

CUSTOM RESIDENCE FOR 1 ELBERTA TERRACE

1 ELBERTA TERRACE

NEWTON, MASS

LIST OF DRAWINGS :

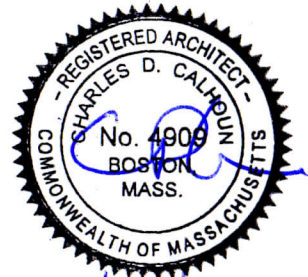
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|-----------------------------|------------------------------|
| A-1 FIRST FLOOR PLAN | A-8 FOUNDATION PLAN |
| A-2 SECOND FLOOR PLAN | A-9 1ST FLOOR FRAMING PLAN |
| A-3 BASEMENT FLOOR PLAN | A-10 2ND FLOOR FRAMING PLAN |
| A-4 FRONT & REAR ELEVATIONS | A-11 ROOF FRAMING PLAN |
| A-5 RIGHT ELEVATION | A-12 TYPICAL WALL SECTION |
| A-6 LEFT ELEVATION | A-13 WINDOW & DOOR SCHEDULES |
| A-7 ROOF PLAN | |

ZONING & F.A.R. CALCULATIONS:

ZONING 6R3
LOT COVERAGE = 30%
OPEN SPACE = 50%
NEW LOT SET BACKS / FRONT 30' - SIDE 10' - REAR 15'
LOT SIZE 10,965 SF
F.A.R. = .40 + .02 bonus for using new lot set backs = .42
ALLOWABLE SQ FOOTAGE = .42 X 10,965 SF = 4605 SF

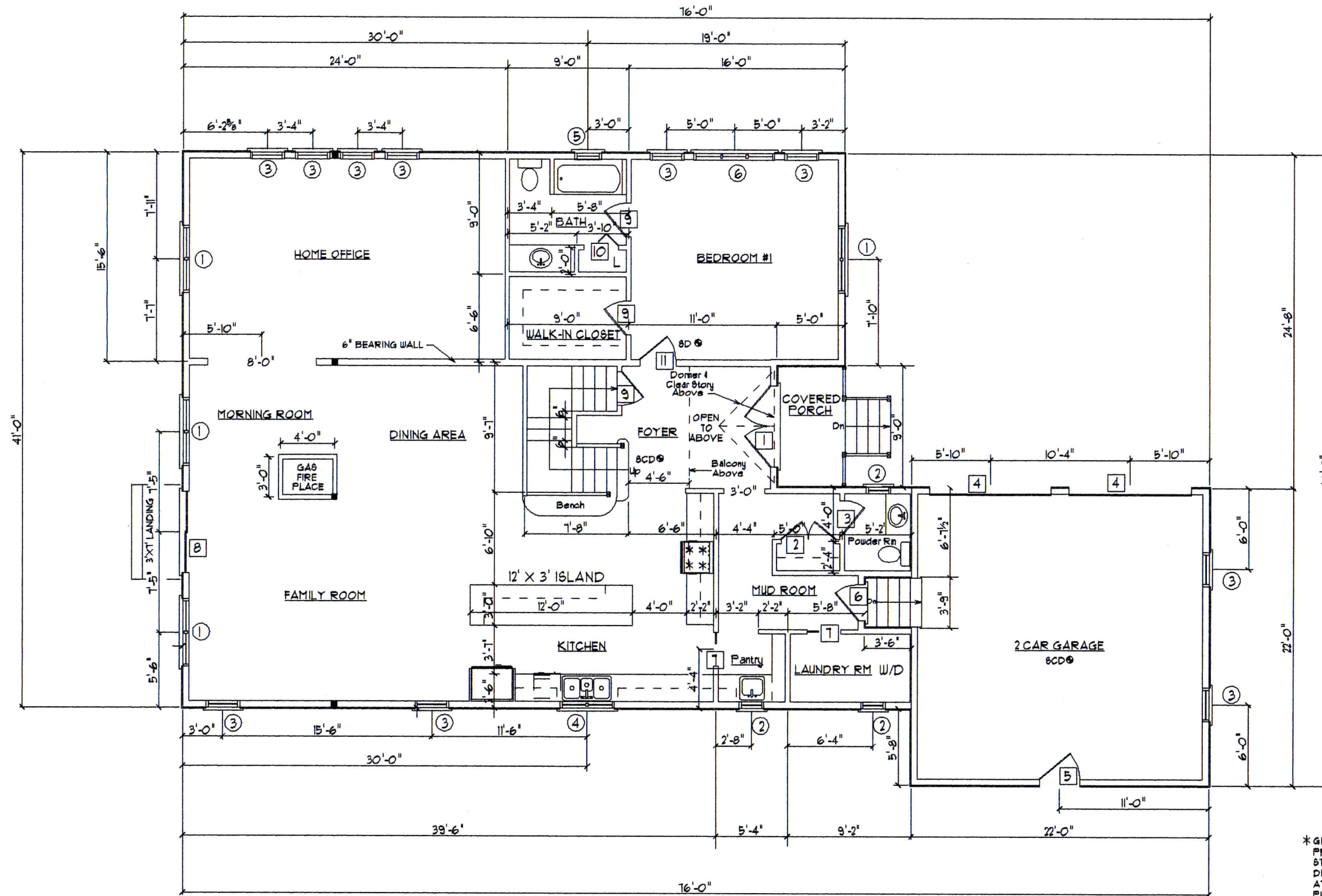
SQUARE FOOTAGE LEGEND:

FIRST FLOOR LIVING AREA	=	2,110 SF
GARAGE AREA	=	495 SF
SECOND FLOOR LIVING AREA	=	1,910 SF
BASEMENT	=	0 SF
ATTIC / THERE IS NO AREA > 5'	=	0 SF
TOTAL COMBINED SQUARE FOOTAGE	=	4,515 SF
WHICH IS 90 SF LESS THEN THE ALLOWED 4605 SF		



11/20/17

1 ELBERTA TERRACE		
DATE	WD 11/20/2017	DRAWING NO.
REVISED		A-
TITLE SHEET		
C.D. CALHOUN		
ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3706		

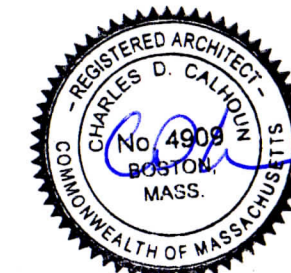


FIRST FLOOR PLAN

TOTAL FIRST FLOOR AREA = 2,605 SF

LIVING AREA = 2,110 SF

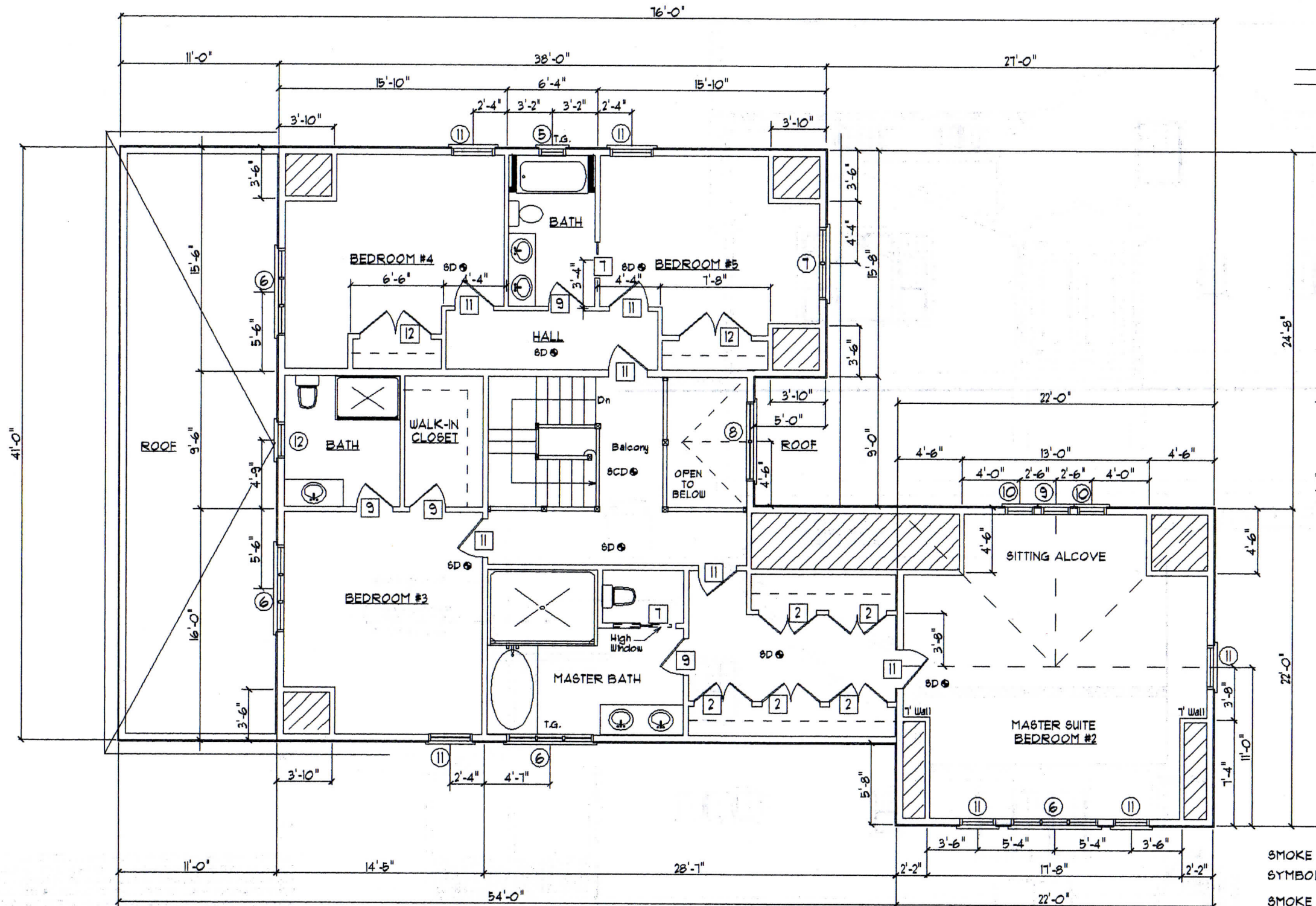
GARAGE = 495 SF



11/20/17

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1 ELBERTA TERRACE		
SCALE 0 1 2 3 4 5'	DATE WD 11/20/17	DRAWING NO. A-1
TITLE FIRST FLOOR PLAN		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3106		



TYP. EXTERIOR WALL SPECIFICATIONS:

- TRIM see ELEV'S
- 1" HARDIE HORIZONTAL SIDING
- 1" HARDIE HOUSE WRAP
- 1/2" EXTERIOR SHEATHING
- 2" x 6" STUDS @ 16" O.C.
- HEADERS / > 6" DOUBLE 2"x12" W/ FOAM FILLER
- R = 21 HIGH DENSITY BATT INSULATION
- 6 mil POLY VAPOR BARRIER

TYP. INTERIOR WALL SPECIFICATIONS:

- 2" x 4" STUDS @ 16" O.C.
- EXCEP. 2" x 6" STRUCTURAL WALLS SEE FL PLAN FOR LOCATIONS
- 1/2" BLUE BOARD W/ 1/8" SKIM COAT PLASTER
- PAINT INTERIOR 2 COATS, EXTERIOR 2 COATS
- FIRE STOP ALL WALL PENETRATIONS

TYPICAL FLOOR SPECIFICATIONS:

- FINISH FLOORING by " BUILDER "
- 3/4" T & G PLYWOOD SUBFLOOR NAILED & GLUED TO 1ST FLOOR 14" LVL JOISTS @ 16" O.C. see A-8
- MTL CROSS BRIDGING @ 8" o.c. & SOLID WOOD FIRE BLOCKING
- see A-8 FOR SPECIAL FL FRAMING if any
- FIRE BLOCKING AS REQ. & FIRE STOPPING ALL FLOOR PENETRATIONS

TYPICAL LANDING DECKS SPECIFICATIONS:

- USE 2" x 10" P.T. JOISTS @ 16" O.C.
- USE 4" COMPOSITE DECKING
- SUPPORTED BY 4" x 4" P.T. POSTS ATTACHED TO 12" DIAMETER CONCRETE PIERS @ 4' BELOW GRADE & RESTING ON UNDISTURBED SOIL see A-8
- RAILING SYSTEM by " RL SARIS "

GARAGE WALL & CEILING

- 2" x 6" STUDS WITH
- R = 21 BATT INSULATION
- 6 mil POLY V.B.
- 5/8" F.R. DRYWALL ON CLG'S & WALLS



11/20/17

SMOKE DETECTOR
SYMBOL: SD ●

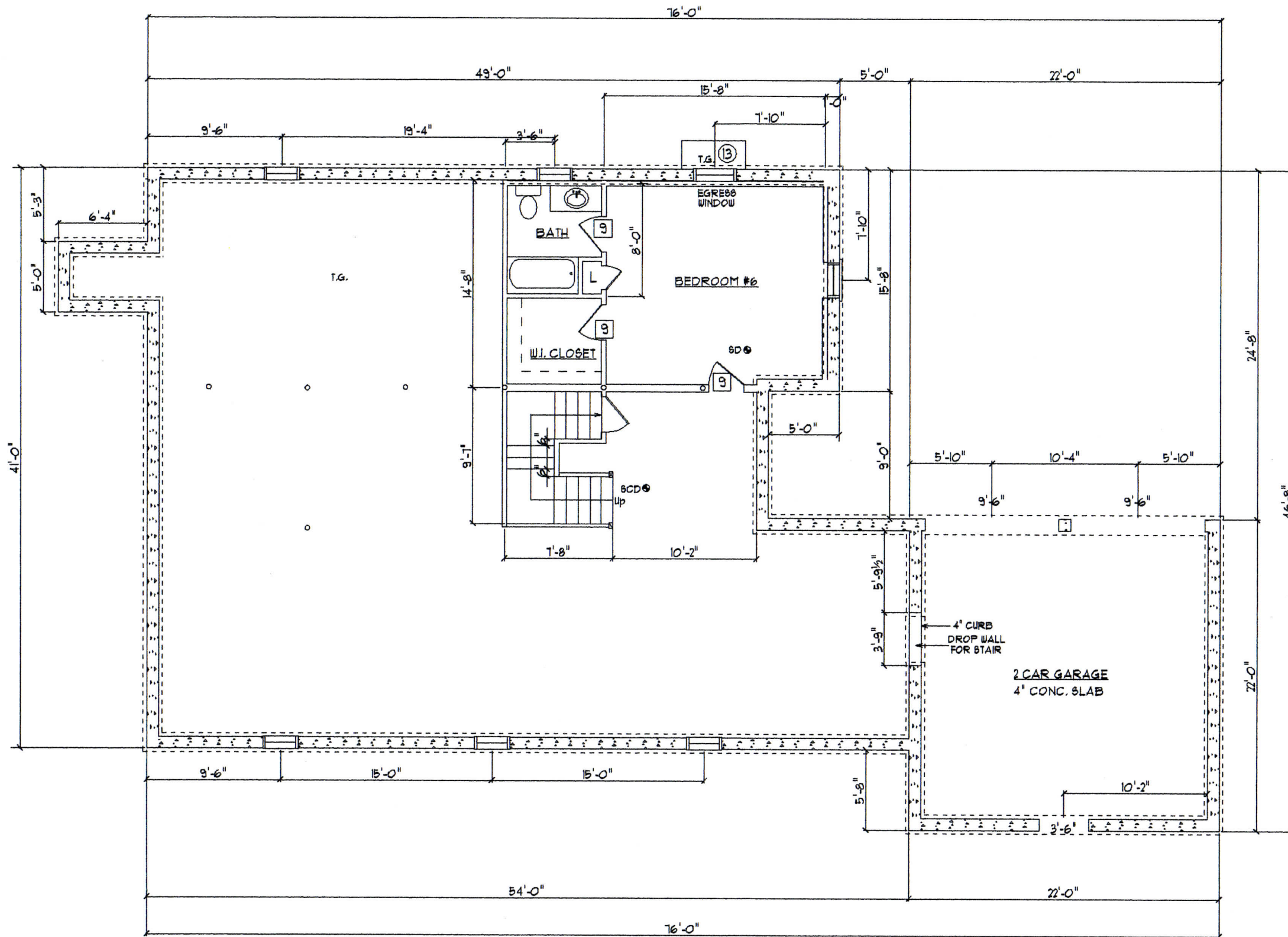
SMOKE AND CARBONMONOXIDE DETECTOR
SYMBOL: SCD ●

DIRECT VENT:
ALL BATHS
KITCHEN HOOD
DRYER
GAS FIRE PLACE

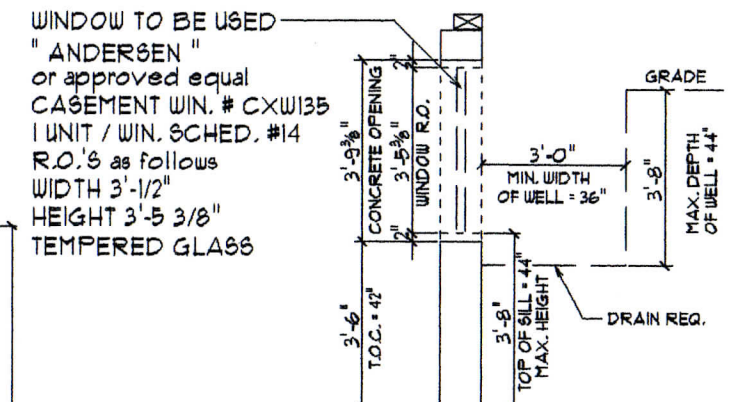
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SECOND FLOOR PLAN
TOTAL SECOND FLOOR AREA = 1,910 SF

1 ELBERTA TERRACE		
SCALE 0 1 2 3 4 5 6 7 8 9 10'	DATE 10/16, 20 & 28/11 REVISED WD 11/20/11	DRAWING NO. A-2
TITLE SECOND FLOOR PLAN		
C.D. CALHOUN 1 ASSOCIATES INCORPORATED		
51 BACHEM DRIVE, BOURNE MASS, 02532 508-833-3706		



BASEMENT PLAN



EGRESS WINDOW

CODE REQ'S FOR WINDOW EGRESS:

- * 1 - WINDOW CLEAR OPENINGS
 MIN. WIDTH = 20"
 MIN. HEIGHT = 24"
- 2 - THE WINDOW WELL HAS TO BE A MIN. OF 9 SF.
 A MIN. OF 36" WIDE X A MIN. OF 36" LONG
 BOTTOM OF WELL MAX. 44" FROM TOP OF GRADE.

PRODUCT INFO. "GARDEN EGRESS # 6100"
 COLOR STONE I VERIFY
 egresswindow.com

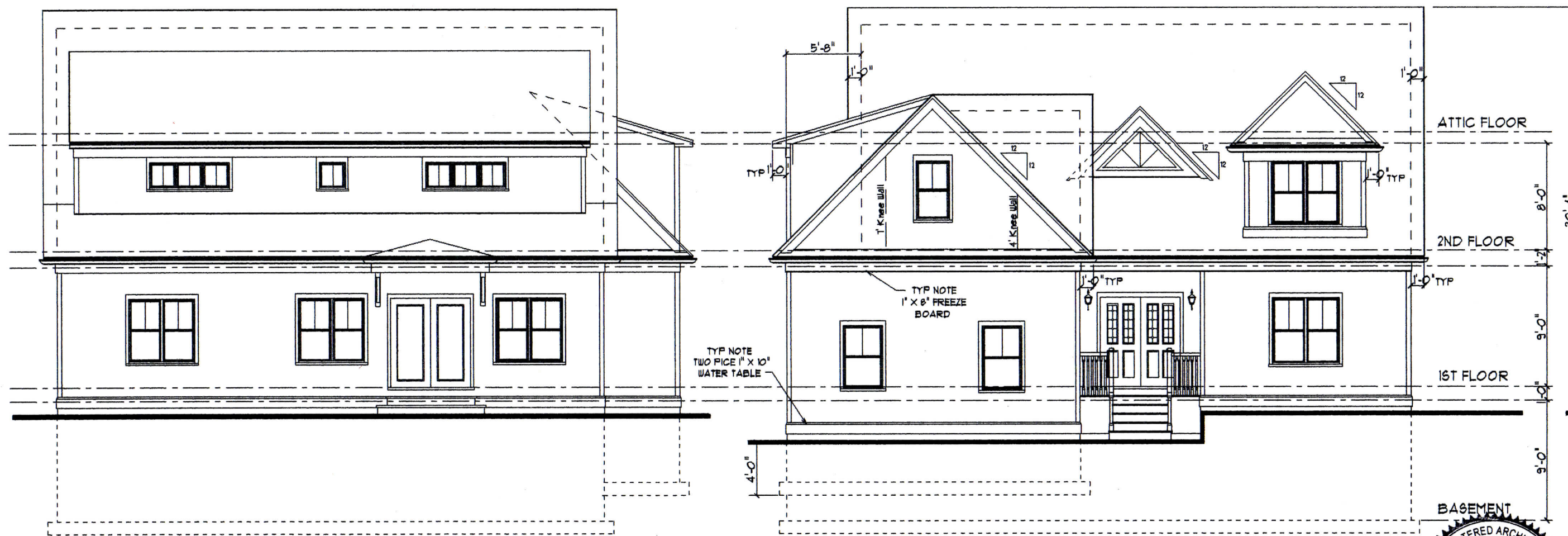
DETAIL #1 BASEMENT EGRESS WINDOW
 see A-3 BASEMENT PLAN & A-8 FOUNDATION PLAN



11/20/17

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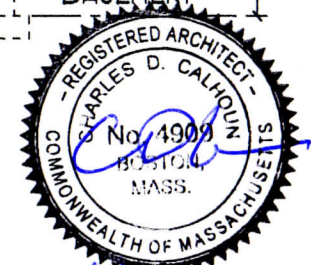
1 ELBERTA TERRACE		
SCALE 0 1 2 3 4 5'	DATE 11/20/17	DRAWING NO. A-3
TITLE BASEMENT PLAN		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3706		



REAR ELEVATION

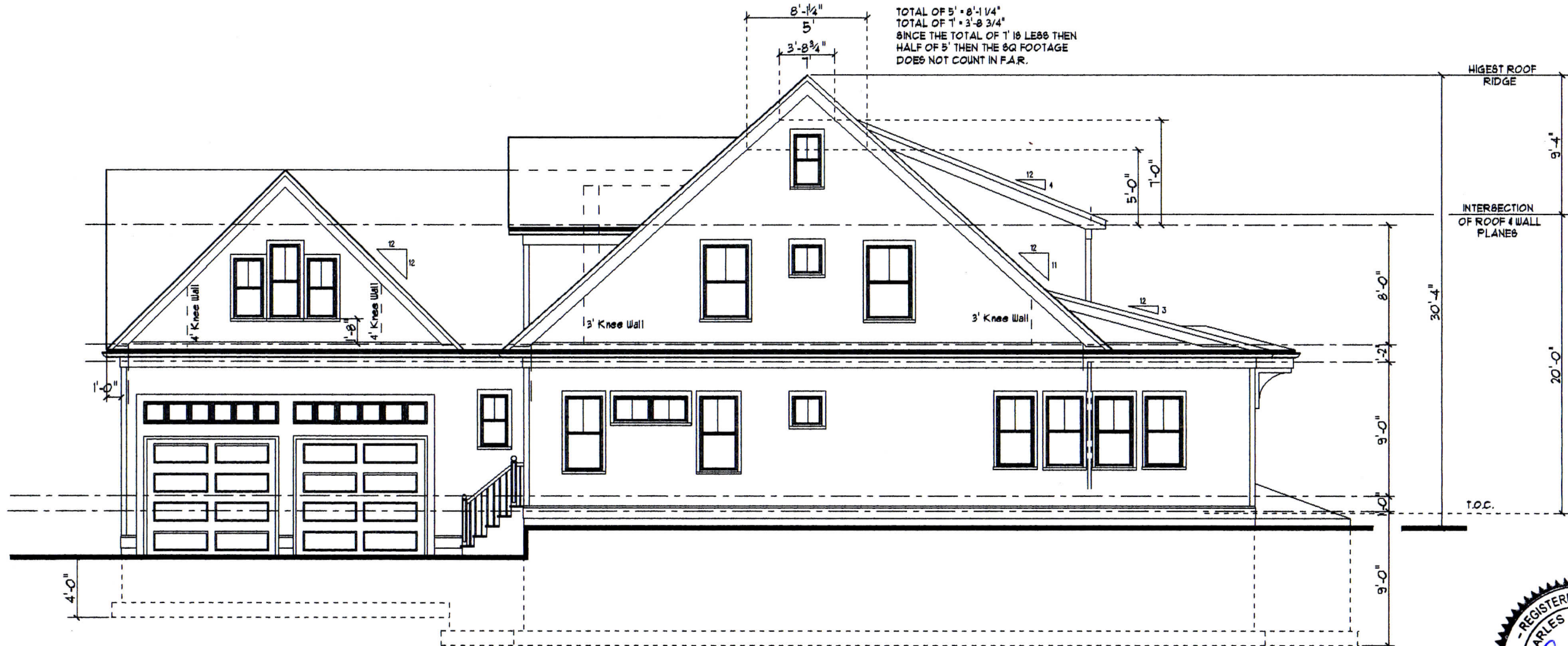
FRONT ELEVATION

TRIM SCHEDULE:
 ROOFING - ARCHITECTURAL SERIES ASPHALT SHINGLES
 4" ALUMINUM GUTTER & DOWN SPOUT
 1" X 6" FACIA
 1 3/4" BAND MOLDING
 1" X 8" FREEZE BOARD
 1" X 4" CORNER BOARDS
 SIDING - HARDIE PLANK CLAPBOARD WITH 4 1/2" TO THE WEATHER
 2 1/2" X 3/4" SPLASH BLOCK
 TWO PICE 1" X 10" WATER TABLE

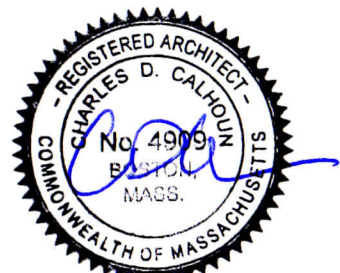


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1 ELBERTA TERRACE		
SCALE 1" = 1'-0"	DATE 10/16, 20 & 28/11	DRAWING NO. A-4
TITLE FRONT AND REAR ELEVATIONS		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3106		



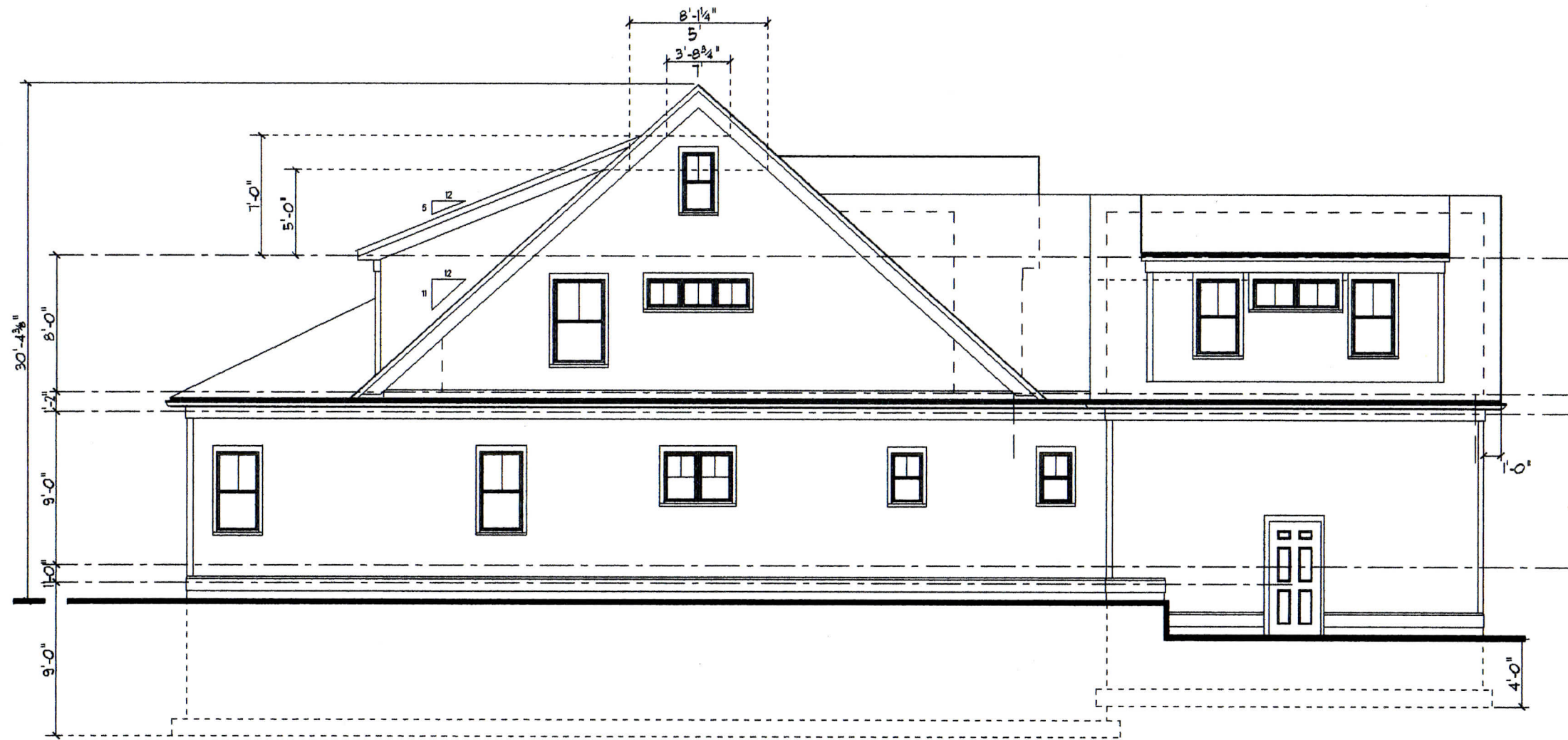
RIGHT ELEVATION



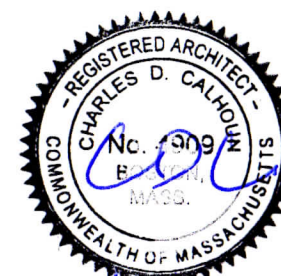
11/20/17

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1 ELBERTA TERRACE		
SCALE 0 1 2 3 4 5'	DATE 10/16, 20 & 28/17 REVISED 11/20/17	DRAWING NO. A-5
TITLE RIGHT ELEVATION		
C. D. CALHOUN ASSOCIATES INCORPORATED 51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3106		



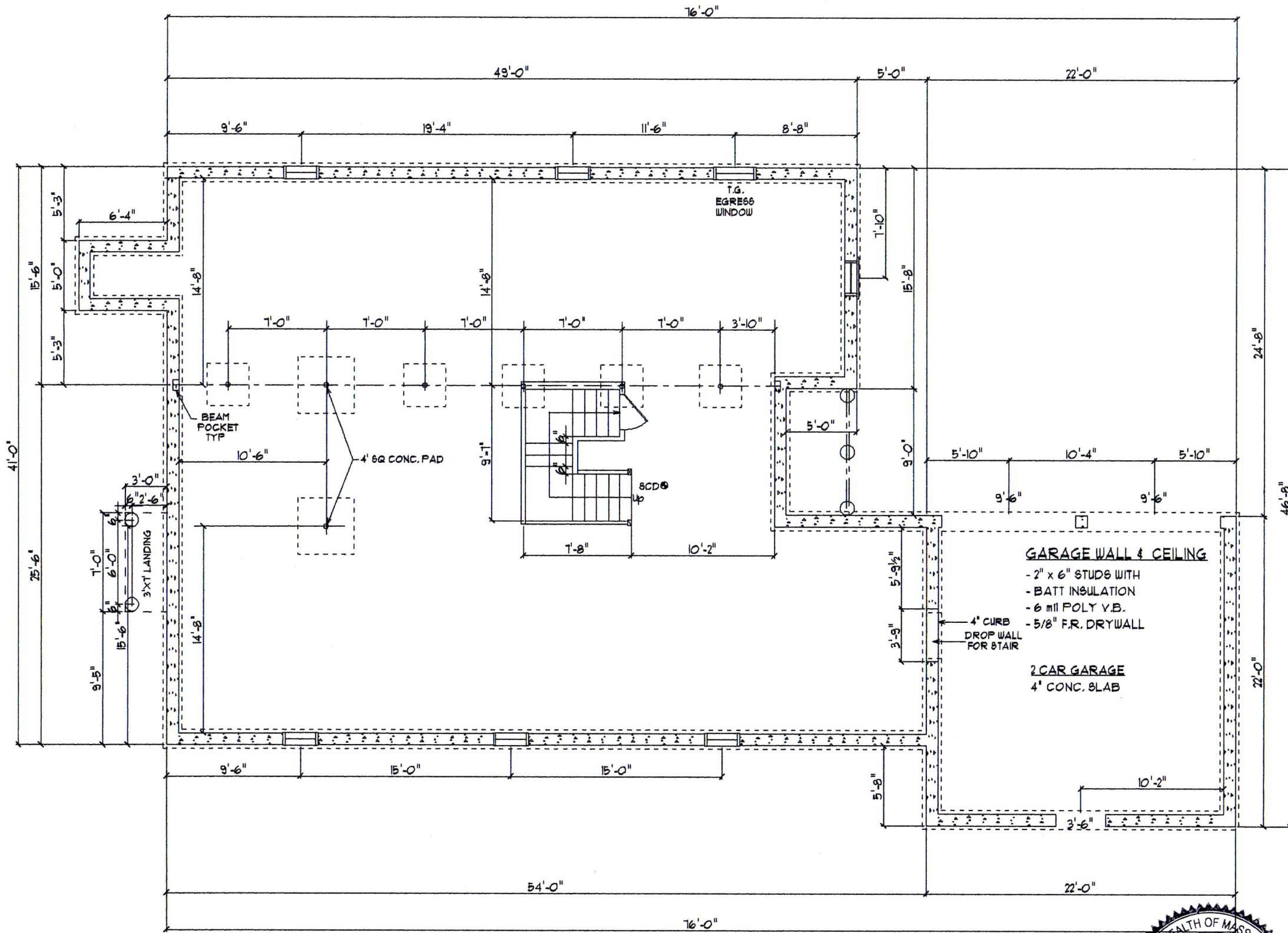
LEFT ELEVATION



11/20/17

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1 ELBERTA TERRACE		
SCALE 0 1 2 3 4 5'	DATE 11/20/17	DRAWING NO. A-6
TITLE LEFT ELEVATION		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3106		



FOUNDATION PLAN

TYP. FOUNDATION WALL SPECIFICATIONS:

- USE 3500 psi CONCRETE MIX
- 10" POURED CONCRETE WALL ON CONTIN. FOOTING
- 2 - RUNS #5 REBAR @ TOP & BOTTOM OF WALL
- 24" WIDE x 12" DEEP CONCRETE FOOTING c/w
- 2 - RUNS #5 REBAR & RESTING ON UNDISTURBED SOIL A MIN. OF 4' BELOW GRADE
- 5/8" DIA. ANCHOR BOLT @ 48" o.c. & STARTING 12" FROM END
- 2x6 PRESSURE TREATED SILL PLATE W/ 1/4" SILL GASKET
- BITUMINOUS COATING OF FOUNDATION WALL
- USE 4" PERFORATED DRAIN PIPE SLOPED TO DRYWELL

TYP. CONCRETE PIER SPECIFICATIONS:

- USE 4000 psi CONCRETE MIX
- 12" DIAM. x 60" DEEP CONCRETE PIER c/w
- 2 VER. RUNS #5 REBAR & RESTING ON UNDISTURBED SOIL A MIN. OF 4' BELOW GRADE

TYP. BASEMENT SLAB SPECIFICATIONS:

- USE 3500 psi CONCRETE MIX
- 4" CONCRETE SLAB c/w 6X6 WW MESH REINFORCEMENT
- 6 mil POLY VAPOR BARRIER
- 6" COMPACTED GRANULAR FILL

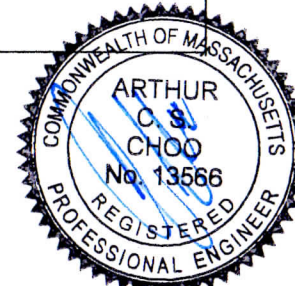
TYP. GARAGE SLAB SPECIFICATIONS:

- USE 4000 psi CONCRETE MIX
- 4" CONCRETE SLAB c/w 6X6 WW MESH REINFORCEMENT
- 6 mil POLY VAPOR BARRIER
- 6" COMPACTED GRANULAR FILL
- POUR SLAB OVER GARAGE DOOR DROPS
- SLOPE SLAB TOWARDS DOORS

TYP. LALLY COL. SPECIFICATIONS:

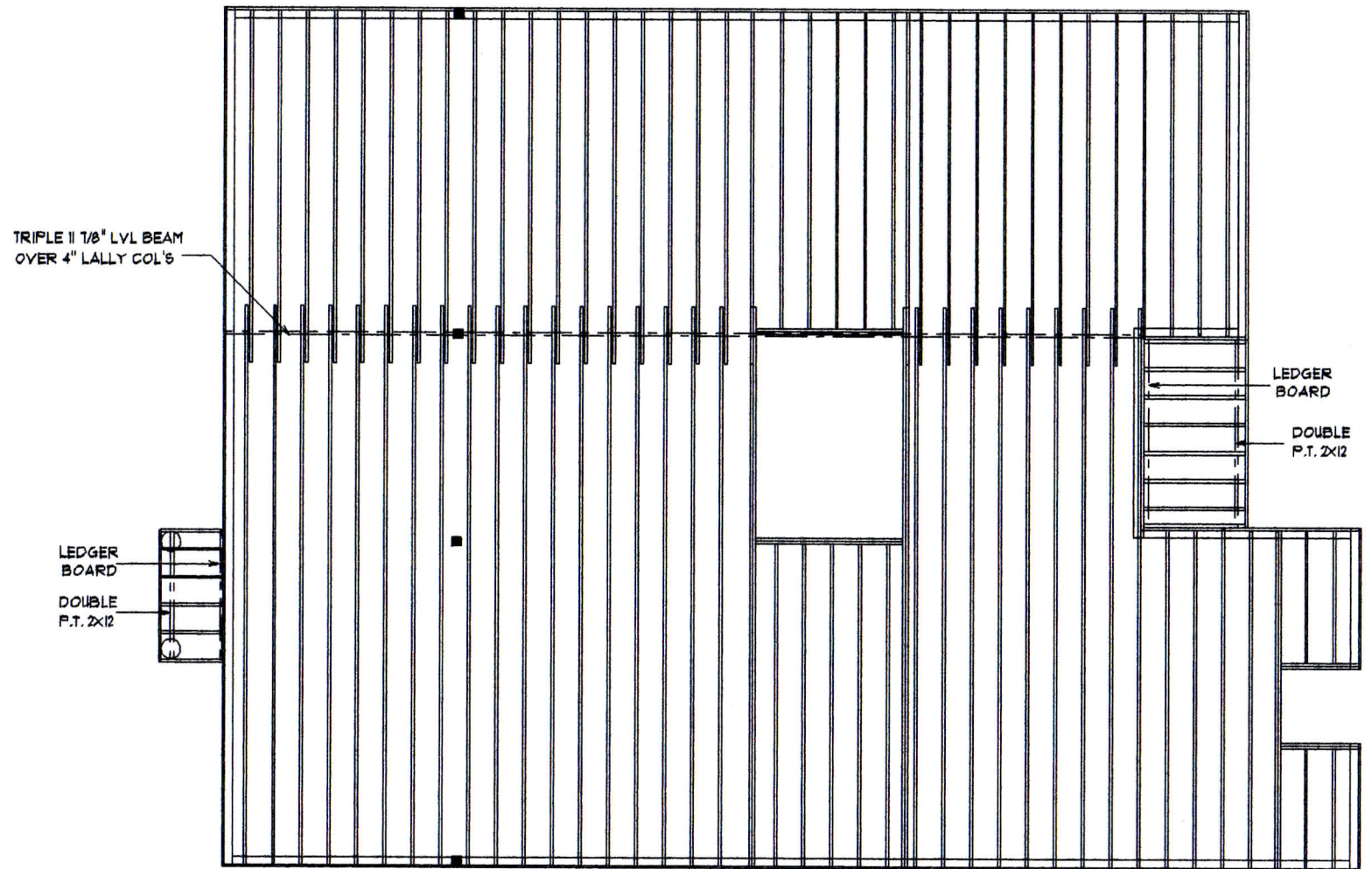
- 4" DIAMETER STEEL COL. FILLED W/ CONCRETE
- STEEL PLATE TOP & BOTTOM
- 1' - 9 1/4" x 4' x 24" CONCRETE PAD RESTING ON UNDISTURBED SOIL

GARAGE WALL & CEILING
 - 2" x 6" STUDS WITH
 - BATT INSULATION
 - 6 mil POLY V.B.
 - 5/8" F.R. DRYWALL
2 CAR GARAGE
 4" CONC. SLAB



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1 ELBERTA TERRACE		
SCALE 0 1 2 3 4 5'	DATE WD 11/20/11	DRAWING NO. A-8
TITLE FOUNDATION PLAN		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MA 088, 02532 508-833-3706		



FIRST FLOOR FRAMING PLAN

FLOOR FRAMING SPECIFICATIONS:

- FINISH FLOORING BY BUILDER
- 3/4" T & G PLYWOOD SUBFLOOR GLUED & NAILED TO
- 1ST & 2ND FLOORS:
 - BCI 14" 90s 2.0 L/480 JOISTS @ 16" O.C.
- CEILING JOISTS:
 - BCI 11 1/8" 90s 2.0 L/480 JOISTS @ 16" O.C.
- METAL CROSS BRIDGING @ 8' O.C.
- & SOLID WOOD FIRE BLOCKING
- FIRE STOPPING ALL FLOOR PENETRATIONS

LEDGER BOARD SUPPORT

- BOLT A 2" X 12" P.T. LEDGER BOARD TO EXISTING FRAME WITH 5/8" BOLTS
- USE GALVANIZED JOISTS HANGERS

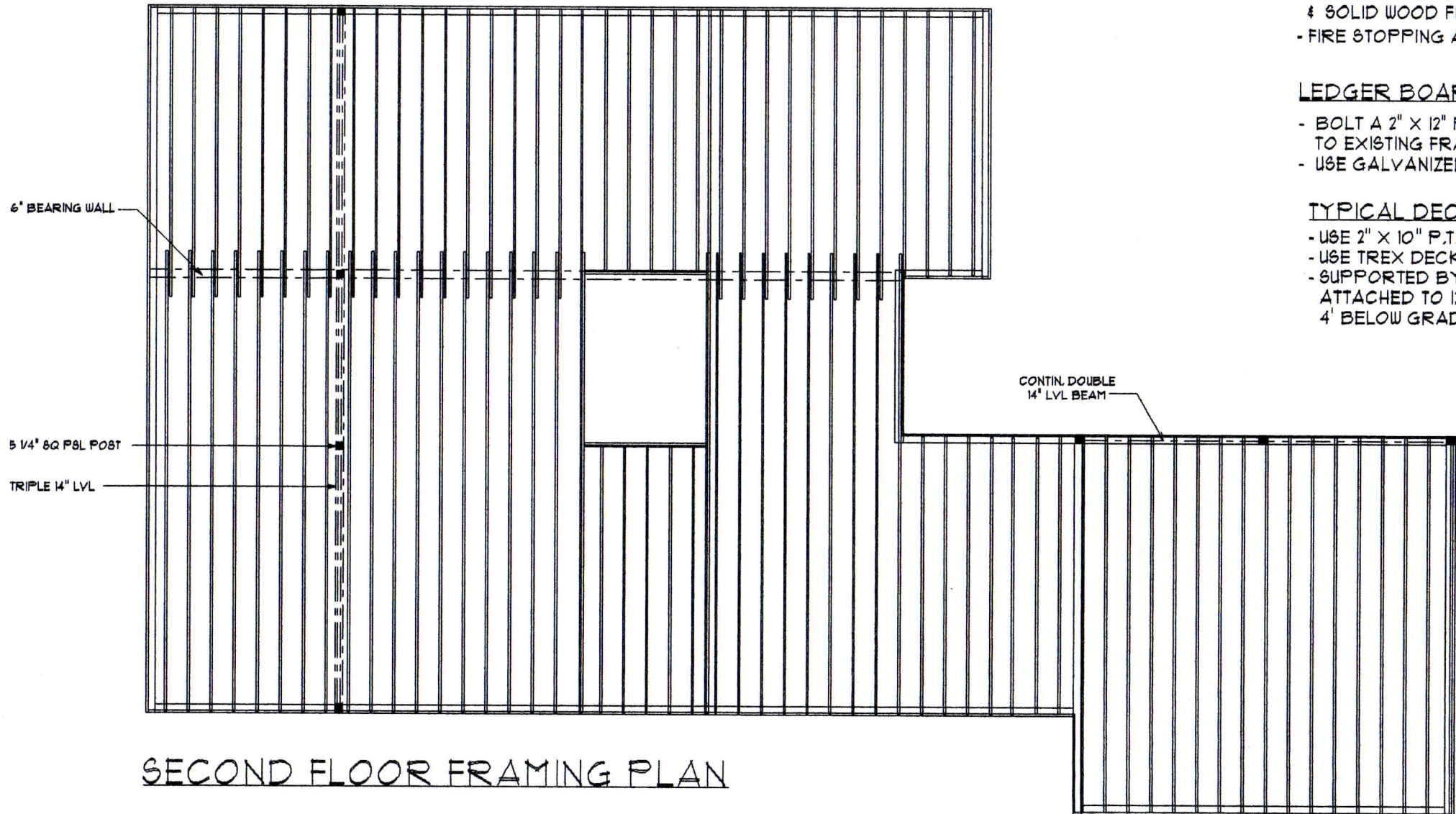
TYPICAL DECK

- USE 2" X 10" P.T. JOISTS @ 16" O.C.
- USE TREX DECKING & RAILS
- SUPPORTED BY 4" X 4" P.T. POSTS ATTACHED TO 12" DIAMETER CONCRETE PIERS 4' BELOW GRADE & RESTING ON UNDISTURBED SOIL



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1 ELBERTA TERRACE		
SCALE 1" = 4'-0"	DATE WD 11/20/17	DRAWING NO. A-9
TITLE 1ST FLOOR FRAMING PLAN		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MA 066, 02532 508-833-3106		



SECOND FLOOR FRAMING PLAN

FLOOR FRAMING SPECIFICATIONS:

- FINISH FLOORING BY BUILDER
- 3/4" T & G PLYWOOD SUBFLOOR GLUED & NAILED TO
- 1ST & 2ND FLOORS:
BCI 14" 90 & 2.0 L/480 JOISTS @ 16" O.C.
- CEILING JOISTS:
BCI 11 7/8" 90 & 2.0 L/480 JOISTS @ 16" O.C.
- METAL CROSS BRIDGING @ 8' O.C.
& SOLID WOOD FIRE BLOCKING
- FIRE STOPPING ALL FLOOR PENETRATIONS

LEDGER BOARD SUPPORT

- BOLT A 2" X 12" P.T. LEDGER BOARD TO EXISTING FRAME WITH 5/8" BOLTS
- USE GALVANIZED JOISTS HANGERS

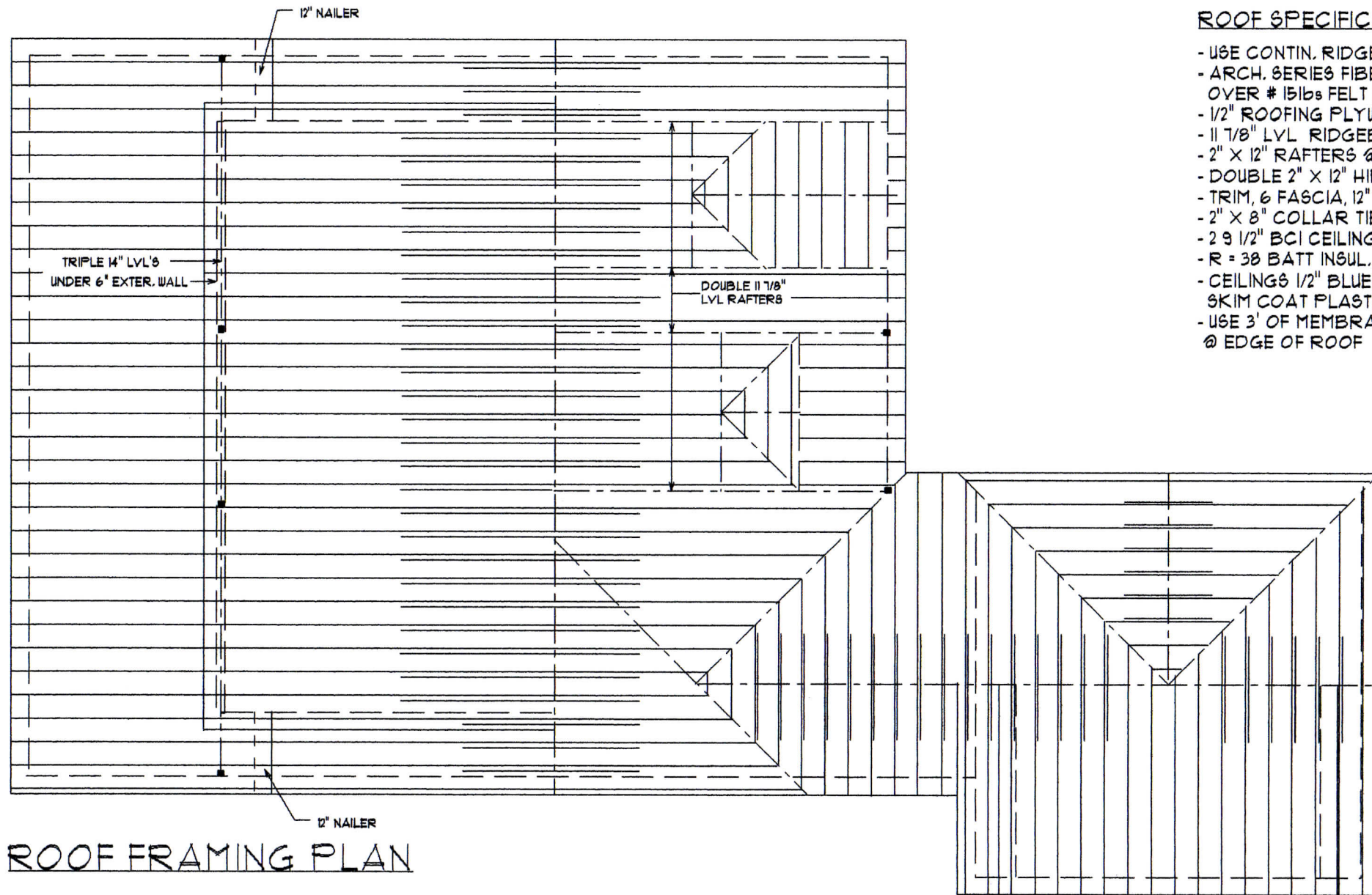
TYPICAL DECK

- USE 2" X 10" P.T. JOISTS @ 16" O.C.
- USE TREX DECKING & RAILS
- SUPPORTED BY 4" X 4" P.T. POSTS ATTACHED TO 12" DIAMETER CONCRETE PIERS 4' BELOW GRADE & RESTING ON UNDISTURBED SOIL



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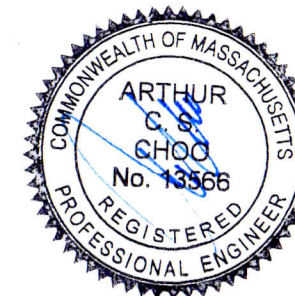
1 ELBERTA TERRACE		
SCALE 0 1 2 3 4 5	DATE W/D 11/20/11	DRAWING NO. A-10
TITLE 2ND FLOOR FRAMING PLAN		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3106		



ROOF FRAMING PLAN

ROOF SPECIFICATION:

- USE CONTIN. RIDGE & SOFFIT VENTING
- ARCH. SERIES FIBER GLASS ASPHALT SHINGLES
OVER # 151bs FELT BUILDING PAPER
- 1/2" ROOFING PLYWOOD
- 11 7/8" LVL RIDGEBOARD
- 2" X 12" RAFTERS @ 16" o.c.
- DOUBLE 2" X 12" HIP & VALLEY RAFTERS
- TRIM, 6 FASCIA, 12" SOFFIT & 12" RAKES
- 2" X 8" COLLAR TIES @ 16" o.c.
- 2 9 1/2" BCI CEILING JOISTS @ 16" o.c. w/
- R = 38 BATT INSUL. w/6 MIL POLY V.B.
- CEILING 1/2" BLUE BOARD w/1/8"
SKIM COAT PLASTER
- USE 3' OF MEMBRANE STARTING
@ EDGE OF ROOF



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SCALE 0 1 2 3 4 5'	DATE W/D 11/20/11	DRAWING NO. A-11
TITLE ROOF FRAMING PLAN		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3106		

- CONTIN. RIDGE & SOFFIT VENTING

- 1 3/4" X 11 7/8" LVL RIDGEBOARD

- 2" X 12" RAFTERS @ 16" o.c.

- ARCH. SERIES FIBER GLASS ASPHALT SHINGLES
OVER # 151b6 FELT BUILDING PAPER

- 2" X 8" COLLAR TIES @ 16" o.c.
1/3 DOWN FROM RIDGE MAX.

- R = 38 BATT INSULATION

- 1/2" ROOFING PLYWOOD

- CONTIN. ALUM. DRIP EDGE

- TRIM, 8" FASCIA, 12" SOFFIT & 12" RAKES

- CONTIN. SOFFIT VENTING

- CLAPBOARD HORIZONTAL SIDING

- # 151b6 FELT BUILDING PAPER

- 1/2" EXTERIOR SHEATHING

- 2" X 6" STUDS @ 16" o.c.

- BCI 14" 90s 2.0 L/460 JOISTS @ 16" o.c.

- 3/4" T&G PLYWOOD SUBFLOOR

- BCI 14" 90s 2.0 L/460 JOISTS @ 16" o.c.

- 2x6 PRESSURE TREATED SILL PLATE W/ 1/4" SILL GASKET

- 2 RUNS OF #5 REBAR @ TOP & BOTTOM OF WALL

- 18" LONG 5/8" DIA. ANCHOR BOLT @ 48" o.c.
& STARTING 12" FROM END

- 10" POURED CONCRETE WALL ON CONTIN. FOOTING
A MIN. OF 4' BELOW GRADE

- EXPANSION JOINT @ ALL EDGES
OF UNHEATED GARAGE SLAB

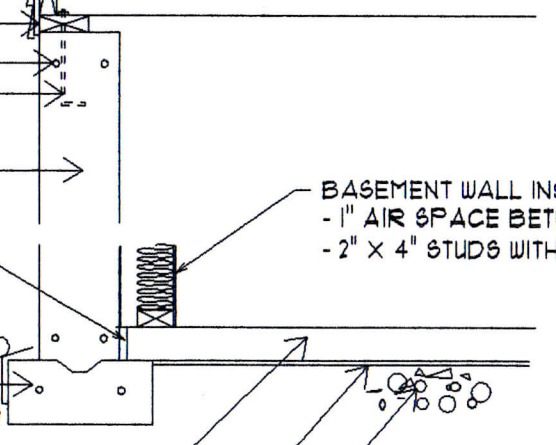
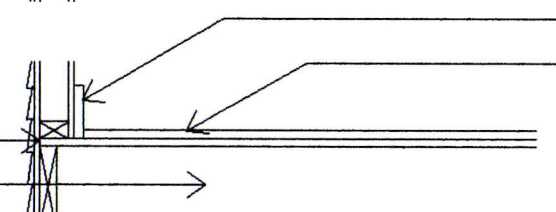
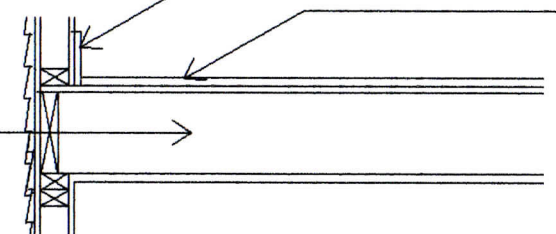
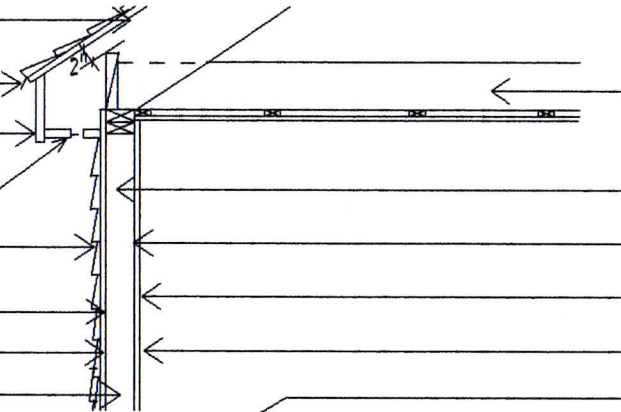
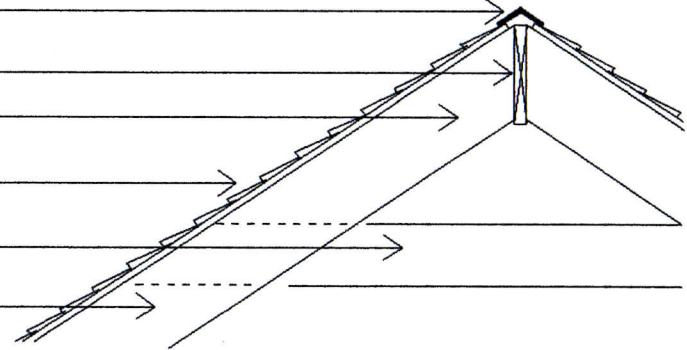
- 4" PERFORATED DRAIN PIPE
IF REQUIRED

- 24" WIDE X 12" DEEP CONCRETE FOOTING c/w
2 - RUN #5 REBAR & RESTING ON UNDISTURBED SOIL

- 4" CONCRETE SLAB c/w 6X6 WW MESH REINFORCEMENT

- 6 mil POLY VAPOR BARRIER

- 6" COMPACTED GRANULAR FILL



- BCI 11 7/8" 90s 2.0 CEILING JOISTS @ 16" o.c.
R = 38 BATT INSUL. W/ 4 MIL POLY V.B.

R = 21 HIGH DENSITY FACED INSULATION

6 mil POLY VAPOR BARRIER

1/2" BLUE BOARD W/ 1/8" SKIM COAT PLASTER

PAINT INTERIOR 3 COATS, EXTERIOR 3 COATS

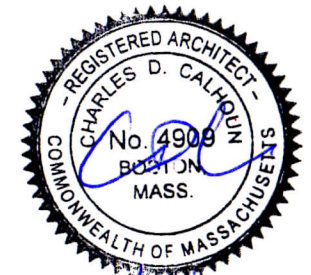
WOOD BASE BOARD

FINISH FLOORING

WOOD BASE BOARD

FINISH FLOORING


BASEMENT WALL INSULATION NOTE:
- 1" AIR SPACE BETWEEN FND WALL & NEW 2" X 4" STUD WALL
- 2" X 4" STUDS WITH 4 MILL. POLY V.B. R = 13 BATT INSULATION.



11/20/17

1 ELBERTA TERRACE		
DATE	WD 11/20/17	DRAWING NO.
REVISED		A-12
TITLE		
TYPICAL WALL SECTION		
C.D. CALHOUN		
ASSOCIATES INCORPORATED		
51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3106		

DOOR SCHEDULE

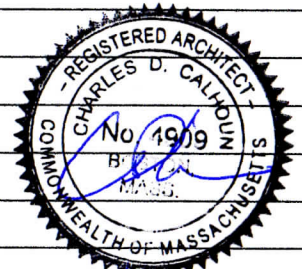
SYMBOL 

NO.	WIDTH R.O.	HEIGHT R.O.	MATERIAL	TYPE	SCREEN	QUANTITY	REMARKS	MANUFACTURER	CATALOG NUMBER
1	6'-0"	6'-8"	WOOD & GLASS	ENTRY	NO	2	ONE SET OF DOUBLE DOORS	T.B.D.	
2	4'-0"	↓	WOOD	6 PANEL HINGED	↓	12	SIX SETS OF DOUBLE DOORS	MORGAN	M-1051
3	2'-4"	↓	↓	↓	↓	1			M-1051
4	9'-0"	8'-0"	STEEL INSULATED	GARAGE	↓	2	TRANSOME TWO RO'S 9'-2" X 1'-2"	T.B.D.	
5	3'-0"	6'-8"	↓	6 PANEL HINGED	↓	1		PERMA DOOR	BE-70
6	2'-8"	↓	↓	↓	↓	1			BE-70
7	2'-6"	↓	WOOD	↓	↓	4		MORGAN	M-1051
8	6'-0"	↓	CLAD WD & GLASS	GLIDING	YES	1		ANDERSEN	FWG 6068R
9	2'-6"	↓	WOOD	6 PANEL HINGED	NO	1		MORGAN	M-1051
10	2'-6"	↓	↓	↓	↓	1			2FD-MW108
11	2'-8"	↓	↓	↓	↓	1			M-1051
12	5'-0"	↓	↓	↓	↓	4	TWO SETS OF DOUBLE DOORS		M-1051

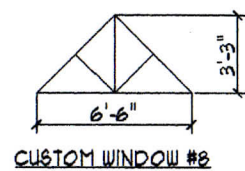
WINDOW SCHEDULE

SYMBOL 

NO.	WIDTH R.O.	HEIGHT R.O.	MATERIAL	TYPE	SCREEN	QUANTITY	REMARKS	MANUFACTURER	CATALOG NUMBER
1	4'-11 13/16"	4'-9 1/4"	CLAD WD & GLASS	DOUBLE HUNG	YES	4		ANDERSEN	TW2446-2
2	1'-10 1/8"	3'-1 1/4"	↓	↓	↓	3			TW18210
3	2'-6 1/8"	3'-1 1/4"	↓	↓	↓	10			TW2446
4	4'-1/2"	3'-1/2"	↓	CASEMENT	↓	1			C23
5	2'-5/8"	2'-5/8"	↓	↓	↓	3			C12
6	6'-3/8"	1'-9"	↓	AWNING	↓	5			AN61
7	4'-11 13/16"	4'-5 1/4"	↓	DOUBLE HUNG	↓	1			TW2442-2
8				CUSTOM WINDOW	NO	1	CUSTOM WINDOW see diagram below		
9	2'-5/8"	5'-3/8"	↓	CASEMENT	↓	1		ANDERSEN	C15
10	2'-5/8"	4'-1/2"	↓	↓	↓	2			C14
11	2'-6 1/4"	4'-5 1/4"	↓	DOUBLE HUNG	↓	6			TW2442
12									



11/20/17



IMPORTANT SPECIFICATION NOTES:

- ALL DOORS TO BE ORDERED FROM THIS SCHEDULE, SHALL INCLUDE, FRAMES, TRIM, DOOR STOPS, CASING, SADDLES, LOCKS & OTHER HARDWARE AS REQUIRED. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPED.
- ALL WINDOWS TO BE ORDERED FROM THIS SCHEDULE, SHALL INCLUDE, FRAMES, TRIM, MULLIONS, CASING, STOPS, LOCKS & OTHER HARDWARE AS REQUIRED. ALL WINDOWS SHALL BE WEATHER STRIPED, LOW "E" & THERMOPAINED.
- NOTE: ALL WINDOWS AND DOORS TO BE 6'-8" ABOVE FLOOR UNLESS NOTED OTHERWISE.

1 ELBERTA TERRACE

DATE: 11/20/17
REVISED: _____

DRAWING NO. A-13

TITLE: WINDOW & DOOR SCHEDULES

C.D. CALHOUN
ASSOCIATES INCORPORATED

51 SACHEM DRIVE, BOURNE MASS, 02532 508-833-3106