

GALLANT
ARCHITECTURE

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COTTAGE RENOVATIONS
69 LAKESHORE DRIVE
SPENCER, MA



REVIEW SET
04/01/2024

NOTE:
ALL DIMENSIONS SUBJECT
TO FIELD VERIFICATION

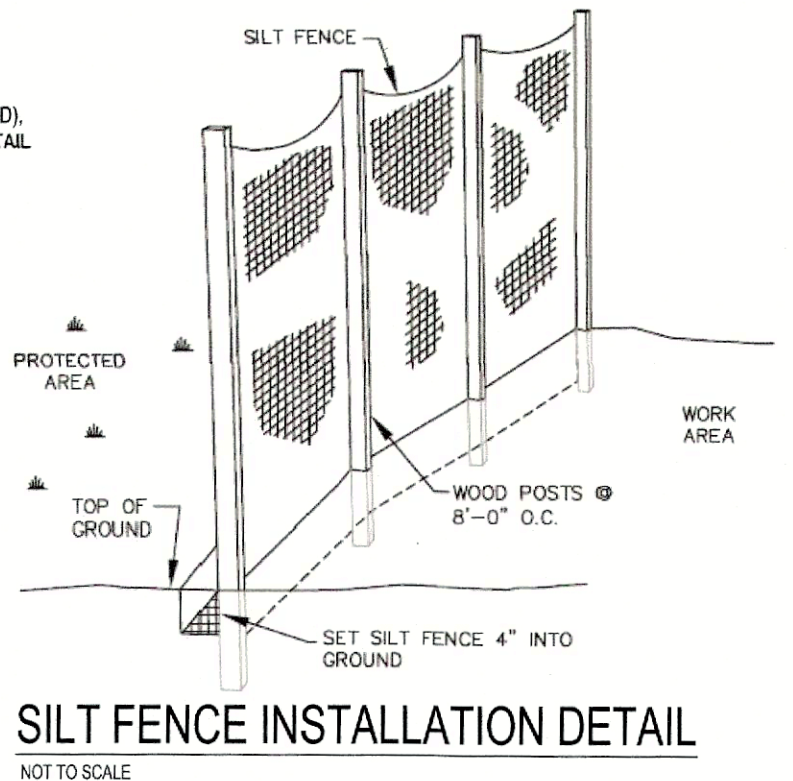
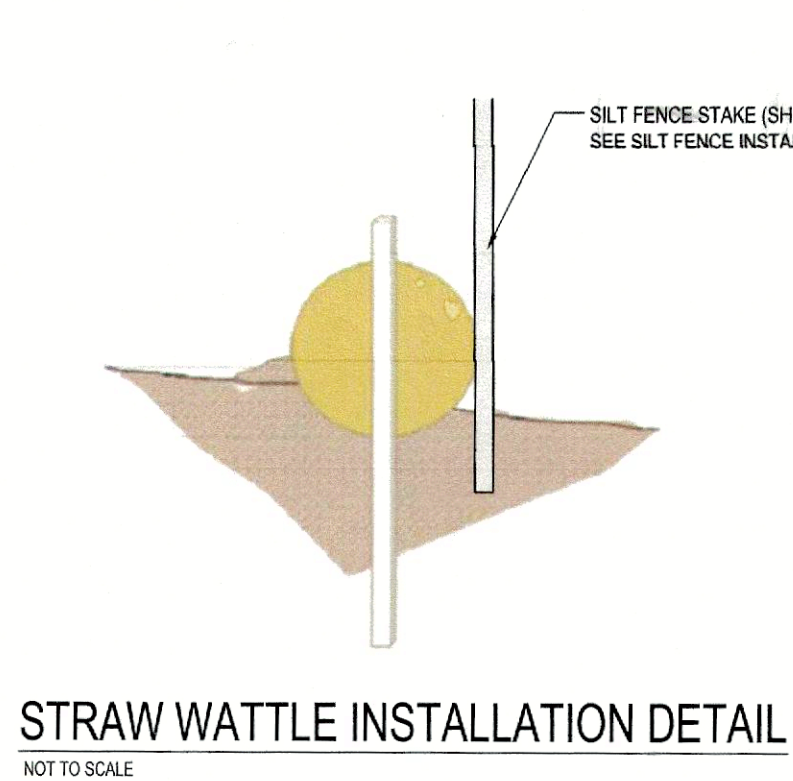
SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE

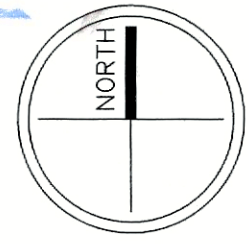
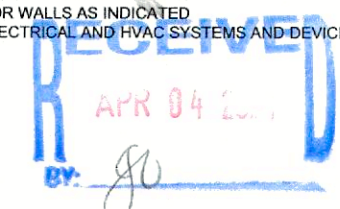
FILE: 69LAKESHORE_FL1.dwg / TYPICAL.ctb

DWN. BY:	j.gallant	C 1
SCALE:	AS NOTED	
DATE:	04/01/2024	



SITE PLAN
SCALE: 1" = 20'-0"

- SCOPE OF WORK:**
- INSTALL EROSION CONTROL (SILT FENCE AND STRAW WATTLES). EROSION CONTROL TO BE INSPECTED BY CONSERVATION COMMISSION AGENT BEFORE ANY CONSTRUCTION BEGINS.
 - REMOVE ROOF AND ROOF STRUCTURE
 - SHORE EXISTING FLOOR AND WALLS TO REMAIN. REMOVE EXISTING PIERS AND PREPARE FOR NEW FOUNDATION.
 - (10) NEW FOUNDATION PIERS WITH INTEGRAL FOOTINGS FOR HOUSE
 - (2) NEW FOUNDATION PIERS FOR FRONT PORCH AND (4) NEW FOUNDATION PIERS FOR DECK. HELICAL PIERS PREFERRED
 - BUILD NEW OPENINGS AND COMPLETE EXTERIOR WALLS TO NEW TOP PLATES
 - INSTALL NEW ENGINEERED ROOF TRUSSES
 - BUILD NEW INTERIOR WALLS AS INDICATED
 - NEW PLUMBING, ELECTRICAL AND HVAC SYSTEMS AND DEVICES



- NOTES:**
- THIS SITE PLAN IS BASED ON TOWN OF SPENCER G.I.S. DATA, NOT AN INSTRUMENT SURVEY.
 - 69 AND 71 LAKESHORE DRIVE ARE UNDER COMMON OWNERSHIP.