERIOR
FND	FOUNDATION
FP	FIREPLACE
FT	FEET
FTG	FOOTING
GRD	GRADE
GWB	GYPSUM WALL BOARD
H	HEIGHT/HIGH
H.C.	HOLLOW CORE
H.B.	HOSE BIB
HORZ	HORIZONTAL
H.P.	HIGH POINT
INSUL	INSULATION
L	LENGTH
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MTL	METAL
N.I.C.	NOT IN CONTRACT
N.T.E.	NOT TO EXCEED
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.F.O.I.	OWNER FURNISHED & OWNER INSTALLED
O.F.C.I.	OWNER FURNISHED & CONTRACTOR INSTALLED
O&M	OPERATION AND MAINTENANCE MANUAL
OPP	OPPOSITE
O.H.	OPPOSITE HAND
PTD	PAINTED
P.L.	PROPERTY LINE
R	RISER AT STAIR
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
R&S	ROD AND SHELF
SIM	SIMILAR
S.C.	SOLID CORE
SQ	SQUARE
SQFT	SQUARE FOOT/FEET
STRUCT	STRUCTURAL
TEMP	TEMPERED
T.B.D.	TO BE DETERMINED
T.M.E.	TO MATCH EXISTING
T.O.S.	TOP OF SLAB
T	TREAD AT STAIR
T.O.	TOP OF
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W.I.C.	WALK-IN CLOSET
W.R.B.	WEATHER RESISTANT BARRIER
W/	WITH
W/O	WITHOUT

DRAWING LIST

GENERAL	
A0.00	COVER SHEET
ARCHITECTURAL	
D1.01	DEMOLITION FLOOR PLANS
D1.02	DEMOLITION FLOOR PLANS
D2.00	DEMOLITION ELEVATIONS
D2.01	DEMOLITION ELEVATIONS
ARCHITECTURAL	
A1.01	FLOOR PLANS
A2.00	BUILDING ELEVATIONS
A2.01	BUILDING ELEVATIONS
A5.00	DETAILS - WINDOW INFILL, METAL EYEBROW & METAL SCREEN
A5.01	DETAILS - ENTRY & CANOPY

Revisions:

#	Description	Date

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TFM Since 1968
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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tfmoran.com

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EXTERIOR CLADDING FOR
FRANKLIN SAVINGS BANK
387 CENTRAL STREET FRANKLIN, NH 03235

Title:
COVER SHEET

Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Project No.:	202009
Date:	04/14/2023

MARK PELLETIER No. 03807 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

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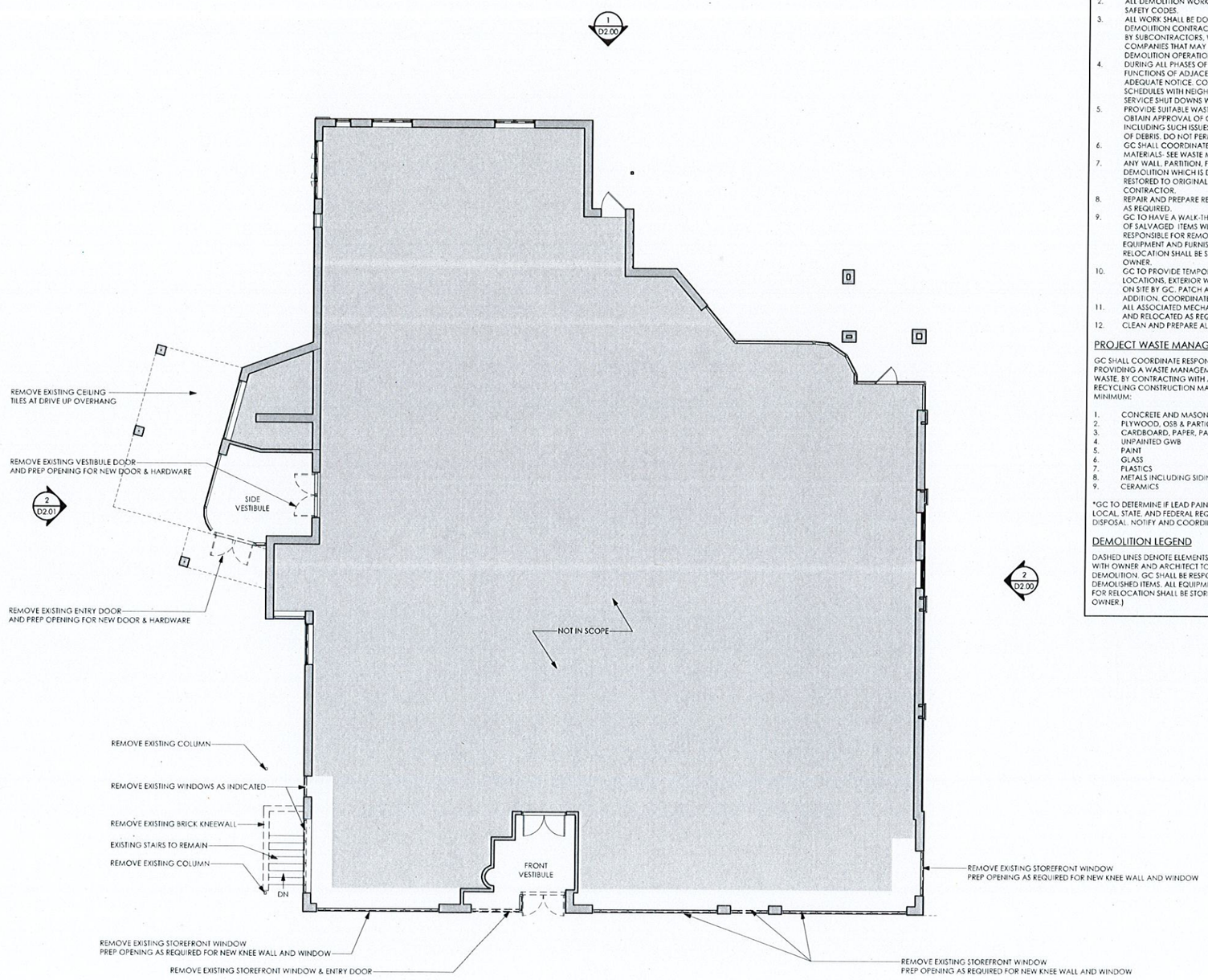

DEMO FIRST FLOOR (1)
1/8" = 1'-0"

DEMOLITION NOTES

1. THE INTENT OF THE DRAWINGS IS TO INCLUDE ITEMS IN SPACE NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE DEMOLITION WORK. THE DEMOLITION CONTRACTOR SHALL REVIEW ALL DRAWINGS AND CAREFULLY VERIFY EXISTING CONDITIONS FOR COORDINATION BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
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4. DURING ALL PHASES OF THE WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS/BUSINESSES WITHOUT ADEQUATE NOTICE. COMMUNICATE AND COORDINATE DELIVERY AND WORK SCHEDULES WITH NEIGHBORING TENANTS/BUSINESSES. GC TO COORDINATE SERVICE SHUT DOWNS WITH THE BUILDING OWNER.
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2. PLYWOOD, OSB & PARTICLE BOARD
3. CARDBOARD, PAPER, PACKAGING
4. UNPAINTED GWB
5. PAINT
6. GLASS
7. PLASTICS
8. METALS INCLUDING SIDING, DOORS, AND BATHROOM PARTITIONS
9. CERAMICS

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DEMOLITION LEGEND

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Revisions:

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PH: 603.431.8701
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EXTERIOR CLADDING FOR
FRANKLIN SAVINGS BANK
387 CENTRAL STREET FRANKLIN, NH 03235

Title:
DEMOLITION FLOOR PLANS

Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Project No.:	202009
Date:	04.14.2023

MARK PELLETIER No. 03887 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

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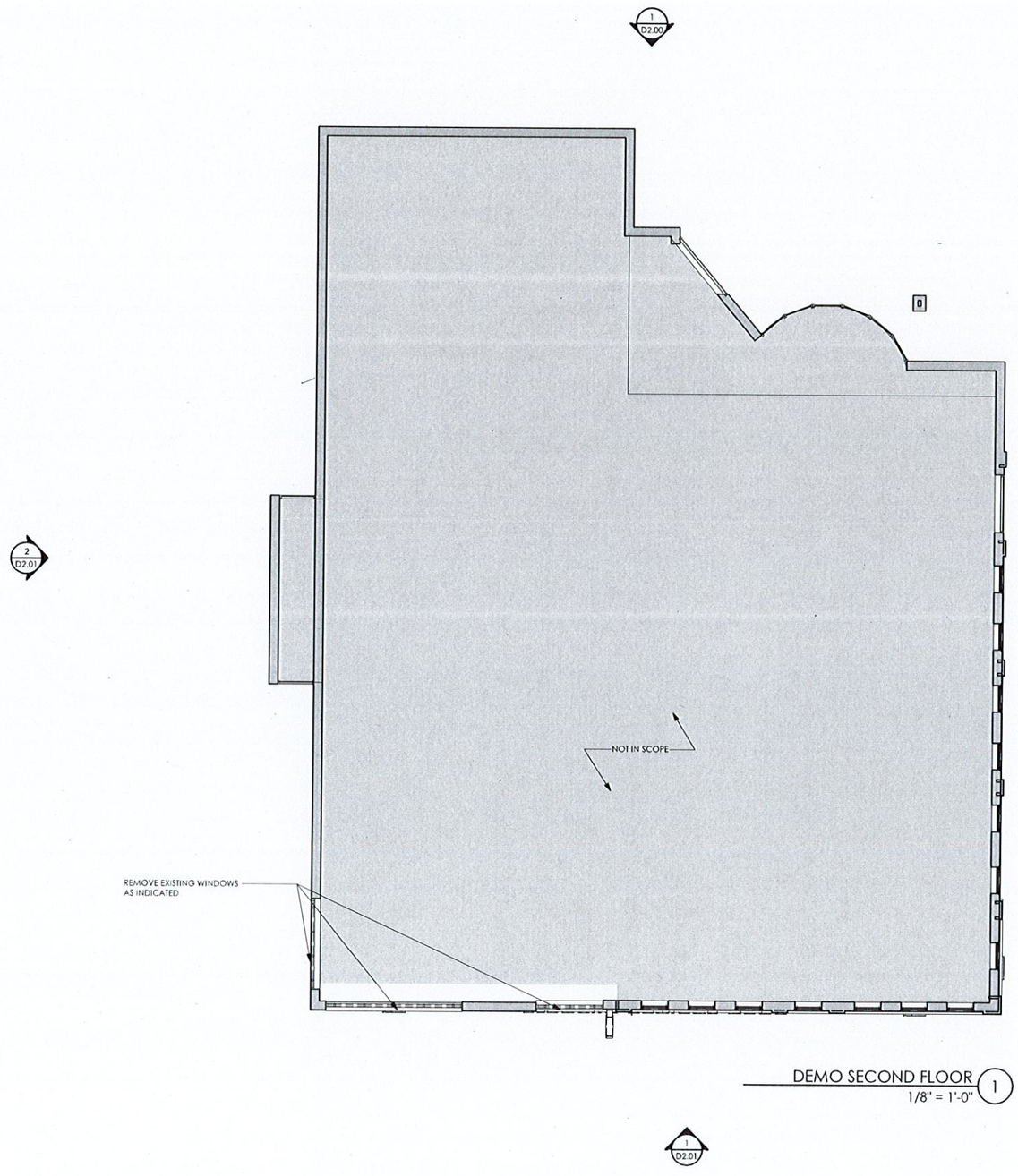

DEMO SECOND FLOOR (1)
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MARK PELLETIER No. 03887 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

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DEMO EAST ELEVATION (2)
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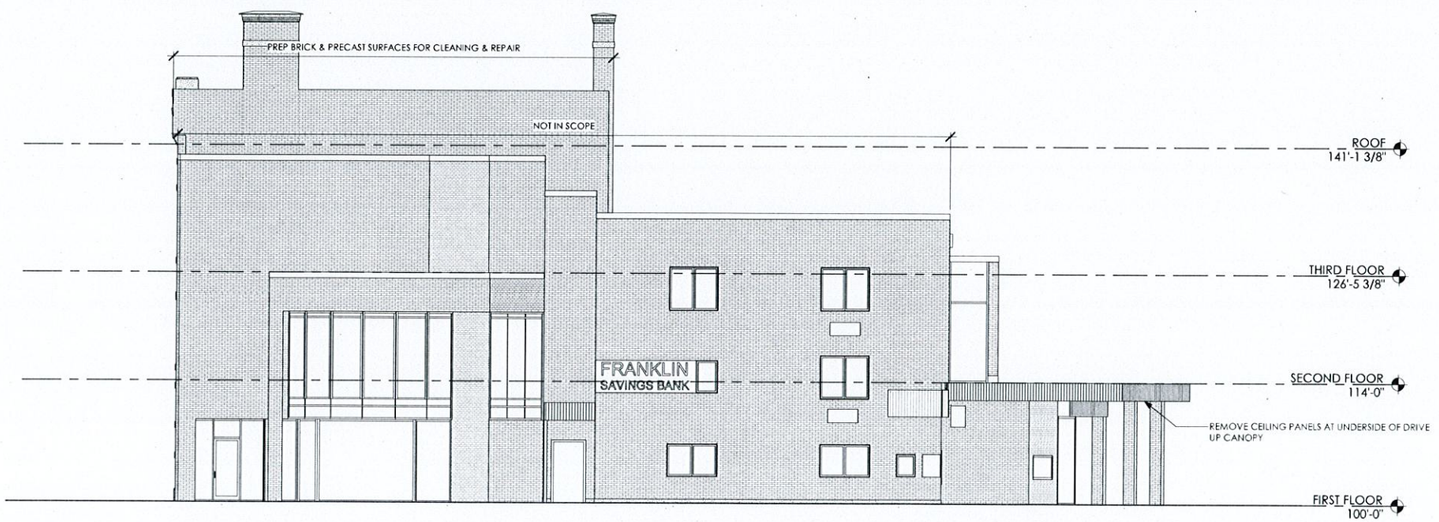

DEMO NORTH ELEVATION (1)
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10. GC TO PROVIDE TEMPORARY SUPPORT AS REQUIRED AT ALL BEARING WALL LOCATIONS, EXTERIOR WALLS, EXTERIOR OPENINGS, AND BEAMS AS DETERMINED ON SITE BY GC. PATCH AND FINISH EXISTING WALLS AS REQUIRED FOR NEW ADDITION. COORDINATE WITH STRUCTURAL ENGINEER AS REQUIRED.
11. ALL ASSOCIATED MECHANICAL, PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS REQUIRED.
12. CLEAN AND PREPARE ALL SURFACES

PROJECT WASTE MANAGEMENT

GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT FOR THE PROJECT BY PROVIDING A WASTE MANAGEMENT PLAN TO REDUCE AND RECYCLE CONSTRUCTION WASTE. BY CONTRACTING WITH A RECYCLING CONTRACTOR AND BY SEPARATING AND RECYCLING CONSTRUCTION MATERIALS. ITEMS TO BE RECYCLED- SHOULD INCLUDE AT MINIMUM:

1. CONCRETE AND MASONRY
2. PLYWOOD, OSB & PARTICLE BOARD
3. CARDBOARD, PAPER, PACKAGING
4. UNPAINTED GWB
5. PAINT
6. GLASS
7. PLASTICS
8. METALS INCLUDING SIDING, DOORS, AND BATHROOM PARTITIONS
9. CERAMICS

*GC TO DETERMINE IF LEAD PAINT EXISTS. IF LEAD PAINT EXISTS, GC TO FOLLOW ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR REMEDIATION, DEMOLITION, AND DISPOSAL. NOTIFY AND COORDINATE WITH P.M. AND OWNER.

DEMOLITION LEGEND

DASHED LINES DENOTE ELEMENTS TO BE REMOVED, U.O.N. (GC TO HAVE A WALK-THRU WITH OWNER AND ARCHITECT TO VERIFY THE EXTENT OF SALVAGED ITEMS BEFORE DEMOLITION. GC SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED ITEMS. ALL EQUIPMENT AND FURNISHINGS REMOVED AND NOT SCHEDULED FOR RELOCATION SHALL BE STORED IN A LOCATION TO BE COORDINATED WITH THE OWNER.)

Revisions:

#	Description	Date

DMA
DESTEFANO MAUGEL
ARCHITECTS
22 Ladd Street
Portsmouth NH, 03801
PH: 603.431.8701
DeStefanoMaugel.com

EXTERIOR CLADDING FOR
FRANKLIN SAVINGS
BANK
387 CENTRAL STREET FRANKLIN, NH
03235

Title:
DEMOLITION
ELEVATIONS

Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Project No.:	202009
Date:	04/14/2023

MARK PELLETIER No. 03867 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

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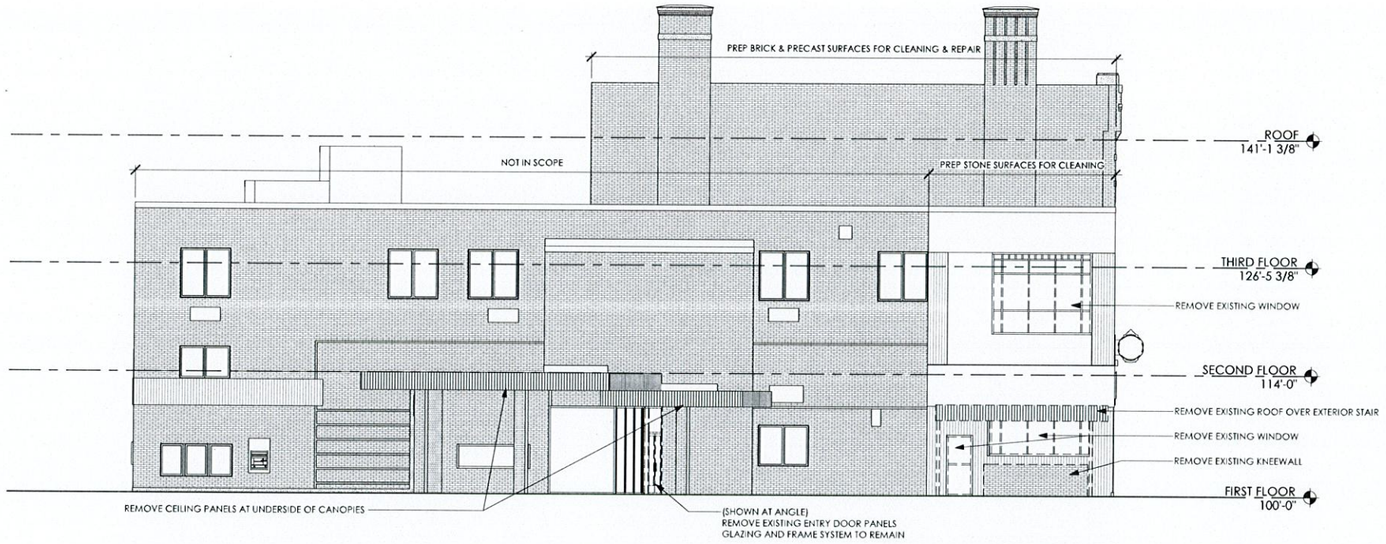
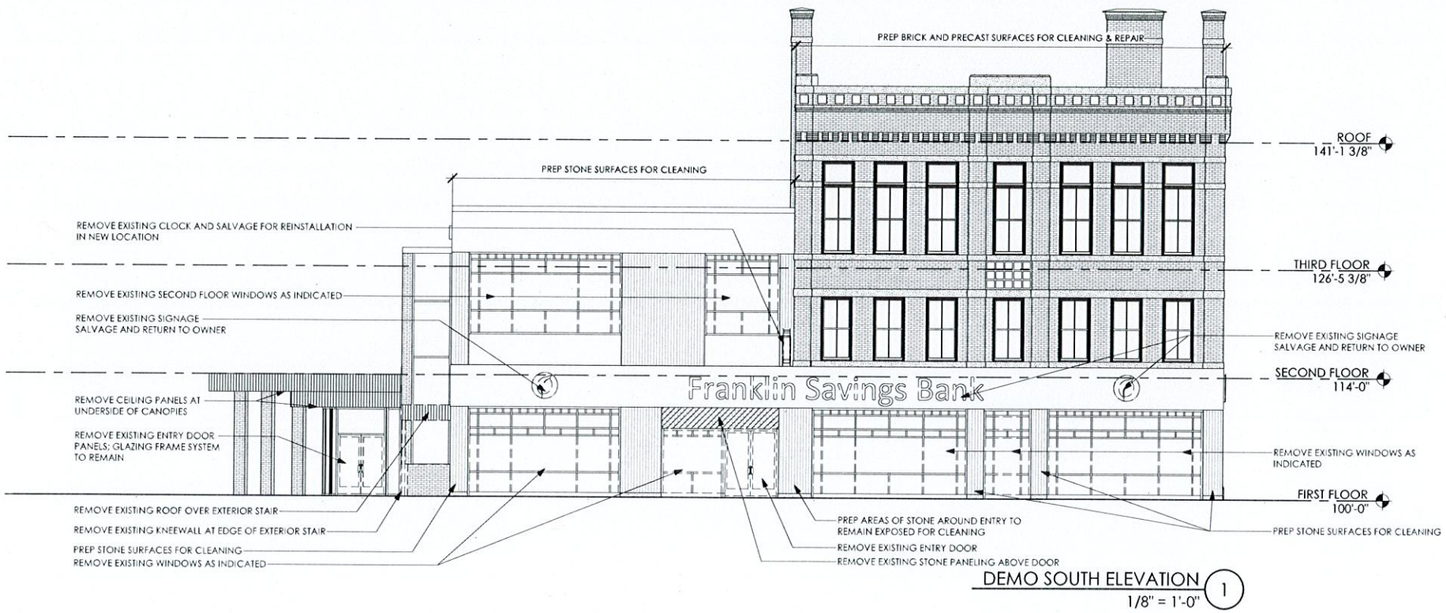


DEMO WEST ELEVATION (2)
1/8" = 1'-0"



DEMO SOUTH ELEVATION (1)
1/8" = 1'-0"

DEMOLITION NOTES

1. THE INTENT OF THE DRAWINGS IS TO INCLUDE ITEMS IN SPACE NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE DEMOLITION WORK. THE DEMOLITION CONTRACTOR SHALL REVIEW ALL DRAWINGS AND CAREFULLY VERIFY EXISTING CONDITIONS FOR COORDINATION BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL SAFETY CODES.
3. ALL WORK SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE DEMOLITION CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK TO BE DONE BY SUBCONTRACTORS, WITH LOCAL AUTHORITIES, STATE AGENCIES OR UTILITY COMPANIES THAT MAY HAVE JURISDICTION OVER THIS PROJECT DURING DEMOLITION OPERATIONS.
4. DURING ALL PHASES OF THE WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS/BUSINESSES WITHOUT ADEQUATE NOTICE. COMMUNICATE AND COORDINATE DELIVERY AND WORK SCHEDULES WITH NEIGHBORING TENANTS/BUSINESSES. GC TO COORDINATE SERVICE SHUT DOWNS WITH THE BUILDING OWNER.
5. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. GC SHALL OBTAIN APPROVAL OF OWNER FOR DETAILS RELATED TO THE REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS LOCATION OF DUMPSTERS, PRIOR TO THE REMOVAL OF DEBRIS. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS.
6. GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT OF DEMOLISHED MATERIALS- SEE WASTE MANAGEMENT NOTE BELOW.
7. ANY WALL, PARTITION, FLOOR, CEILING OR CONSTRUCTION NOT SCHEDULED FOR DEMOLITION WHICH IS DAMAGED OR REMOVED DURING DEMOLITION IS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER BY THE DEMOLITION CONTRACTOR.
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EXTERIOR CLADDING FOR
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387 CENTRAL STREET FRANKLIN, NH 03235

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MARK PELLETIER No. 03867 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

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GENERAL:

1. Structural drawings shall be used in conjunction with the architectural, mechanical, electrical and shop drawings, and specifications.
2. Unless otherwise noted, sections, details, notes, materials, and methods shown on any drawings are to be considered typical for all similar conditions.
3. In the event of a conflict between plans, specifications, and details, the Structural Engineer shall be notified immediately for clarification.
4. Due to minimal selective demolition, the existing framing conditions are not fully defined and will require field verification. The general contractor must field verify and review all existing framing for coordination with newly detailed structural assemblies. For the purpose of preparing these drawings, the engineer has assumed all walls and framing are plumb, level, align vertically and horizontally and all members are sound. Depending on conditions encountered, it may be necessary to modify the design. The G.C. must notify the Structural Engineer (SE) of varying conditions prior to beginning construction.
5. All dimensions, elevations, and conditions must be verified in the field by the Contractor. Any discrepancies between these drawings and as-built conditions shall be brought to the attention of the Structural Engineer before proceeding with any work.
6. The structure has been designed to be self-supporting and stable after the work shown on these drawings has been completed. The Contractor shall be responsible for the stability of the structure prior to the completion of work including but not limited to, jobsite safety, all shoring, bracing, erection methods, erection sequence, and forms required during construction. Temporary supports required for stability during all intermediate stages of construction shall be designed, furnished, and installed by the Contractor.
7. The Contractor shall provide and maintain shoring and bracing supports as required to preserve stability and prevent movement, settlement, or collapse of adjacent construction to remain.
8. Shop drawings shall be submitted to the Structural Engineer (see each section for specific items and requirements). Fabrication shall not proceed until a satisfactory review is received, the Contractor is proceeding at their own risk if failure to do so. Erection shall be executed from final reviewed shop drawings only.
9. Items noted on drawings as "by others" or "designated for design by others" indicates design and supply of structural items not by TFM. These items are a designated design item that shall be submitted for approval. See Deferred Submittals.
10. Deferred submittals shall be submitted to the Structural Engineer for steel connection design (stamped), and CFSF curtain wall design (stamped).
11. Loads, openings, and structure relating to other non-structural disciplines are shown for bidding purposes only. Refer to architectural and mechanical drawings for the full scope of work.
12. These plans were prepared under the supervision of a licensed professional engineer. TFMoran Inc. assumes no liability as a result of any changes or non-conformance with these plans except upon the written approval of the Engineer of Record.
13. TFMoran Inc. assumes no liability for work performed without an acceptable program of testing and inspection as approved by the Engineer of Record.
14. Reproduction of structural drawings for shop drawings is not permitted. Electronic drawing files will not be provided to the Contractor unless a transfer agreement has been completed between the Structural Engineer and the Contractor.
15. All work shall comply with the building codes referenced on these drawings.
16. Do not scale drawings. Contact the Architect or Structural Engineer for dimensions not specifically shown.

CODE:

1. 2015 International Building Code as amended, altered, or deleted by the provisions of the New Hampshire State Building Code.
2. 2015 International Existing Building Code as amended, altered, or deleted by the provisions of the New Hampshire State Building Code.

DESIGN LOADS:

1. MINIMUM UNIFORM LIVE LOADS AND MINIMUM CONCENTRATED LIVE LOADS:

OCCUPANCY or USE	UNIFORM	CONCENTRATED
Office Buildings		
Corridors (above first floor):	80 psf	2000 lb.
Lobbies and first floor corridors:	100 psf	2000 lb.
Offices:	50 psf	2000 lb.
Retail Stores - First Floor:	100 psf	1000 lb.

2. CONCENTRATED FLOOR LOADS:
If listed above, the concentrated load shall be used to determine the greatest load effect. Unless otherwise specified, the indicated concentration shall be assumed to be uniformly distributed over an area of 2.5 feet square and located to produce the max. load effects.

3. ROOF SNOW LOAD:

Risk Category:	II
Ground Snow Load, Pg :	75 psf at 700 ft
Allowed Reduction per ERDC/CRREL TR-02-6:	0.01*(700-400)*2.1=6.3 psf
Ground Snow Load per ERDC/CRREL TR-02-6:	68.7 psf at 400 ft
Snow Load Importance Factor, Is:	1.0
Snow Exposure Factor, Ce:	1.0
Thermal Factor, Ct:	1.1 (1.2 at Canopies)
Flat Roof Snow Load, Pf:	52.9 psf (57.7 at Canopies)
Drifting, sliding, and unbalanced snow loads:	Per ASCE-7
Drift Surcharge Load(s), Pd:	72.9 psf [or] [See plan(s) / diagram]
Width of snow drift(s), w:	12.75 ft [or] [See plan(s) / diagram]
Rain loads:	Per ASCE-7
Roof live load:	20 psf MIN

4. DEAD LOAD:
Roof dead load: 15 psf (non-ballasted)

5. WIND DESIGN DATA:
Wind loads have been determined using ASCE-7 Method 2 Analytical Procedure.

Risk Category:	II
Ultimate Wind Speed (3 second gust), Vult:	115 mph
Wind Exposure Category:	B
Internal Pressure Coefficient:	0.18

Components and Cladding Design Wind Pressure:

Zone Per ASCE-7	MAX Positive (20 sf)	MAX Negative (20 sf)
1	16.0 psf	23.2 psf
2	20.8 psf	35.7 psf
3	20.8 psf	35.7 psf
4	20.8 psf	22.6 psf
5	20.8 psf	27.1 psf

6. EARTHQUAKE DESIGN DATA:

Risk Category:	II
Seismic Importance Factor, Ie:	1.0
0.2s Mapped Spectral Response Acceleration, Ss:	0.294g
1.0s Mapped Spectral Response Acceleration, S1:	0.088g
0.2s Spectral Response Coefficient, Sds:	0.307g
1.0s Spectral Response Coefficient, Sd1:	0.141g
Site Class:	D (Assumed)
Seismic Design Category:	C
Basic Seismic-Force-Resisting System:	Structural steel systems not specifically detailed for seismic resistance
Analysis Procedure:	Equivalent Lateral Force
Response Modification Factor, R:	3
Seismic Response Coefficient, Cs:	0.102
Deflection Amplification Factor, Cd:	3
Design Base Shear, V:	1 kip

Earthquake Design for Existing Buildings:
Not required since the proposed additions/alterations do not increase the force in any structural element by more than 5 percent nor do they decrease the strength of any structural element to less than required by the building code for new structures.

FOUNDATIONS:

1. Foundations have been designed to consist of continuous and spread footings bearing on inorganic, undisturbed natural soil or compacted structural fill having an assumed allowable bearing pressure of 2000 pounds per square foot. The contractor is responsible for verifying these subsurface conditions, failure to do so will result in a disclaimer of responsibility by the Structural Engineer.
2. Subgrade exploration has not been performed, the Structural Engineer makes no representations concerning the suitability of any soil or ledge material, nor the absence of deleterious materials, either naturally occurring or formerly buried.
3. Structural fill shall be granular material meeting the following gradation requirements:

SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
8"	100	3/4"	45-95
6"	--	No. 4	30-90
3"	70-100	No. 10	25-80
2"	--	No. 40	10-50
1-1/2"	--	No. 200	0-12
1"	--		

A soils testing lab shall test all material proposed for structural fill for classification according to ASTM D2487 and for laboratory compaction curve according to ASTM D1557. In addition, in-place soils shall be tested for compaction to a minimum 95% of its maximum density at or near optimum moisture.

4. Unless otherwise noted, foundations shall be centered under supported members.
5. The bottom of perimeter and exterior foundations not on solid rock shall be at least 4'-0" below finished grade.
6. Keep foundation excavations free of water at all times. Protect all soil surrounding and under footings from freezing and frost action during the course of construction.
7. Bottom of excavations shall be reviewed by the Structural or Geotechnical Engineer prior to the placement of concrete.
8. Provide formwork for all footings, walls, and piers. Unless otherwise noted, earth formed foundations are not allowed.
9. Place backfill simultaneously on both sides of foundation walls to the grades indicated. Do not backfill or temporarily brace walls with uneven backfill until the floor slab at the top of the wall has been poured and/ or the concrete has attained 75% of its design compressive strength.
10. Provide 3/4" maximum aggregate within 12" of slabs on grade, unless otherwise noted by Geotechnical Engineer.
11. The bottom three (3) inches of footing excavations shall be finished with smooth-edged bucket or by hand shovel.
12. Use lean concrete (f'c = 1,500 psi) or structural fill for over-excavation of footings.
13. Refer to site, plumbing, mechanical, and electrical drawings for location of pipes and underslab conduit. Provide pipe sleeves for all pipe penetrations at foundation walls.
14. The G.C. shall identify all below grade utilities prior to commencing excavation activities.
15. Submittals to the Structural Engineer and Geotechnical Engineer are required for structural fill material.

CONCRETE:

1. All concrete work shall conform to the requirements of ACI 301 "Specifications for Structural Concrete" and ACI 318 "Building Code Requirements for Structural Concrete".
2. Concrete shall be a mix designed for ultimate strength in accordance with ACI 211.1 to achieve the following minimum 28-day compressive strengths:

Foundation Footings, Walls, and Columns:
3,000 psi, Normal Weight
Max Slump (without plant added water reducer) = 4" +/- 1"
Max Slump (with plant added water reducer) = 4" to 6"
Max W/C Ratio = 0.55
Air Entrainment = 6% +/- 1%

Interior Slabs on Grade:
3,500 psi, Normal Weight
Max Slump (without plant added water reducer) = 4"
Max Slump (with plant added water reducer) = 4" to 6"
Max W/C Ratio = 0.50
Do not use air entrainment admixture

3. Concrete shall conform to the following:
Cement: Portland cement type I/II ASTM C150
Fly Ash: ASTM C618 Class C 20% to 35% or Class F 15% to 25%
Ground granulated blast-furnace slag: ASTM C989 50% maximum
Course aggregate: ASTM C33 3/4" (Size No.67) for normal weight
Fine aggregate: ASTM C33 3/8" (Size No.8) for normal weight
4. Produce, place and protect concrete during periods of cold weather as outlined in ACI 306.1 "Standard Specification for Cold Weather Concreting" and during periods of hot weather as outlined in ACI 305.1 "Standard Specification for Hot Weather Concreting".
5. Concrete shall not be cast in water or on frozen ground.
6. Mechanically vibrate and consolidate freshly cast concrete around reinforcing bars and against form surfaced to prevent the formation of air or stone pockets, honeycombing, pitting, or planes of weakness. Do not over vibrate such that aggregate separation occurs.
7. Exposed concrete shall be rubbed immediately after removal of forms, see architectural drawings for finish type. Top of foundation walls shall be smooth and level
8. Slab surfaces shall have a steel trowel finish unless noted on structural, architectural or civil drawings. The G.C. shall coordinate ACI Class of Floors, ACI Finishing of Floors, ASTM Floor Flatness (FF) and Floor Levelness (FL) requirements with Architect, Owner and Owner's equipment. All finishes of concrete surfaces shall be approved by the Owner/tenant, prior to construction
9. Place and finish concrete slabs per the following ACI 117 floor flatness and levelness requirements:

	Ff	Flm
Office, retail and other commercial uses unless otherwise noted:	35	35

10. Cure and protect slabs for not less than seven (7) days with a curing compound conforming to ASTM C309 compatible with any intended floor overlay. Do not install finish flooring until the slab has adequately cured.
11. Slab control joints, not shown on the drawings, shall be laid out in a square or rectangular fashion in accordance with ACI recommendations, Typical Slab-on-Grade Details and with the length not exceeding the width by 20%. No assurance is offered by TFM that random shrinkage cracking will not occur. Coordinate joint locations with Architect. Do not cut slab control joints on elevated composite slabs. Fill joints, unless otherwise noted with semi-rigid epoxy joint filler such as Metzger/McGuire Spal-Pro XL or equal.
12. No pipe shall pass through concrete without permission from the Structural Engineer. Pipe sleeves shall be provided and spaced a minimum of three (3) diameters apart. Pipes shall not pass through footings.
13. Place epoxy/adhesive/acrylic anchors in materials at manufacturer recommended temperature ranges. If temperature ranges cannot be achieved, coordinate appropriate epoxy/adhesive/acrylic material substitute for approval with structural engineer.
14. Post installed anchors shall be installed in sound concrete / masonry in accordance with the manufacturer's recommendations / instructions. Reinforcing steel shall not be cut in order to install anchors.
15. Notify Engineer of any wall and / or slab cracks of ⅛" or greater for review.
16. Submittals to the Structural Engineer are required for each concrete mix design to be used including mix designs, cementitious materials, aggregates, admixtures, and appropriate historic compressive strength test data per ACI 318. Hot and Cold Weather procedures and slab curing procedures. Epoxy/adhesive/acrylic/expansion anchor product data. Expansion joint materials, sealers and curing compound product data.

REINFORCING STEEL:

1. Reinforcing steel shall be deformed bars, free from loose rust and scale, and conforming to ASTM A615, Grade 60.
2. Welded wire fabric (WWF) shall conform to ASTM A1064. Lap 1.5 squares at joints and tie at 3'-0" o.c. Furnish WWF in flat sheets.
3. Welded wire fabric (WWF) at slabs on grade shall be supported on chairs or bolsters spaced at 24"-36" or less, as required to maintain WWF at indicated clear cover location.
4. Clear concrete cover over bars shall be as follows unless otherwise noted (see ACI 318 for conditions not noted):

Footings:	3 inches (bottom), 2 inches (top and side)
Walls and Piers (exposed to earth):	2 inches (side)
Walls and Piers (interior):	1 1/2 inches (side)
Slab on grade:	2 Inches (top)

5. Accessories in contact with forms to be removed shall have upturned legs and be plastic-dipped after fabrication. Accessories for reinforcing shall be in accordance with ACI current edition.
6. Lap reinforcing to develop the full tension capacity of the (smaller) bar. Provide Class B splice unless noted otherwise.
7. No bars shall be cut or omitted in the field because of sleeves, duct openings or recesses. Bars may be moved aside without change in level with the prior approval of the Structural Engineer.
8. Shop or Erection drawings shall be submitted to the Structural Engineer showing the layout, spacing, lap lengths, quantity and sizes of all concrete and masonry reinforcing.
9. Submittals to the Structural Engineer are required for product data of all accessories, including WWF, chairs, bolsters and mechanical connectors.

STRUCTURAL STEEL:

1. Fabricate and erect structural steel in accordance with the applicable "Specification for Structural Steel for Buildings" and the "Code of Standard Practice" of AISC. Welding shall conform to the requirements of the "Structural Welding Code" of the American Welding Society.
2. Structural steel wide flange shapes shall conform to ASTM A992 (Fy = 50 ksi). Hollow Structural Sections (HSS) shall conform to ASTM A500, Grade B (Rectangular Fy = 46 ksi, Round Fy = 42 ksi). Pipe shall be ASTM A53, Grade B (Fy = 35 ksi). Structural steel channels, misc. shapes, plates, and angles shall conform to ASTM A36 (Fy = 36 ksi), unless otherwise noted.
3. Do not splice structural steel members without written approval of the Structural Engineer.
4. Bolted connections shall be made with three-quarter inch diameter high strength, ASTM A325-N bolts, unless otherwise noted. Connections at moment frames, braced frames, column splices and hangers shall be made with three-quarters inch diameter A325-SC (Slip critical) bolts, unless otherwise noted.
5. All beam to beam and beam to column connections shall be double angle connections unless noted otherwise. Connections shall be made with standard slotted holes with 3" max. gage. Extended angle / shear tab connections are not permitted without EOR approval.
6. Shop connections, unless otherwise noted, shall be welded. Unless otherwise noted, beam connections shall provide shear capacity to support a reaction R equal to half the total uniform load capacity of the beam for given shape, span and steel specification (AISC) taking account for the effect of concentrated loads.
7. Anchor bolts shall be headed bolts of the diameters and dimensions detailed, unless otherwise noted on the drawings. Provide ASTM F1554 Gr. 36 for diameters 3/4" or less and high-strength (HS) anchor bolts shall be ASTM F1554 Gr. 55, Supplement 1 (weldable) for diameters larger than 3/4". Anchor bolts shall be set by template. Hooked ("J" type) anchor bolts are not permitted.
8. Welding electrodes shall conform to AWS A5.1 E70XX series with proper rod to produce optimum weld (low hydrogen).
9. Unless otherwise noted, bolted connections with slotted holes shall be field-welded with one-quarter inch fillet welds after final field adjustment.
10. Provide 3/8" minimum fitted stiffener plates each side at beams' web framing over columns and at beams supporting columns above.
11. Provide 1/4" thick steel leveling plate on 3/4" min. non-shrink grout under all column base plates unless otherwise noted. Leveling plates shall be set and grouted prior to erecting columns.
12. Provide all angles, plates, anchors, bolts, etc., shown on architectural drawings.
13. Lintels for exterior masonry and structural steel exposed to weather shall be hot-dip galvanized according to ASTM A123.
14. Provide L4x4x1/4 minimum steel deck support angles as required at columns where structural members do not frame in at all four sides, at changes in deck span direction, at changes in floor and/ or roof planes over structural members, along diagonal cuts, and at all openings. Provide additional deck support where any framing connection prevents the deck from being adequately supported by framing members.
15. Provide holes in beam top flanges for nailer attachment at steel supporting wood framing, see schedules, details and notes for size and spacing.
16. Steel Primer:

General Primer: Standard Alkyd Primer applied at 2.5 - 3.5 mil DFT shall be used as the standard of quality and performance. Color: grey

Touch up paint in the field by the Contractor, unless otherwise noted.

17. The Steel fabricator is responsible for the design and detailing of all connections including moment connections, braced frame connections and beam and/or column stiffeners and doublers if required. All connections must be designed by a registered professional engineer in the state in which the project is being constructed. Certification of this design shall be provided with the shop drawings submittal for review by the engineer of record.
18. The design of steel stairs, hand rails, and guard rails are delegated for design by others and of the general contractor. All must be designed by a registered professional engineer in the state in which the project is being constructed. Certification of this design shall be provided with the shop drawings submittal for review by the engineer of record.
19. Shop or Erection drawings shall be submitted to the Structural Engineer for fabrication and erection of structural steel, prior to fabrication.
20. Submittals to the Structural Engineer are required for mill tests and sealed connection calculations.

STEEL DECK:

1. All steel deck to be fabricated and erected in accordance with the Steel Deck Institute.
2. Galvanized metal deck shall be formed of steel sheets conforming to ASTM A653. Galvanized coating shall conform to ASTM Specification A 525-G60. Galvanized deck to receive shop coating of primer, coordinate with Architect.
3. Prime painted metal deck shall be formed of steel sheets conforming to ASTM A653. Steel deck shall have a coat of manufacturers standard rust-inhibitive primer, unless otherwise noted.
4. Steel Deck shall have the minimum design values:
1-1/2" deep, 36" wide, 20 gage, painted Type B steel roof deck, Fy = 50 ksi (min.) shall have the following minimum properties per foot:
Ip = 0.197 in4
In = 0.217 in4
Sp = 0.224 in3
Sn = 0.229 in3
5. Unless otherwise noted, weld roof deck sheets 12 inches on center (36/4 pattern) to all structural supports with 5/8 inch diameter or larger puddle welds. Weld deck around openings, along braced frame column lines, shear walls, and around the building perimeter at 6 inches on center including the sides of the deck. Provide side lap screws at 1/3 points of the deck span (2 screws per span).
6. Mechanical fasteners (screws, powder or pneumatically driven fasteners) are an acceptable alternate, provided that the type and size of the fastener meets the design criteria. Submit test data and design calculations / charts by the fastener manufacturer for review.
7. Unless otherwise noted, design roof deck fasteners for minimum net wind uplift of 15 psf.
8. Size, location, and details of openings in metal deck shall be coordinated with the architectural, structural, and MEP drawings.
9. Deck shall be placed with corrugations perpendicular to supports, with 3-span min. condition.
10. End laps shall always occur over supporting joists or beams. Side lap a minimum of one corrugation with previously placed row (unless deck system provides side lap splice).
11. Provide Butt Strips (flat plates) at changes in deck direction, ridge and valley plates, cant strips and closure strips of similar gage, attached directly to the steel deck in order to provide a finished surface for the application of insulation and roofing, furnished by the deck manufacturer.
12. Deck supports are to be provided as required to support roof deck at changes in deck span direction, changes in roof planes over structural members, along diagonal cuts and at all openings such as angles, channels, bent plates, etc...
13. Shop or Erection drawings shall be submitted to the Structural Engineer showing the layout, sizes, thickness, fastening and anchorage details.
14. Submittals to the Structural Engineer are required for product data of all accessories, including mechanical connectors.

COLD-FORMED STEEL FRAMING:

1. Design, Fabricate, and Install cold-formed steel framing members and accessories plumb, square, and true to line, and with connections securely fastened, according to manufacturer's written recommendations and requirements, the requirements of the applicable International Building Code (IBC) and the applicable edition of the American Iron and Steel Institute (AISI) Specification.
2. Fasten cold-formed steel framing members by welding or screw fastening, as standard with fabricator. Wire tying of members is not permitted.
3. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
4. Locate mechanical fasteners and install according to shop drawings, with screws penetrating joined members by not less than three exposed screw threads.
5. Provide cold-formed roof, floor, and wall metal framing members, connectors, and fasteners in accordance with the plan and detail drawings.
6. Roof, floor, and wall framing members shall be standard C-shaped steel joists, unpunched, with stiffened flanges, complying with ASTM C 955 and as follows:
7. Provide cold-formed steel framing capable of withstanding design loads within limits and under conditions indicated.

Design loads shall be in accordance with applicable IBC Sections of Wind Loads and Earthquake Loads for components and cladding.

Design Exterior Non-load-bearing wall framing for a maximum horizontal deflection of 1/600 of the wall span.

Standard C-shaped steel studs with:
Minimum Uncoated Thickness: 20 GA. (.0329 in.)
Minimum Flange Width: 1 5/8"
Minimum Lip: 1/2"
Specified Yield Strength: Fy = 33 ksi (18 GA and thinner)
Fy = 50 ksi (16 GA and thicker)
Maximum stud spacing: 16" on center.

8. All galvanized studs, track, bridging, and accessories shall be formed from steel having a galvanized coating meeting the requirements of ASTM A 653.
9. Isolate non-load-bearing steel framing from building structure to prevent transfer of vertical loads while providing lateral support. Connect vertical deflection clips bypassing studs and anchor to primary building structure.
10. Install horizontal bridging in walls studs, spaced in rows indicated on Shop Drawings but not more than 48 inches apart. Fasten at each stud intersection. Bridging shall be determined by stud manufacturer.
11. All framing members shall be manufactured and supplied by Dietrich Industries, MarinoWare or approved equal.
12. Shop / Erection drawings shall be submitted to the Structural Engineer showing the layout, spacing, sizes, thickness, and types of cold formed steel framing, fastening and anchorage details, including mechanical fasteners.
13. Submittals to the Structural Engineer shall include structural analysis data signed and sealed by the professional engineer, registered in the state of the project's construction, responsible for their preparation.

STRUCTURAL TESTS AND INSPECTIONS:

1. Structural Tests, Inspections, and Reports for soils, concrete construction, steel construction and other applicable construction shall be promptly submitted in writing to the Structural Engineer and Contractor.
2. Tests and Inspections shall be completed in accordance with the applicable IBC Special Inspection chapter. Refer to and coordinate with the Statement of Special Inspections/Quality Assurance Plan issued with final construction documents for the required program of special inspections for each building material/system.
3. The Special Inspection Coordinator shall be a licensed Professional Engineer registered in the state the project is located in. Unless specifically stated in writing and listed on the Statement of Special Inspections, TFM is not the Special Inspector or Special Inspections Coordinator and this service shall be provided as a direct contract to the Owner as per the Building Code.
4. A Final Statement of Special Inspections, stamped by the Special Inspector Coordinator, shall be provided to TFM at the completion of the project. The document shall be stamped by a professional engineer registered in the state the project is located in.
5. Remove and replace work where test results indicate that it does not comply with specified requirements. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
6. Concrete Testing: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according [to the Statement of Special Inspections:] to the following requirements:
   - 6.1. Testing Frequency: Obtain one composite sample for each day's pour of each concrete mixture exceeding 5 cu. yd., but less than 50 cu. yd., plus one set for each additional 50 cu. yd. or fraction thereof. When frequency of testing will provide fewer than five compressive-strength tests for each concrete mixture, testing shall be conducted from at least five randomly selected batches or from each batch if fewer than five are used.
   - 6.2. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.
   - 6.3. Air Content: ASTM C 231, pressure method, for normal-weight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
   - 6.4. Concrete Temperature: ASTM C 1064; one test hourly when air temperature is 40 deg F and below and when 80 deg F and above, and one test for each composite sample.
   - 6.5. Compression Test Specimens: ASTM C 31.
   - 6.6. Cast and laboratory cure two sets of two standard cylinder specimens for each composite sample.
   - 6.7. Cast and field cure two sets of two standard cylinder specimens for each composite sample.
   - 6.8. Compressive-Strength Tests: ASTM C 39; test one laboratory-cured specimens at 7 days and one set of two specimens at 28 days and one laboratory-cured specimen at 56 days if previous does not meet strength requirements.
   - 6.9. Test results shall be reported in writing to Architect and Engineer, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, location of placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.
   - 6.10. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Structural Engineer. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
   - 6.11. Deficiencies: Correct deficiencies in the Work that test reports and inspections indicate does not comply with the Contract Documents.
7. Structural steel inspections:
   - 7.1. AWS certified inspector to Inspect both shop and field welds and verify compliance with the approved shop drawings and Contract Documents as follows:
     - 7.1.1. Complete and partial joint penetration groove welds: Inspect and perform ultrasonic tests of 100% of welds.
     - 7.1.2. Multi-pass fillet welds, single-pass fillet welds larger than 5/16", and plug and slot welds: Visually inspect 100% of welds and perform magnetic particle tests as required by inspector if defects are observed from visual inspection.
     - 7.1.3. Single-pass fillet welds smaller than 5/16": Visually inspect 50% of welds and perform magnetic particle tests as required by inspector if defects are observed from visual inspection.
   - 7.2. AWS certified inspector to inspect the erected steel framing for member sizes, member locations, and connection details such as bracing, stiffening, and proper application of joint details and verify compliance with the approved shop drawings and Contract Documents.
8. Structural Observations:
Notify engineer of progress of construction for coordination of site observations per Chapter 17 of the International Building Code (IBC). These observations are intended for review of general design intent and do not relieve the general contractor of their responsibility to perform quality control.

ABBREVIATIONS

2x = 2" NOMINAL THICK LUMBER

AB = ANCHOR BOLT
AFF = ABOVE FINISH FLOOR
ALT. = ALTERNATE
ALUM. = ALUMINUM
APPROX. = APPROXIMATE
ARCH. = ARCHITECTURAL

B/, B/O = BOTTOM OF ...
BCX = BOTTOM CHORD EXTENSION
BJ = BAR JOIST
BLDG. = BUILDING
BM. = BEAM
BOT. = BOTTOM
BP = BASE PLATE
BRG. = BEARING
BRP = BEARING PLATE
BS = BRICK SHELF
BTW = BETWEEN

CANT. = CANTILEVER
CFS = COLD FORMED STEEL
CIP = CAST IN PLACE
CJ = CONTROL JOINT
CL. = CENTERLINE
CLR. = CLEAR

ABBREVIATIONS (cont'd)

CMU = CONCRETE MASONRY UNIT
COL. = COLUMN
CONC. = CONCRETE
CONST. = CONSTRUCTION
CONT. = CONTINUOUS
COORD. = COORDINATE
CTR. = CENTER

DBL = DOUBLE
Ø / DIA. = DIAMETER
DIM. = DIMENSION
DIST. = DISTANCE
DJ = DOUBLE JOIST
DK = DECK
DN. = DOWN
DWGS. = DRAWINGS

EA. = EACH
EF = EACH FACE
EIBC = EX. INTERNATIONAL BLDG. CODE
EL. = ELEVATION
ELEC.= ELECTRICAL
ELEV.= ELEVATOR
EMBED. = EMBEDMENT
ENG = ENGINEER
EOD = EDGE OF DECK
EOR = ENGINEER OF RECORD

ABBREVIATIONS (cont'd)

EOS = EDGE OF SLAB
EQ. = EQUAL
ERV = ENERGY RECOVERY UNIT
EW = EACH WAY
E. / EX. / EXIST. = EXISTING
EXP. = EXPANSION
EXT. = EXTERIOR

FFE = FINISHED FLOOR ELEVATION
FIN. = FINISHED
FLR. = FLOOR
FNDN. = FOUNDATION
FT. = FEET
FTG. = FOOTING

GA. = GAUGE
GALV. = GALVANIZED
GC = GENERAL CONTRACTOR
GEOTECH. = GEOTECHNICAL

HDG = HOT DIPPED GALVANIZED
HORIZ. = HORIZONTAL
HSS = HOLLOW STRUCTURAL SECTION

IBC = INTERNATIONAL BLDG. CODE
IF = INSIDE FACE
IN. = INCH
INT. = INTERIOR

ABBREVIATIONS (cont'd)

JNT. = JOINT
JP = JOIST BEARING PLATE
JST. = JOIST

K = KIP

LB = POUND
LGM = LIGHT GAUGE METAL
LLH = LONG LEG HORIZONTAL
LLV = LONG LEG VERTICAL
LONG. = LONGITUDINAL
L.P. = LOW POINT
LP = LEVELING PLATE
LSL = LAMINATED STRAND LUMBER
LVL = LAMINATED VENEER LUMBER

MANUF. = MANUFACTURER
MAX. = MAXIMUM
MECH. = MECHANICAL
MEP = MECH., ELECTRICAL, PLUMBING
MIN. = MINIMUM
ML = MASONRY LINTEL
MO = MASONRY OPENING
MPH = MILES PER HOUR
MAS. / MSNRY. = MASONRY
MTL. = METAL

ABBREVIATIONS (cont'd)

NIC = NOT IN CONTRACT/SCOPE
# / No. = NUMBER
NTS = NOT TO SCALE

OC / o.c. = ON CENTER
OF = OUTSIDE FACE
OPNG. = OPENING
OSB = ORIENTED STRAND BOARD

PAF = POWDER ACTUATED FASTENER
PC = PRECAST
PE = PROFESSIONAL ENGINEER
PEMB = PRE-ENGINEERED METAL BLDG.
PL. = PLATE
PLF = POUNDS PER LINEAR FOOT
PRE-ENG. = PRE-ENGINEERED
PSF = POUNDS PER SQUARE FOOT
PSI = POUNDS PER SQUARE INCH
PSL = PARALLAM STRAND LUMBER
PT = PRESSURE TREATED
PWD. = PLYWOOD

RAD. = RADIUS
REC. = RECOMMENDATION
REINF. = REINFORCING / REINFORCE(D)
REQ'D. = REQUIRED
REV. = REVISION

ABBREVIATIONS (cont'd)

REV. = REVISION
RF = ROOF
RO = ROUGH OPENING
RTU = ROOF TOP UNIT

SCHD. = SCHEDULE
SE = STRUCTURAL ENGINEER
SF = SQUARE FEET
SIM. = SIMILAR
SPEC. = SPECIFICATION
STD. = STANDARD
STIFF. = STIFFENER / STIFFEN(ED)
STL. = STEEL
STRUCT. = STRUCTURAL

TBD = TO BE DETERMINED
T/, T/O = TOP OF ...
TCX = TOP CHORD EXTENSION
THK. = THICK
TJ = TIE JOIST
T/O BS, TOBS = TOP OF BRICK SHELF
T/O STL, TOS = TOP OF STEEL
T/O WALL, TOW = TOP OF WALL
TRANS. = TRANSVERSE
TYP. = TYPICAL

ABBREVIATIONS (cont'd)

U/S = UNDERSIDE
UNO = UNLESS NOTED OTHERWISE

VB / VR = VAPOR BARRIER / RETARDER
VERT. = VERTICAL
VIF = VERIFY IN FIELD

W/ = WITH
W/O = WITHOUT
WD. = WOOD
WL. = WALL
WK. PT. = WORK POINT
WS. = WATERSTOP
WWF / WWM = WELDED WIRE FABRIC / MESH

Revisions:
Description Date

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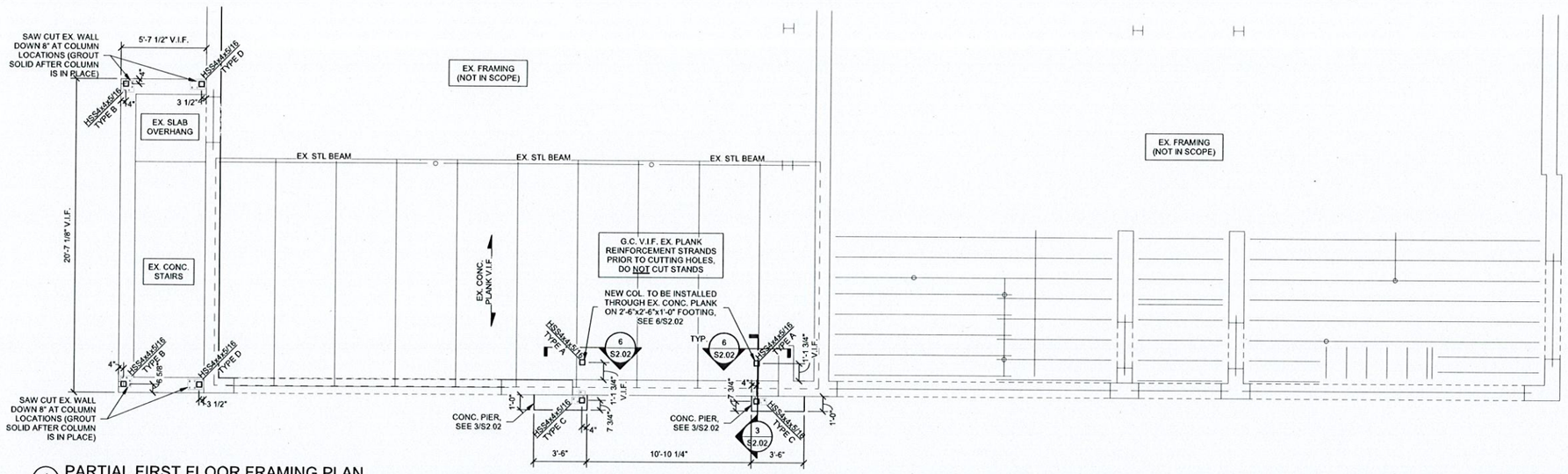
EXTERIOR CLADDING FOR FRANKLIN SAVINGS BANK
387 CENTRAL STREET FRANKLIN, NH 03235

Title:
GENERAL STRUCTURAL NOTES

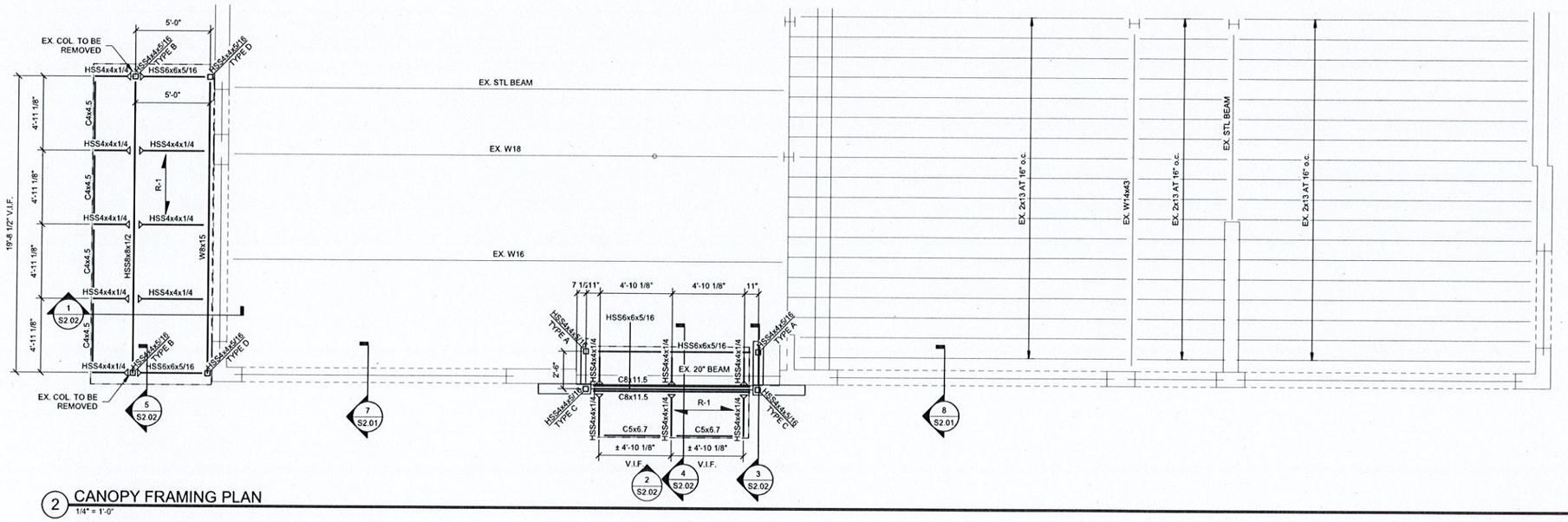
Scale:	
Drawn By:	JPN
Checked By:	TEL
Project No.:	202009
Date:	04/06/23

STATE OF NEW HAMPSHIRE – THOMAS E. LAND – No. 13134 – LICENSED PROFESSIONAL ENGINEER
4/6/23

S0.01



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



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

CANOPY FRAMING PLAN NOTES

1. DO NOT SCALE THIS DRAWING.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. REFER TO DETAILS FOR TOP OF SUPPORTING STEEL MEMBER ELEVATION.
4. "R-1" ROOF CONSTRUCTION: 1 1/2" 20GA. PAINTED "TYPE B" STEEL ROOF DECK.
5. ALL FRAMING SHALL BE EQUALLY SPACED BETWEEN COLUMN LINES, UNLESS OTHERWISE NOTED. COORDINATE JOIST LOCATIONS W/MECHANICAL & ELECTRICAL TRADES.

PLAN SYMBOL LEGEND

	INDICATES CONCRETE MASONRY UNIT (CMU) WALL.
F-# OR R-#	INDICATES FLOOR/ ROOF DECK SPAN DIRECTION AND TYPE. SEE PLAN NOTES FOR CONSTRUCTION INFO.
	INDICATES DOWNWARD SLOPE DIRECTION AND PITCH.
	INDICATES STEEL MOMENT FRAME, STUB CANTILEVER, OR SPLIT CANTILEVER. SEE PLAN FOR INFO.
W#x## #k #k-ft #k #k-ft	INDICATES STEEL BEAM W/ END REACTIONS FOR CONNECTION DESIGNS BY STEEL FABRICATOR. "#k" INDICATES SHEAR REACTION IN KIPS. "#k-ft" INDICATES MOMENT REACTION IN KIP-FEET. REACTIONS ARE FACTORED USING ASD LOAD COMBINATIONS.

Revisions:

#	Description	Date

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TFM Project #: 19066.00

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EXTERIOR CLADDING FOR
FRANKLIN SAVINGS BANK
387 CENTRAL STREET FRANKLIN, NH 03235

Title:
CANOPY FRAMING PLAN

Scale:	As indicated
Drawn By:	JPN
Checked By:	TEL
Project No.:	202009
Date:	04/06/23

STATE OF NEW HAMPSHIRE THOMAS E. LAMB No. 19134 LICENSED PROFESSIONAL ENGINEER

S1.01

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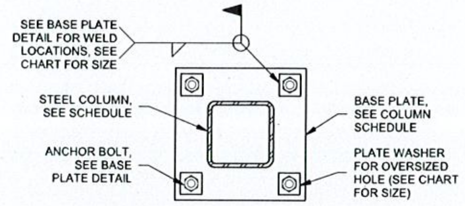
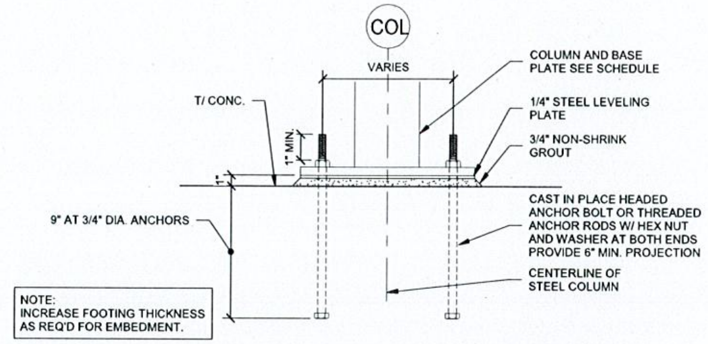


PLATE WASHER SCHEDULE				
ANCHOR BOLT DIA.	MIN. WASHER SIZE (STANDARD HOLE)	MIN. WASHER SIZE (OVERSIZED HOLE)		MIN. WELD THICKNESS
		HOLE DIA.	WASHER SIZE (WIDTH OR DIA.)	
1/2"	STANDARD +5/16"			
5/8"	STANDARD +5/16"			
3/4"	STANDARD +5/16"	1 5/16"	2"x1/4"	-
7/8"	STANDARD +5/16"	1 9/16"	2 1/2"x5/16"	1/4"
1"	STANDARD +1/2"	1 13/16"	3"x3/8"	5/16"
1 1/4"	STANDARD +1/2"	2 1/16"	3"x1/2"	5/16"
1 1/2"	STANDARD +1/2"	2 5/16"	3 1/2"x1/2"	5/16"
1 3/4"	STANDARD +1/2"	2 3/4"	4"x5/8"	5/16"
2"	STANDARD +1"	3 1/4"	5"x3/4"	5/16"

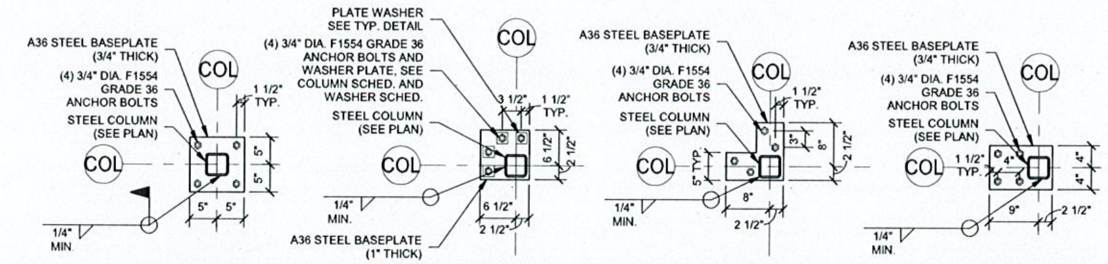
NOTES:
1. STANDARD WASHERS MAY BE PROVIDED AT BASE PLATES WHERE HOLES ARE NOT OVERSIZED AND WHERE WASHERS ARE NOT SPECIFIED AS WELDED.
2. STANDARD WASHERS PER ASTM F-844.
3. PROVIDE HOLE IN WASHER PLATE 1/16" LARGER THAN ANCHOR DIAMETER.
4. WASHERS MAY BE CIRCULAR OR SQUARE.

3 TYPICAL PLATE WASHER DETAIL AND SCHEDULE
NO SCALE

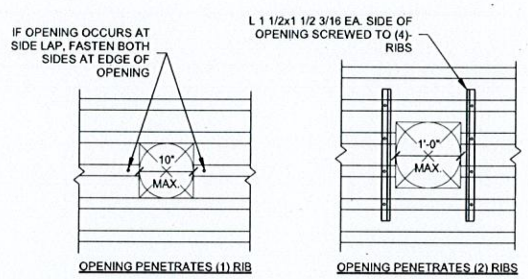


NOTE:
INCREASE FOOTING THICKNESS AS REQ'D FOR EMBEDMENT.

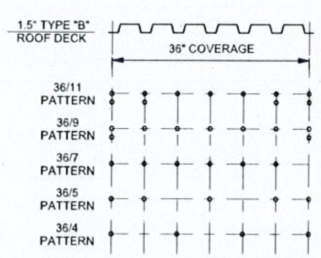
2 TYPICAL LEVELING PLATE AND ANCHOR BOLT SECTION
NO SCALE



1 BASEPLATE DETAILS
3/4" = 1'-0"



6 TYPICAL ROOF DECK PENETRATION DETAIL
NO SCALE

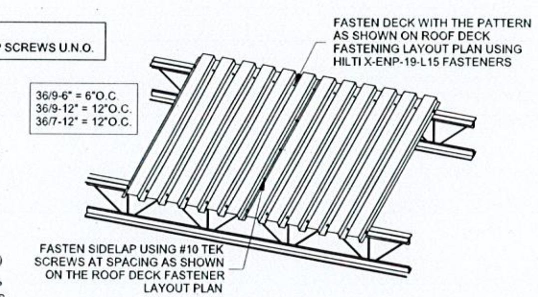


ATTACH ALL:
ROOF DECK WITH 36/4 PATTERN AND 3 SIDE LAP SCREWS U.N.O.

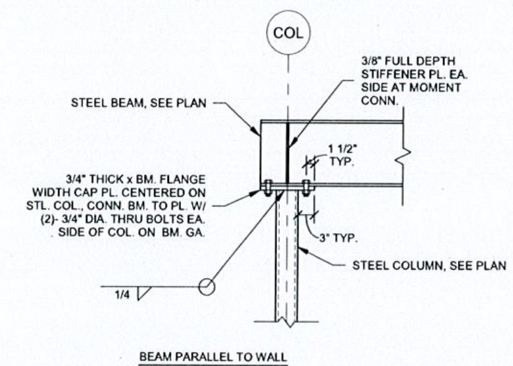
ROOF DECK ATTACHMENT:

W/N-B
W = WIDTH OF SHEET
N = NUMBER OF HILTI X-ENP-19-15 FASTENERS AT EA. SUPPORT
B = #10 TEK SCREW SIDELAP CONNECTOR SPACING

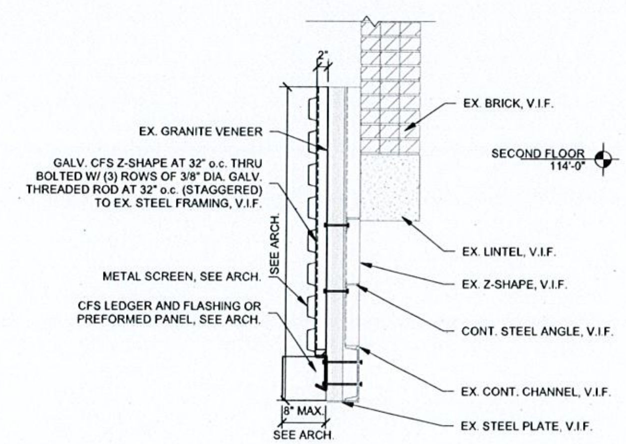
NOTES:
1. FASTEN DECK TO EDGE SUPPORTS AND AROUND OPENINGS AT 6"O.C. U.N.O.
2. STEEL DECK SHALL SPAN A MINIMUM OF (3) SPANS, U.N.O.
3. END LAPS OF STEEL DECK SHALL OVERLAP ADJACENT SHEETS A MINIMUM OF 2 INCHES.



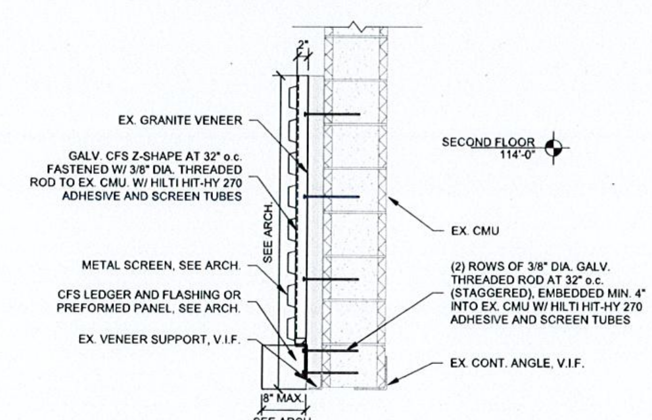
5 TYPICAL DECK ATTACHMENT DETAIL
3/4" = 1'-0"



4 TYPICAL BEAM TO STEEL COLUMN DETAILS
NO SCALE



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



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

Revisions:
#	Description	Date

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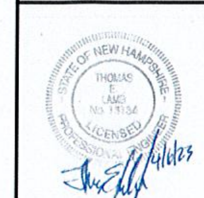
EXTERIOR CLADDING FOR FRANKLIN SAVINGS BANK
387 CENTRAL STREET FRANKLIN, NH 03235

Title:
TYPICAL FRAMING DETAILS

Scale:	As indicated
Drawn By:	JPN
Checked By:	TEL
Project No.:	202009
Date:	04/06/23



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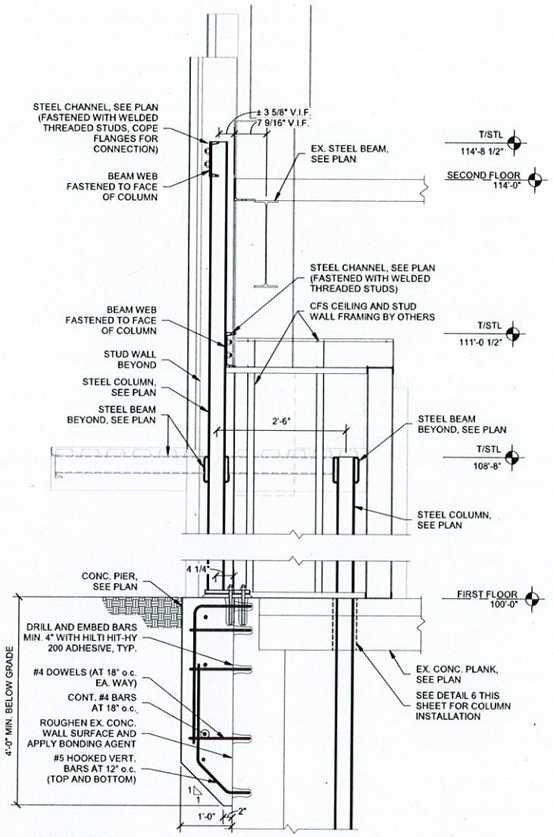
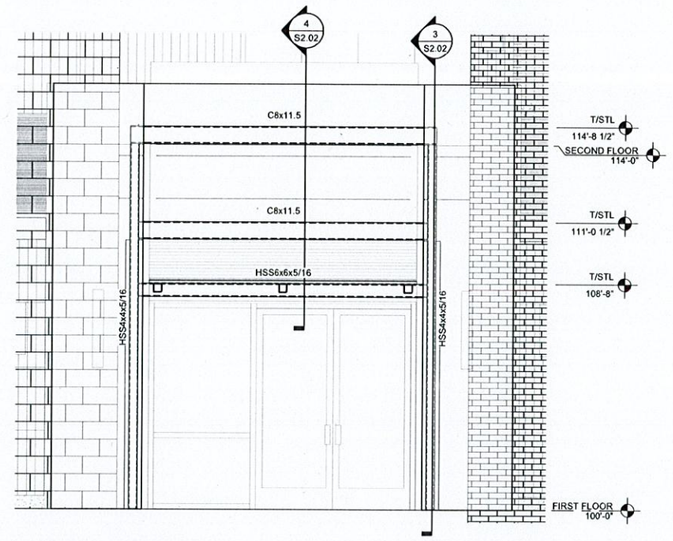
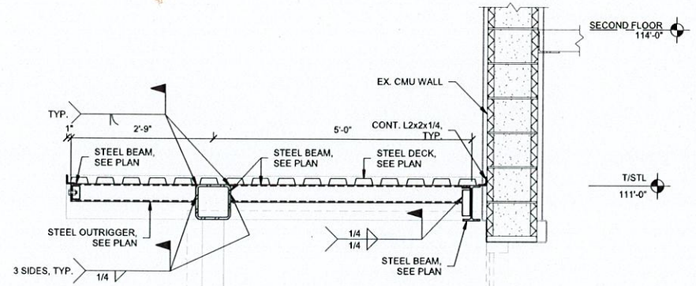


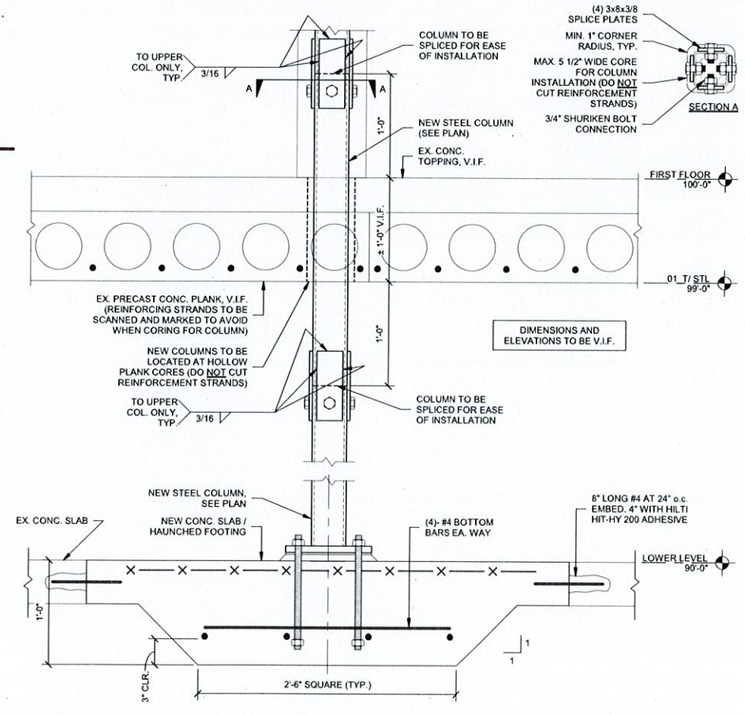
3 SECTION
3/4" = 1'-0"



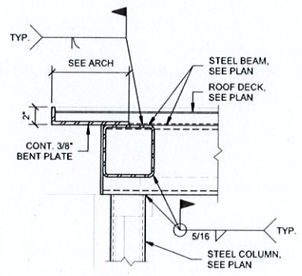
2 ENTRY ELEVATION
3/8" = 1'-0"



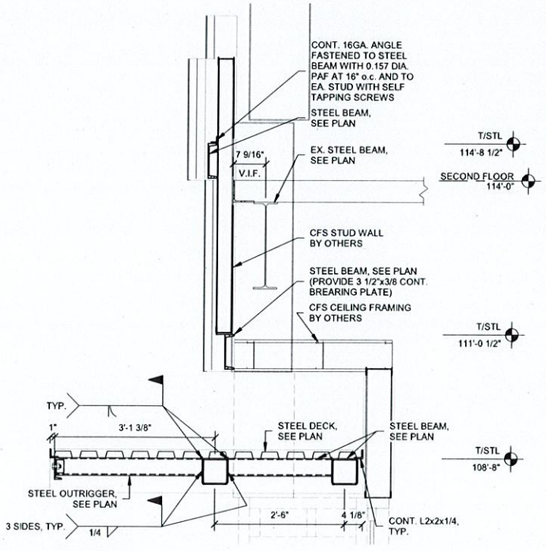
1 SECTION
3/4" = 1'-0"



6 SECTION
1 1/2" = 1'-0"



5 SECTION
1 1/2" = 1'-0"



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

Revisions:

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EXTERIOR CLADDING FOR
FRANKLIN SAVINGS
BANK
387 CENTRAL STREET FRANKLIN, NH
03235

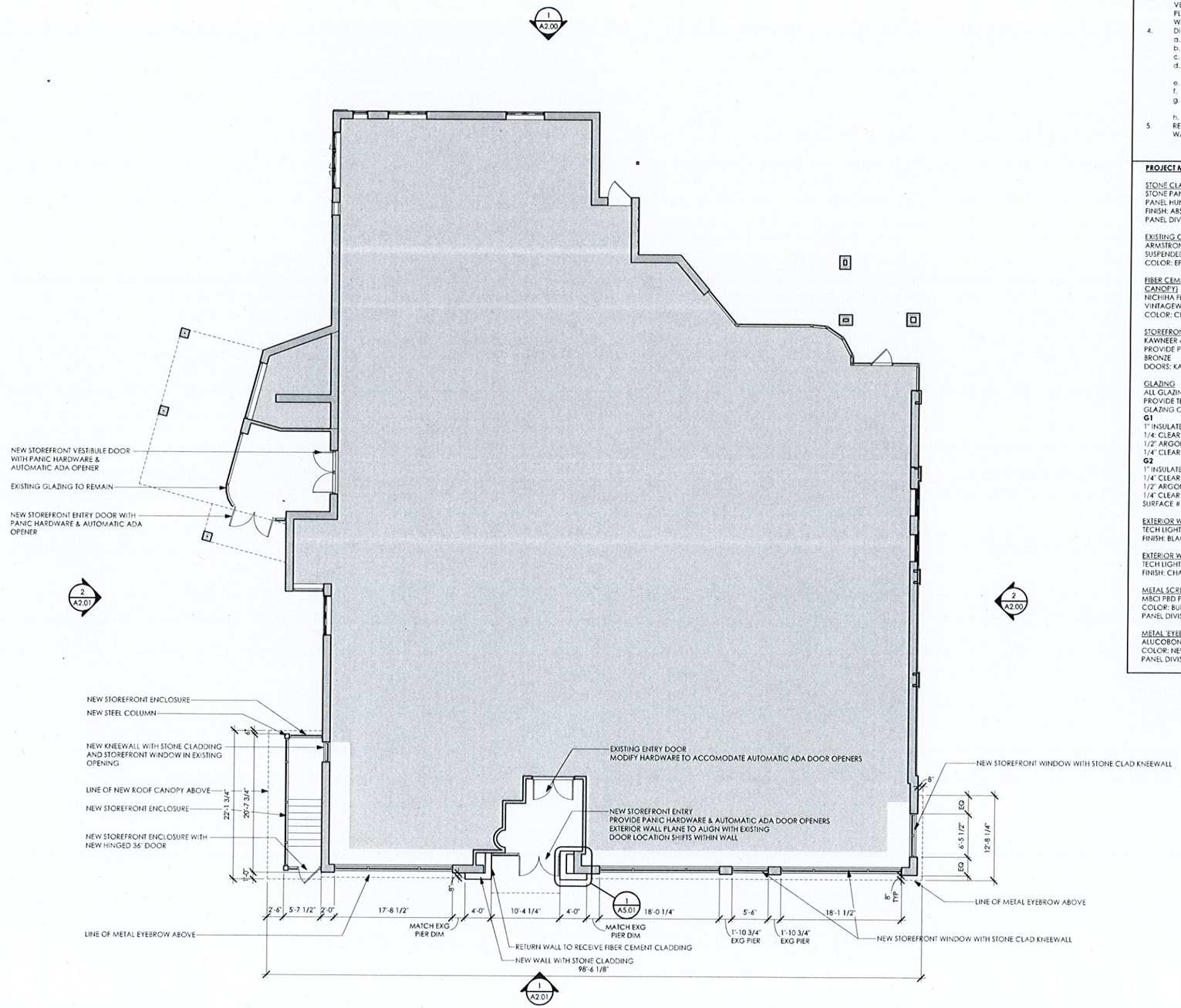
Title:
FRAMING
SECTIONS

Scale:	As indicated
Drawn By:	JPN
Checked By:	TEL
Project No.:	202009
Date:	04/06/23

STATE OF NEW HAMPSHIRE
THOMAS E. LANE
NO. 11134
LICENSED
PROFESSIONAL ENGINEER
4/6/2023

S2.02

4/6/2023 3:19:35 PM



OVERALL FIRST FLOOR (1)
1/8" = 1'-0"

GENERAL PLAN NOTES

1. ELEVATIONS NOTED ARE ARCHITECTURAL WHERE FIRST FLOOR AT EACH BUILDING IS ESTABLISHED AS 100'-0" FOR RELATIVE DIMENSIONING. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ACTUAL ELEVATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION, SLAB AND FRAMING INFORMATION AND DETAILS.
3. DO NOT SCALE DRAWINGS – DIMENSIONS SHALL GOVERN. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FINAL PLACEMENT OF MATERIALS. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES
4. DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   a. TO FACE OF FRAMING AT EXTERIOR
   b. TO FINISHED FACES OF EXISTING WORK
   c. TO FACE OF STUDS AT NEW WORK
   d. TO CENTERLINE OF COLUMNS, DOORS AND WINDOWS
   e. TO TOP OF SUBFLOOR
   f. TO BOTTOM OF FINISHED CEILING
   g. TO OUTSIDE FACE OF FRAMING FOR FLOORS BELOW
   h. TO DRIP EDGE FOR ROOF LINES
5. REFER TO PLANS FOR WALL TYPE TAGS AND SHEET A0.2 FOR WALL TYPE ASSEMBLY DETAILS.

PROJECT MATERIALS

STONE CLADDING
STONE PANELS INTERNATIONAL STONE LITE NATURAL STONE COMPOSITE PANEL HUNG WITH NARROW INTERLOCKING CHANNEL ATTACHMENT
FINISH: ABSOLUTE BLACK GRANITE, POLISHED
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWINGS PROCESS

EXISTING CANOPY CEILING PANELS
ARMSTRONG METALWORKS TORSION SPRING 24x24 NON PERFORATED SUSPENDED EXTERIOR PANEL CEILING SYSTEM
COLOR: EFFECTS CLASSIC - EFFECTS DARK CHERRY

FIBER CEMENT CLADDING (AT ENTRY DOOR AND UNDERSIDE OF NEW CANOPY)
NICHIHA FIBER CEMENT ARCHITECTURAL WALL PANELS
VINTAGEWOOD SERIES
COLOR: CEDAR

STOREFRONT WINDOWS & DOORS
KAWNEER 451T SYSTEM - CENTER GLAZED
PROVIDE PERMACOAT POWDERCOAT ON FRAMES - COLOR: CLASSIC BRONZE
DOORS: KAWNEER 350 MEDIUM STILE; FINISH: CLASSIC BRONZE

GLAZING
ALL GLAZING TO BE LOW E-II
PROVIDE TEMPERED GLAZING IN ALL AREAS AS REQUIRED BY CODE
GLAZING COLORS (ALL GLAZING TO BE G1 UNLESS OTHERWISE NOTED)
G1
1" INSULATED CLEAR PILKINGTON SOLAR-E (LOW E) (U=0.23 COG)
1/4: CLEAR PILKINGTON SOLAR-E (LOW E ON SURFACE #2)
1/2" ARGON
1/4" CLEAR PILKINGTON ENERGY ADAVANTAGE (LOW E ON SURFACE #4)
G2
1" INSULATED CLEAR PILKINGTON SOLAR-E (LOW E) (U=0.29 COG)
1/4" CLEAR PILKINGTON SOLAR-E (LOW E ON SURFACE #2)
1/2" ARGON
1/4" CLEAR ANNEALED (GEORGETOWN GREY SPANDRAL COATING SURFACE #3)

EXTERIOR WALL SCONCES (EXISTING FACADE)
TECH LIGHTING WINDFALL WALL SCONCE #700OWWND-B
FINISH: BLACK

EXTERIOR WALL SCONCES (ENTRY)
TECH LIGHTING ASPEN 36 WALL SCONCE #700OWASP
FINISH: CHARCOAL

METAL SCREEN
MBCI PBD PANEL
COLOR: BURNISHED SLATE WXB1007L
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWING PROCESS

METAL 'EYEBROW' FASCIA
ALUCOBOND EXTERIOR RAINSCREEN
COLOR: NEW-AGE DARK BRONZE MICA
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWING PROCESS

Revisions:

#	Description	Date

DMA
DESTEFANO MAUGEL ARCHITECTS
22 Ladd Street
Portsmouth NH, 03801
PH: 603.431.8701
DeStefanoMaugel.com

EXTERIOR CLADDING FOR
FRANKLIN SAVINGS BANK
387 CENTRAL STREET FRANKLIN, NH 03235

Title:
FLOOR PLANS

Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Project No.:	202009
Date:	04/14/2023

MARK PELLETIER No. 03807 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

A1.01

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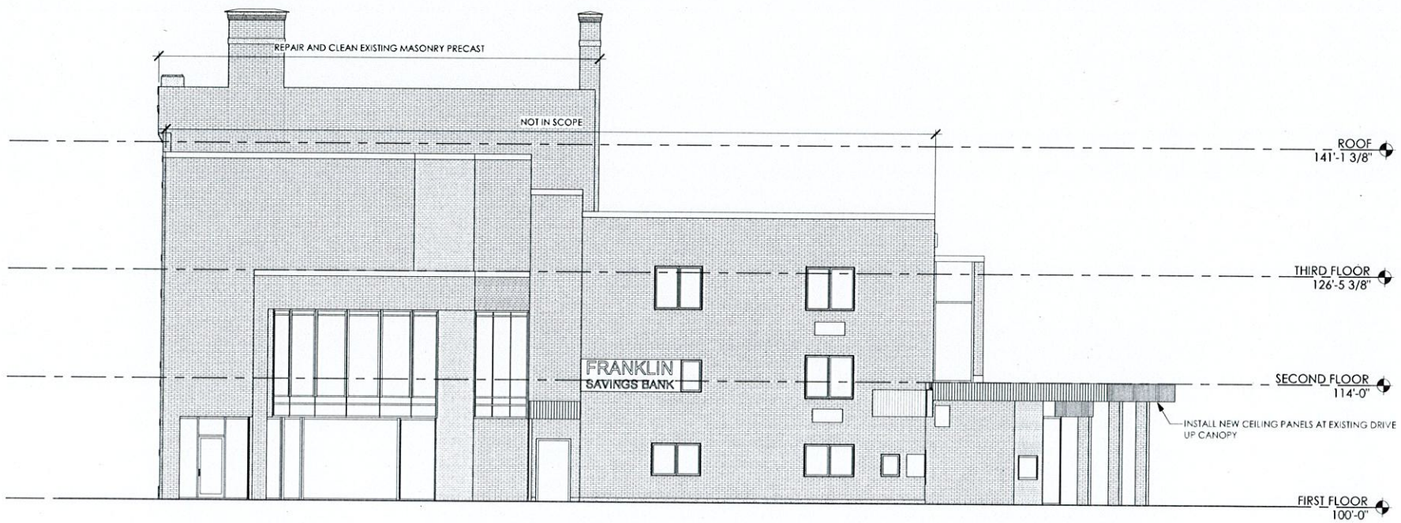
EAST ELEVATION (2)
1/8" = 1'-0"



NORTH ELEVATION (1)
1/8" = 1'-0"

GENERAL PLAN NOTES

1. ELEVATIONS NOTED ARE ARCHITECTURAL WHERE FIRST FLOOR AT EACH BUILDING IS ESTABLISHED AS 100'-0" FOR RELATIVE DIMENSIONING. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ACTUAL ELEVATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION, SLAB AND FRAMING INFORMATION AND DETAILS.
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   e. TO TOP OF SUBFLOOR
   f. TO BOTTOM OF FINISHED CEILING
   g. TO OUTSIDE FACE OF FRAMING FOR FLOORS BELOW
   h. TO DRIP EDGE FOR ROOF LINES
5. REFER TO PLANS FOR WALL TYPE TAGS AND SHEET A0.2 FOR WALL TYPE ASSEMBLY DETAILS.

PROJECT MATERIALS

STONE CLADDING
STONE PANELS INTERNATIONAL STONE LITE NATURAL STONE COMPOSITE PANEL HUNG WITH NARROW INTERLOCKING CHANNEL ATTACHMENT
FINISH: ABSOLUTE BLACK GRANITE, POLISHED
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWINGS PROCESS

EXISTING CANOPY CEILING PANELS
ARMSTRONG METALWORKS TORSION SPRING 24x24 NON PERFORATED SUSPENDED EXTERIOR PANEL CEILING SYSTEM
COLOR: EFFECTS CLASSIC - EFFECTS DARK CHERRY

FIBER CEMENT CLADDING (AT ENTRY DOOR AND UNDERSIDE OF NEW CANOPY)
NICHIHA FIBER CEMENT ARCHITECTURAL WALL PANELS
VINTAGEWOOD SERIES
COLOR: CEDAR

STOREFRONT WINDOWS & DOORS
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1/4: CLEAR PILKINGTON SOLAR-E (LOW E ON SURFACE #2)
1/2" ARGON
1/4" CLEAR PILKINGTON ENERGY ADAVANTAGE (LOW E ON SURFACE #4)
G2
1" INSULATED CLEAR PILKINGTON SOLAR-E (LOW E) (U=0.29 COG)
1/4" CLEAR PILKINGTON SOLAR-E (LOW E ON SURFACE #2)
1/2" ARGON
1/4" CLEAR ANNEALED (GEORGETOWN GREY SPANDRAL COATING SURFACE #3)

EXTERIOR WALL SCONCES (EXISTING FACADE)
TECH LIGHTING WINDFALL WALL SCONCE #7000WWND-B
FINISH: BLACK

EXTERIOR WALL SCONCES (ENTRY)
TECH LIGHTING ASPEN 36 WALL SCONCE #7000WASP
FINISH: CHARCOAL

METAL SCREEN
MBCI PBD PANEL
COLOR: BURNISHED SLATE WX81007L
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWING PROCESS

METAL 'EYEBROW' FASCIA
ALUCOBOND EXTERIOR RAINSCREEN
COLOR: NEW-AGE DARK BRONZE MICA
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWING PROCESS

Revisions:

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DMA
DESTEFANO MAUGEL
ARCHITECTS
22 Ladd Street
Portsmouth NH, 03801
PH: 603.431.8701
DeStefanoMaugel.com

EXTERIOR CLADDING FOR
FRANKLIN SAVINGS BANK
387 CENTRAL STREET FRANKLIN, NH
03235

Title:
BUILDING ELEVATIONS

Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Project No.:	202009
Date:	04/14/2023

MARK PELLETIER No. 03807 — THE STATE OF NEW HAMPSHIRE — REGISTERED ARCHITECT

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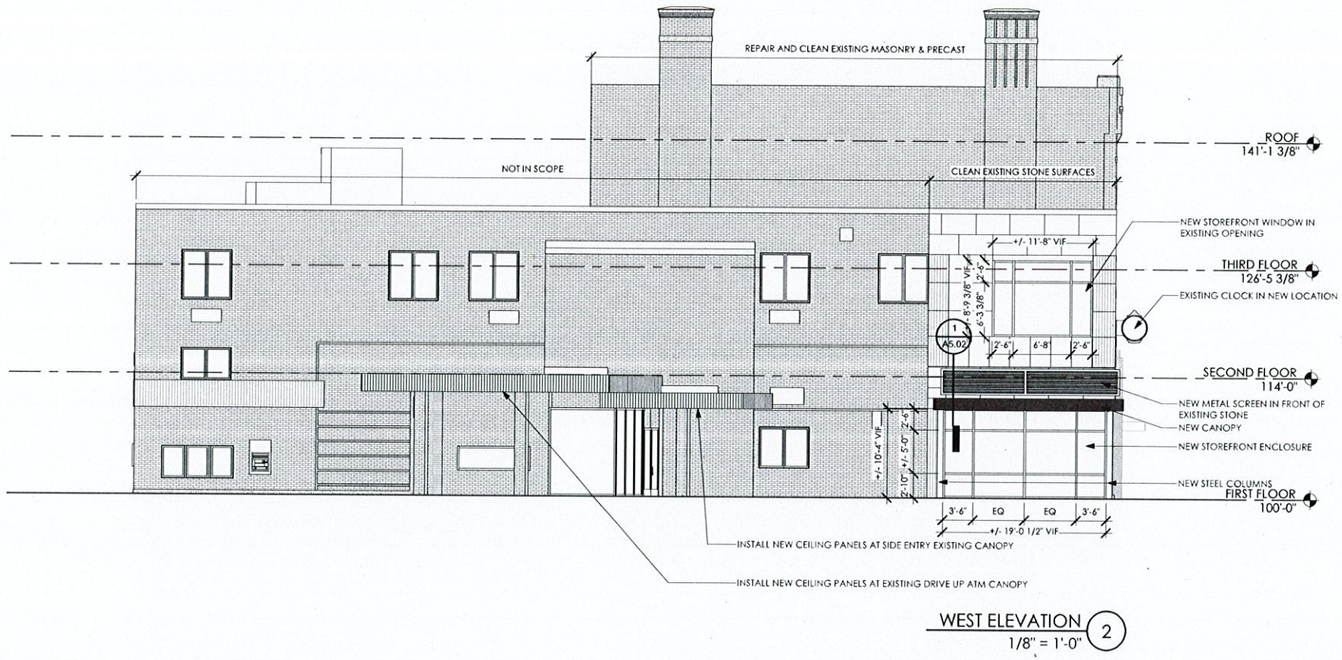
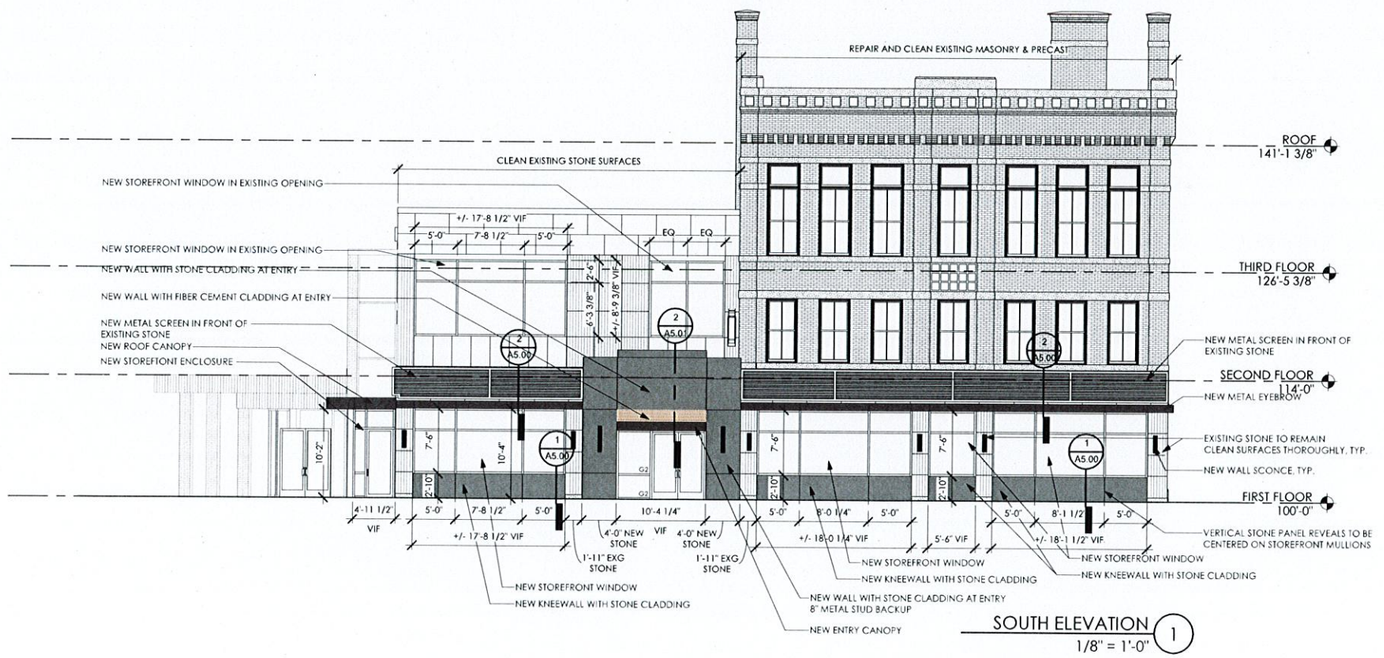


WEST ELEVATION (2)
1/8" = 1'-0"



SOUTH ELEVATION (1)
1/8" = 1'-0"

GENERAL PLAN NOTES

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   e. TO TOP OF SUBFLOOR
   f. TO BOTTOM OF FINISHED CEILING
   g. TO OUTSIDE FACE OF FRAMING FOR FLOORS BELOW
   h. TO DRIP EDGE FOR ROOF LINES
5. REFER TO PLANS FOR WALL TYPE TAGS AND SHEET A0.2 FOR WALL TYPE ASSEMBLY DETAILS.

PROJECT MATERIALS

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STONE PANELS INTERNATIONAL STONE LITE NATURAL STONE COMPOSITE PANEL HUNG WITH NARROW INTERLOCKING CHANNEL ATTACHMENT
FINISH: ABSOLUTE BLACK GRANITE, POLISHED
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWINGS PROCESS

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NICHIHA FIBER CEMENT ARCHITECTURAL WALL PANELS
VINTAGEWOOD SERIES
COLOR: CEDAR

STOREFRONT WINDOWS & DOORS
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1/4: CLEAR PILKINGTON SOLAR-E (LOW E ON SURFACE #2)
1/2" ARGON
1/4" CLEAR PILKINGTON ENERGY ADAVANTAGE (LOW E ON SURFACE #4)
G2
1" INSULATED CLEAR PILKINGTON SOLAR-E (LOW E) (U=0.29 COG)
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1/4" CLEAR ANNEALED (GEORGETOWN GREY SPANDRAL COATING SURFACE #3)

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TECH LIGHTING WINDFALL WALL SCONCE #700OWWND-B
FINISH: BLACK

EXTERIOR WALL SCONCES (ENTRY)
TECH LIGHTING ASPEN 36 WALL SCONCE #700OWASP
FINISH: CHARCOAL

METAL SCREEN
MBCI PBD PANEL
COLOR: BURNISHED SLATE WXB1007L
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWING PROCESS

METAL 'EYEBROW' FASCIA
ALUCOBOND EXTERIOR RAINSCREEN
COLOR: NEW-AGE DARK BRONZE MICA
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWING PROCESS

Revisions:

#	Description	Date

DIMA
DESTEFANO
MAUGEL
ARCHITECTS
22 Ladd Street
Portsmouth NH, 03801
PH: 603.431.8701
DeStefanoMaugel.com

EXTERIOR CLADDING FOR
FRANKLIN SAVINGS BANK
387 CENTRAL STREET FRANKLIN, NH 03235

Title:
BUILDING ELEVATIONS

Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Project No.:	202009
Date:	04/14/2023

MARK PELLETIER No. 03857 LICENSED ARCHITECT STATE OF NEW HAMPSHIRE

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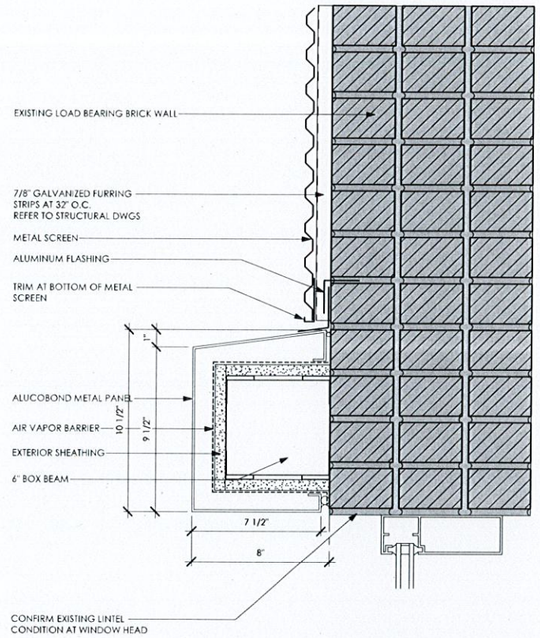
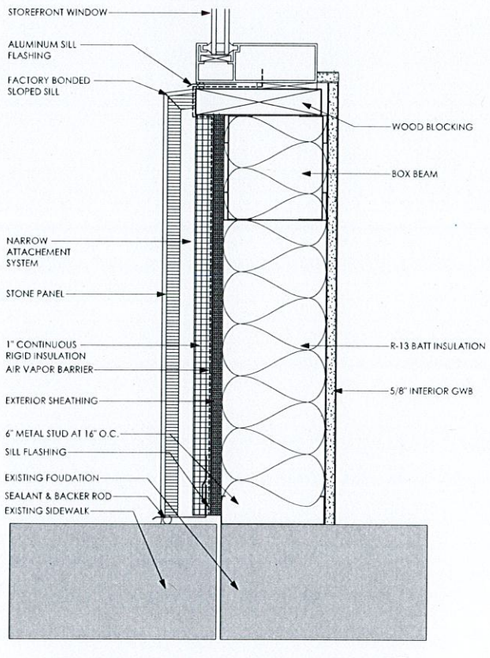


DETAIL AT METAL EYEBROW & SCREEN (2)
3" = 1'-0"



SILL DETAIL AT FIRST FLOOR WINDOW (1)
3" = 1'-0"

GENERAL PLAN NOTES

1. ELEVATIONS NOTED ARE ARCHITECTURAL WHERE FIRST FLOOR AT EACH BUILDING IS ESTABLISHED AS 100'-0" FOR RELATIVE DIMENSIONING. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ACTUAL ELEVATIONS.
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   e. TO TOP OF SUBFLOOR
   f. TO BOTTOM OF FINISHED CEILING
   g. TO OUTSIDE FACE OF FRAMING FOR FLOORS BELOW
   h. TO DRIP EDGE FOR ROOF LINES
5. REFER TO PLANS FOR WALL TYPE TAGS AND SHEET A0.2 FOR WALL TYPE ASSEMBLY DETAILS.

PROJECT MATERIALS

STONE CLADDING
STONE PANELS INTERNATIONAL STONE LITE NATURAL STONE COMPOSITE PANEL HUNG WITH NARROW INTERLOCKING CHANNEL ATTACHMENT
FINISH: ABSOLUTE BLACK GRANITE, POLISHED
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWINGS PROCESS

EXISTING CANOPY CEILING PANELS
ARMSTRONG METALWORKS TORSION SPRING 24x24 NON PERFORATED SUSPENDED EXTERIOR PANEL CEILING SYSTEM
COLOR: EFFECTS CLASSIC - EFFECTS DARK CHERRY

FIBER CEMENT CLADDING (AT ENTRY DOOR AND UNDERSIDE OF NEW CANOPY)
NICHIHA FIBER CEMENT ARCHITECTURAL WALL PANELS
VINTAGEWOOD SERIES
COLOR: CEDAR

STOREFRONT WINDOWS & DOORS
KAWNEER 451T SYSTEM - CENTER GLAZED
PROVIDE PERMACOAT POWDERCOAT ON FRAMES - COLOR: CLASSIC BRONZE
DOORS: KAWNEER 350 MEDIUM STILE; FINISH: CLASSIC BRONZE

GLAZING
ALL GLAZING TO BE LOW E-II
PROVIDE TEMPERED GLAZING IN ALL AREAS AS REQUIRED BY CODE
GLAZING COLORS (ALL GLAZING TO BE G1 UNLESS OTHERWISE NOTED)
G1
1" INSULATED CLEAR PILKINGTON SOLAR-E (LOW E) (U=0.23 COG)
1/4" CLEAR PILKINGTON SOLAR-E (LOW E ON SURFACE #2)
1/2" ARGON
1/4" CLEAR PILKINGTON ENERGY ADAVANTAGE (LOW E ON SURFACE #4)
G2
1" INSULATED CLEAR PILKINGTON SOLAR-E (LOW E) (U=0.29 COG)
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1/2" ARGON
1/4" CLEAR ANNEALED (GEORGETOWN GREY SPANDRAL COATING SURFACE #3)

EXTERIOR WALL SCONCES (EXISTING FACADE)
TECH LIGHTING WINDFALL WALL SCONCE #700OWWND-B
FINISH: BLACK

EXTERIOR WALL SCONCES (ENTRY)
TECH LIGHTING ASPEN 36 WALL SCONCE #700OWASP
FINISH: CHARCOAL

METAL SCREEN
MBCI PBD PANEL
COLOR: BURNISHED SLATE WXB1007L
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWING PROCESS

METAL 'EYEBROW' FASCIA
ALUCOBOND EXTERIOR RAINSCREEN
COLOR: NEW-AGE DARK BRONZE MICA
PANEL DIVISIONS TO BE VERIFIED DURING SHOP DRAWING PROCESS

Revisions:

#	Description	Date

DMA
DESTEFANO MAUGEL ARCHITECTS
22 Ladd Street
Portsmouth NH, 03801
PH: 603.431.8701
DeStefanoMaugel.com

EXTERIOR CLADDING FOR
FRANKLIN SAVINGS BANK
387 CENTRAL STREET FRANKLIN, NH 03235

Title:
DETAILS - WINDOW INFILL, METAL EYEBROW & METAL SCREEN

Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Project No.:	202009
Date:	04/14/2023

MARK PELLETIER No. 03887 STATE OF NEW HAMPSHIRE LICENSED ARCHITECT

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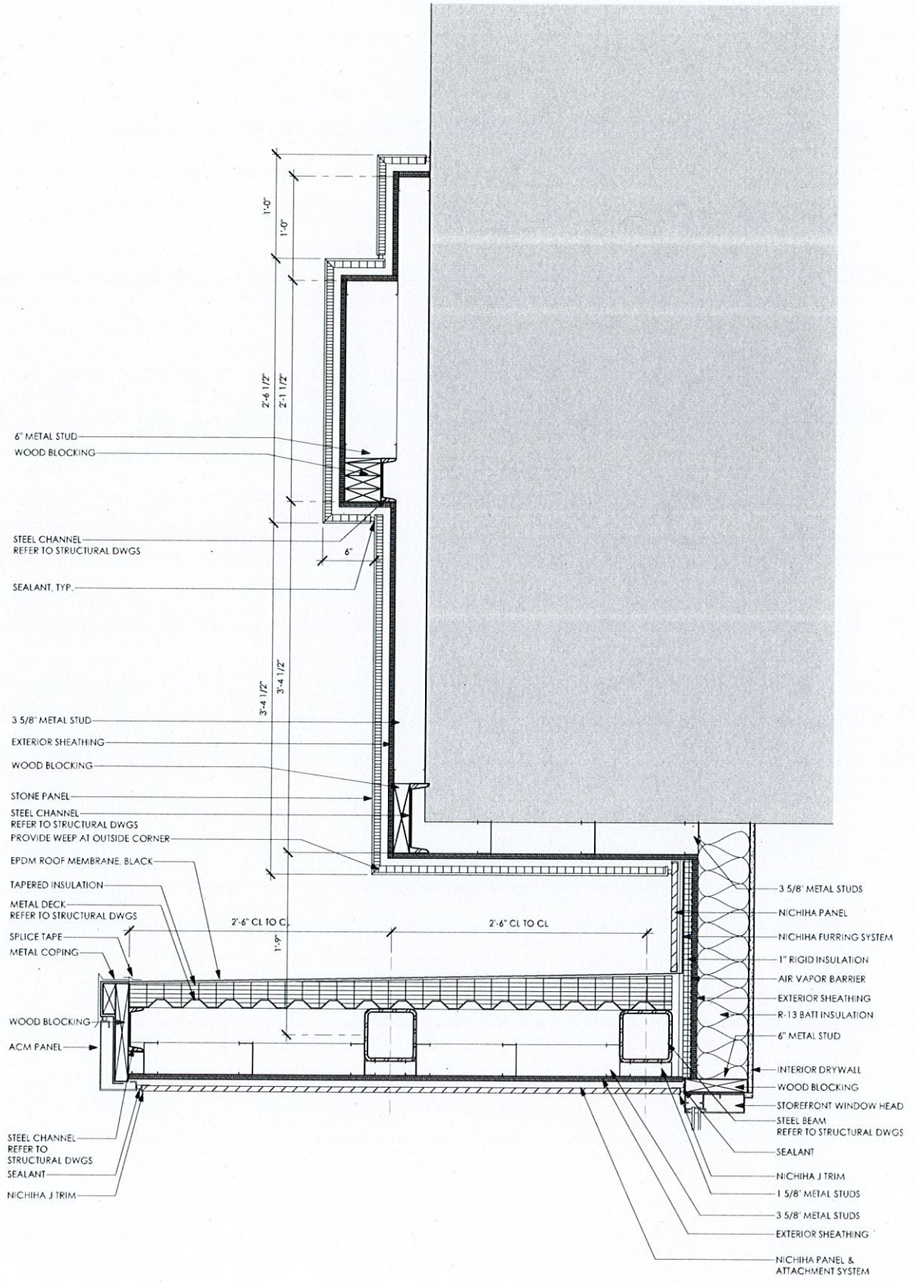
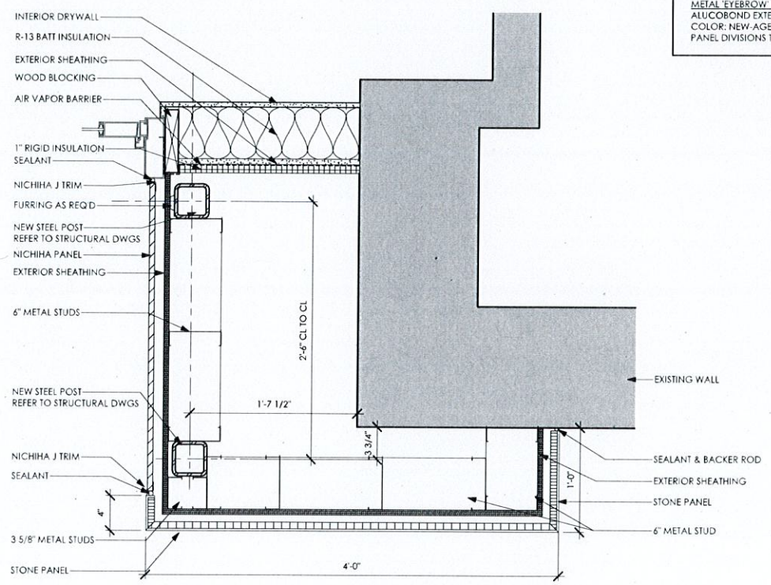


SECTION DETAIL AT CANOPY (2)
1 1/2" = 1'-0"



PLAN DETAIL AT ENTRY (1)
1 1/2" = 1'-0"

GENERAL PLAN NOTES

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TECH LIGHTING ASPEN 36 WALL SCONCE #700OWASP
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METAL SCREEN
MBCI PBD PANEL
COLOR: BURNISHED SLATE WXB1007L
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METAL EYEBROW FASCIA
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EXTERIOR CLADDING FOR
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387 CENTRAL STREET FRANKLIN, NH
03235

Title:
DETAILS - ENTRY & CANOPY

Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Project No.:	202009
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MARK PELLETIER No. 03887 STATE OF NEW HAMPSHIRE

A5.01

4/14/2023 3:57:20 PM