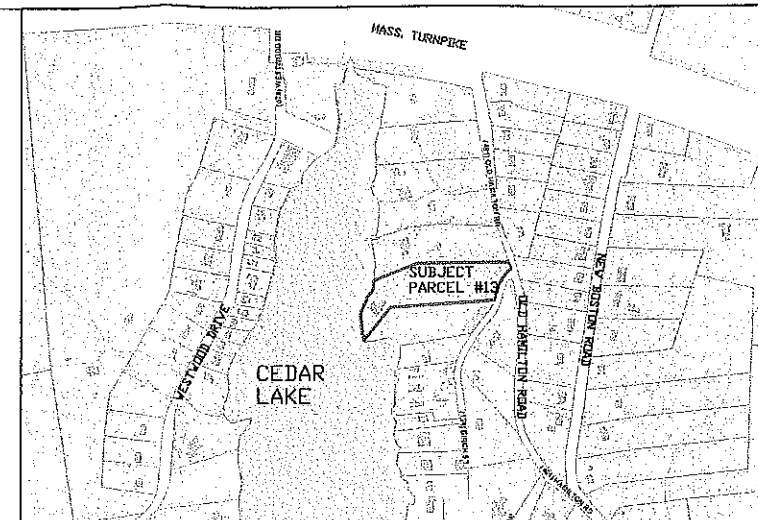
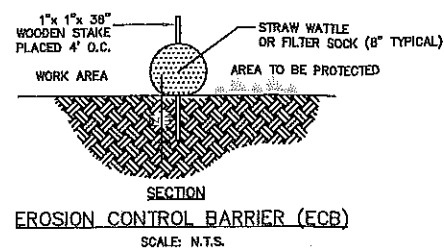


STURBRIDGE ZONING: SUBURBAN RESIDENTIAL

REQUIRED	EXISTING
AREA: 3/4 ACRE	AREA: 1.88 ACRE
FRONTAGE: 125'	FRONTAGE: 158.18'
FRONT YARD: 30'	FRONT YARD: 424.4'
SIDE YARD: 15'	SIDE YARD: 11.8'/83.2'
REAR YARD: 15'	REAR YARD: 22.3' +/-
%COVERAGE: 15	%COVERAGE: 4.36%

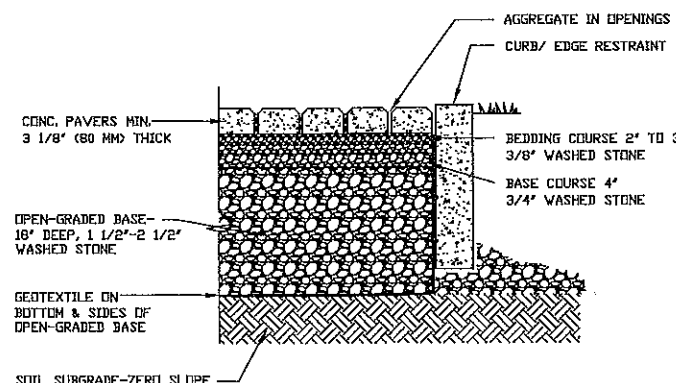
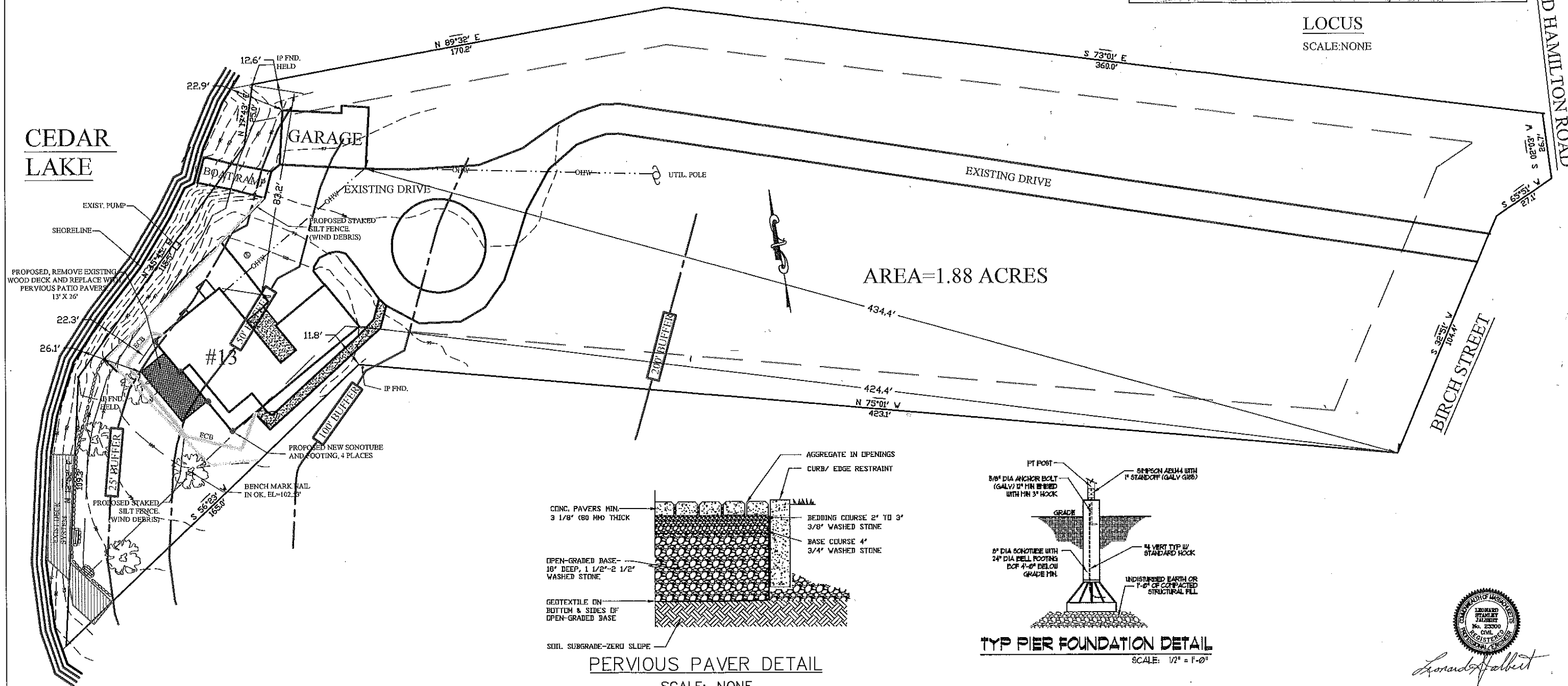
SITE IS SERVICED BY MUNICIPAL SEWER AND PRIVATE WELL.

THERE ARE NO PROPOSED CHANGES TO EXISTING SETBACKS OR COVERAGE.

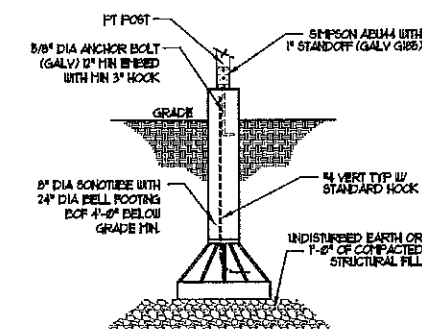


LOCUS
SCALE: NONE

CEDAR
LAKE



PERVIOUS PAVES DETAIL
SCALE: NONE



TYP PIER FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"

ORIGINAL	REVISIONS
DATE 11/27/18	BY REV. DATE DESCRIPTION MADE CHK'D APVD
DRAFTED BY: AMT	
CHECKED: LSJ	
SUPERVISOR: LSJ	
REVIEWED: LSJ	
REVIEWED:	
REVIEWED:	

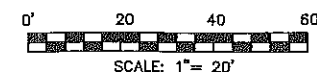


JALBERT ENGINEERING, INC.

CIVIL ENGINEERS & SURVEYORS

54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962

PROPOSED SITE PLAN
PREPARED FOR: JAMES D. HARABEDIAN
13 OLD HAMILTON ROAD
STURBRIDGE, MA



Leonard J. Albert

PLAN DATE: 11/27/18

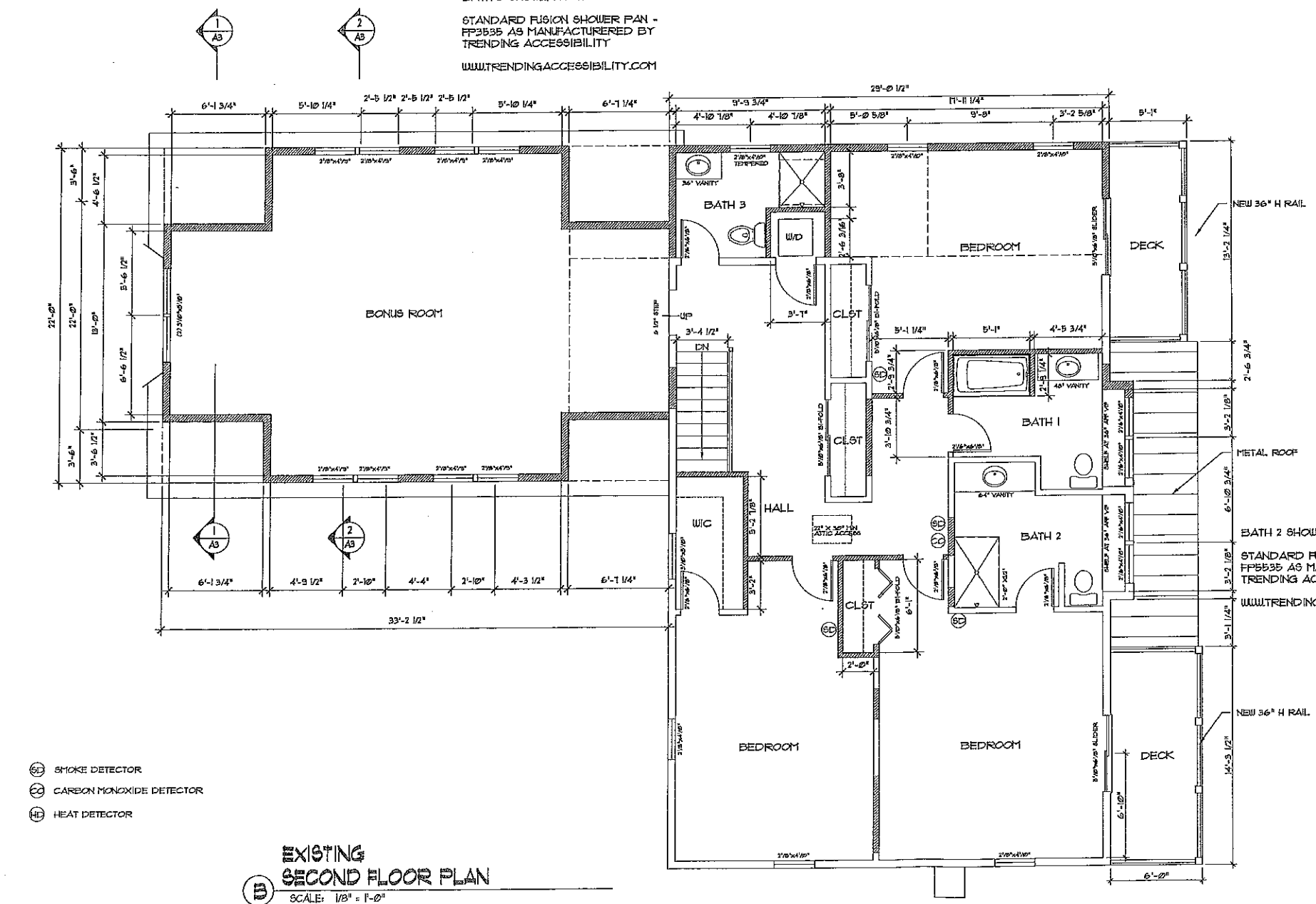
DWG NUMBER

18182

STRUCTURAL NOTES:

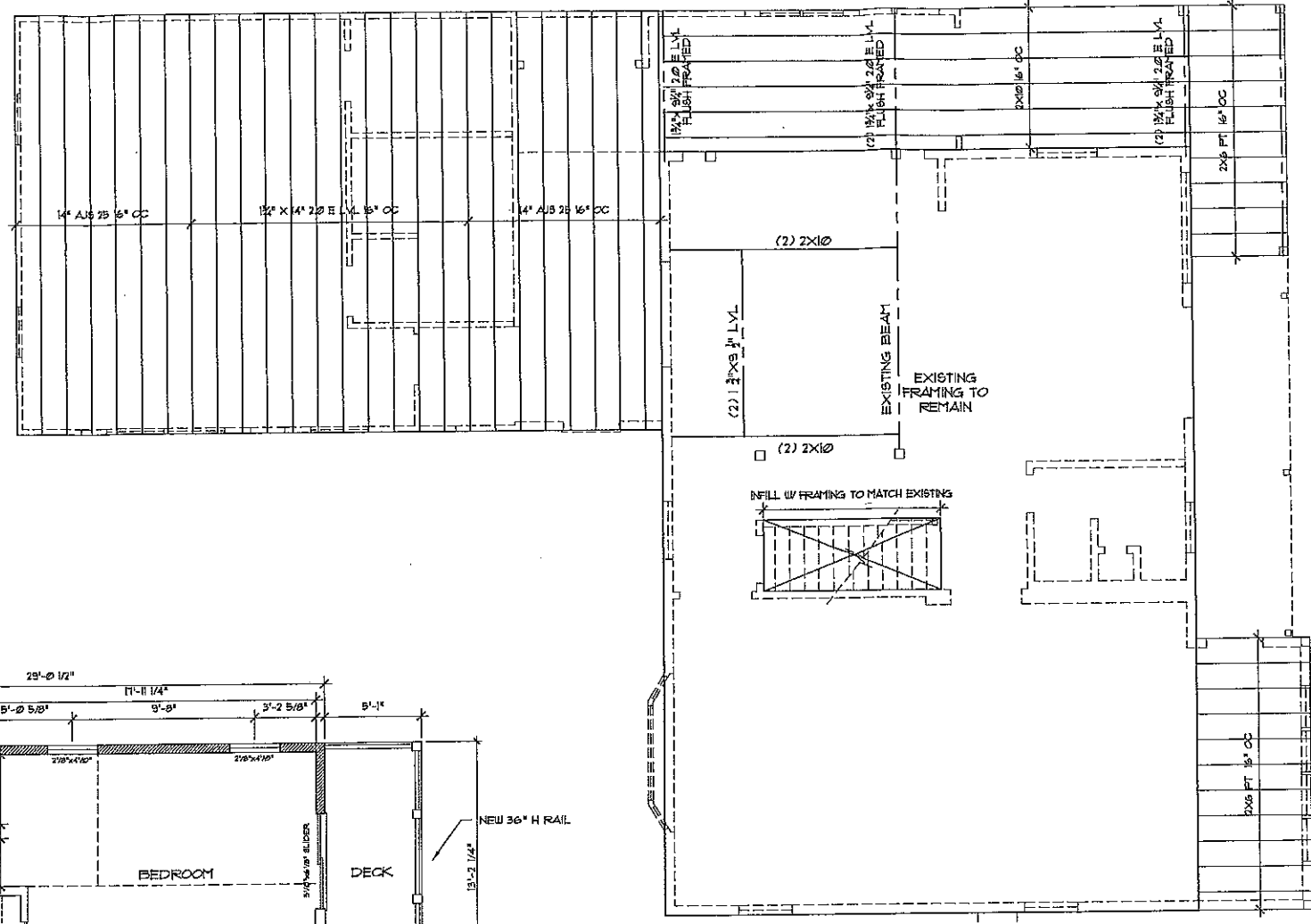
1. ARCHITECT SHALL BE NOTIFIED IF DETAILS NEED TO BE ADJUSTED DUE TO FIELD CONDITIONS.
2. THE FOLLOWING MINIMUM LOADS WERE USED IN THE DESIGN OF THE STRUCTURE ACCORDING TO THE MASSACHUSETTS STATE BUILDING CODE (IRC 2015 WITH MA AMENDMENTS):
ROOF SNOW LOAD - 50 PSF
FLOOR LIVE LOADS:
- FIRST FLOOR LOAD - 40 PSF
- SECOND FLOOR LOAD - 30 PSF
- ATTIC LOAD - 20 PSF
- DECK FLOOR LOAD - 40 PSF
WALL BRACING - CONTINUOUS SHEATHING
3. REINFORCED CONCRETE SHALL CONFORM TO THE ACI SPECIFICATION 318-(CURRENT EDITION)
4. MINIMUM CONCRETE STRENGTH AT 28 DAYS - FC = 3500 PSI
5. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A 63 GRADE 60.
6. REINFORCING STEEL FABRICATION SHALL BE IN ACCORDANCE WITH THE CRSI CODE OF STANDARD PRACTICE.
7. REINFORCING STEEL SHALL HAVE THE FOLLOWING CLEAR CONCRETE COVER UNLESS OTHERWISE NOTED: CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3 IN. PORTED CONCRETE SURFACES IN CONTACT WITH SOIL, WATER - 2 IN.
8. SPLICED BARS SHALL HAVE A MINIMUM LAP OF 48 BAR DIAMETERS UNLESS OTHERWISE NOTED.
9. ALL MATERIALS SHOWN SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
10. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY BRACING AND SUPPORT DURING CONSTRUCTION. ALL WOOD NAILERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
11. ALL GROUT USED SHALL BE FIVE STAR EPOXY GROUT BY U.S. GROUT CORP. OR EQUAL.
12. DRILLED-IN ANCHORS SHALL BE HILTI HIT DOWELS ANCHORS INSTALLED PER MANUFACTURER'S REQUIREMENTS.
13. PROVIDE 6" MINIMUM COMPACTED STRUCTURAL FILL BELOW ALL FOOTINGS AND SLABS.
14. ALL WOOD MEMBERS TO BE SPRUCE PINE FIR WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES (UNLESS NOTED OTHERWISE)
FD = 1000 PSI
FV = 70 PSI
E = 1,200,000 PSI
LVL MEMBERS:
FD = 2000 PSI
FV = 205 PSI
E = 2,000,000 PSI
15. WALL SHEATHING TO BE 1/2" APA STRUCTURAL I RATED PLYWOOD SHEATHING EXP. I OR EXT. 2d NAILS SPACED @ 6" O.C. (ALL DIRECTIONS) (BLOCKED) MIN. NAIL PENETRATION 1-5/8" (UNLESS OTHERWISE NOTED IN SHEAR WALL DETAILS).
16. ROOF SHEATHING TO BE 1/2" APA STRUCTURAL I RATED PLYWOOD SHEATHING EXP. I 2d NAILS @ ALL JOINTS.
17. SOIL BEARING CAPACITY: 3,000 PSF (ASSUMED)
18. FOUNDATION WALLS SHALL BE AS NOTED
W/ KEYWAY ON MINIMUM 1'-0" STRUCTURAL FILL & FILTER FABRIC OR SUITABLE UNDISTURBED SOIL.
19. PROVIDE 2x6 P.T. SILL PLATE ANCHORED TO FOUNDATION W/ 1/4" TRIPLE GALVANIZED BOLTS @ 6'-0" O.C. AND 1'-0" FROM EACH CORNER. EXTEND BOLTS MIN. 8" INTO CONCRETE.
20. EXTERIOR CONCRETE WALLS SHALL BE DAMPROOFED W/ MIN. 1/4" PORTLAND CEMENT FARGED TO THE EXTERIOR WALL & COVERED W/ BITUMINOUS COATING.
21. PROVIDE (2) 1/4" ANCHOR BOLTS TOP & BOTTOM @ 2'-0" O.C. FOR CONNECTION OF ALL LVL BEAMS GREATER THAN (2) MEMBERS.
22. ALL HEADERS IN BEARING WALL TO BE 2 - 2X10 UNLS. ALL HEADERS IN NON LOAD BEARING WALLS TO BE 2 - 2X8 UNLS. POST TO SUPPORT LINTELS TO BE 3 - 2X (WALL THICKNESS)
23. CONTRACTOR SHALL PROVIDE OWNER AND BUILDING DEPARTMENT WITH ENGINEERED LUFER AND TRUSS SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER IN THE COMMONWEALTH OF MASSACHUSETTS. THE ENGINEERED DRAWINGS SHALL CONFIRM THAT ALL ENGINEERED LUFER SIZES AND TRUSSES ARE ADEQUATE FOR THE CONDITIONS SHOWN.

BATH 3 SHOWER NOTE:
STANDARD FUSION SHOWER PAN -
FP3535 AS MANUFACTURED BY
TRENDING ACCESSIBILITY
WWW.TRENDINGACCESSIBILITY.COM



- SD SMOKE DETECTOR
- CD CARBON MONOXIDE DETECTOR
- HD HEAT DETECTOR

EXISTING
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FRAMING FLOOR PLAN
SCALE: 1/8" = 1'-0"

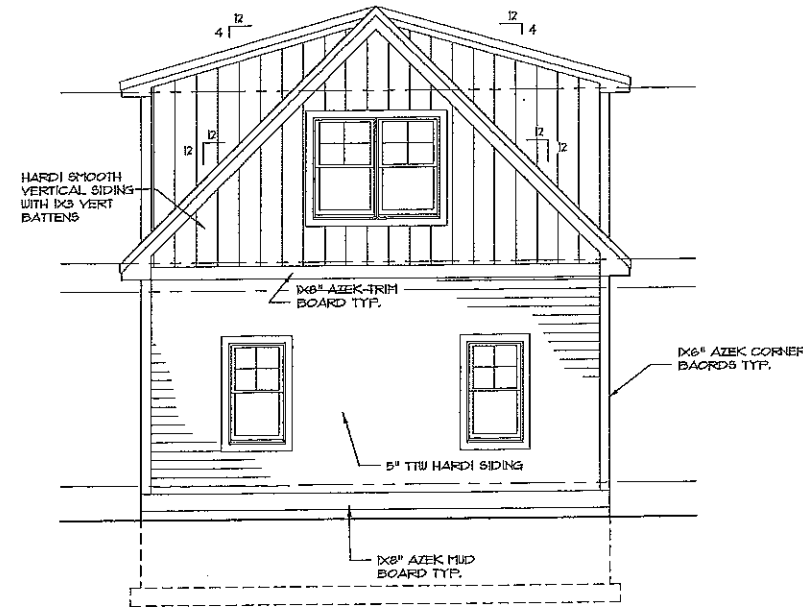


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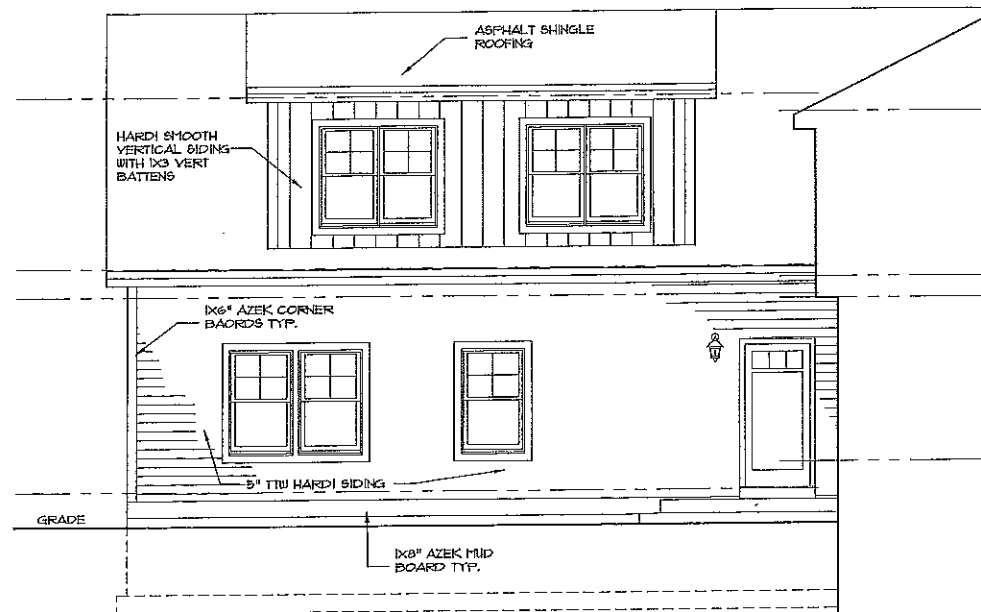
HARABEDIAN RESIDENCE
13 OLD HAMILTON ROAD
STURBRIDGE, MASSACHUSETTS
SECOND FLOOR & FRAMING PLANS
NOTES / DETAILS

ACTION	DATE	BY	DESCRIPTION
C	07/26/18	SRF	STAIR RELOCATION
D	08/12/18	SRF	PERIT
A	03/26/18	SRF	PROPOSED REVISION

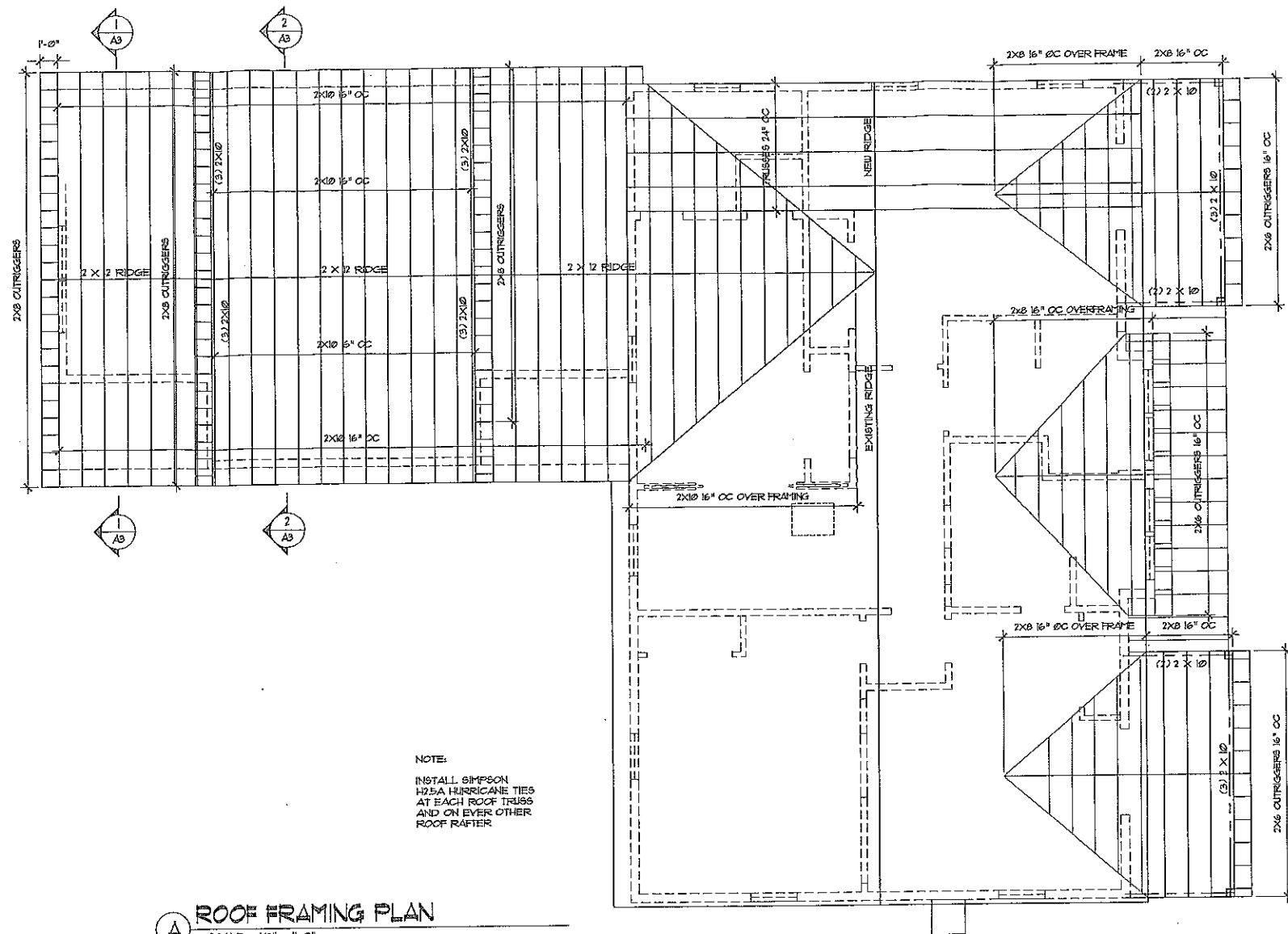
17-053
SCALE: DRAWN BY:
AS NOTED SRF
DRAWING NO.
A2



C ELEVATION
SCALE: 1/4" = 1'-0"

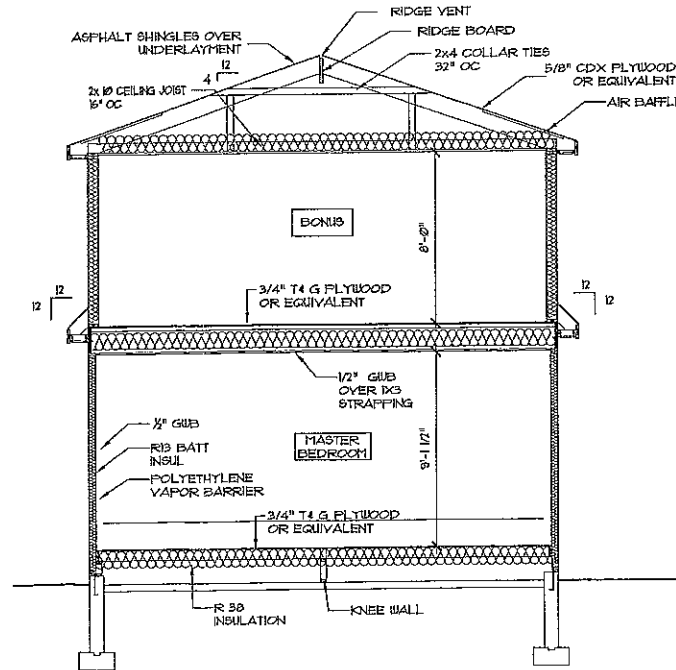


B ELEVATION
SCALE: 1/4" = 1'-0"

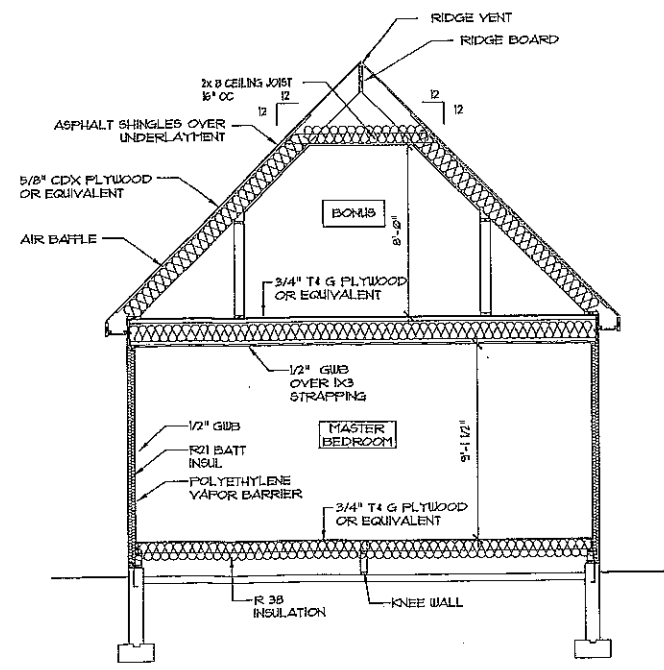


NOTE:
INSTALL SIMPSON
H25A HURRICANE TIES
AT EACH ROOF TRUSS
AND ON EVERY OTHER
ROOF RAFTER

A ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

SFA

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HARABEDIAN RESIDENCE
13 OLD HAMILTON ROAD
STURBRIDGE, MASSACHUSETTS

ROOF FRAMING PLAN
SECTIONS AND ELEVATIONS

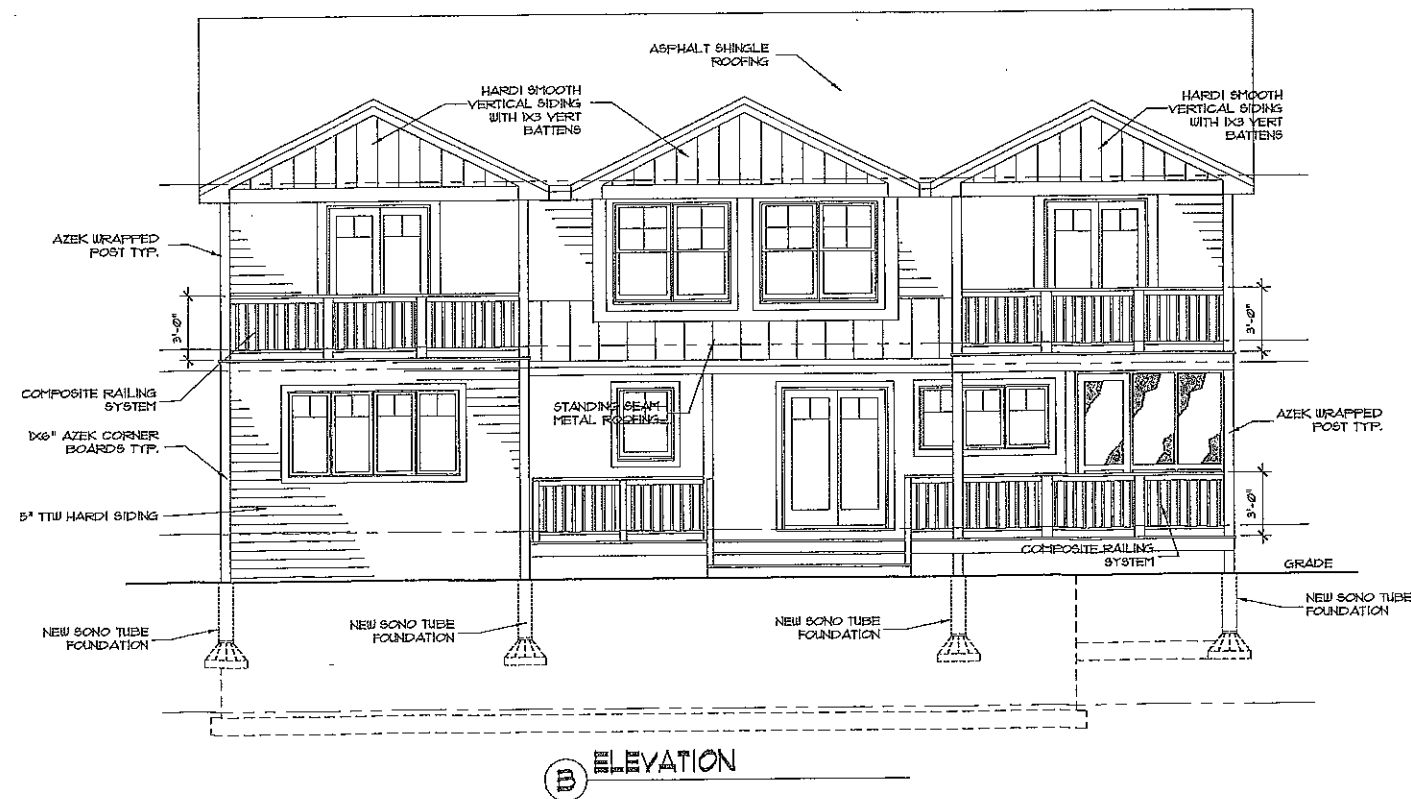
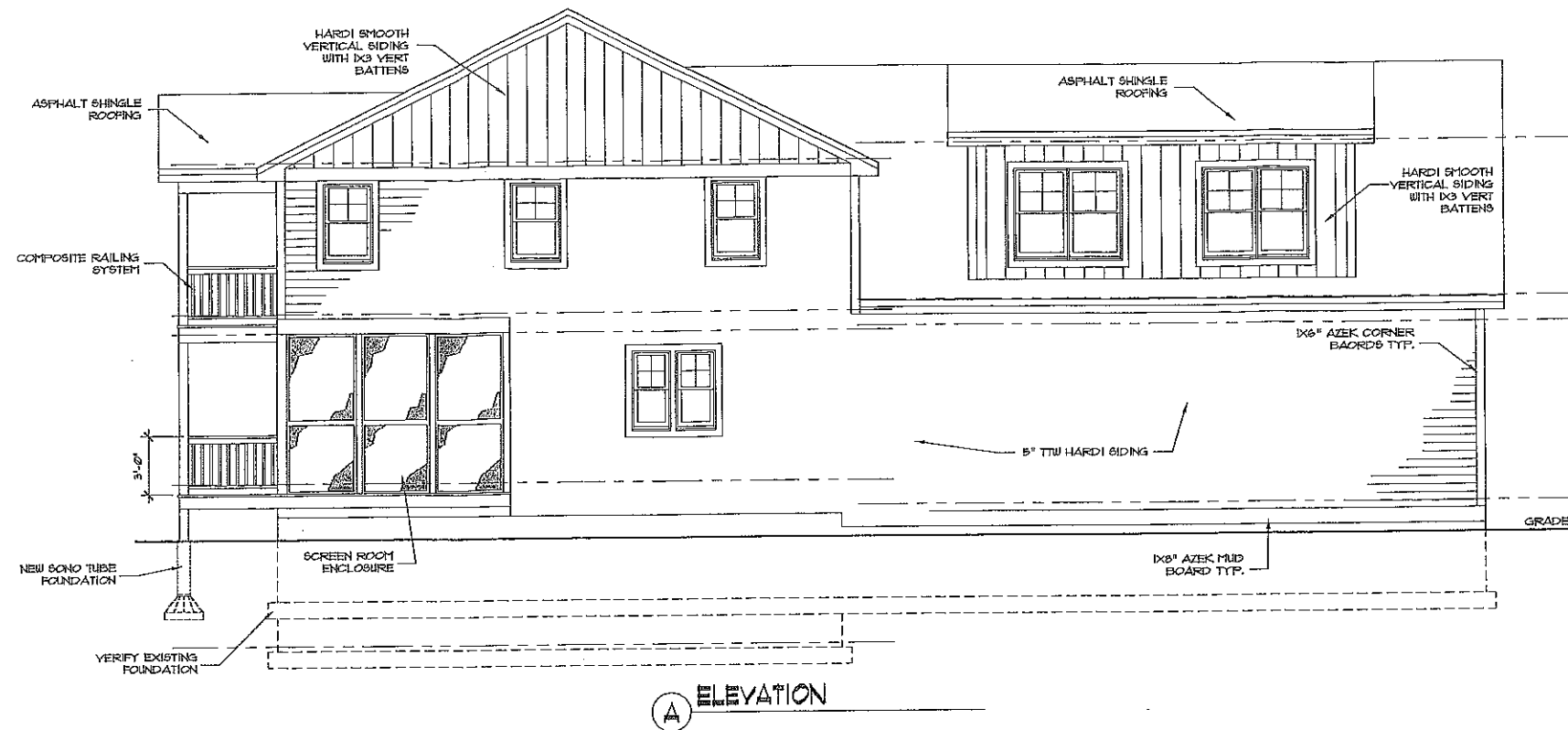
ACTION	DATE	BY	DESCRIPTION
B	04/21/18	SFF	PERMIT
A	03/26/18	SFF	PROGRESS REVIEW

17-059

SCALE: AS NOTED
DRAWN BY: SFF

DRAWING NO.

A3



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HARABEDIAN RESIDENCE
13 OLD HAMILTON ROAD
STURBRIDGE, MASSACHUSETTS

ELEVATIONS

ACTION	DATE	BY	DESCRIPTION
B	04/21/18	SRF	PERMIT
A	03/26/18	SRF	PROGRESS REVIEW

11-059

SCALE: AS NOTED
DRAWN BY: SRF

DRAWING NO.

A4