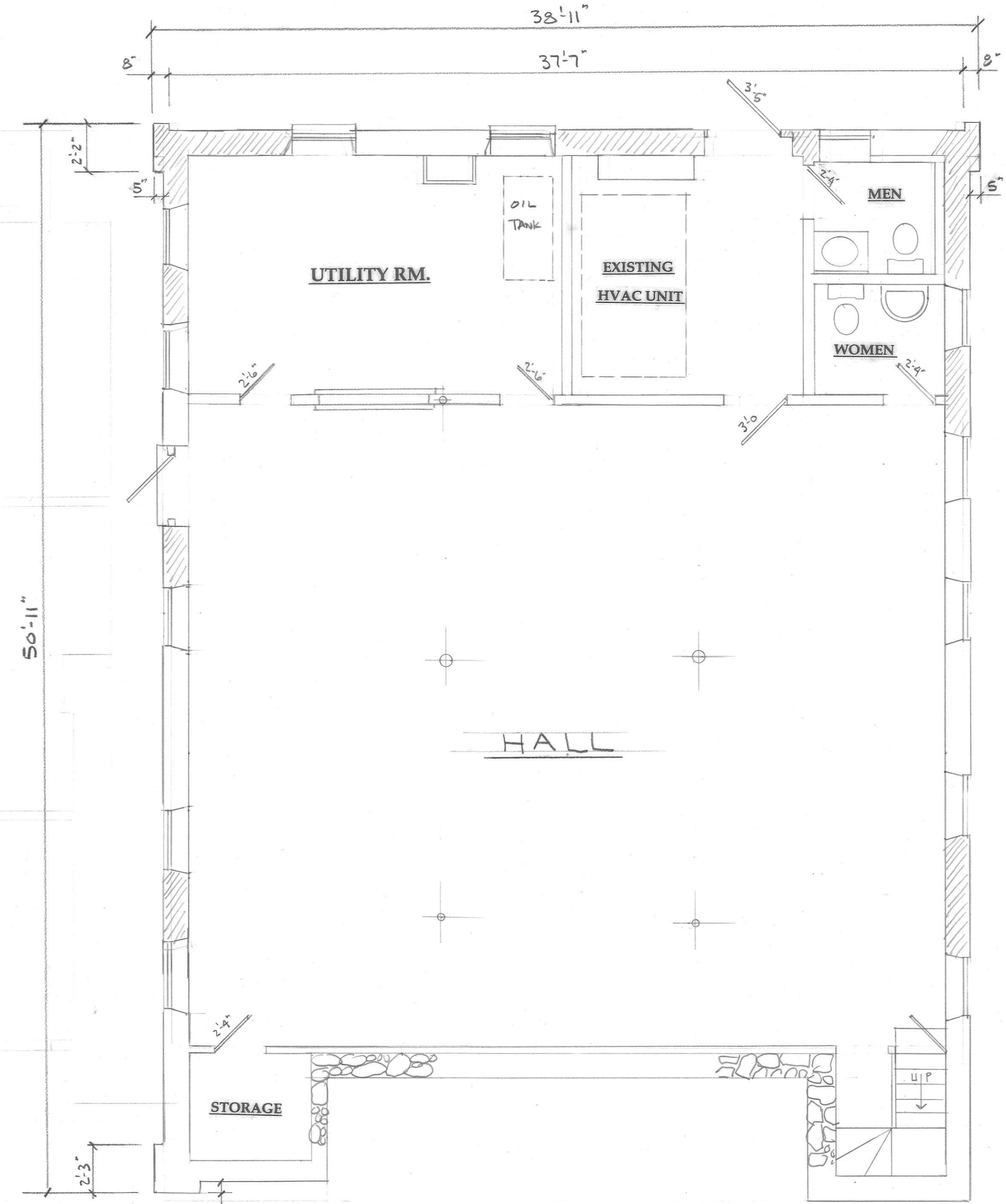


# FIRST FLOOR PLAN

(1771 S.F.)

1/4" = 1'-0"

- DENOTES SOLID FIR WOOD POST
- DENOTES 2"x BUILT UP POST
- DENOTES STRUCTURAL JOIST HANGERS



# BASEMENT PLAN

(1771 S.F.)

1/4" = 1'-0"

### DESIGN LOADS

ROOF LIVE LOAD = 50 lbs./SQ.FT.  
 ROOF DEAD LOAD = 10 lbs./SQ.FT.  
 FLOOR LIVE LOAD = 100 lbs./SQ.FT.  
 FLOOR DEAD LOAD = 10 lbs./SQ.FT.  
 WIND LOAD = 21 lbs./SQ.FT. [24 mph]  
 SEISMIC LOAD = S = 1.0, K = 1.0

### STAIR CONSTRUCTION NOTES:

STRINGERS: 4 - 2" x 12"  
 TREADS: 3/4" MIN. OAK WITH 1" NOSING (MAIN FLOORS WITHOUT CARPETING)  
 3/4" MIN. PINE WITH 1" NOSING (BASEMENTS AND CARPETED TREADS)  
 RISERS: PLYWOOD  
 WALL RAILS OR HANDRAILS: 2'-10" ABOVE NOSING  
 3'-0" ABOVE PLATFORMS, LANDINGS OR BALCONIES.

### GENERAL NOTES:

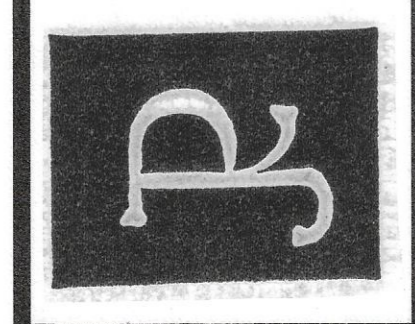
GENERAL CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS THAT EXIST PRIOR TO THE ORDERING OF MATERIALS.  
 GENERAL CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK. THESE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE AFFECTED WORK.  
 THE GENERAL CONTRACTOR AND/OR FRAMING SUB-CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT DESIGNER BEFORE PROCEEDING WITH THE AFFECTED WORK.  
 ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS, MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF THE DESIGNER.  
 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHEETING, SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.  
 ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND THE REFERENCE STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT.

### WOOD FRAMING

WF1: ALL FRAMING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE BUILDING CODE.  
 WF2: SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES BY ANCHORING OR FASTENING AS SHOWN AND AS REQUIRED BY RECOGNIZED STANDARDS. ANCHOR AND NAIL AS SHOWN OR IF NOT SHOWN, TO COMPLY WITH THE RECOMMENDED NAILING SCHEDULE, APPENDIX 'C' OF THE MASS STATE BUILDING CODE. NOTIFY DESIGNER OF ANY CONNECTION OR ANCHORING DETAIL THAT IS NOT SHOWN AND NOT IN THE MASS CODE SCHEDULE PRIOR TO INSTALLATION.  
 WF3: STRUCTURAL WOOD FRAMING SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS: FRAMING LUMBER HEM-FIR NO. 2; SURFACE DRY, OR OTHER SURFACE DRY WOOD SPECIES, NO. 2, GRADE OR BETTER WITH A MINIMUM BENDING STRESS 1,200 PSI (E=1,600,000).  
 WF4: FRAMING LUMBER FOR STUDS SHALL BE SURFACE DRY HEM-FIR OR SOUTHERN YELLOW PINE STUD GRADE LUMBER WITH F<sub>b</sub> PARALLEL TO THE GRAIN OF 600 OR BETTER.  
 PLYWOOD  
 P1: WALL SHEATHING SHALL BE 1/2" THICK CD EXTERIOR GLUED APA.  
 ROOF SHEATHING SHALL BE 1/2" THICK CD EXTERIOR GRADE APA STRUCTURAL PLYWOOD. PLY-CLIPS SHALL BE USED AT ALL UNSUPPORTED EDGES.

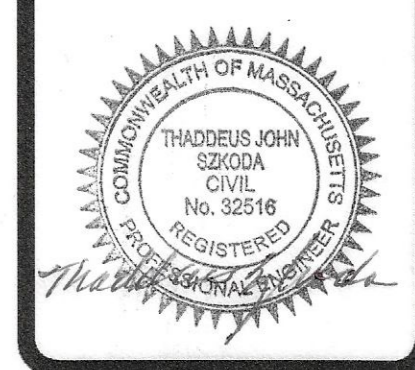
REVISIONS	BY

J. R. ASSOCIATES  
 DESIGN SERVICES  
 63 BRIGGS ROAD  
 SUTTON, MA. 01590  
 (508) 865-6721



EXIST. CONDITIONS  
 BASEMENT PLAN  
 FIRST FLOOR PLAN

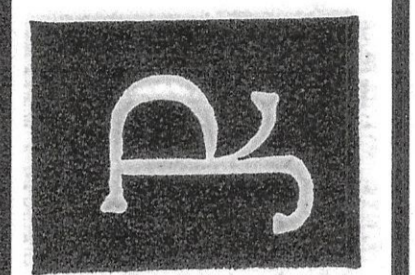
THE REFUGE  
 16 PLEASANT STREET  
 LEICESTER, MA.



DRAWN J. RIEL
CHECKED
DATE 8-30-22
SCALE 1/4" = 1'-0"
JOB NO.
SHEET A-1
OF 2 SHEETS

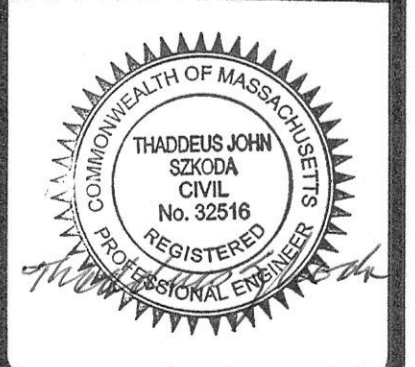
REVISIONS	BY

J. R. ASSOCIATES  
DESIGN SERVICES  
63 GRIGGS ROAD  
SUTTON, MA. 01550  
(508) 685-6721

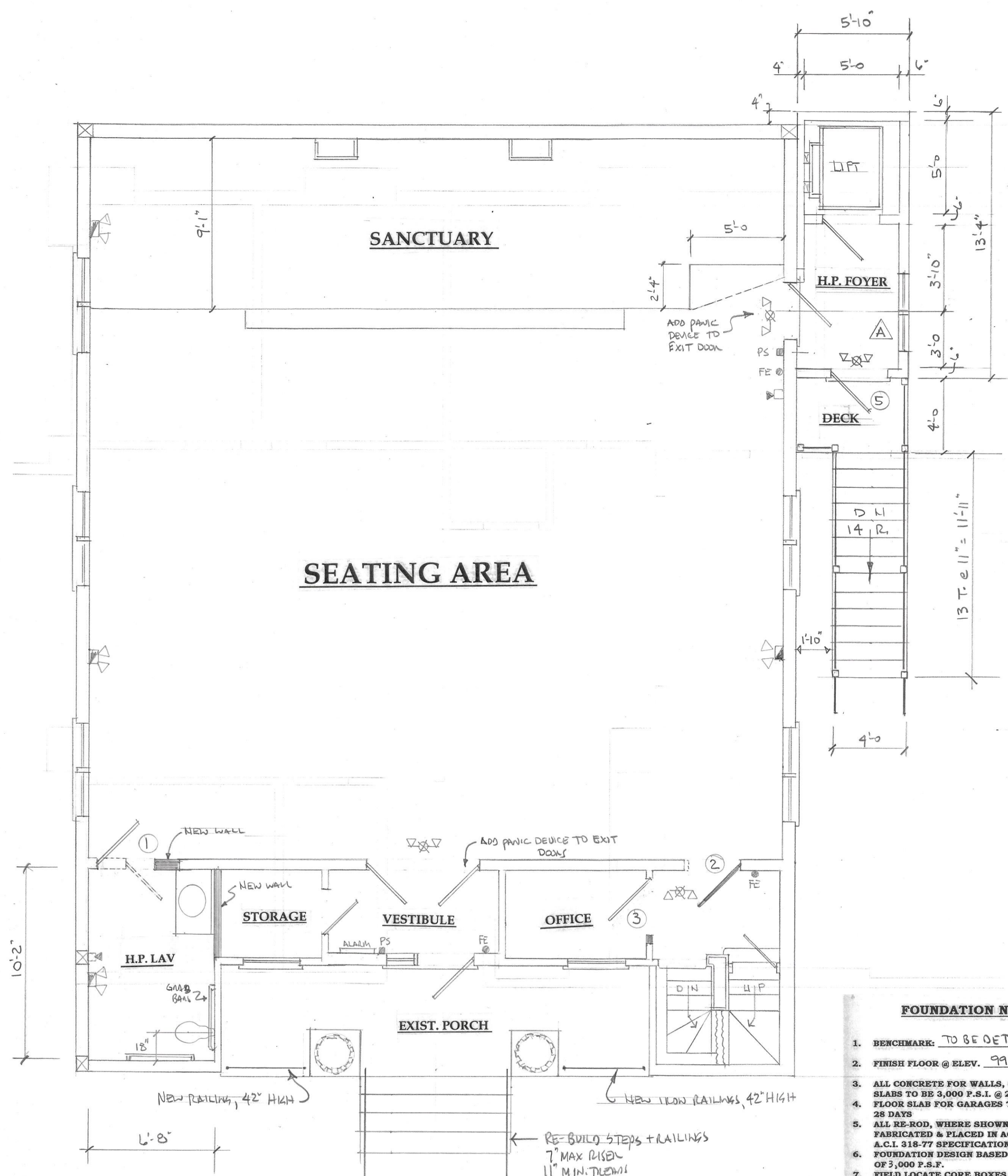


**PROPOSED**  
**BASEMENT PLAN**  
**FIRST FLOOR PLAN**

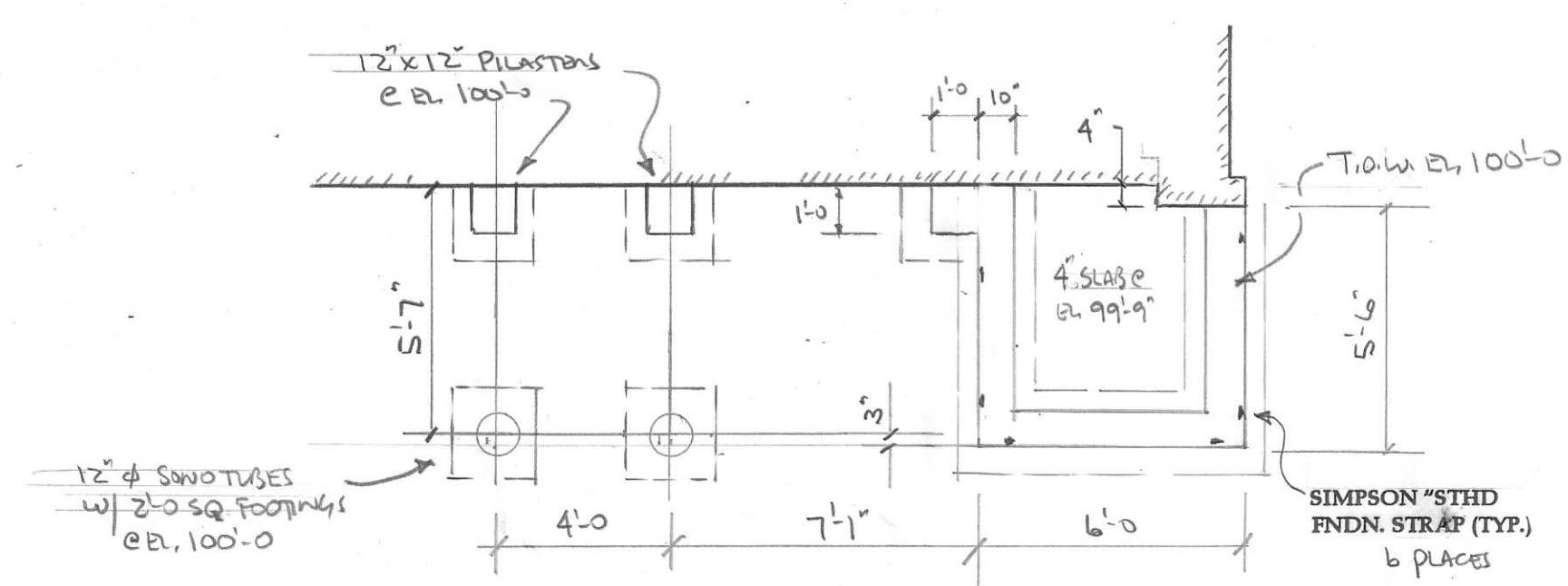
**THE REFUGE**  
**16 PLEASANT STREET**  
**LEICESTER, MA.**



DRAWN  
J. RIEL  
CHECKED  
DATE  
8-30-22  
SCALE  
1/4" = 1'-0"  
JOB NO.  
SHEET  
**A-2**  
OF 2 SHEETS

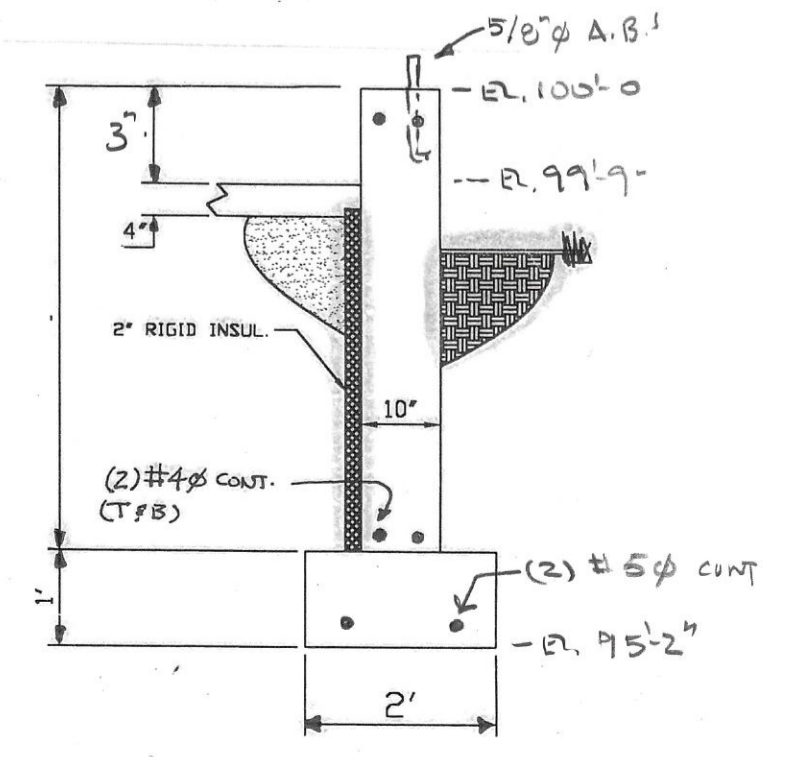


**FIRST FLOOR PLAN**

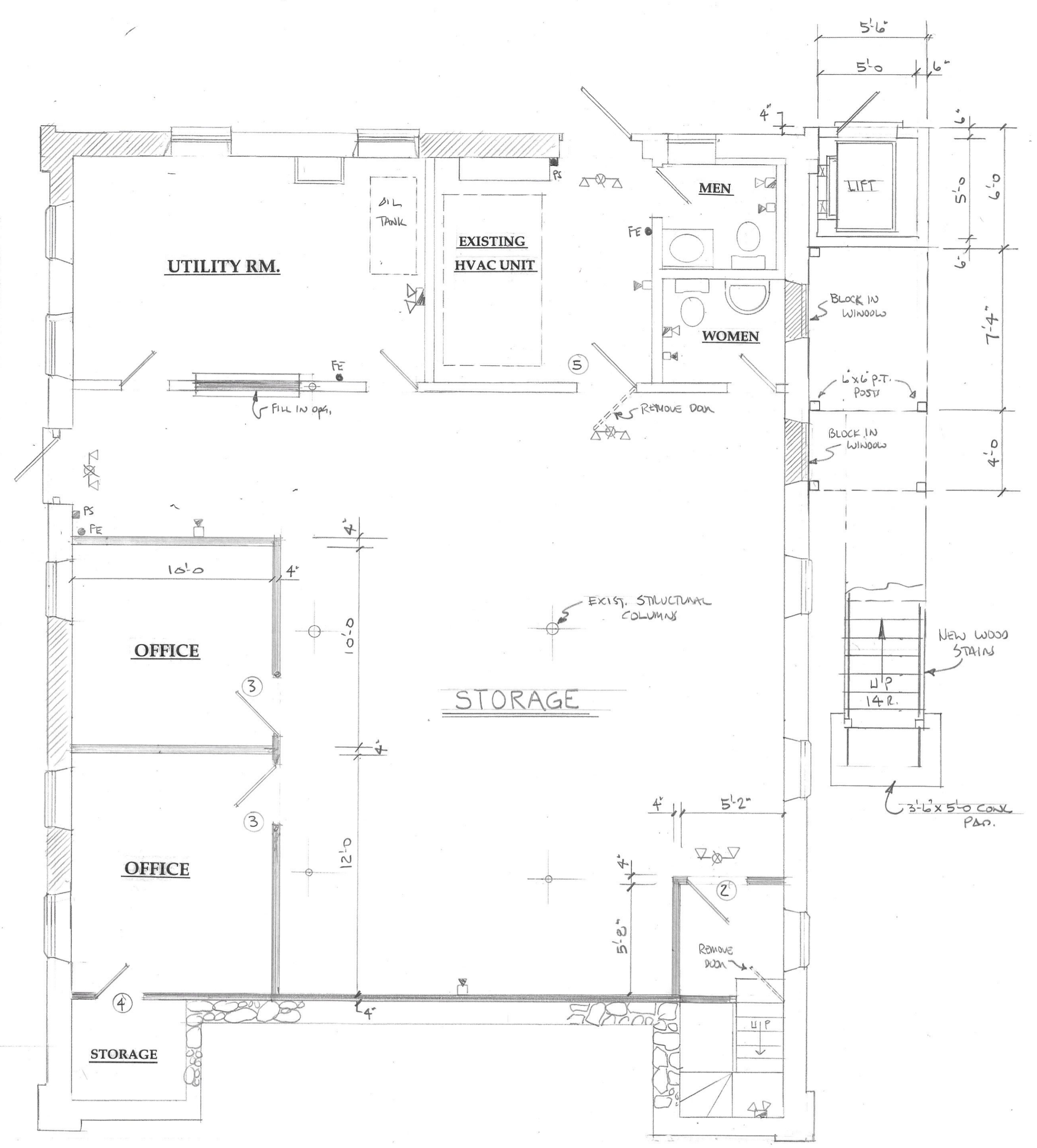


**FOUNDATION PLAN**

- FOUNDATION NOTES**
- BENCHMARK TO BE DETERMined
  - FINISH FLOOR @ ELEV. 99'-9"
  - ALL CONCRETE FOR WALLS, FOOTINGS AND FLOOR SLABS TO BE 3,000 P.S.I. @ 28 DAYS.
  - FLOOR SLAB FOR GARAGES TO BE 3,500 P.S.I. @ 28 DAYS
  - ALL RE-ROD, WHERE SHOWN ON PLAN, TO BE A615-40 FABRICATED & PLACED IN ACCORDANCE WITH LATEST A.C.I. 318-77 SPECIFICATIONS.
  - FOUNDATION DESIGN BASED ON A SOIL BEARING CAPACITY OF 3,000 P.S.F.
  - FIELD LOCATE CORE BOXES IN WALLS WITH SUB-CONTRACTORS.
  - TOP OF WALL & FLOOR SLAB TO BE GIVEN A SMOOTH STEEL TROWEL FINISH.
  - ALL ANCHORS TO BE 1/2" # x 12" x 3", 3'-0" MAX. o/c (DO NOT USE METAL STRAPS)
  - ALL FOOTINGS TO BE CARRIED NOT LESS THAN 4'-0" BELOW FINISH GRADE.
  - ALL FOOTINGS AND EXCAVATION FOR FOOTINGS SHALL BE PROTECTED FROM FREEZING AND SHALL NOT BE PLACED IN WATER OR ON FROZEN SOIL.
  - THE FOUNDATION EXCAVATION SHALL BE FINISHED BY HAND AT THE ELEVATION OF THE FOOTINGS. DISTURBED SOIL SHALL BE COMPACTED PRIOR TO THE INSTALLATION OF FOOTINGS OR FLOOR SLABS.



TYP. SECTION THRU WALL



**BASEMENT PLAN**

**DOOR TYPES**

A. 6 PANEL PINE	G. 6 PANEL MASONITE SLIDER	L. ANDERSON FRENCHWOOD HINGED UNIT
B. 6 PANEL MASONITE	H. EXTERIOR FIBERGLASS BY "THERMA-TRU"	M. ANDERSON FRENCHWOOD SLIDING UNIT
C. 6 PANEL PINE BI-FOLD	I. MIRRORRED BI-FOLD	N. 4 PANEL MASONITE POCKET
D. 6 PANEL PINE SLIDER	J. INSULATED METAL O.H.D.	O. 4 PANEL PINE POCKET
E. 15 LITE FRENCH	K. MIRRORRED SLIDERS	P. 15 LITE FENCH POCKET
F. 6 PANEL MASONITE BI-FOLD		

**DOOR SCHEDULE**

DR. NO.	SIZE	QTY.	SWING	TYPE	ACCESSORIES
1	3'-0" x 6'-8"	1	L.H.	B (S.C.)	LEVER LOCKSET, CLOSER
2	3'-0" x 6'-8"	2	L.H.	B.C. OAK	NARROW VISION LITE (WIRED)
3	3'-0" x 6'-8"	3	R.H.	B (S.C.)	LEVER LOCKSET
4	2'-4" x 6'-8"	1	L.H.	B (H.C.)	PASSAGE SET
5	3'-0" x 6'-8"	1	R.H.	ALUM. + GLASS STORMFRONT	PANEL DEVICE, CLOSER, LOCK

- LEGEND**
- EMERGENCY LIGHTING (2 HEADS)
  - EMERGENCY LIGHTING (SINGLE HEAD)
  - STROBE LIGHT/HORN
  - LIT EXIT SIGN
  - F.E. FIRE EXTINGUISHER
  - P.S. PULL STATION
  - LIT EXIT SIGN W/EMERG. LIGHTING

WINDOW:  
A) 4'-3 1/4" x 4'-11 7/8" = UNIT ANDERSON # C-C5  
4'-4 1/4" x 5'-0 3/8" = P.O. R/L.