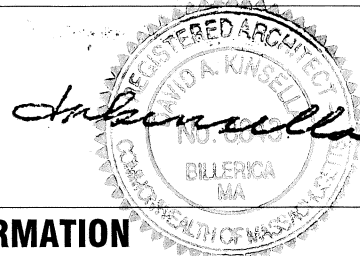


LOUIS FARM VILLAGE (DHCD LIP APPLICATION)

133 PHINEAS STREET LLC
Dracut, Massachusetts



ABREVIATIONS

NOTE: Clarify with Designer all abbreviations not listed.

AB.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
ACT.	ACOUSTICAL CEILING TILE	INSUL.	INSULATION
A.F.F.	ABOVE FINISHED FLOOR	INT.	INTERIOR
AGGR.	AGGREGATE	JAN.	JANITOR
AL.	ALUMINUM	JNT.	JOINT
ALT.	ALTERNATE	JST.	JOIST
APPROX.	APPROXIMATE	KIT.	KITCHEN
ARCH.	ARCHITECTURAL	LAB.	LABORATORY
BD.	BOARD	LAM.	LAMINATE
BLDG.	BUILDING	LAV.	LAVATORY
BLK.	BLOCK	LT.	LIGHT
BLK'G.	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BOT.	BOTTOM	MEMB.	MEMBRANE
BTWN.	BETWEEN	MFR.	MANUFACTURER
BUR.	BUILT UP ROOFING	M.H.	MANHOLE
B.W.	BOTH WAYS	MIN.	MINIMUM
C.J.	CONTROL JT.	MISC.	MISCELLANEOUS
CLG.	CEILING	M.O.	MASONRY OPENING
CLK'G.	CAULKING	MTL.	METAL
CLR.	CLEAR	MUL.	MULLION
C.M.U.	CONCRETE MASONRY UNIT	N	NORTH
COL.	COLUMN	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	NO.	NUMBER
CONN.	CONNECTION	NOM.	NOMINAL
CONSTR.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O.C.	ON CENTER
C.T.	CERAMIC TILE	O.D.	OUTSIDE DIAMETER
DES.	DEGREE	OH.	OVERHEAD
DET./DTL.	DETAIL	OPG.	OPENING
D.F.	DRINKING FOUNTAIN	OPP.	OPPOSITE
DIAG.	DIAGONAL	PCT.	PRE-CAST
DIA. Ø	DIAMETER	P.L.	PROPERTY LINE
DN.	DOWN	P.LAM.	PLASTIC LAMINATE
DS.	DOWNSPOUT	PLAS.	PLASTER
DWG.	DRAWING	PLYND.	PLYWOOD
E	EAST	FR.	PAIR
(E)	EXISTING	Q.T.	QUARRY TILE
E.A.	EXPANSION JOINT	R	RISER
E.J.	EXTERIOR INSULATION AND FINISH SYSTEM	R.D.	ROOF DRAIN
EL. ELEV.	ELEVATION	RE.	REFER TO ...
ELEC.	ELECTRICAL	REFR.	REFRIGERATOR
ELEV.	ELEVATION	REINF.	REINFORCED
EMER.	EMERGENCY	REQ'D.	REQUIRED
ENCL.	ENCLOSURE	RM	ROOM
EQ.	EQUAL	R.O.	ROUGH OPENING
EQUIP.	EQUIPMENT	S	SOUTH
E.W.C.	ELECTRIC WATER COOLER	S.C.	SOLID CORE
EXP.	EXPANSION	SCHD.	SCHEDULE
EXT.	EXTERIOR	SECT.	SECTION
F.A.	FIRE ALARM	S.F.	SQUARE FOOT
F.D.	FLOOR DRAIN	SHT.	SHEET
F.D.C.	FIRE DEPARTMENT CONNECTION	SIM.	SIMILAR
FDN.	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	SQ. OR	SQUARE
F.E.G.	FIRE EXTINGUISHER CABINET	S.S.	STAINLESS STEEL
F.F.	FINISH FLOOR	STAGG.	STAGGERED
F.H.C.	FIRE HOSE CABINET	STD.	STANDARD
FIN.	FINISH	STIFF	STIFFENER
F.L.	FLOW LINE	STL.	STEEL
FLR.	FLOOR	STRUC.	STRUCTURAL
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED
FND.	FOUNDATION	TR	TREAD
F.O.B.	FACE OF BRICK	T & B	TOP AND BOTTOM
F.O.C.	FACE OF CONCRETE	TER.	TERRAZZO
F.S.	FULL SIZE	T & G	TONGUE & GROOVE
FT.	FOOT OR FEET	THK.	THICK
FTS.	FOOTING	T/	TOP OF
FURR.	FURRING	TYP.	TYPICAL
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	VCT	VINYL COMPOSITION TILE
G.C.	GENERAL CONTRACTOR	VER.	VERIFY
GL.	GLASS	VERT.	VERTICAL
GR.	GRADE	W	WEST
GYP.	GYPSUM	W/	WITH
GYP. BD.	GYPSUM BOARD	W.C.	WATER CLOSET
H.B.	HOSE BIBB	WD.	WOOD
H.C.	HOLLOW CORE	W/O	WITHOUT
H/C	HANDICAPPED	Ø	CENTERLINE
HDWD.	HARDWOOD	PLATE	PLATE
HDWE.	HARDWARE		
H.M.	HOLLOW METAL		
HR.	HOUR		
HT.	HEIGHT		

LEGEND

MATERIAL DESIGNATIONS:

ELEVATION

	CONCRETE/PLASTER		RUNNING BOND MASONRY
	CERAMIC TILE		STACK BOND MASONRY
	GLAZING		ASPHALT SHINGLES
	RUBBER ROOFING		M.D.O. PLYWOOD

PLAN/SECTION

	EARTH FILL		WOOD BLOCKING
	ROCK		FINISHED WOOD
	GRANULAR FILL		PLYWOOD - LARGE SCALE
	LIGHTWEIGHT CONCRETE		PLYWOOD - SMALL SCALE
	STRUCTURAL CONCRETE		METAL - LARGE SCALE
	CONCRETE BLOCK		METAL - SMALL SCALE
	CUT STONE		SHEATHING
	TILE ON CONCRETE		GYP. BD./PLASTER BD.
	MARBLE		METAL STUDS
	TERRAZZO		ARCHITECTURAL SHINGLES
	CERAMIC/QUARRY TILE		LOOSE FILL/BATT INSULATION
	BOARD/RIGID INSULATION		

PROJECT INFORMATION

OWNER: 133 PHINEAS STREET LLC.
DRACUT, MASSACHUSETTS
phone: (478) 835-7117

REP STEPHEN V. CORAVOS

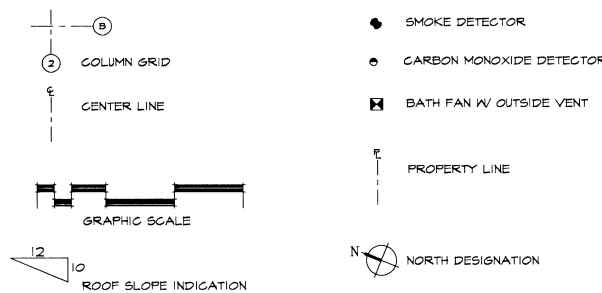
DESIGNER: JOHN LASSANAH
8 PINE TREE LANE
LOWELL, MASSACHUSETTS 01854
phone: (978) 614-5183

REP JOHN LASSANAH

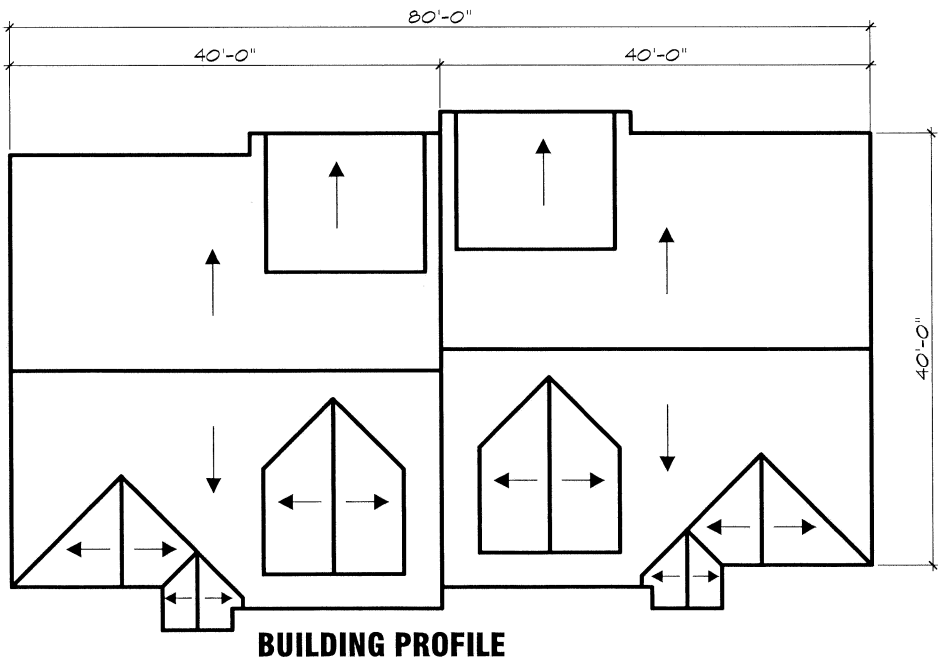
ARCHITECT d.a. KINSELLA COMPANY
SUITE #9
7 BRIDGE STREET
BILLERICA, MASSACHUSETTS 01821
phone: (978) 667-7971

REP DAVID A. KINSELLA, AIA

ARCHITECTURAL SYMBOLS



- NOTE:
- VOLUME OF FINISHED SPACE IS 30,560 CUBIC FEET - CONTROLLED CONSTRUCTION NOT REQUIRED.
 - WIND SPEED ASSUMED 100 M.P.H..
 - STRETCH ENERGY CODE DOES NOT APPLY AS OF 8.4.13.
 - DRAWINGS REVIEWED FOR CODE COMPLIANCE 2018 IECC W/ 9th ED. AMMENDMENTS.
 - ALL LUMBER IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED.
 - PROVIDE FIRE BLOCKING @ ALL CAVITIES BETWEEN FLOORS; FIRE STOP ALL FLOOR PENETRATIONS
 - SPRINKLER NOT REQUIRED.
 - ASSUMED SOIL BEARING CAPACITY 1,500 P.S.I.
 - DUCTS, AIR HANDLERS FILTER BOXES TO BE SEALED.
 - SUPPLY RETURN DUCTS R-8 INSULATION, 3" DUCTS IF NOT IN THERMAL ENVELOPE.
 - PARTIALLY BURIED DUCTS R-19 MIN. DUCT TO BE MIN. R-8.
 - HOT WATER BOILER SHALL HAVE AN OUT DOOR TEMP. SET BACK.
 - PRESSURE TEST DUCTS NOT IN THERMAL ENVELOPE.
 - PROVIDE CONTINUOUS EXHAUST SUPPLY OR BALANCE AIR FLOW.
 - DAMPERS REQUIRED ON ALL INTAKE AND EXHAUST.
 - FAN MAX. RATINGS IS ONE ZONE.
 - LOCATE ALL AIR INTAKES 10'-0" AWAY FROM VENTS.
 - INSULATION: WALL = R-21; CEILING = R-49; FLOOR = R030.
 - FLOOR: INSTALL INSULATION SO VAPOR BARRIER IS IN CONTACT W/ SHEATHING.
 - U FACTOR = .30 @ ALL GLAZING.



BUILDING PROFILE

DRAWN BY: JML
DATE: 05/20/2021
SCALE: As Shown
REVISIONS: 004
CHECKED BY: DAK

Louis Farm Village
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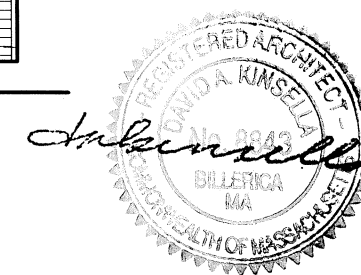
SHEET
1
OF
12



REAR ELEVATION



FRONT ELEVATION



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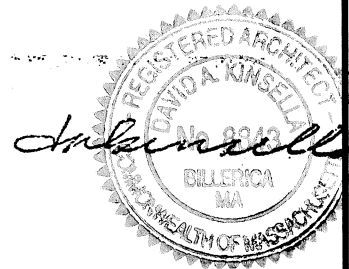
SHEET
2
OF
12



RIGHT SIDE ELEVATION



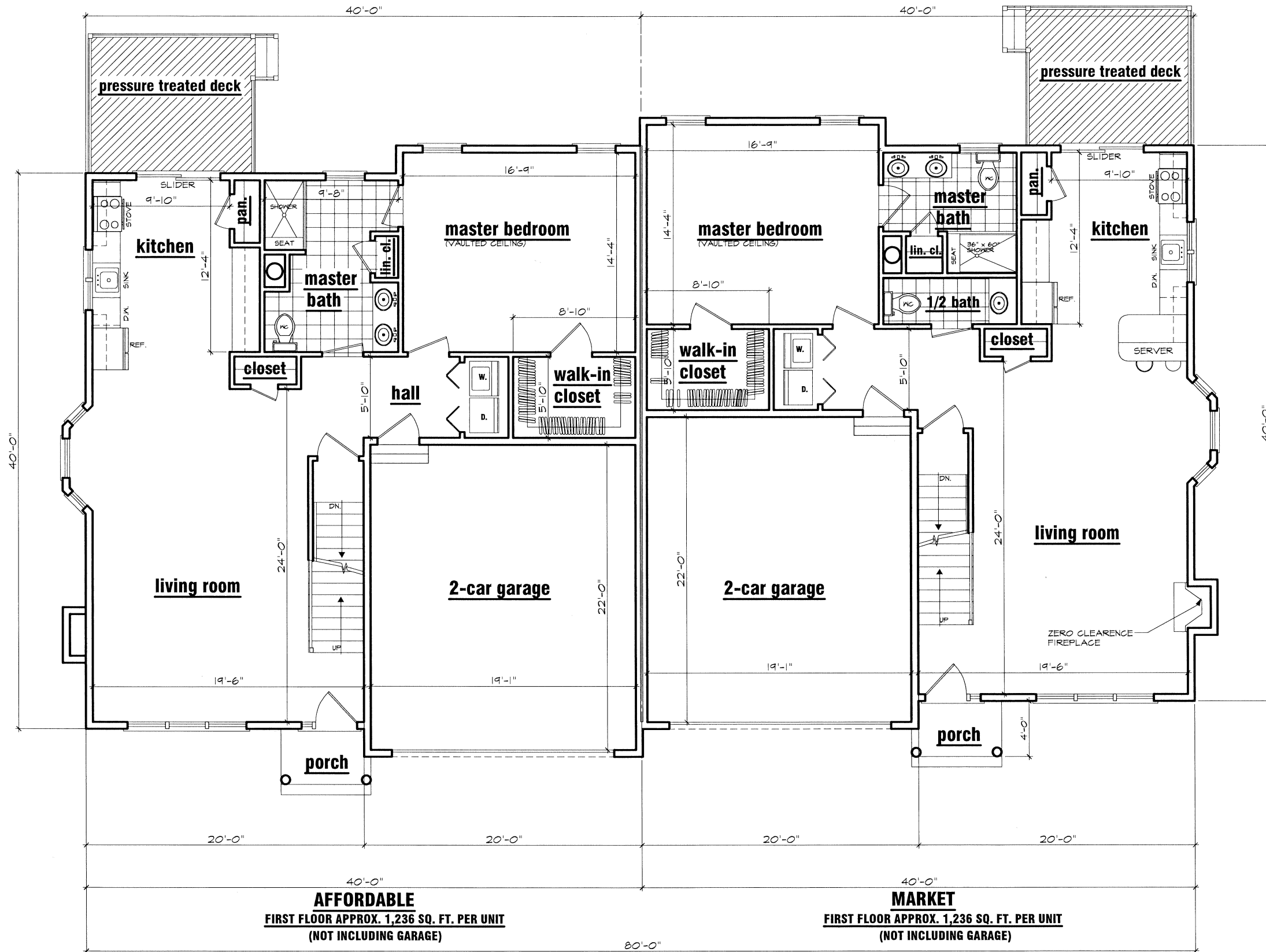
LEFT SIDE ELEVATION



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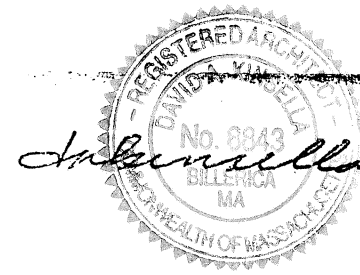


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

AFFORDABLE
FIRST FLOOR APPROX. 1,236 SQ. FT. PER UNIT
(NOT INCLUDING GARAGE)

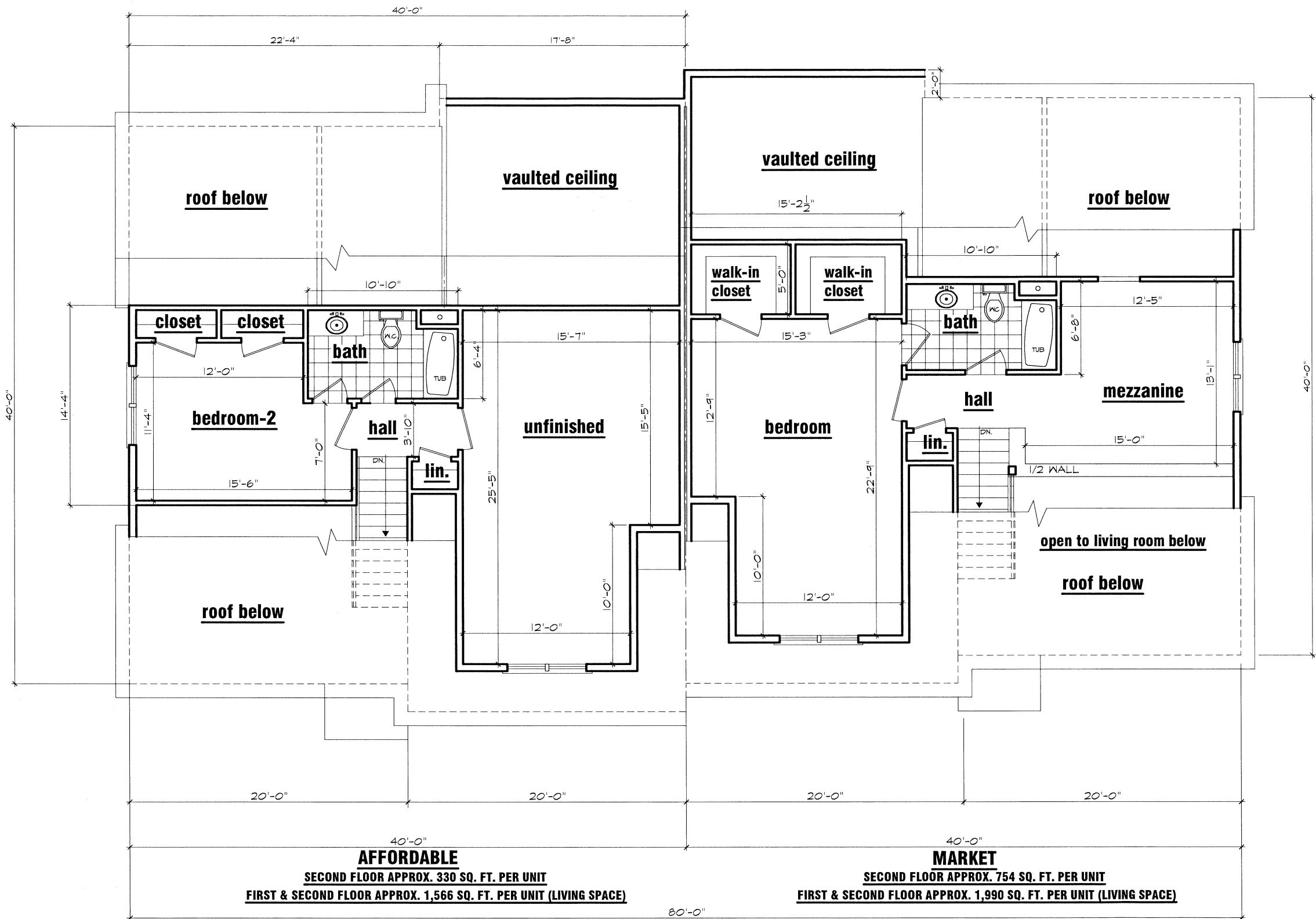
MARKET
FIRST FLOOR APPROX. 1,236 SQ. FT. PER UNIT
(NOT INCLUDING GARAGE)



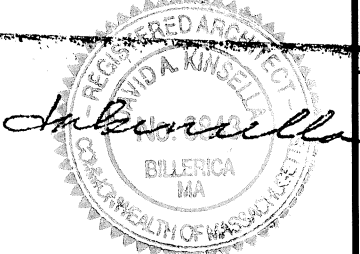
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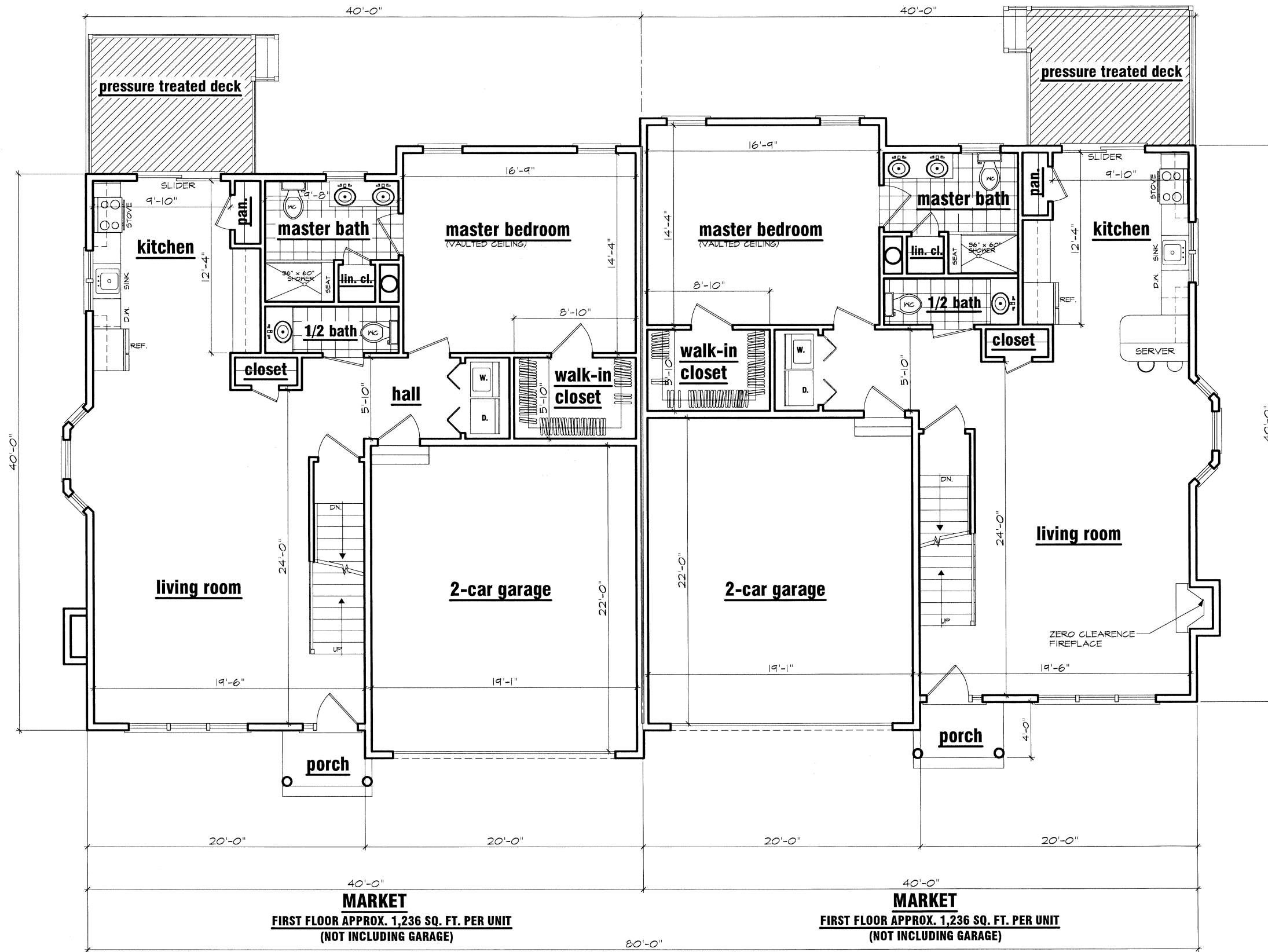
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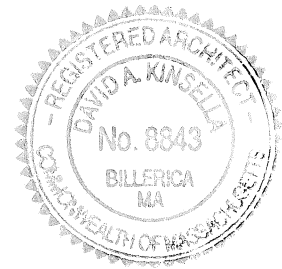
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



JOHN LASSANAH 8 Pine Tree Lane Lowell, Massachusetts 01854 (978) 614-5183 Email: jlassanah@comcast.net	Louis Farm Village 133 Pineas Street LLC 2100 Lakeview Avenue Dracut, Massachusetts 01826	DRAWN BY: JML DATE: 05/20/2021 SCALE: As Shown REVISIONS: 004 CHECKED BY: DAK
SHEET 5 OF 12		



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



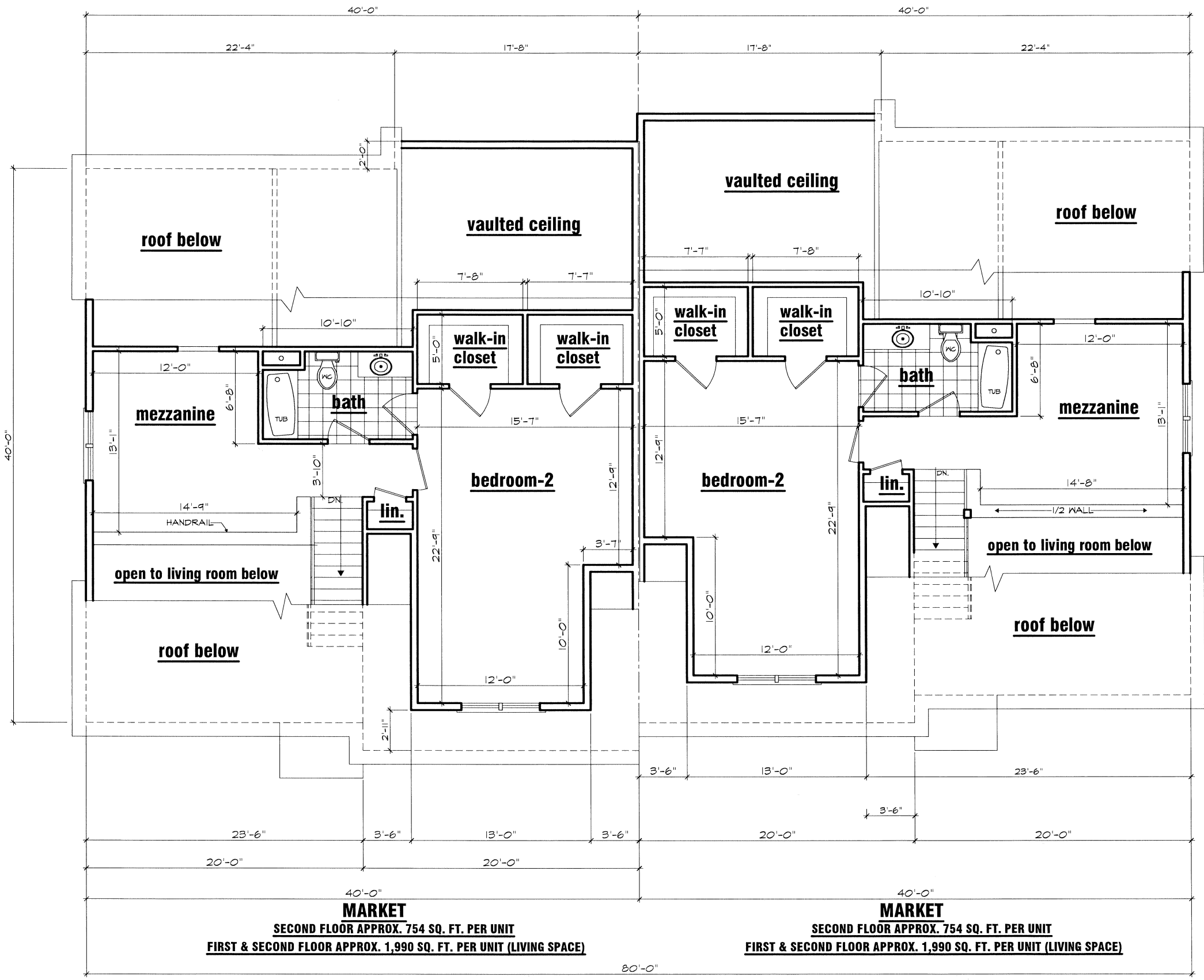
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DATE: 05/20/2021
SCALE: As Shown
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SHEET

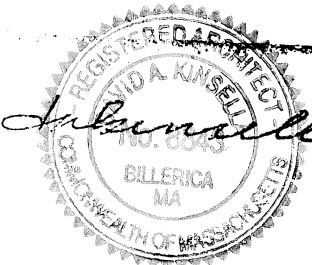
6
OF
12



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

MARKET
SECOND FLOOR APPROX. 754 SQ. FT. PER UNIT
FIRST & SECOND FLOOR APPROX. 1,990 SQ. FT. PER UNIT (LIVING SPACE)

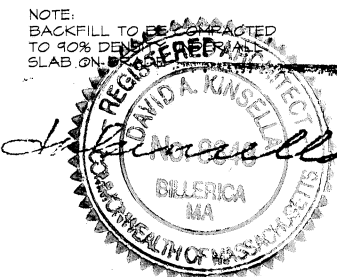
MARKET
SECOND FLOOR APPROX. 754 SQ. FT. PER UNIT
FIRST & SECOND FLOOR APPROX. 1,990 SQ. FT. PER UNIT (LIVING SPACE)



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SHEET
8
OF
12

TYPICAL ROOF CONSTRUCTION

- CONTINUOUS RIDGE VENT
- ASPHALT ROOF SHINGLES
- 2"x12" RIDGE BOARD
- 2"x12" RAFTERS @ 16" O.C.
- NOTE: FURR RAFTERS WHERE APPLICABLE TO ACHIEVE CAVITY FOR R-49 INSULATION
- 15 # FELT
- 1/2" SHEATHING
- 2"x6" COLLAR TIES @ 32" O.C.
- 2"x10" CEILING JOIST @ 16" O.C. W/ R-49 BATT INSULATION

1 HR. FIRERATED WALL—
SEE DETAIL ON SHEET 13-B OF 16

VENTILATION CHANNEL
W/ AIR SPACE

HURRICANE TIES

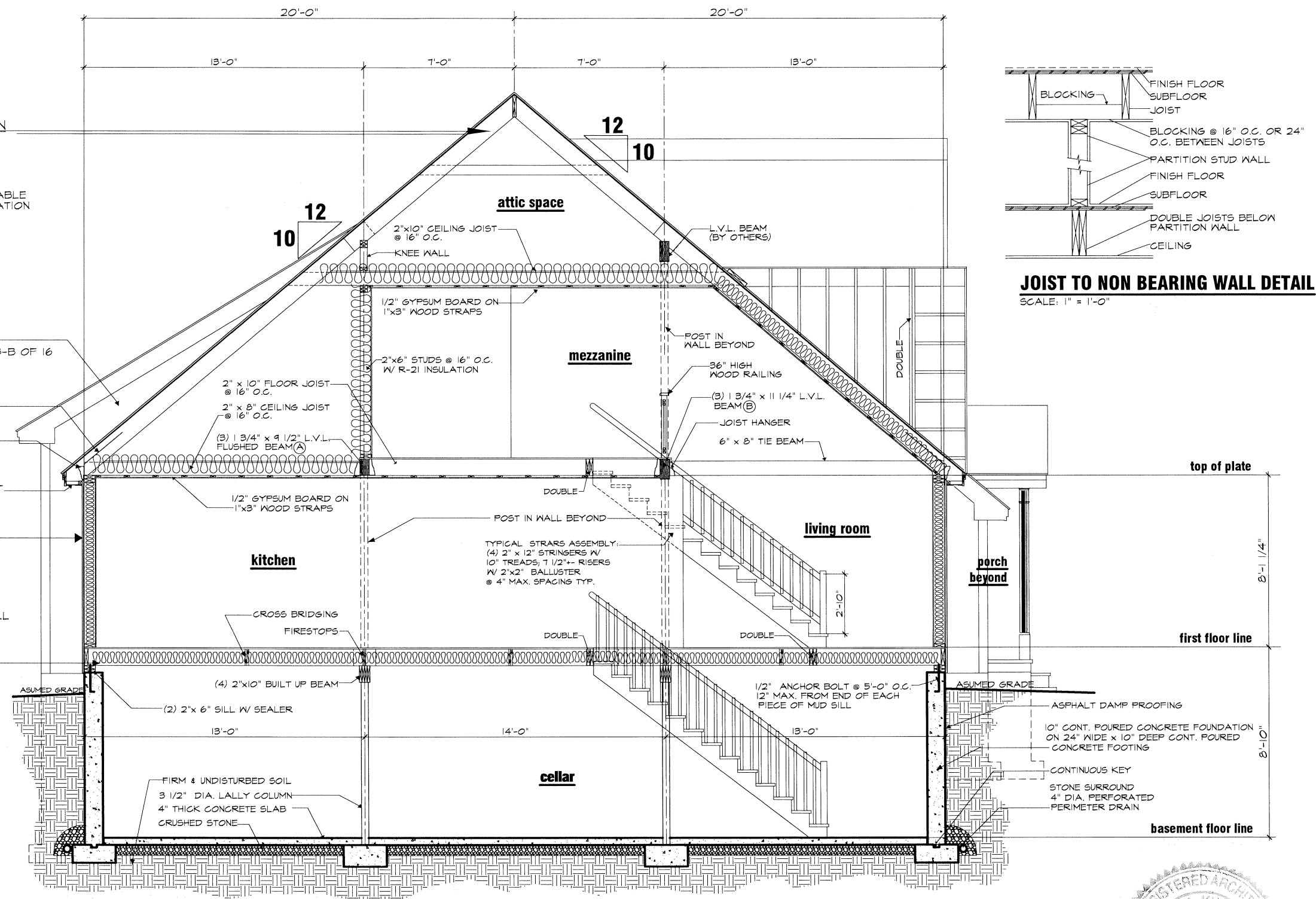
CONTINUOUS SOFFIT VENT

TYPICAL WALL CONSTRUCTION

- VINYL SIDING
- 2"x6" STUDS @ 16" O.C.
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- R-21 BATT INSULATION (UNFACED)
- 4 MIL VAPOR BARRIER ON INSIDE WALL
- 1/2" GYPSUM WALL BD. ON INTERIOR

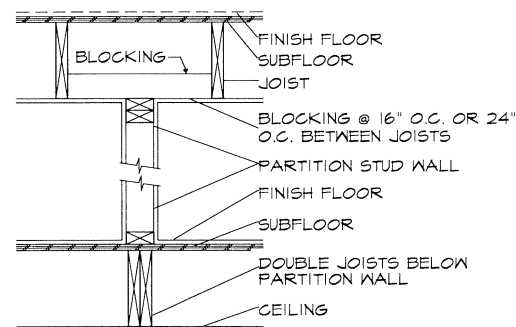
TYPICAL FLOOR CONSTRUCTION

- 3/4" T & G SUB FLOORING
- 2"x10" FLOOR JOIST @ 16" O.C.
- R-30 INSULATION
- 2" x 6" BOT. PLATE
- 2' x 10" RIM JOIST



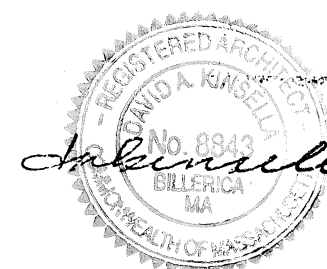
CROSS SECTION THRU. LIVING ROOM

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



JOIST TO NON BEARING WALL DETAIL

SCALE: 1" = 1'-0"



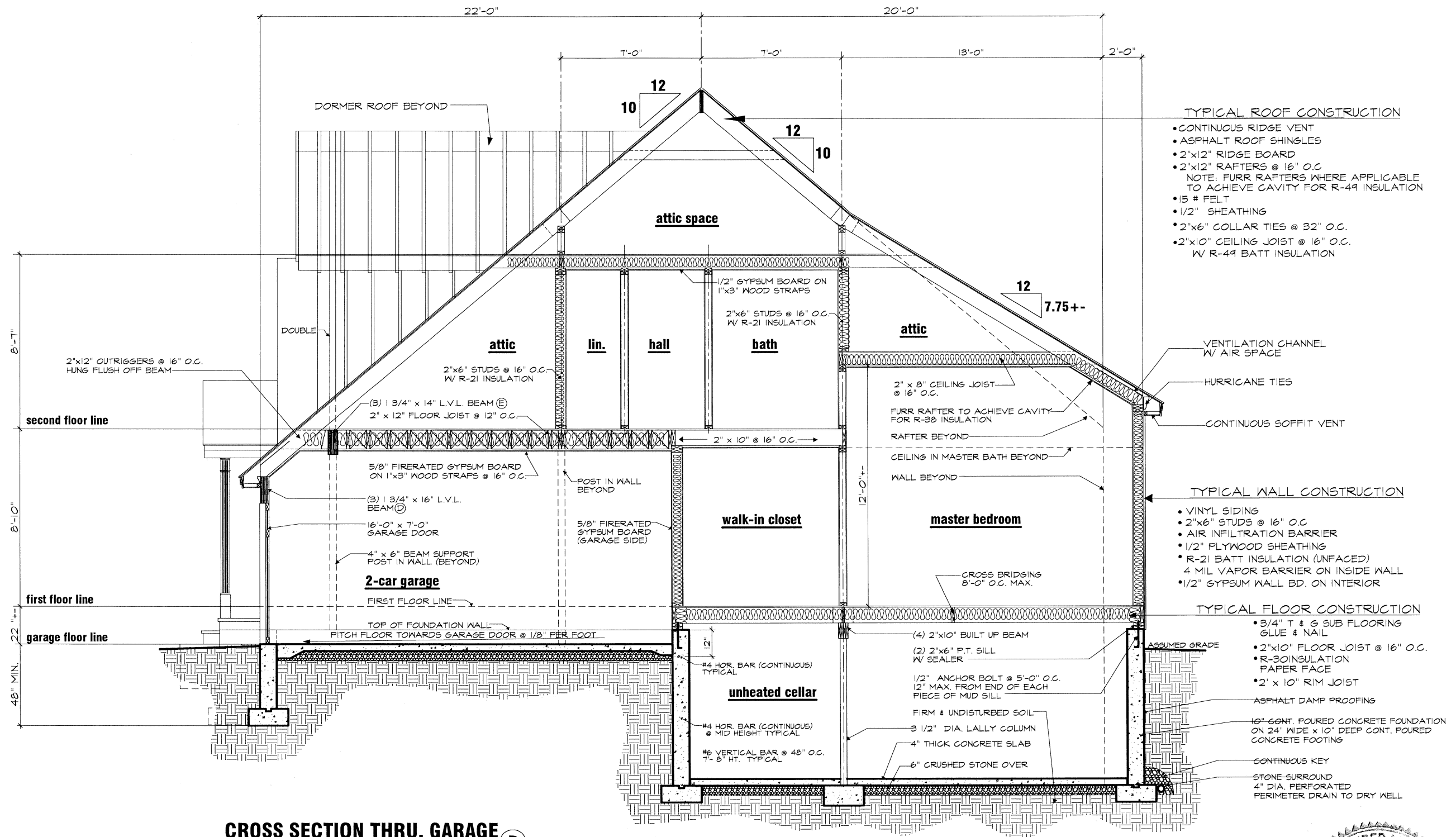
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SHEET

9
OF
12

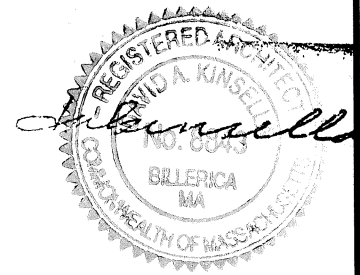


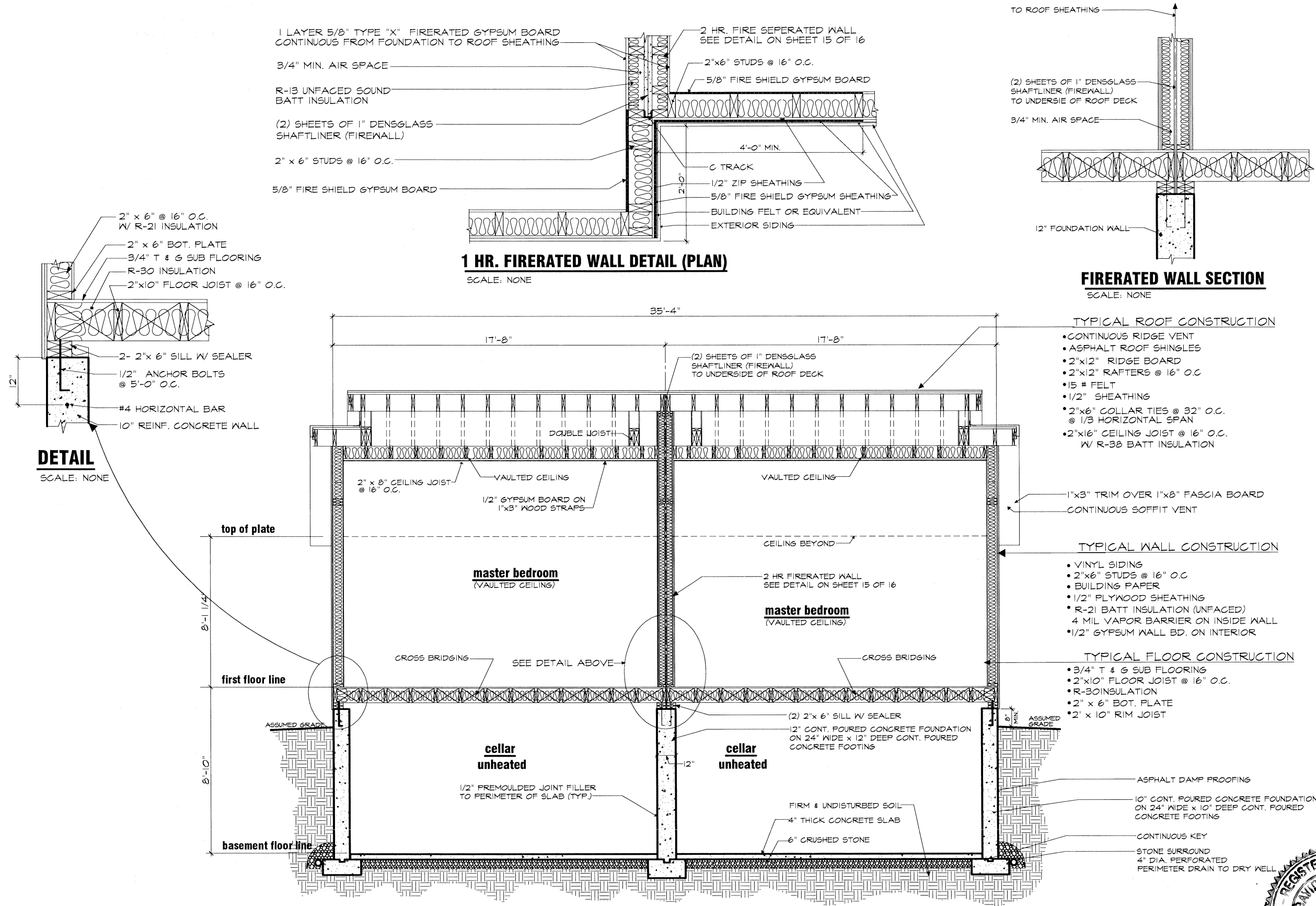
CROSS SECTION THRU. GARAGE D
SCALE: 3/16" = 1'-0"

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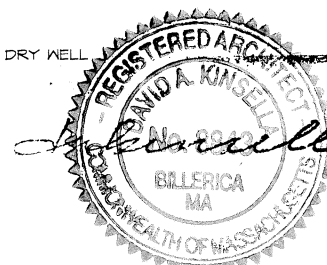


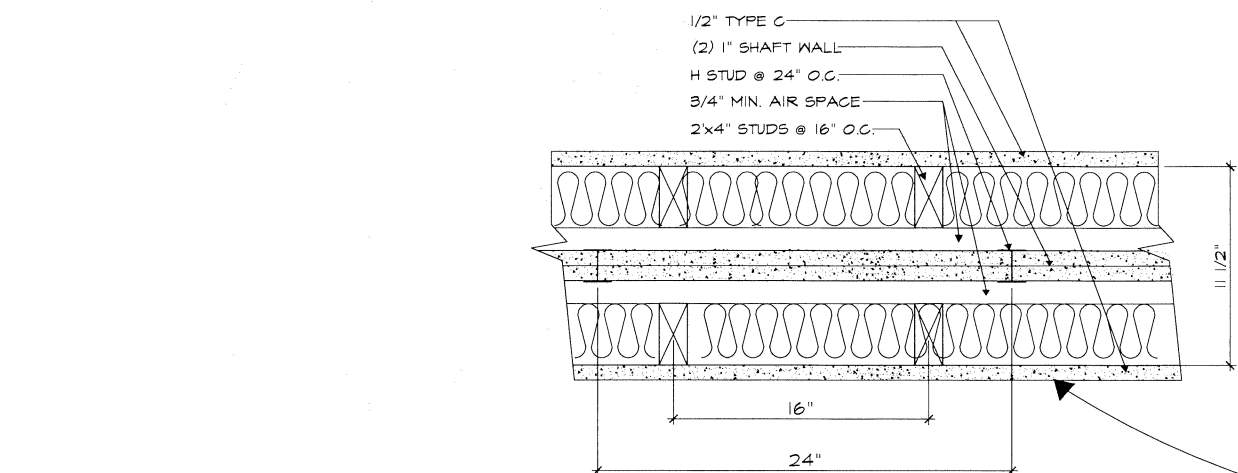


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DATE: 05/20/2021
SCALE: As Shown
REVISIONS: 004
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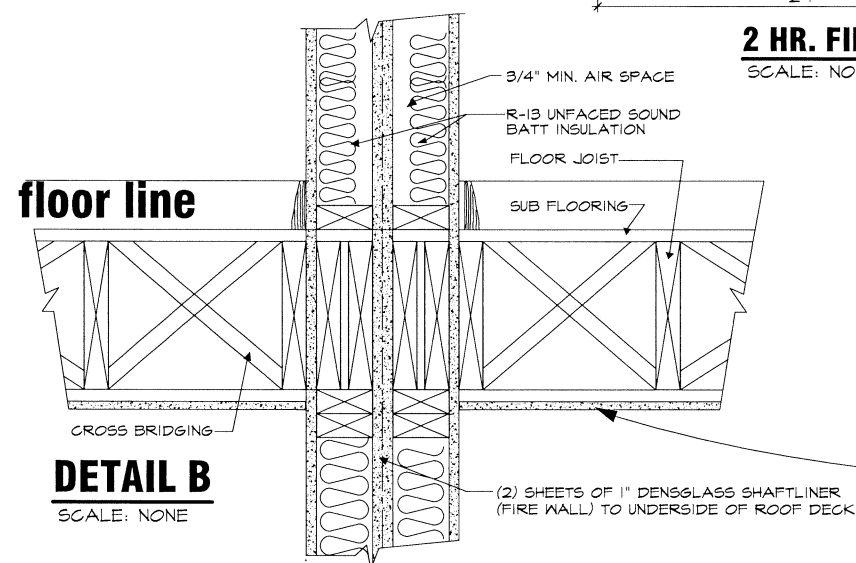




2 HR. FIRE SEPARATION DETAIL "A"

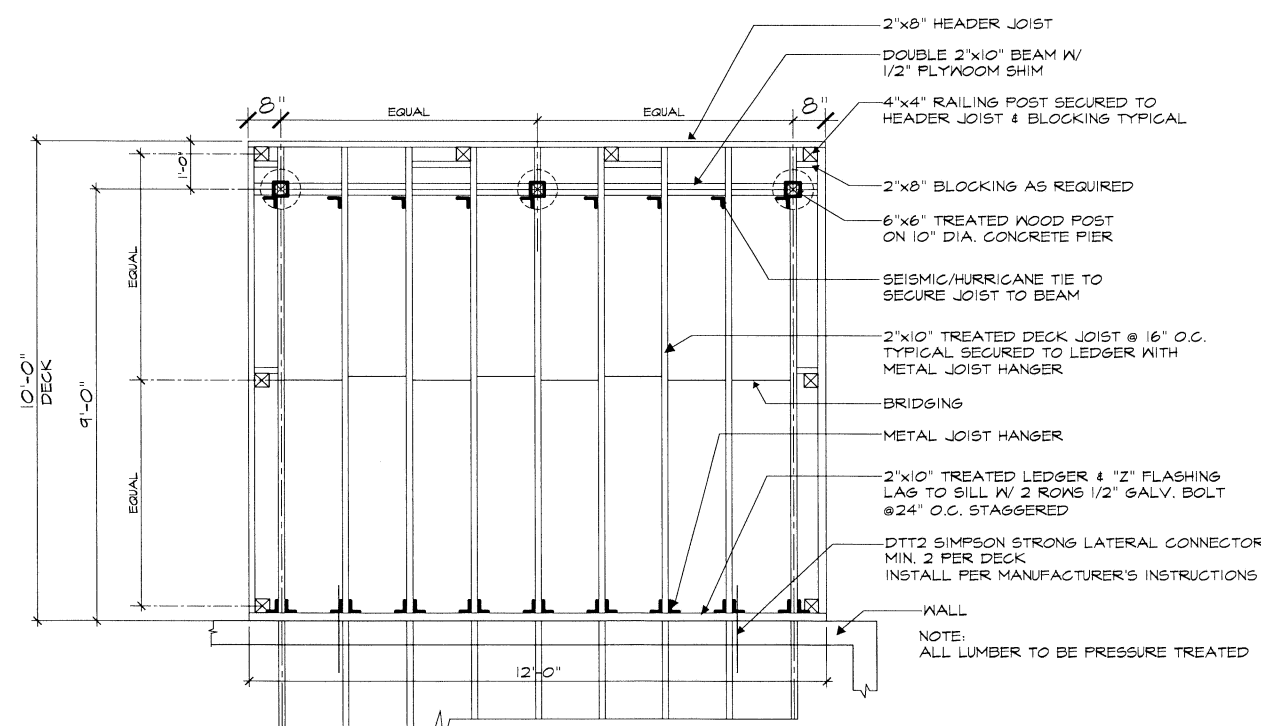
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UL DES U336
STC 60
TEST = RAL TL 88350



DETAIL B

SCALE: NONE

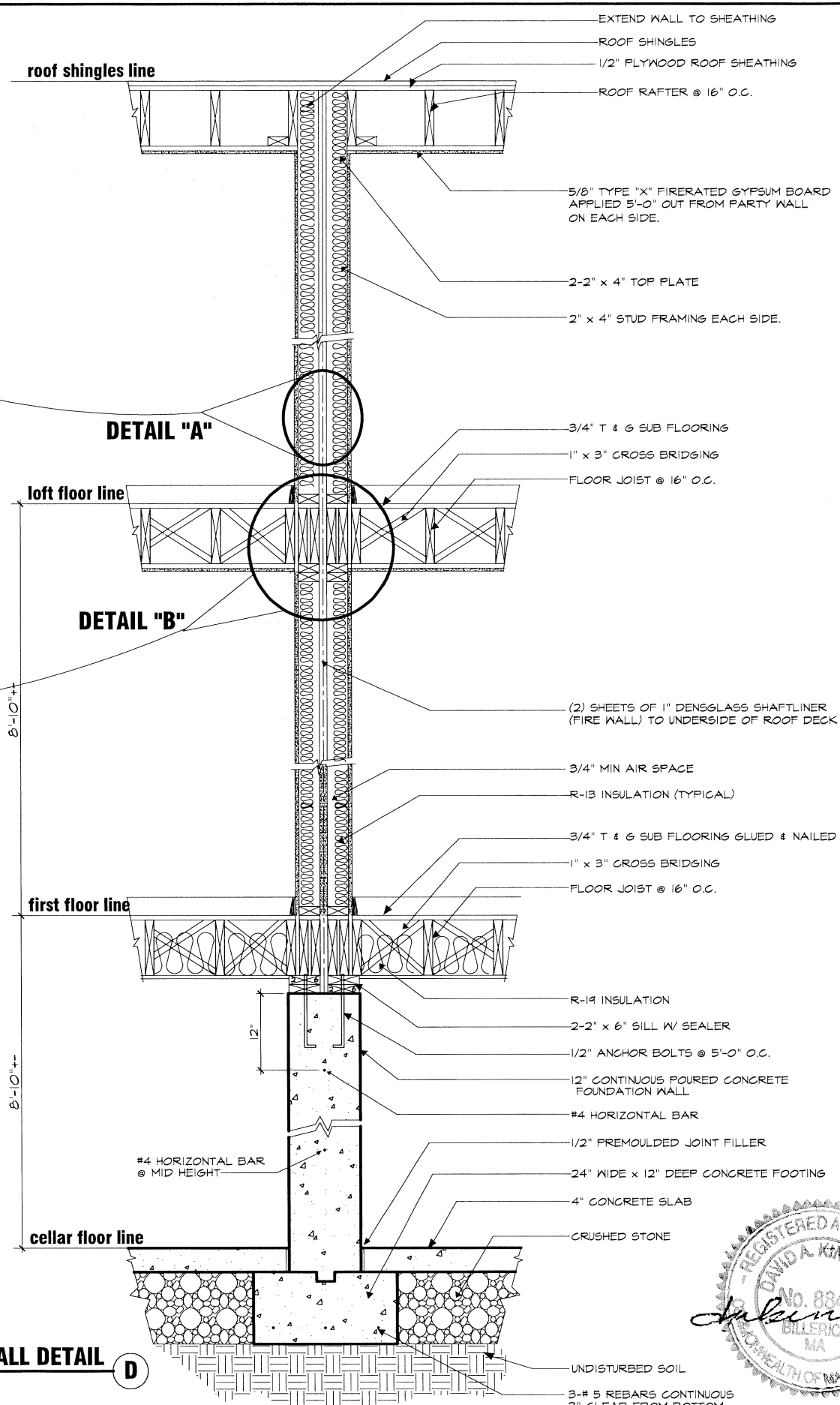


DECK FRAMING PLAN

SCALE: 1/2" = 1'-0"

2 HR. FIRERATED WALL DETAIL

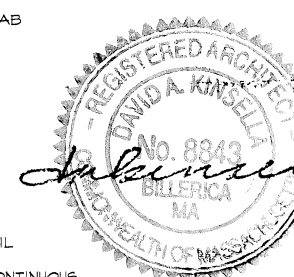
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SHEET
12
OF
12