

PROPOSED RENOVATIONS TO:
FARRELL COTTAGE
85 FOURTH STREET
WINCHENDON, MA, 01475



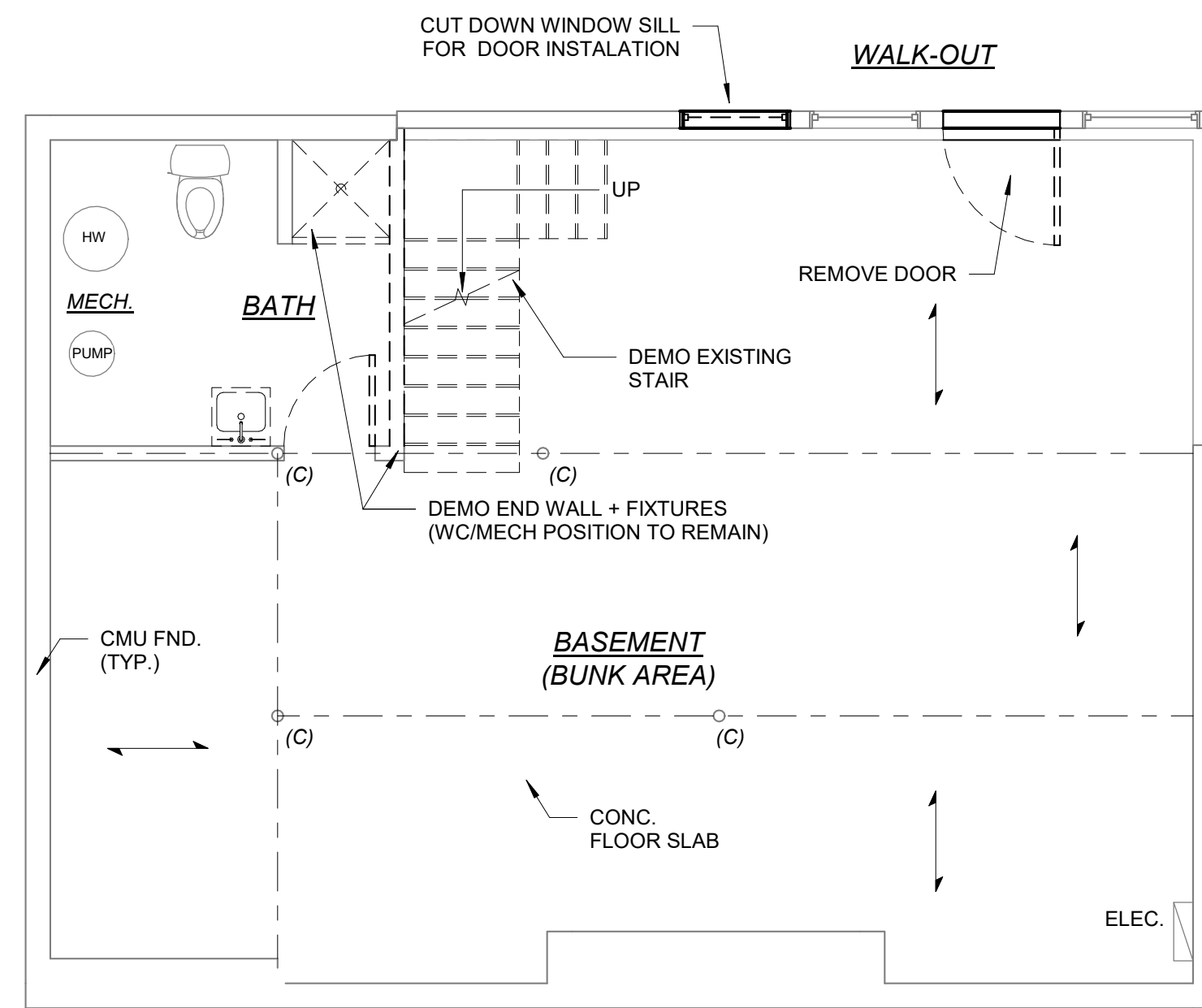
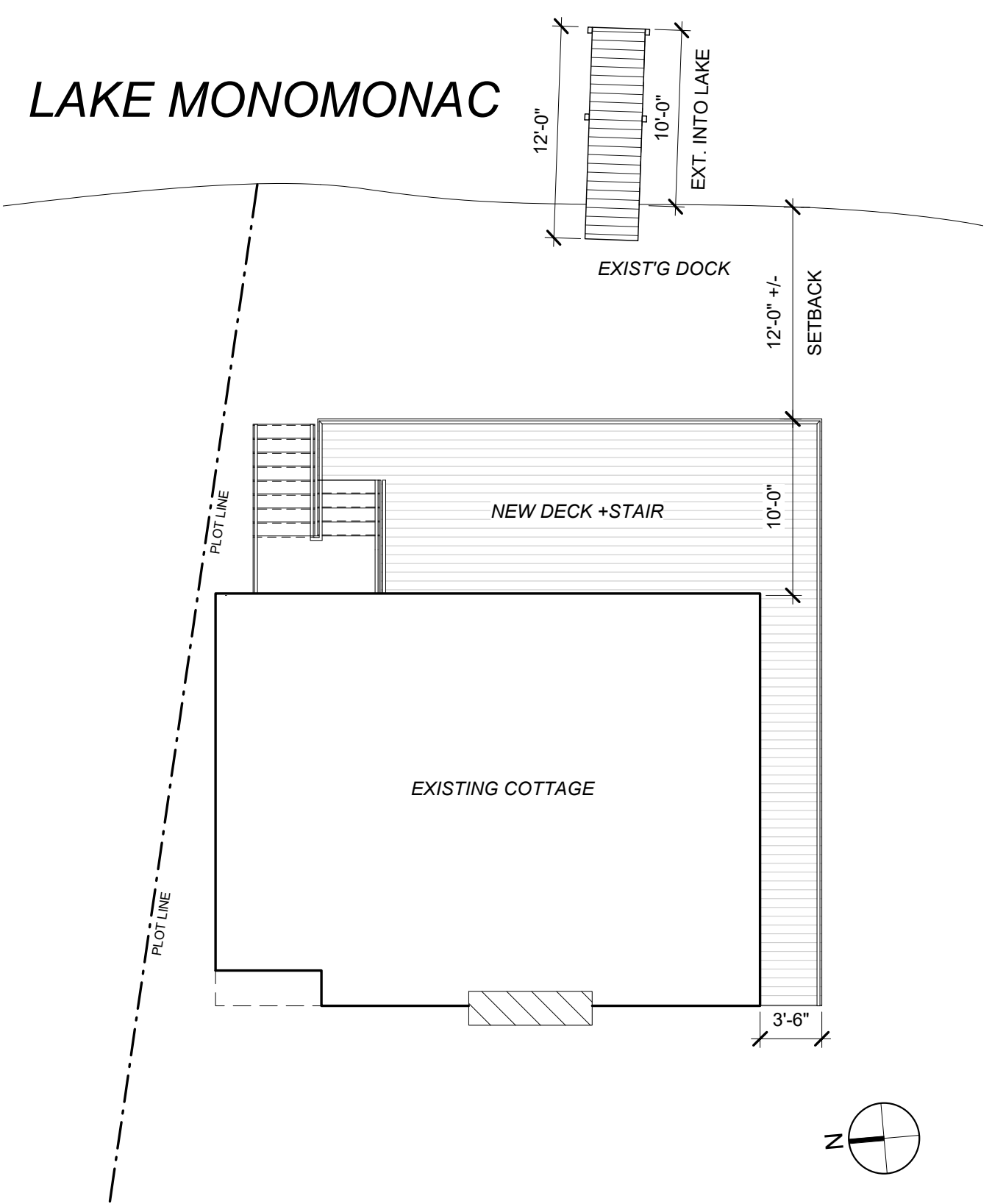
JOSEPH A. LEAMING
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104 W. MAIN STREET
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No.	Description	Date
Revisions		
PRELIMINARY ONLY		

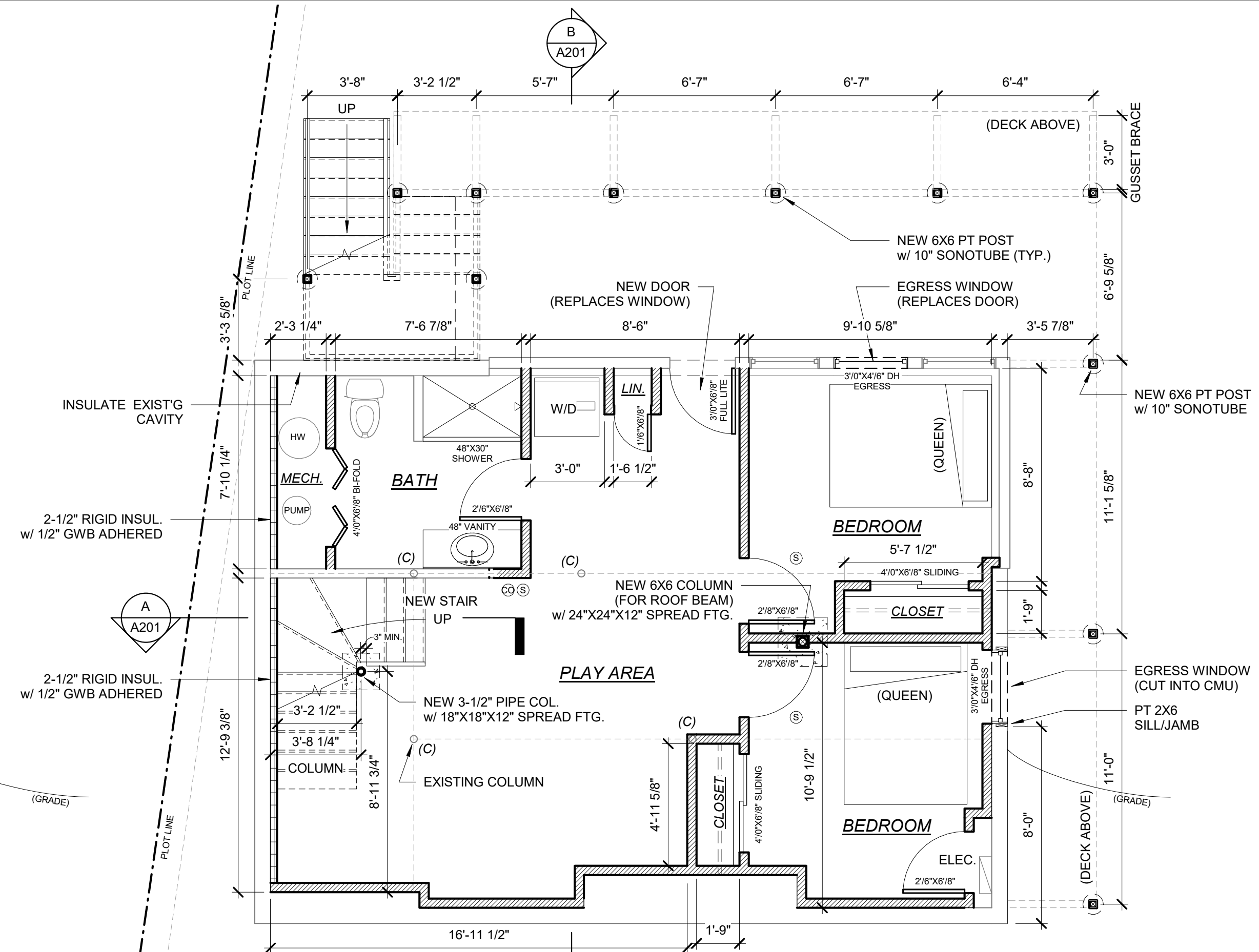
Sheet Title:
DEMOLITION / PROPOSED FLOOR PLANS

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Drawn By: JAL
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LAKE MONOMONAC



D1 BASEMENT DEMOLITION PLAN
1/4" = 1'-0"



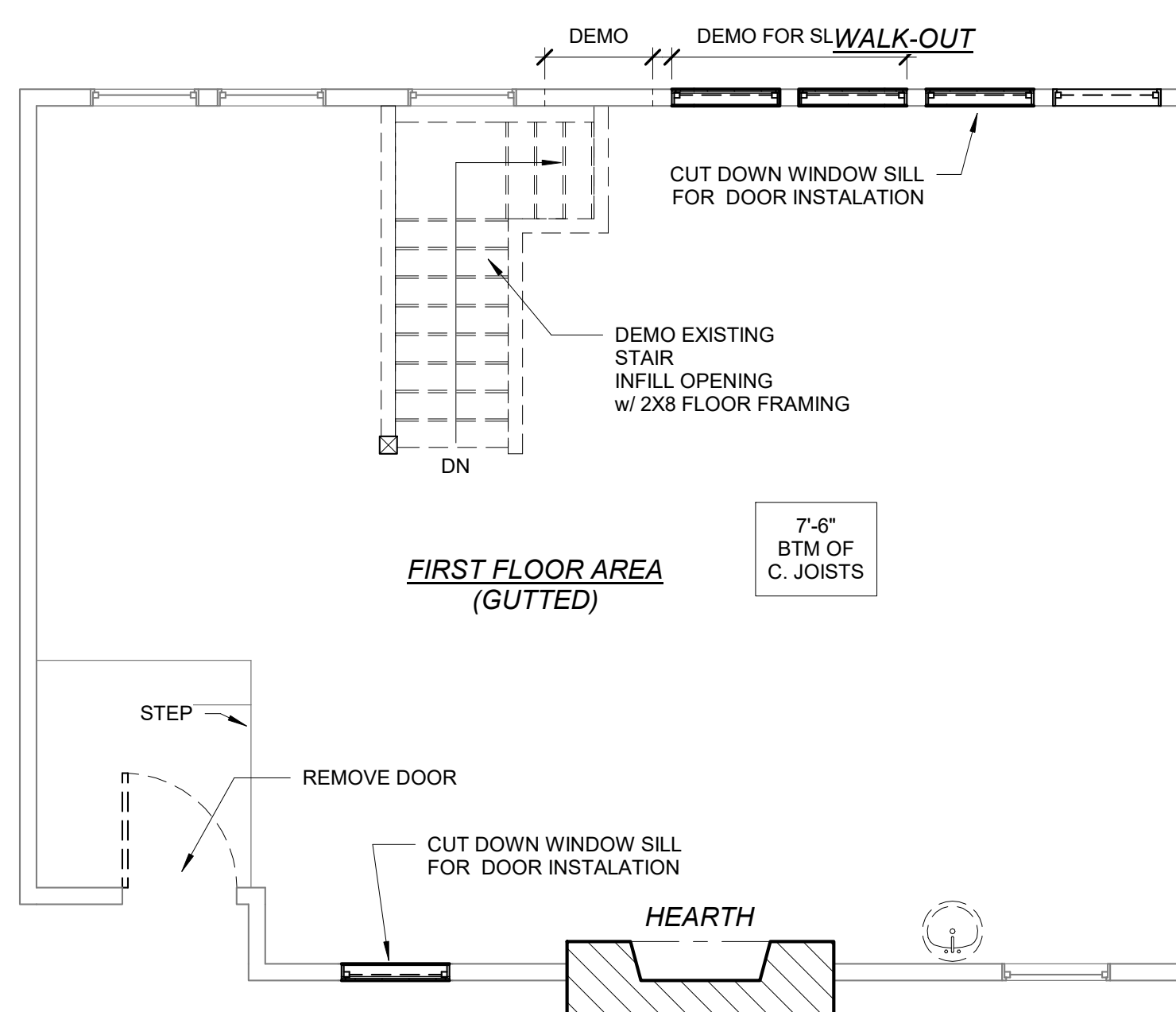
3 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

STRUCTURAL NOTES

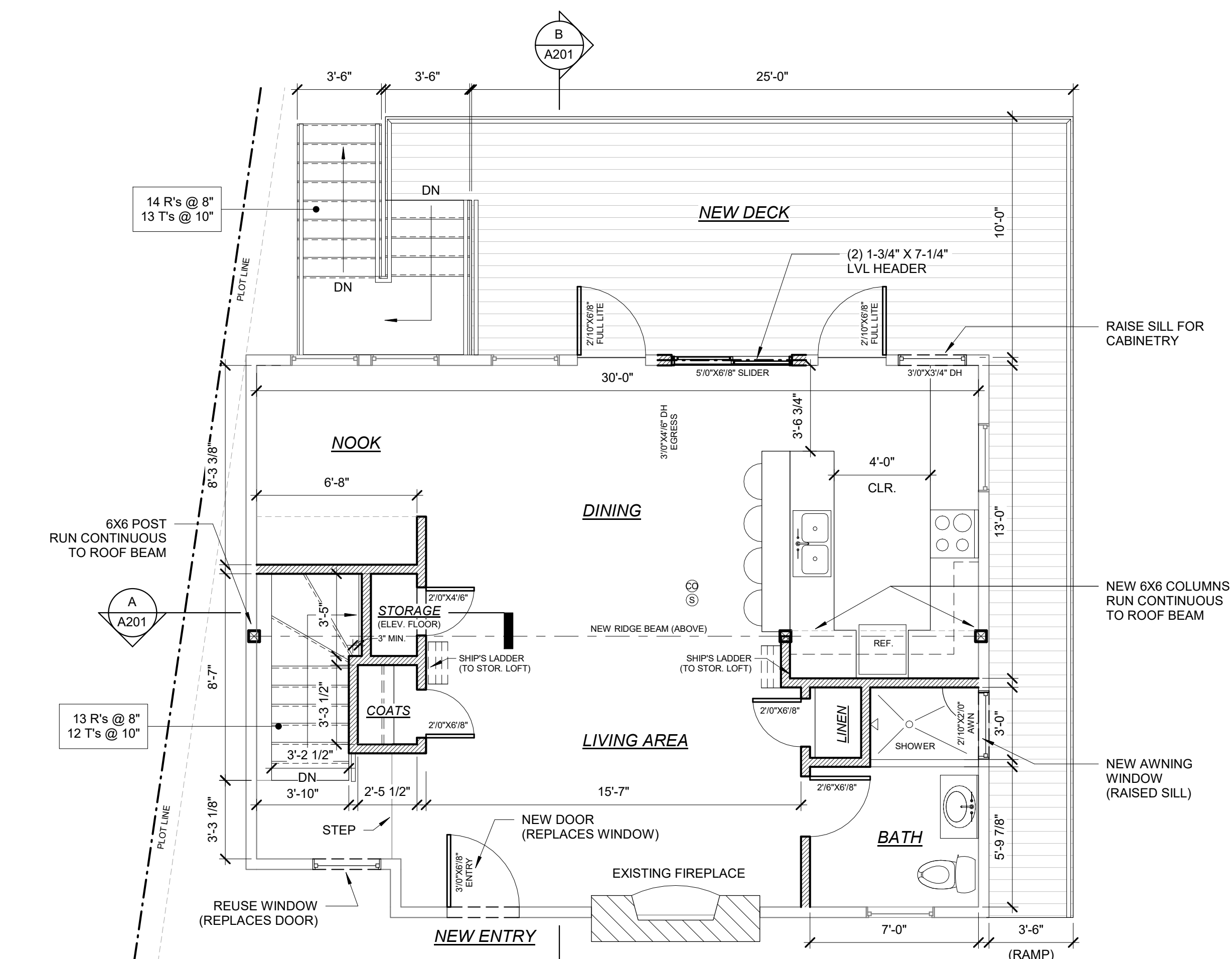
- DESIGNER SHALL BE NOTIFIED IF DETAILS NEED TO BE ADJUSTED DUE TO FIELD CONDITIONS.
- THE FOLLOWING MINIMUM LOADS WERE USED IN THE DESIGN OF THE STRUCTURE ACCORDING TO THE MASSACHUSETTS RESIDENTIAL CODE (IRC 2015 WITH MA AMENDMENTS):
SNOW LOAD - ROOF SNOW LOAD - 35 PSF
LIVE LOAD - FIRST + SECOND FLOOR LOAD - 40 PSF
EXTERIOR WALL SHEAR BRACING - CONT. SHEATHING (STAGGERED)
SOIL BEARING PRESSURE = 3,000 PSF (ASSUMED)
- REINFORCED CONCRETE SHALL CONFORM TO THE ACI SPECIFICATION 318 (CURRENT EDITION)
- MINIMUM CONCRETE STRENGTH AT 28 DAYS - F'C = 3000 PSI
- REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A 615 - GRADE 60
- REINFORCING STEEL FABRICATION SHALL BE IN ACCORDANCE WITH THE CRSI CODE OF STANDARD PRACTICE
- REINFORCING STEEL SHALL HAVE THE FOLLOWING CLEAR CONCRETE COVER UNLESS OTHERWISE NOTED:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3 IN.
FORMED CONCRETE SURFACES IN CONTACT WITH SOIL, WATER - 2 IN.
- ALL SPLICED BARS SHALL HAVE A MIN LAP OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHOWN SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
- ALL GROUT USED SHALL BE FIVE STAR EPOXY GROUT BY U.S. GROUT CORP. (OR EQUAL)
- PROVIDE 12 INCH MINIMUM COMPACTED STRUCTURAL FILL BELOW ALL FOOTINGS AND SLABS.
- ALL WOOD MEMBERS TO BE SPRUCE PINE FIR
- WALL SHEATHING TO BE 15/32" APA STRUCTURAL 1 RATED PLYWOOD SHEATHING EXP. 1 OR EXT. 8d NAILS SPACED @ 8" O.C. (ALL DIRECTIONS) MIN. NAIL PENETRATION, 1-5/8"
- ALL HEADERS IN BEARING WALL TO BE 3-2X10. ALL HEADERS IN NON LOAD BEARING WALLS TO BE 2-2X8. UNLESS OTHERWISE NOTED.

WALL TYPES

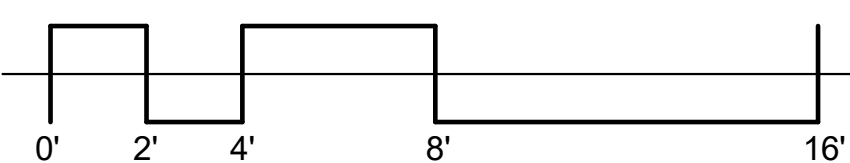
- INTERIOR WALL ASSEMBLIES:
2X4 WALL ASSEMBLY 16" O.C. WITH 1/2" GWB FINISH (BOTH SIDES)
(BATHROOMS): 2X4 WALL ASSEMBLY 16" O.C. WITH 1/2" GWB MOISTURE RESISTANT ON WET SIDE AND 1/2" GWB ON OTHER SIDE



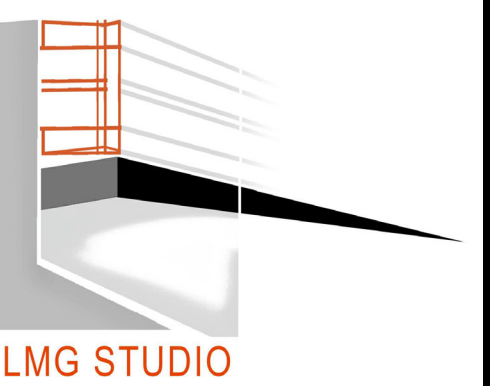
D2 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



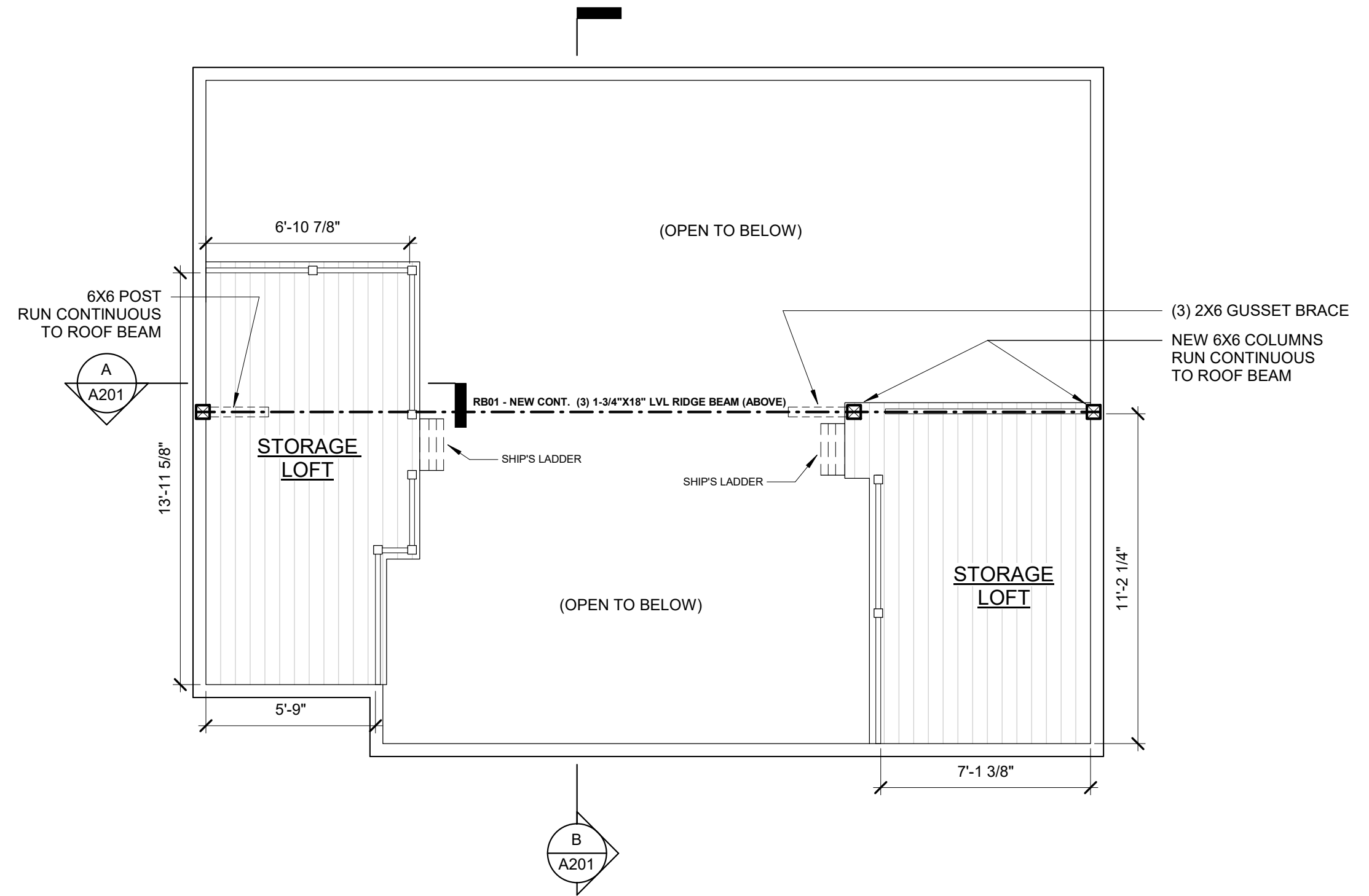
2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



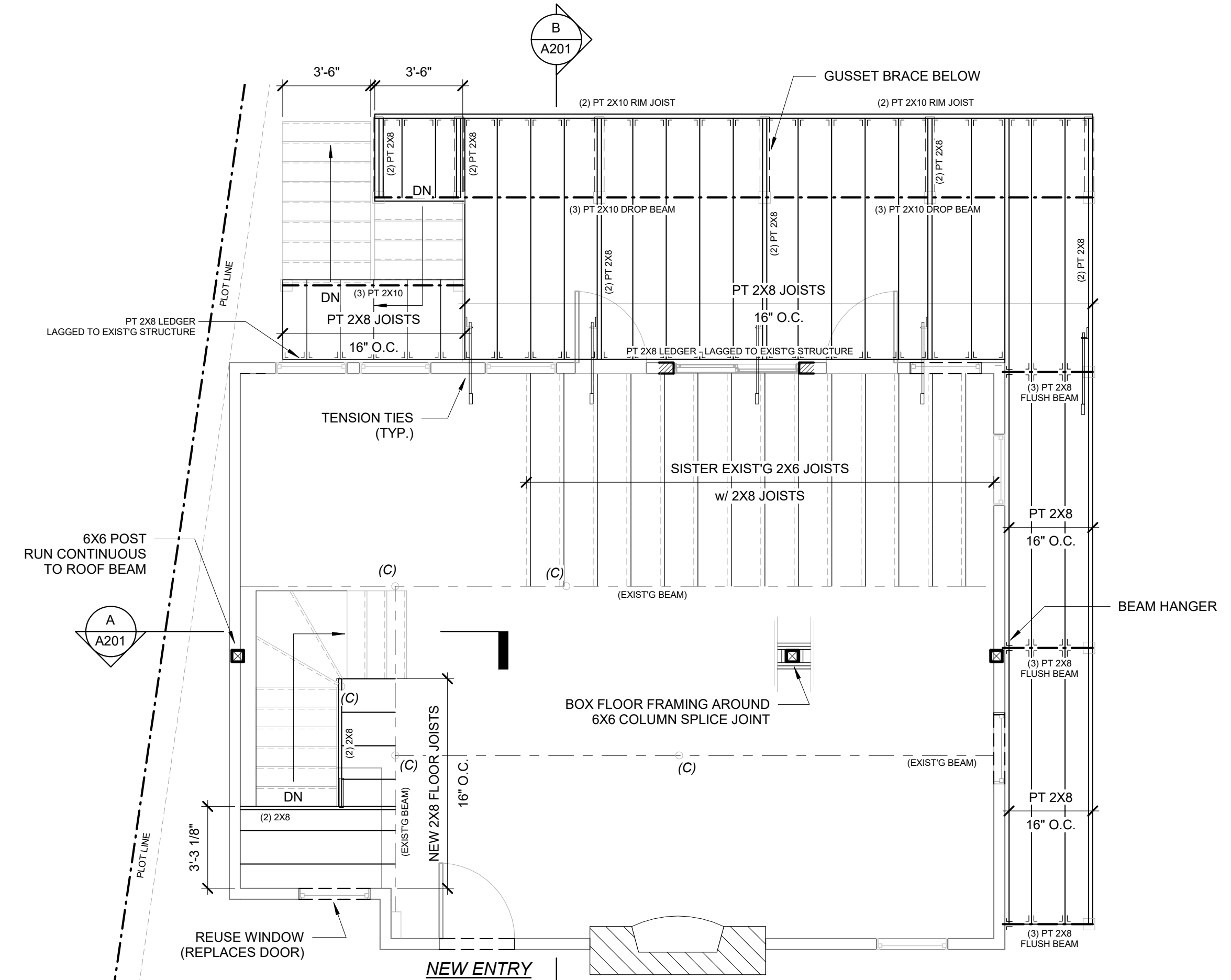
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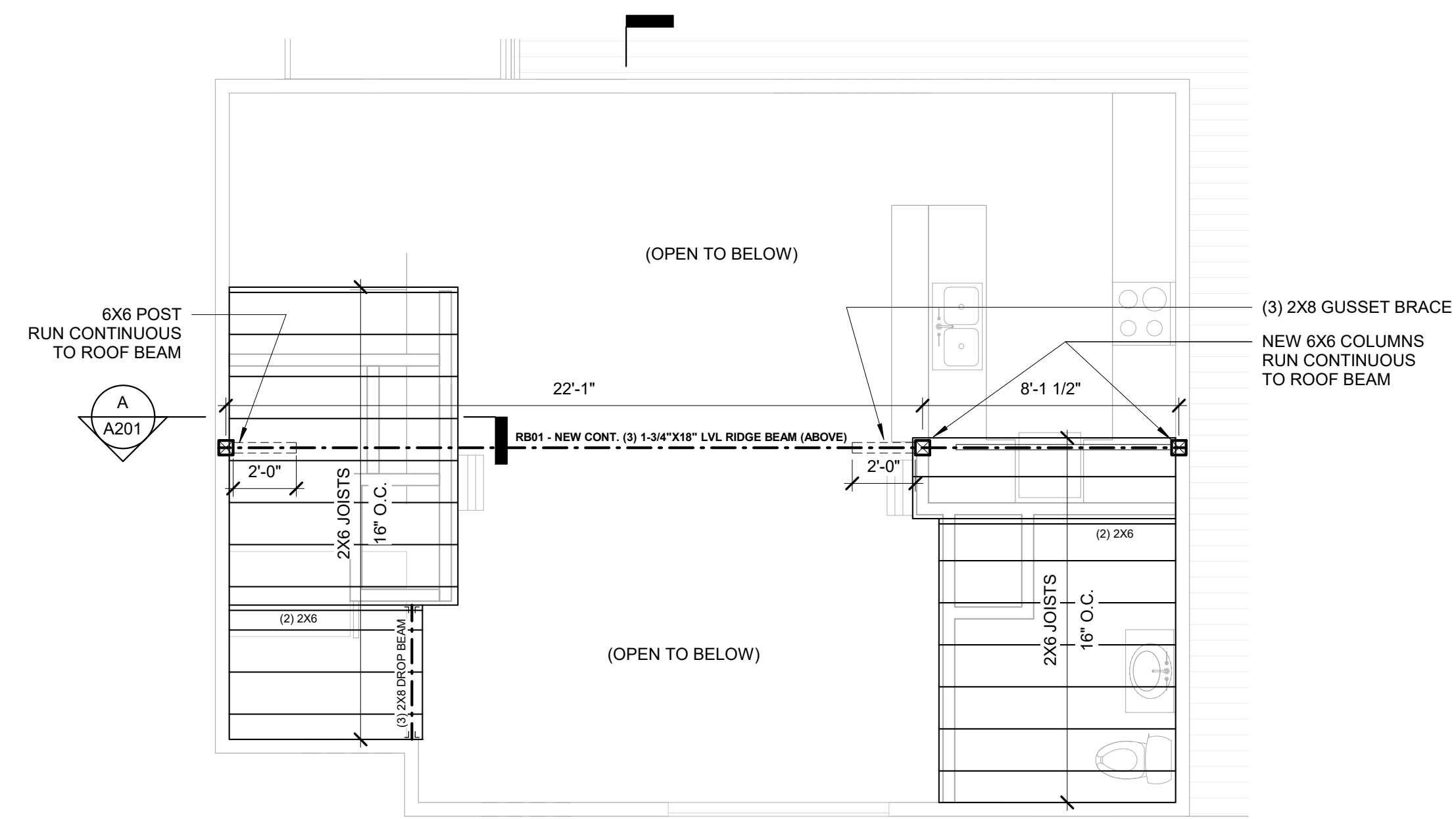
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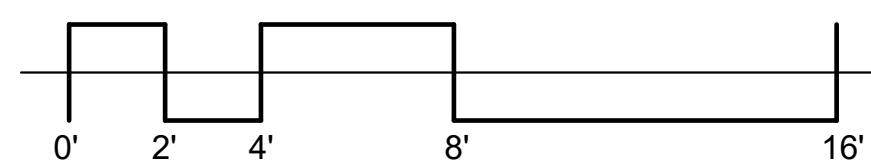
1 PROPOSED STORAGE LOFTS
1/4" = 1'-0"



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



3 STORAGE LOFT FRAMING PLAN
1/4" = 1'-0"



NOTE:
ALL EXPOSED WALL/ROOF FRAMING CAVITIES TO BE FILLED
w/ CLOSED-CELL SPRAY FOAM INSULATION

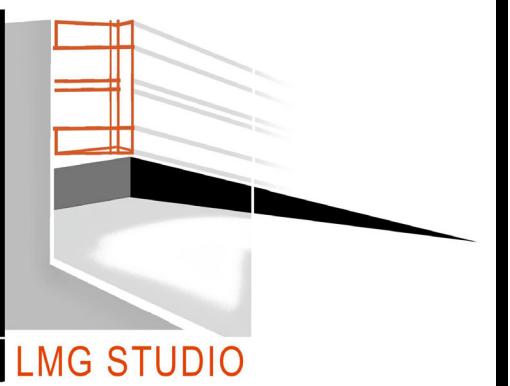
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**PROPOSED PLANS
+ FRAMING PLANS**

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Sheet Title:
**BUILDING SECTION
+ FRAMING DETAIL**

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