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SCOPE OF WORK:
4-BEDROOM NEW CONSTRUCTION
SINGLE FAMILY DWELLING

THE CARLISLE LOCATED AT WILSON CIRCLE

PLANS TO BE BUILT PER THE
INTERNATIONAL RESIDENTIAL CODES 2009
ALONG WITH THE MSBC AMENDMENTS FOR
2009

THE RENDERINGS ARE FOR VISUALIZATION PURPOSES ONLY - MAY DIFFER SLIGHTLY FROM ACTUAL
LANDSCAPING DONE BY OTHERS



THE CARLISLE FRONT RENDERING



THE CARLISLE FRONT OVERVIEW RENDERING



THE CARLISLE FRONT AND LEFT RENDERING



THE CARLISLE FRONT AND RIGHT RENDERING



THE CARLISLE REAR RENDERING



THE CARLISLE REAR RIGHT RENDERING

General Contractor:
M.G. Kane Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01721

Neal B. Mitchell
NEAL B. MITCHELL, JR.
REGISTERED PROFESSIONAL ENGINEER
NO. 71232
MASSACHUSETTS
STRUCTURAL/FRAMING
PLANS APPROVED BY
NEAL MITCHELL

NO.	DESCRIPTION

SHEET TITLE:
**THE CARLISLE -
TITLE PAGE**

PROJECT DESCRIPTION:
**THE CARLISLE @ THE PRESERVE
AT OREGON - WILSON CIRCLE,
ASHLAND, MA 01721**

DRAWINGS PROVIDED BY:
GMT Home Designs, Inc.
15 West Union Street Ashland,
MA 01721
508-881-7492

DATE:

5/8/2013

SCALE:

SHEET:

A-1

PROPOSED SITE: THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01721

GENERAL NOTES/CODE REQUIREMENTS PER THE IRC 2009 AND THE MSBC AMENDMENTS 2009

**SECTION R302
FIRE-RESISTANT CONSTRUCTION**

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1.

**SECTION R303
LIGHT, VENTILATION AND HEATING**

R303.1 Habitable rooms. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum operable area to the outdoors shall be 4 percent of the floor area being ventilated.

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m2), one-half of which must be operable.

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cubic feet per minute (24 L/s) for intermittent ventilation or 20 cubic feet per minute (10 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

R303.6 Stairway illumination. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot-candle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.

Exception: An artificial light source is not required at the top and bottom landing, provided an artificial light source is located directly over each stairway section.

R304.3 Minimum dimensions. Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension.

R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).

**SECTION R307
TOILET, BATH AND SHOWER SPACES**

R307.1 Space required. Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2105.1.

**SECTION R309
GARAGES AND CARPORTS**

R309.1 Floor surface. Garage floor surfaces shall be of approved noncombustible material.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

**SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS**

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm). 20x24 works in either direction per MSBC 8th edition.

**SECTION R401
GENERAL**

R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AF&PA PWF.

R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

R402.2 Concrete. Concrete shall have a minimum specified compressive strength of f'c, as shown in Table R402.2

R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

R406.1 Concrete and masonry foundation dampproofing. Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the top of the footing to the finished grade. Masonry walls shall have not less than 3/8 inch (9.5 mm) Portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m2) of acrylic modified cement.
3. One-eighth inch (3.2 mm) coat of surface-bonding cement complying with ASTM C 887.
4. Any material permitted for waterproofing in Section R406.2.

**SECTION R502
WOOD FLOOR FRAMING**

R502.1 Identification. Load-bearing dimension lumber for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC P5 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

R502.1.1 Preservative-treated lumber. Preservative treated dimension lumber shall also be identified as required by Section R319.1.

R502.1.2 Blocking and subflooring. Blocking shall be a minimum of utility grade lumber. Subflooring may be a minimum of utility grade lumber or No. 4 common grade boards.

R502.1.3 End-jointed lumber. Approved end-jointed lumber identified by a grade mark conforming to Section R502.1 may be used interchangeably with solid-sawn members of the same species and grade.

R502.1.4 Prefabricated wood I-joists. Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055.

R502.1.5 Structural glued laminated timbers. Glued laminated timbers shall be manufactured and identified as required in ANSI/AITC A190.1 and ASTM D 3737.

R502.8 Drilling and notching. Structural floor members shall not be cut, bored or notched in excess of the limitations specified in this section. See Figure R502.8.

R502.12 Draftstopping required. Draftstopping shall be provided in accordance with Section R302.12.

R502.13 Fireblocking required. Fireblocking shall be provided in accordance with Section R302.11.

**SECTION R503
FLOOR SHEATHING**

R503.1 Lumber sheathing. Maximum allowable spans for lumber used as floor sheathing shall conform to Tables R503.1, R503.2.1.1(1) and R503.2.1.1(2).

**SECTION R506
CONCRETE FLOORS (ON GROUND)**

R506.1 General. Concrete slab-on-ground floors shall be a minimum 3.5 inches (89 mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

R506.2 Site preparation. The area within the foundation walls shall have all vegetation, top soil and foreign material removed.

R506.2.1 Fill. Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

R506.2.2 Base. A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel, crushed stone or crushed blast-furnace slag passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade when the slab is below grade.

Exception: A base course is not required when the concrete slab is installed on well-drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1.

R506.2.3 Vapor retarder. A 6 mil (0.006 inch; 152 µm) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

**SECTION R612
EXTERIOR WINDOWS AND DOORS**

R612.1 General. This section prescribes performance and construction requirements for exterior window and door installed in wall. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written installation instructions. Window and door openings shall be flashed in accordance with Section R703.8. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.

R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished grade of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:

1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with Section R612.3.
3. Openings that are provided with fall prevention devices that comply with ASTM F 2090.
4. Windows that are provided with opening limiting devices that comply with Section R612.4.

R612.3 Window fall prevention devices. Window fall prevention devices and window guards, where provided, shall comply with the requirements of ASTM F 2090.

R612.4 Window opening limiting devices. When required elsewhere in this code, window opening limiting devices shall comply with the provisions of this section.

SECTION R807 - ATTIC ACCESS
R807.1 Attic access applies. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches

N1102.4 Air leakage.

N1102.4.1 Building thermal envelope. The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripping or otherwise sealed with an air barrier material, suitable film or solid material.

1. All joints, seams and penetrations.
2. Site-built windows, doors and skylights.
3. Openings between window and door assemblies and their respective jambs and framing.
4. Utility penetrations.
5. Dropped ceilings or chases adjacent to the thermal envelope.
6. Knee walls.
7. Walls and ceilings separating the garage from conditioned spaces.
8. Behind tubs and showers on exterior walls.
9. Common walls between dwelling units.
10. Attic access openings.
11. Rim joists junction.
12. Other sources of infiltration.

N1102.4.2 Air sealing and insulation. Building envelope air tightness and insulation installation shall be demonstrated to comply with one of the following options given by Section N1102.4.2.1 or N1102.4.2.2.

N1102.4.4 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cubic foot per minute per square foot [1.5(L/s)/m2], and swinging doors no more than 0.5 cubic foot per minute per square foot [2.5(L/s)/m2], when tested according to NFRC 400 or AAMA/WDMA/CSA 1011.5.2/A440 by an accredited, independent laboratory, and listed and labeled by the manufacturer.

Exception: Site-built windows, skylights and doors.

N1102.4.5 Recessed lighting. Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as meeting ASTM E 283 when tested at 1.57 psi (15 Pa) pressure differential with no more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to the ceiling cavity. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

**SECTION N1103
SYSTEMS**

N1103.1 Controls. At least one thermostat shall be installed for each separate heating and cooling system.

N1103.1.1 Programmable thermostat. Where the primary heating system is a forced air furnace, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

N1103.1.2 Heat pump supplementary heat. Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

N1103.2 Ducts.

N1103.2.1 Insulation. Supply ducts in attics shall be insulated to a minimum of R-8. All other ducts shall be insulated to a minimum of R-6.

Exception: Ducts or portions thereof located completely inside the building thermal envelope.

N1103.2.2 Sealing. Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4. Duct tightness shall be verified.

N1103.2.3 Building cavities. Building framing cavities shall not be used as supply ducts.

N1103.3 Mechanical system piping insulation. Mechanical system piping capable of carrying fluids above 105°F (40°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

N1103.4 Circulating hot water systems. All circulating service hot water piping shall be insulated to at least R-2. Circulating hot water systems shall include an automatic or readily accessible manual switch that can turn off the hot water circulating pump when the system is not in use.

N1103.5 Mechanical ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

N1103.6 Equipment sizing. Heating and cooling equipment shall be sized as specified in Section M1401.3.

General Contractor-
M.G. Kane
Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01721

ENGINEER

NO.	DESCRIPTION				

SHEET TITLE:

GENERAL NOTES

PROJECT DESCRIPTION:
**THE CARLISLE @ THE PRESERVE
AT OREGON - WILSON CIRCLE,
ASHLAND, MA 01721**

DRAWINGS PROVIDED BY:
GMT Home
GMT Designs, Inc.
15 West Union Street
Ashland, MA, 01721
508-881-7492

DATE:

5/8/2013

SCALE:

SHEET:

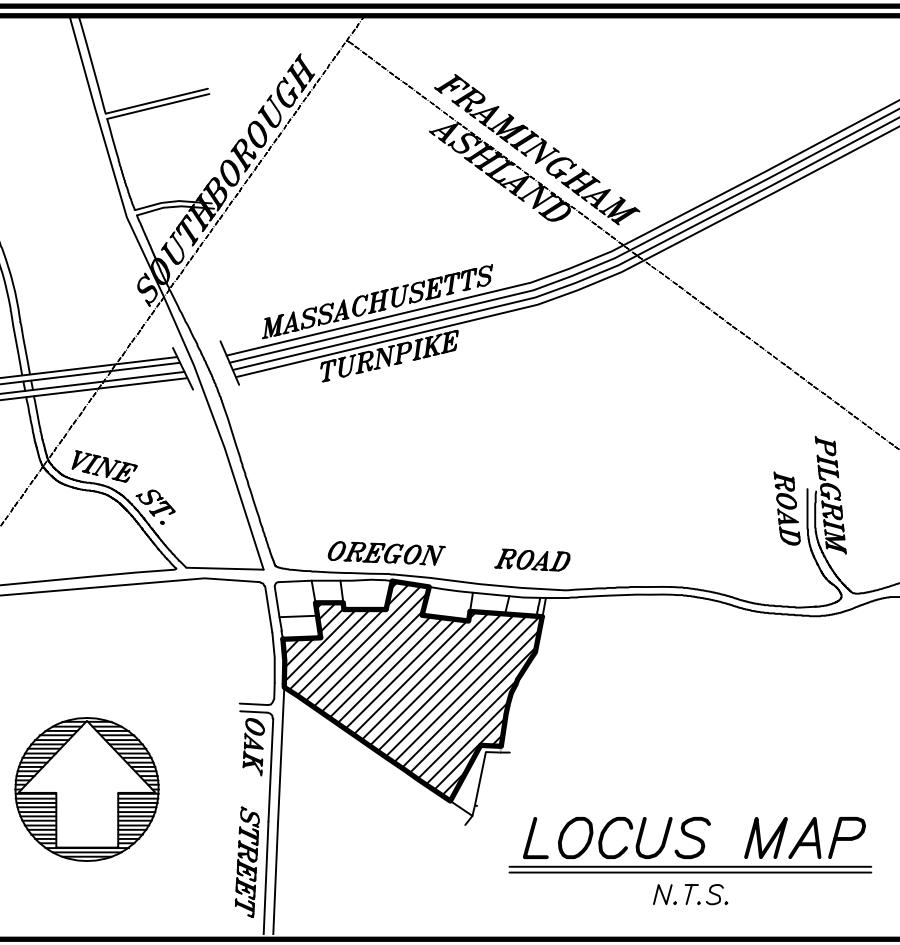
A-2

SCHEDULE OF ELEVATIONS

TOP OF FOUNDATION T.C. =	322.75
BASEMENT FLOOR FIN. C.F. =	315.25
INVERT OF PIPE AT FOUNDATION =	320.25
INVERT AT SEPTIC TANK INLET =	320.0
INVERT AT SEPTIC TANK OUTLET =	319.8
INVERT AT DISTRIBUTION BOX INLET =	319.6
INVERT AT DISTRIBUTION BOX OUTLET =	319.4

LINE-1	LINE-2	LINE-3	LINE-4	LINE-5	LINE-6	LINE-7
319.3	318.65	318.0	317.35	316.7	316.05	315.4
319.0	318.35	317.7	317.05	316.4	315.75	315.1
317.0	316.35	315.7	315.05	314.4	313.75	313.1
321	316	315	314	313	312	311

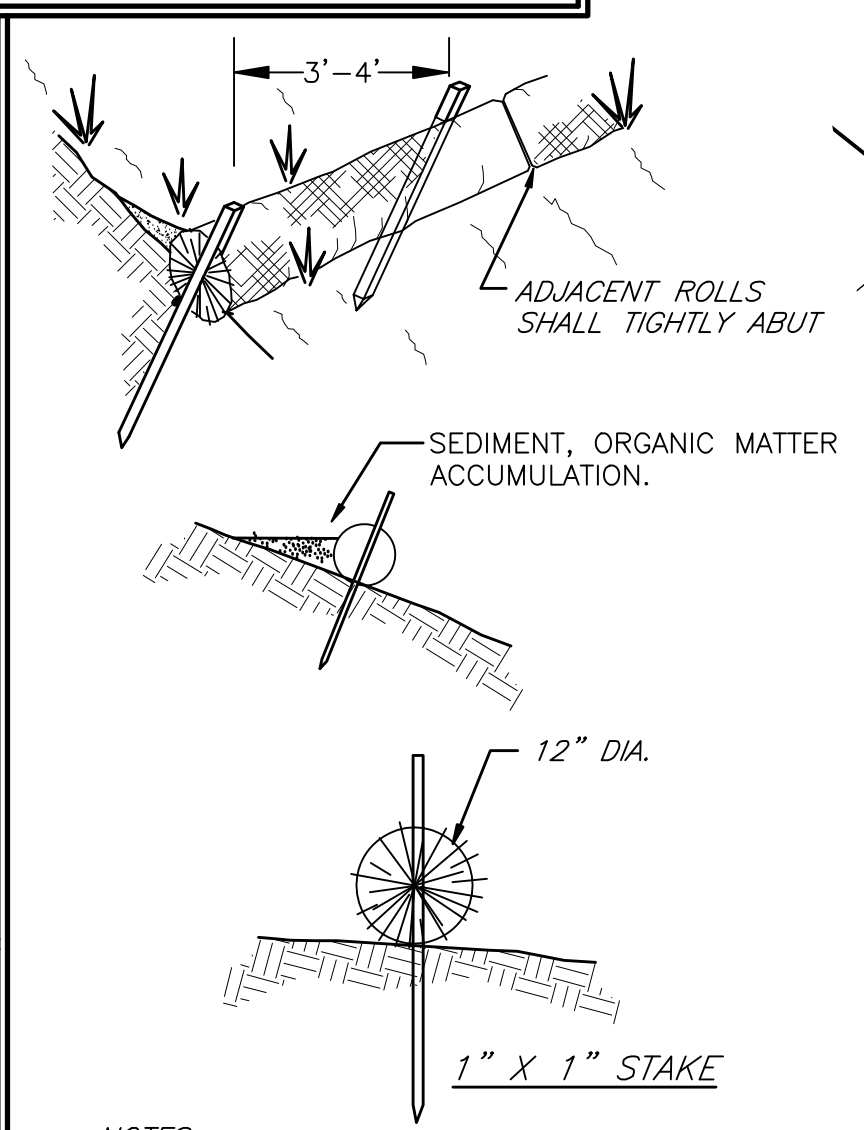
4"x4" MARKERS AT 25' INTERVALS
ALONG 25' NO DISTURB BUFFER OF
CEDAR, LARCH, OR CONC. BOUNDS
12"-18" ABOVE GRADE PER SUBDIVISION
ORDER OF CONDITIONS



DESIGN CRITERIA

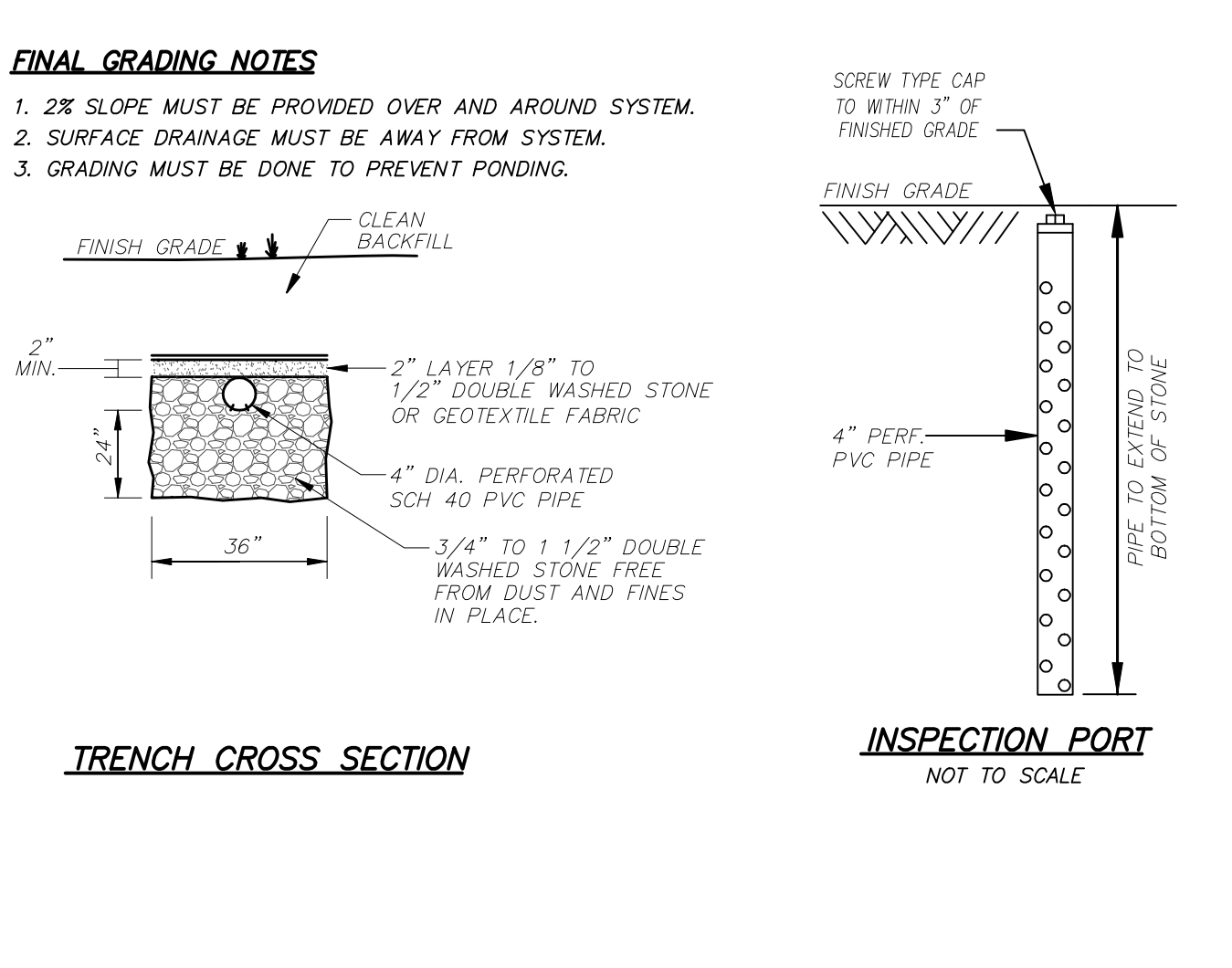
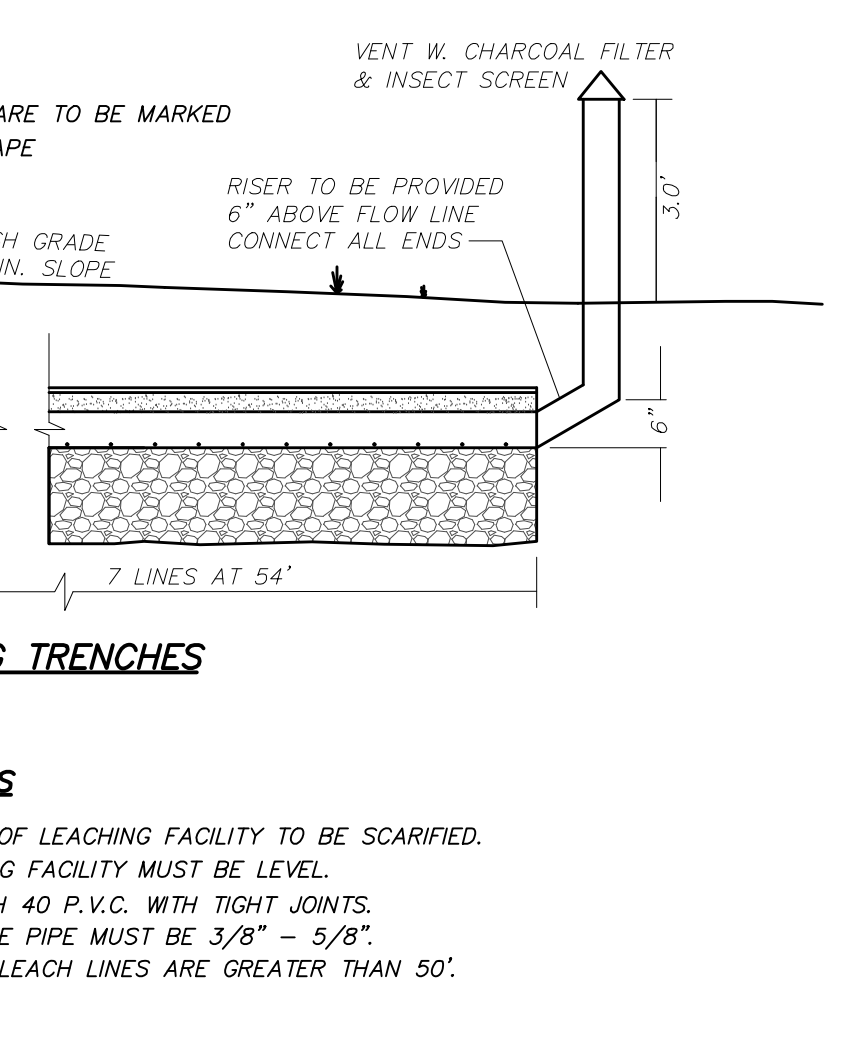
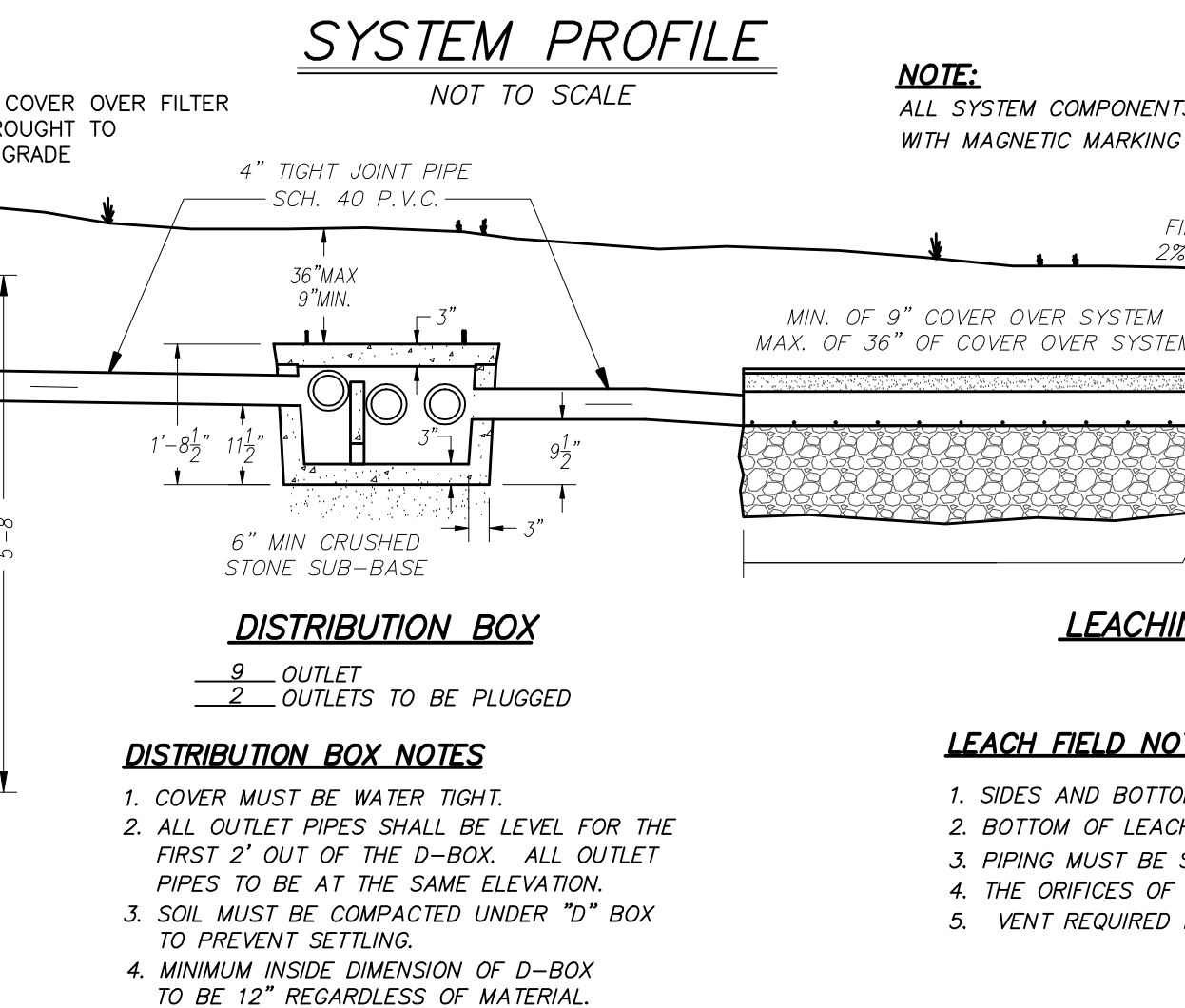
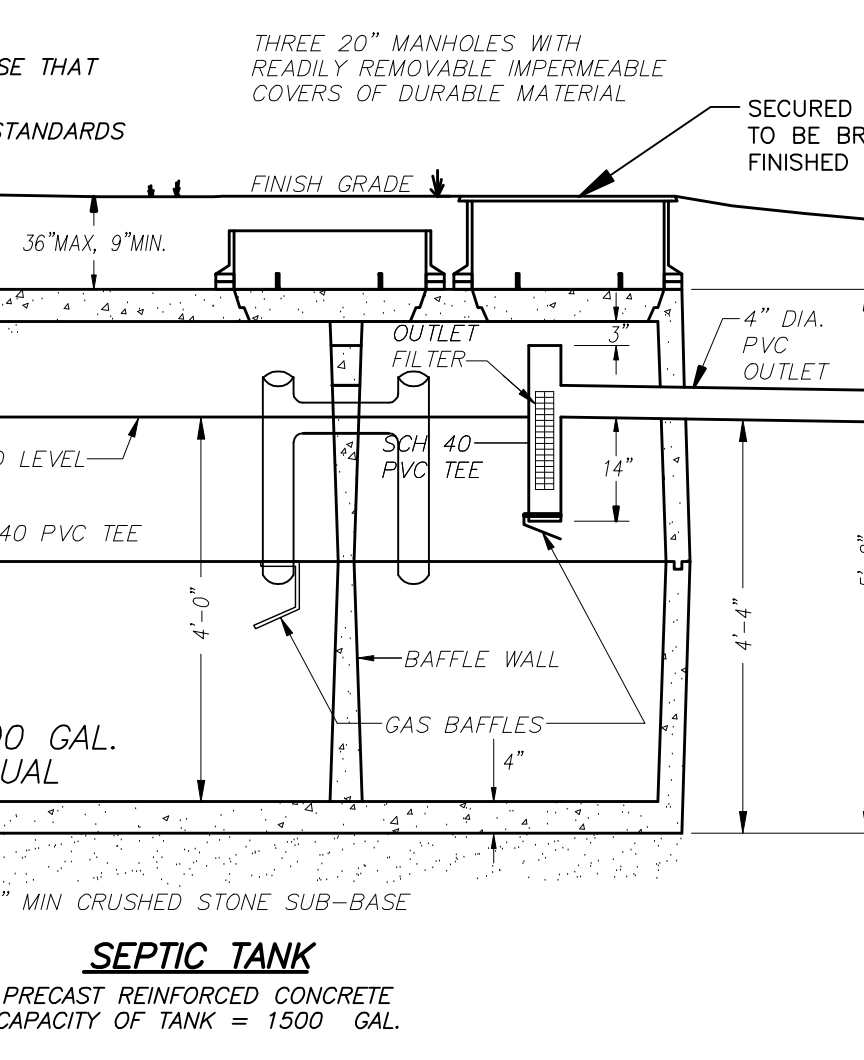
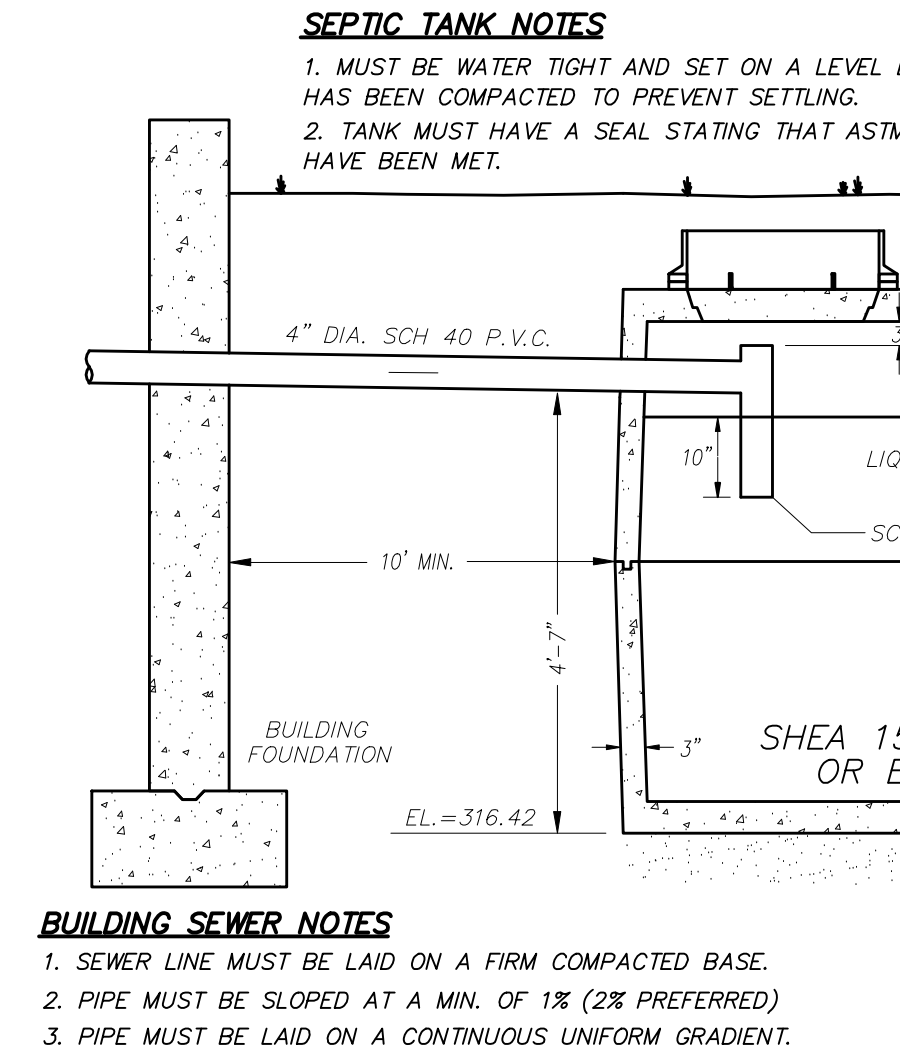
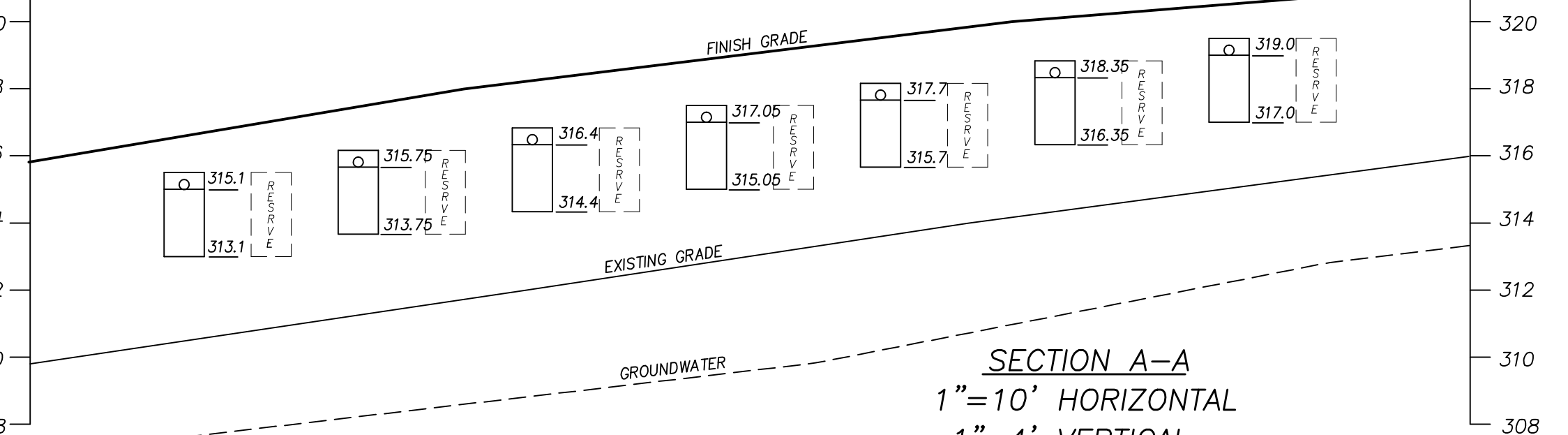
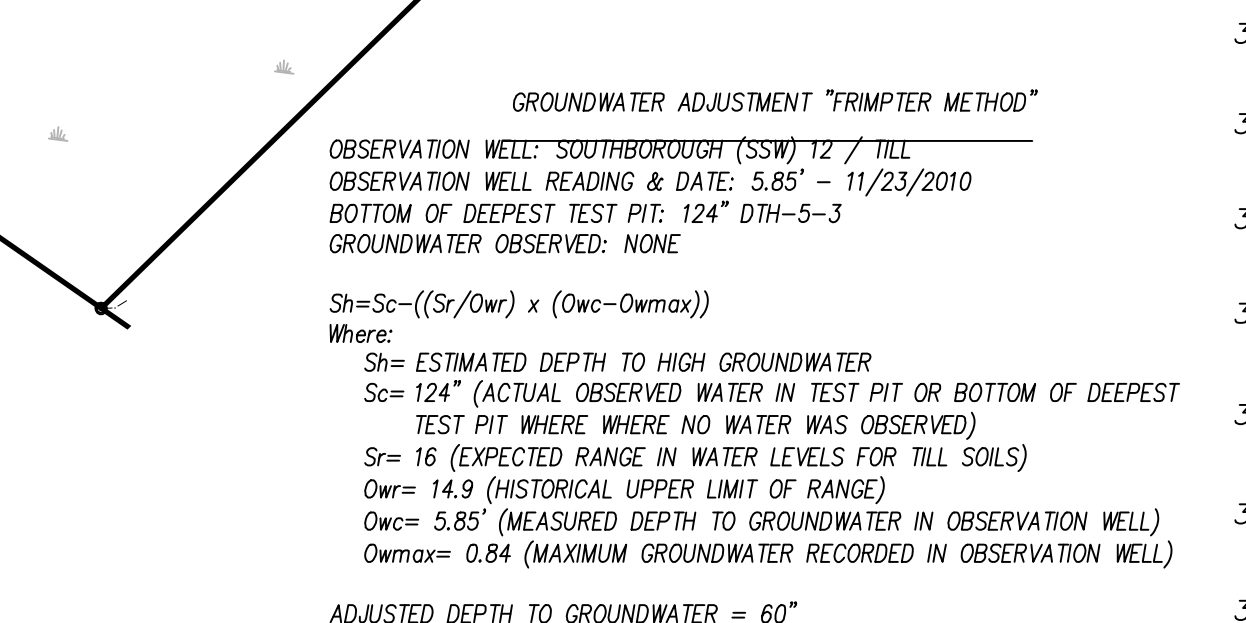
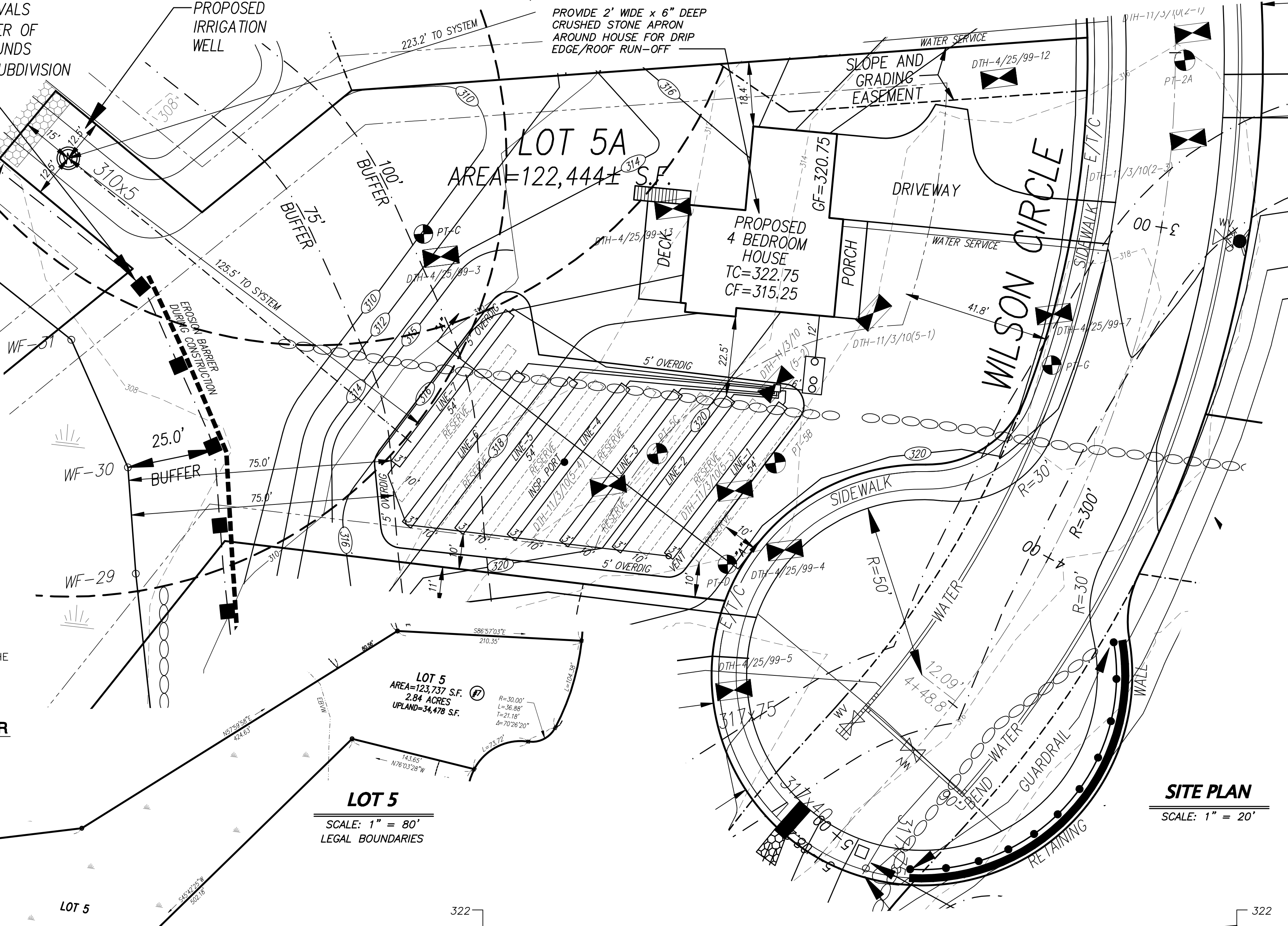
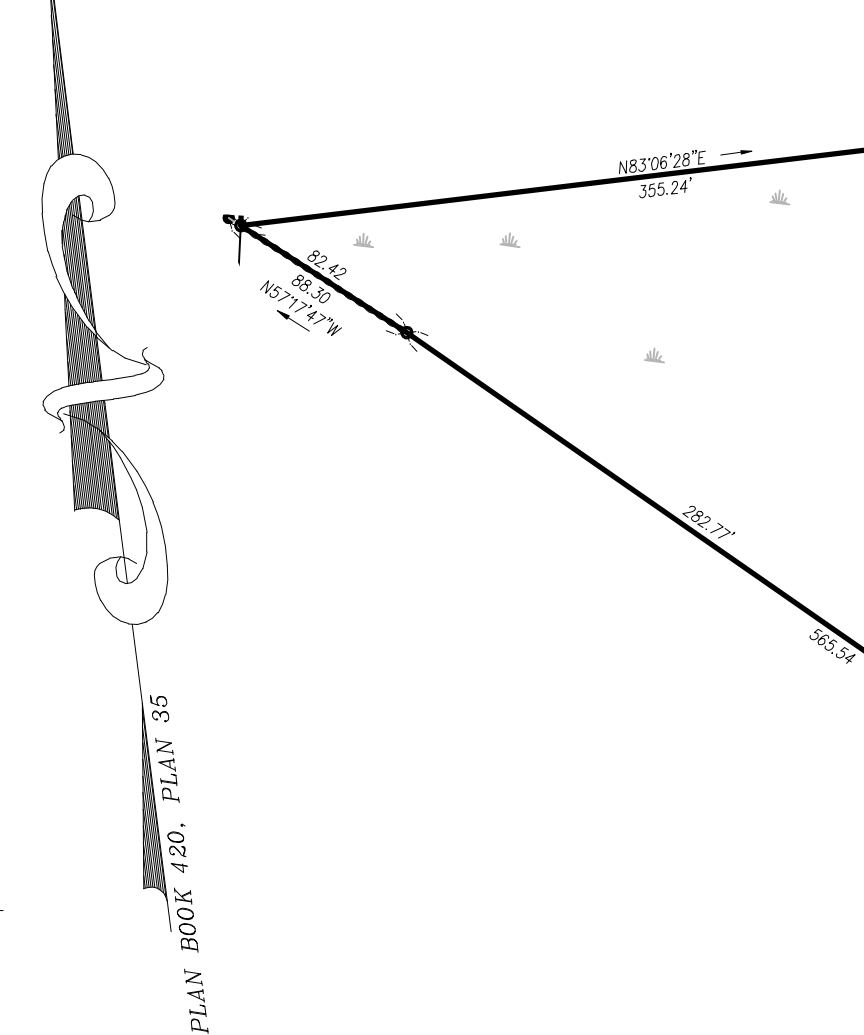
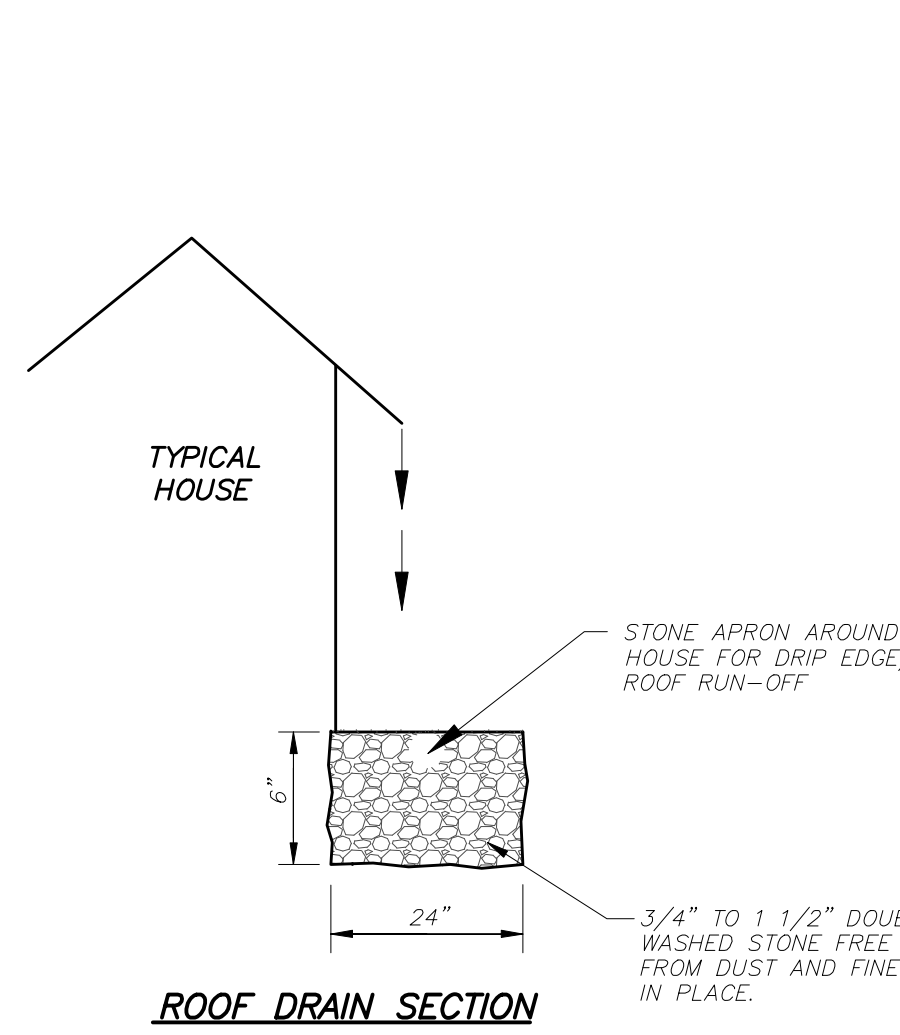
- ESTIMATED FLOW = 4 BDRMS X 110 GPD/BR=440 GPD
- DESIGN PERCOLATION RATE = 40 MPI
- LEACHING AREA CALCULATION =
LEACH FIELD DESIGNED FOR GARBAGE GRINDER
440 GPD x 1.5 = 660 GPD REQUIRED
SA=14(2'x54') = 1512 SF > 2646 SF(0.25 GPD/SF)=661 GPD
BA=7(3'x54') = 1134 SF

NOTE: BOTTOM OF SEPTIC TANK IS ABOVE SEASONAL HIGH GROUNDWATER. NO BOUANCY CALCULATIONS REQUIRED.



NOTES:

- MULCH FILTER SOCK INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL.
- INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.



GENERAL NOTES:

- Contractor shall call Digsafe at (888) 344-7233 a minimum of 72 hours prior to commencing any construction activities on site.
- Inspections by Design Engineer and Board of Health are as required by the Board of Health.
- This plan was prepared for the design of the subsurface sewage disposal system only and is based on the subsurface explorations and percolation tests listed below.
- System was designed only to accommodate sanitary sewage associated with normal domestic usage, consisting of water carried putrescible waste, and for flows indicated in the design criteria.
- The system must be vented through the buildings plumbing in accordance with the state building code.
- Owner shall verify effective zoning regulations prior to construction.
- Plans show only features that were visually apparent on the date of the topographic survey, and the absence of subsurface structures, utilities, etc. is not guaranteed.
- Contractor to determine if site conditions are suitable for construction of proposed system, and must promptly notify the Design Engineer and Owner in writing, of any plan deficiencies, unforeseen subsurface conditions, or required changes.
- There are no wells located within 125 feet of the proposed leaching area or within 325 feet of the proposed tank (except as shown).
- The subject property is not located within a Zone II of a public drinking water supply well.
- All construction is to conform to the requirements of the Massachusetts Environmental Code, Title V, and the town of Ashland Board of Health regulations.
- Bordering vegetated wetlands, inland banks, or surface waters within 120' of the proposed system are shown on the plan.
- There are no surface or subsurface drains which are used to lower the ground water.
- All elevations refer to 1BM TO BE SET WITHIN 50' OF SYSTEM PRIOR TO CONSTRUCTION.
- For proper performance, septic tank should be pumped annually.
- System cannot be backfilled or concealed until design firm and board of health have inspected the system and permission to backfill has been given.
- Design firm must prepare and submit "As-Built" plan to Board of Health. As-Built are required for system construction and final grading. This plan must certify that the system was installed in accordance with state and local regulations and that it complies with the proposed plan.

TECHNICAL NOTES:

- Building sewer shall be in accordance with state plumbing code and have a minimum of 4" of cover in landscaped areas. A minimum of 12" of cover and/or appropriate sleeving shall be used in areas subject to vehicular traffic.
- All tanks, including septic tanks, distribution boxes, dosing chambers, and grease traps shall be either watertight through manufacturer's specification and warranty, or made watertight by the manufacturer or other individual by means and persons as approved in 310 CMR 15.221. Septic tanks shall be constructed and placed in accordance with 310 CMR 15.223 through 310 CMR 15.228.
- Septic tanks shall have at least three (3) 20" manholes with at least one (1) of these manholes located no more than 6" below finish grade. (Systems over 1,000 gpd shall have access ports at both the inlet and outlet tees.)
- Distribution box ("d-box") shall be of watertight construction, installed level on a firm base, and installed in accordance with 310 CMR 15.232.
- Septic tank covers and d-box are to be brought within 6" and 12" of finish grade respectively by the use of riser sections.
- When the soil absorption system (SAS) is to be dased or the slope of the inlet pipe exceeds 0.08 feet per foot, an inlet tee, baffle or splash plate extending to one inch above the outlet invert elevation shall be provided to dissipate velocity of the influent.
- When the SAS is installed within the top and subsoil layers or above natural grade, all topsoil and subsoil shall be removed below and laterally a minimum of 5 feet surrounding the SAS. Removed material shall be replaced with clean granular material in accordance with 310 CMR 15.255(3). Sieve analysis of material in place required.
- All disturbed areas shall be loamed, seeded, and maintained so as to prevent erosion.
- All native soil interfaces which will contact the SAS shall be scarified prior to placement of stone.

PERCOLATION TESTS

HOLE NO. & DATE	TOP ELEVATION	DEPTH (in.)	SATURATION	12"-9" DROP (Min.)	9"-6" DROP (Min.)	PERC. RATE (Min./In.)
PT-5B 11-3-10	315.5	57"	15 MIN	49 MIN	116 MIN	39 MIN/IN
PT-5C 11-4-10	314.0	53"	15 MIN	22 MIN	59 MIN	20 MIN/IN
PT-C 9-29-99	309.5	47"	15 MIN	18 MIN	22 MIN	8 MIN/IN

DEEP OBSERVATION HOLE LOG

NO., DATE & ELEV.	DEPTH (in.)	SOIL HORIZON	TEXTURE (USDA)	COLOR (MUNSELL)	SOIL MOTTLING	OTHER
5-2	0-9"	Ap	SANDY LOAM	10YR3/2		
11-3-10	9-32"	Bw	LOAMY SAND	10YR6/8	33"	
315.0	32-110"	C1	SANDY LOAM	10YR5/4		

TESTS CONDUCTED BY: MICHAEL SULLIVAN
TESTS OBSERVED BY: MARK DRAM
DATE: 11-3&4-10

PARENT MATERIAL	GLACIAL TILL	DEPTH TO BEDROCK	STANDING WATER	WEEPING FROM PIT FACE	ESHW: 312.25
DTH-5-3	0-9"	Ap	SANDY LOAM	10YR3/2	
11-3-10	9-30"	Bw	LOAMY SAND	10YR6/8	30"
315.5	30-124"	C1	SANDY LOAM	10YR5/4	

I certify that I have passed the examination approved by the department of Environmental Protection and that the above analysis has been performed by me consistent with the required training, expertise, and experience described in 310 CMR 15.018(2).

Certified: _____

APPLICANT
MG. KANE PROPERTIES

LOCATION
LOT 5A WILSON CIRCLE
ASHLAND, MA.
ASSESSORS MAP 3 & PARCEL 155

NO.	DATE	REVISION:	BY:
4	4-29-13	IRRIGATION WELL	REM
3	1-21-13	NEW HOUSE/REV. FOR CON. COMM.	REM
2	7-24-12	MISC. B.O.H. REVISIONS	REM
1	5-3-12	MISC. B.O.H. REVISIONS	REM

PROPOSED SEWAGE DISPOSAL SYSTEM
CONNORSTONE ENGINEERING
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

DATE: 2-8-12 SHEET 1 OF 1

GENERAL FOUNDATION NOTES

- 1) DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER POINT OF COLLECTION OR AWAY FROM THE FOUNDATION SYSTEM TO AVOID CREATING A HAZARD. FINISHED GRADES SHALL BE ARRANGED TO DIRECT SURFACE WATER AWAY FROM ALL FOUNDATION WALLS.
- 2) LOAD-BEARING VALUES OF FOUNDATION MATERIALS
- THE LOAD-BEARING VALUE OF FOUNDATION MATERIAL SHALL BE 3,000 (POUNDS PER SQ. FT.)
- 3) CONCRETE: MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE TO BE 3,500 PSI FOR THE GARAGE FLOOR AND 3,000 PSI FOR THE WALLS.
- 4) BASE: A POROUS LAYER OF GRAVEL, CRUSHED STONE OR COARSE SAND SHALL BE PLACED TO A MIN. THICKNESS OF FOUR INCHES UNDER THE BASEMENT FLOOR.
- 5) MOISTURE BARRIER: A SIX-MIL THICK POLYETHYLENE MOISTURE BARRIER SHALL BE APPLIED OVER THE POROUS LAYER WITH THE BASEMENT FLOOR CONSTRUCTED OVER THE POLYETHYLENE.
- 6) FOUNDATION ANCHORAGE: WALL SILL PLATES, MIN. OF TWO-INCHES BY FOUR-INCH MEMBERS, SHALL BE SIZED AND ANCHORED TO FOUNDATION WALLS AS REQUIRED TO RESIST WIND UPLIFT ANCHOR BOLTS SHALL BE A MIN. DIAMETER OF 1/2". THE BOLTS SHALL BE EMBEDDED IN FOUNDATION TO A DEPTH OF NOT LESS THAN EIGHT INCHES OF CAST IN PLACE CONC. AND NOT LESS THAN 15 INCHES IN GROUT UNITED MASONRY.
- 7) FOOTINGS: FORM FOOTINGS WITH "KEY" SLOT IN TOP OF FOOTING FOR FOUNDATION WALL.
- 8) FOUNDATION: FORM AND POUR 10" WIDE FOUNDATION WITH 1/2" L-ANCHORS AT FOUR FOOT CENTERS, STARTING IN FROM CORNERS ONE FOOT OR LESS.

DIMENSIONS -
1. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD TO OUTSIDE OF STUD
2. ALL INTERIOR DIMENSIONS ARE TAKEN FROM STUD TO STUD UNLESS OTHERWISE NOTED.

General Contractor:
 M.G. Kane Properties
 Attn: Mike Kane
 162 Pond Street,
 Ashland, MA
 01121

ENGINEER

NO.	DESCRIPTION

SHEET TITLE:
**THE CARLISLE -
 FOUNDATION PLAN**

PROJECT DESCRIPTION:
**THE CARLISLE @ THE PRESERVE
 AT OREGON - WILSON CIRCLE,
 ASHLAND, MA 01721**

DRAWINGS PROVIDED BY:
 GMT Home
 Designs, Inc.
 15 West Union Street
 Ashland, MA 01721
 508-881-7192

DATE:

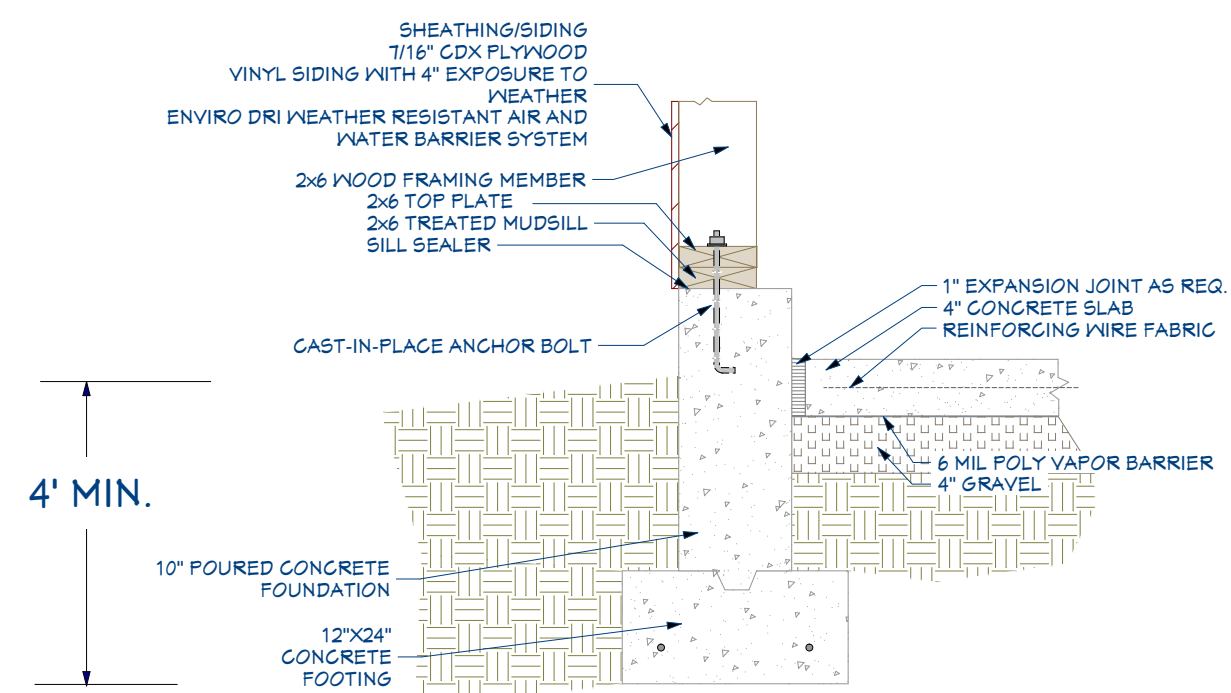
5/8/2013

SCALE:

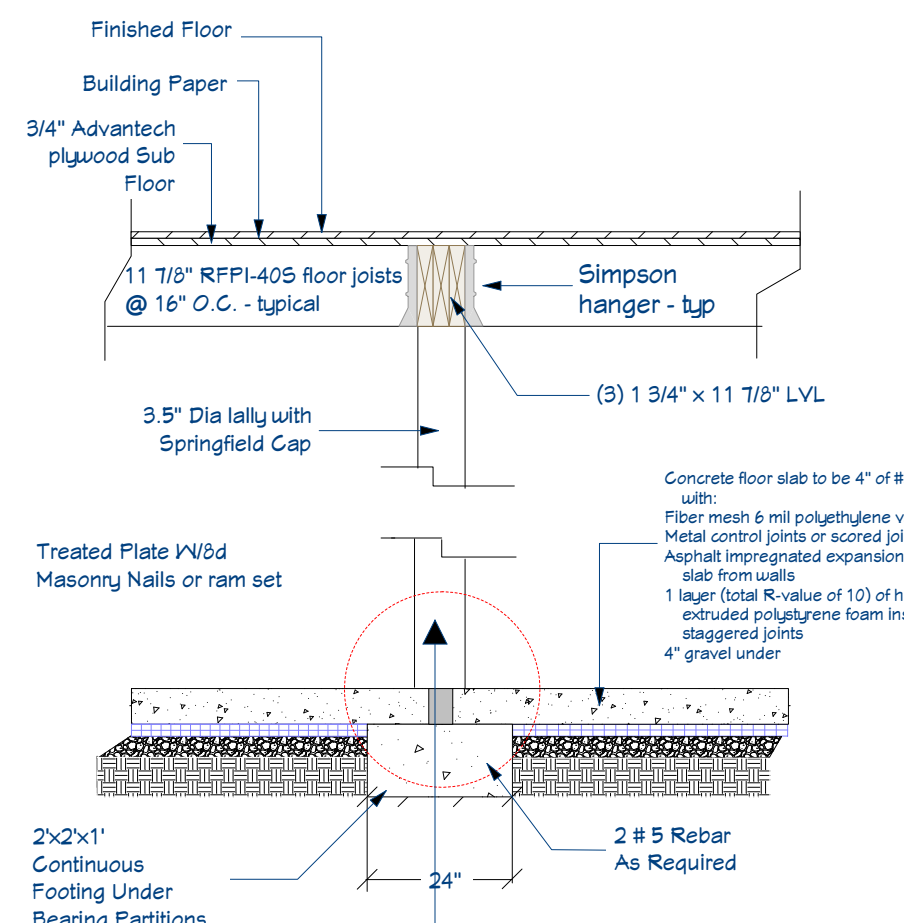
1/4" = 1'-0"

SHEET:

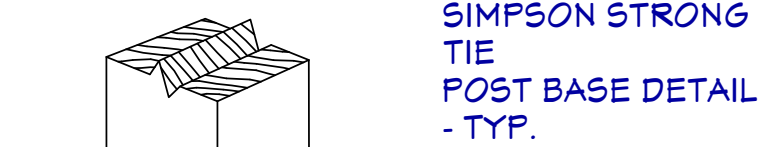
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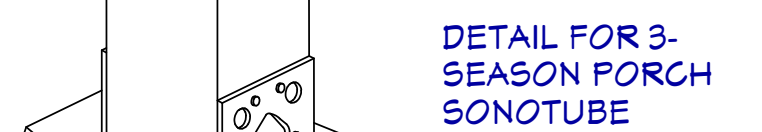
DET 1 FOUNDATION WALL DETAIL AT GARAGE



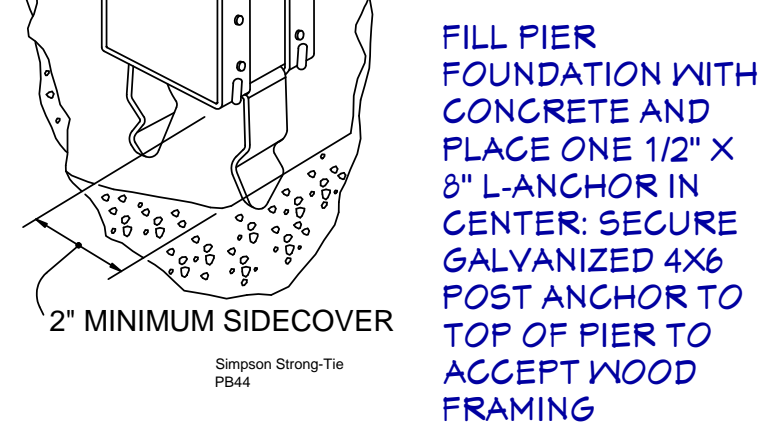
DET 2 BASEMENT LALLY COLUMN DETAIL A4



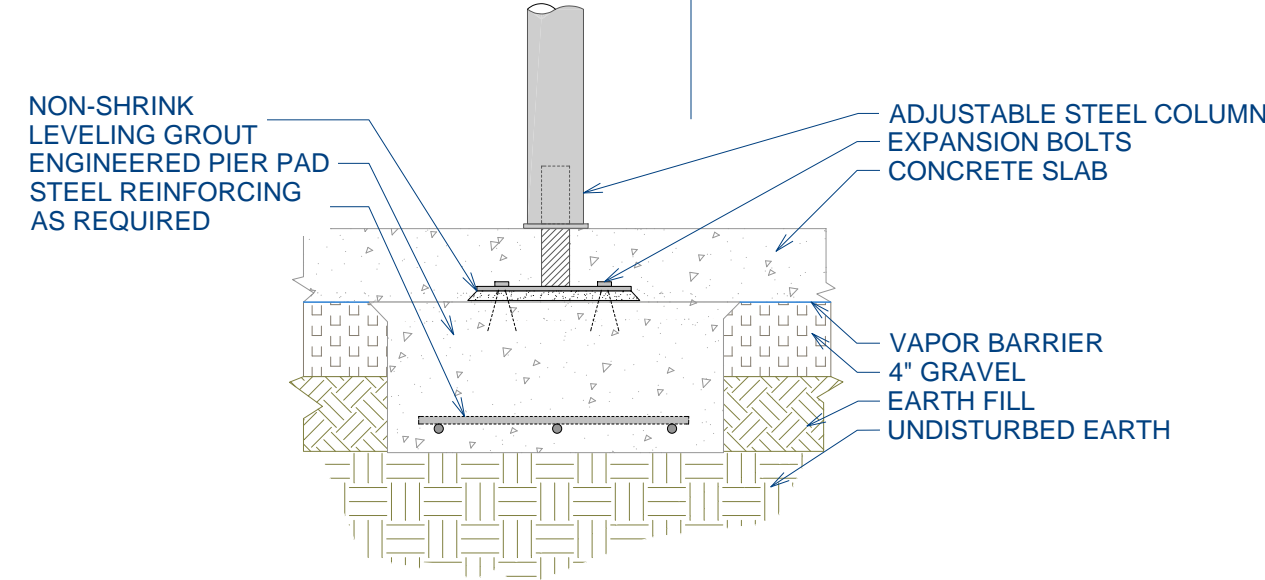
SIMPSON STRONG TIE POST BASE DETAIL - TYP.



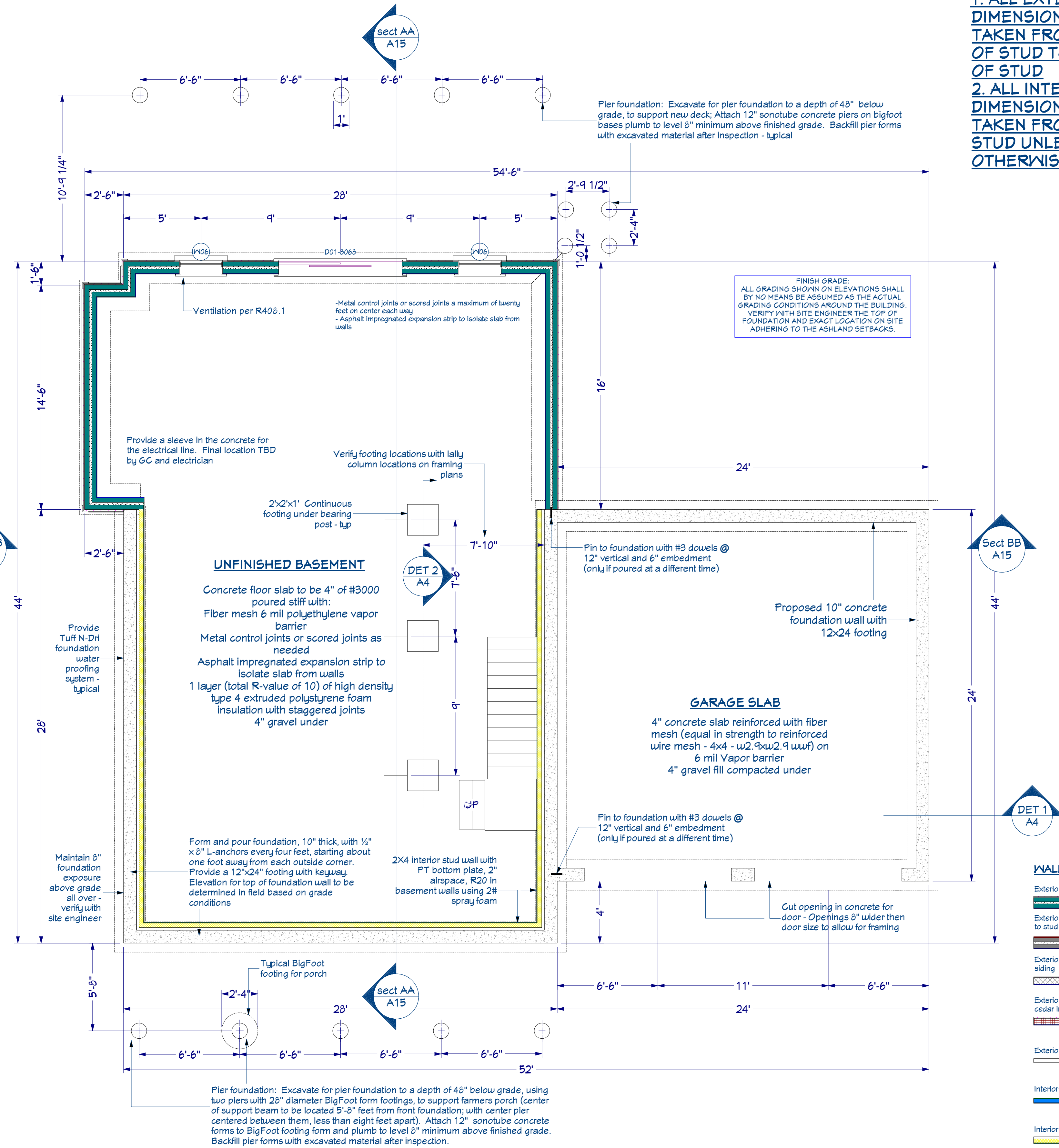
DETAIL FOR 3-SEASON PORCH SONOTUBE



FILL PIER FOUNDATION WITH CONCRETE AND PLACE ONE 1/2" X 8" L-ANCHOR IN CENTER. SECURE GALVANIZED 4x6 POST ANCHOR TO TOP OF PIER TO ACCEPT WOOD FRAMING



Adjustable Column On Pier



A THE CARLISLE FOUNDATION PLAN
 SCALE - 1/4" = 1'-0"

WALL SCHEDULE

Exterior double wall - 9" stud to stud
Exterior garage double wall - 9" stud to stud with 5/8" gap
Exterior 2x6 garage wall with vinyl lap siding
Exterior 2x6 garage wall with vinyl cedar impressions siding
Exterior composite railing wall
Interior 2x4 half wall
Interior 2x4 wall with 2" air space one side
Interior 2x4 wall
Interior 2x6 wall
10" Concrete foundation wall
10" Concrete foundation wall with 2x4 stud wall

THE CARLISLE

NUMBER	LABEL	QTY	WIDTH	HEIGHT	R/O	DESCRIPTION	MANUFACTURER	COMMENTS
W01	11910FX	1	141 1/4"	12"	141 3/4"x12 1/2"	FIXED GLASS		
W02	28410	8	33 1/2"	61"	34"x61 1/2"	DH HIGH PERFORMANCE PACKAGE	HARVEY TRIBUTE OR EQUAL	
W03	2846	2	33 1/2"	57"	34"x57 1/2"	DH STANDARD GLAZING	HARVEY OR EQUAL	ATTIC
W04	2856	12	33 1/2"	64"	34"x64 1/2"	DH HIGH PERFORMANCE PACKAGE	HARVEY TRIBUTE OR EQUAL	
W05	2856	1	33 1/2"	64"	34"x64 1/2"	DH HIGH PERFORMANCE PACKAGE	HARVEY TRIBUTE OR EQUAL	ENTRY-TEMP GLASS
W06	2856	4	33 1/2"	64"	34"x64 1/2"	DH HIGH PERFORMANCE PACKAGE	HARVEY TRIBUTE OR EQUAL	TEMP GLASS
W07	3024AVN	2	30"	24"	30 1/2"x24 1/2"	30X24 AVNING HIGH PERFOR PACK	HARVEY TRIBUTE	
W08	604-3	1	70 1/2"	47 1/2"	71 1/4"x48"	604-3 - TRIPLE CASEMNT-LHL/RHR	HARVEY TRIBUTE OR EQUAL	
W09	AVNING1	1	24 1/2"	24 1/2"	30"x30"	AVNING - STANDARD GLAZING	HARVEY OR EQUAL	ATTIC

THE CARLISLE

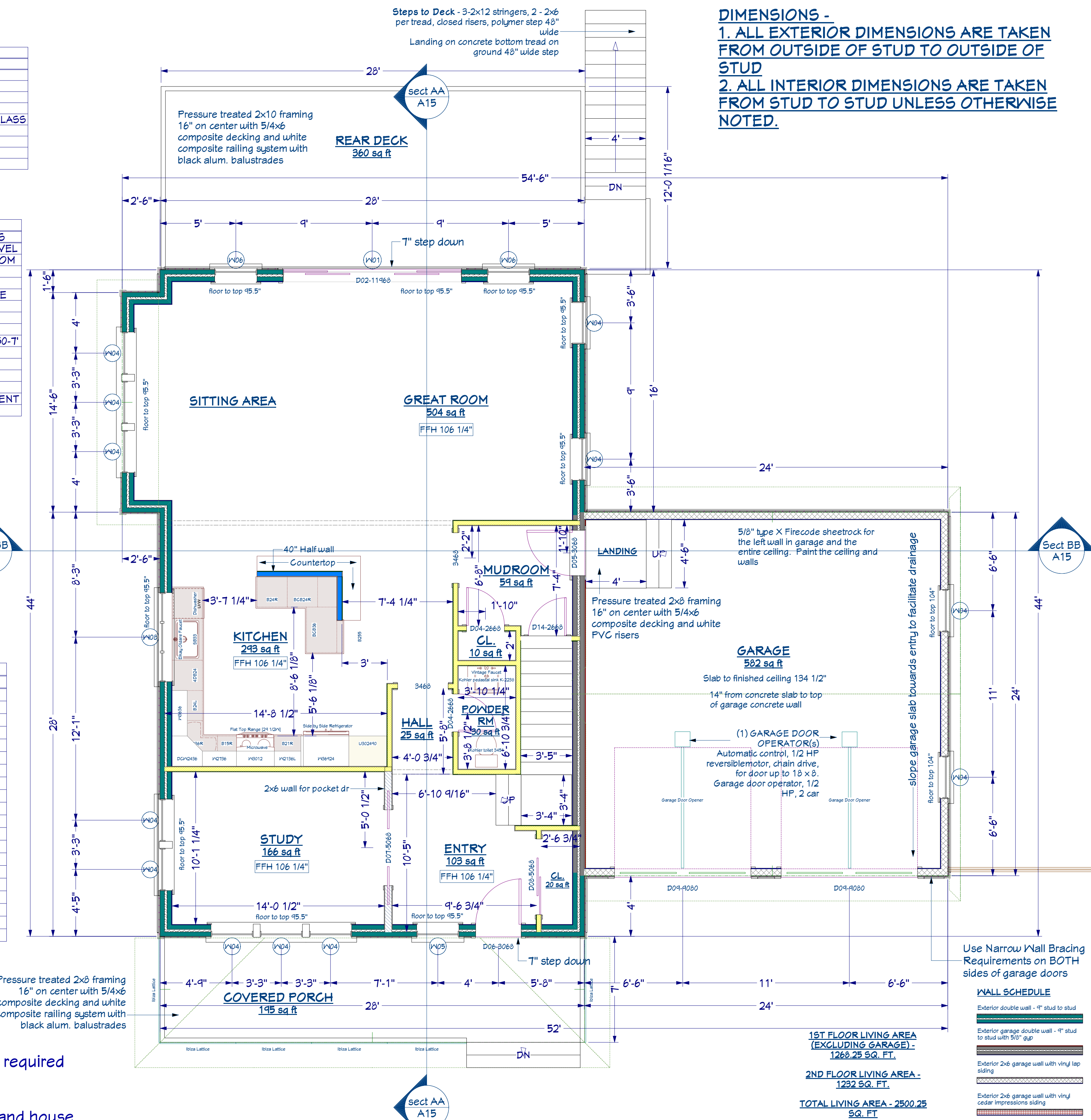
LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
D01-8068	1	0	8068	45 3/4"	EXTERIOR PATIO DOOR	HARVEY TRIBUTE	LOWER LEVEL
D02-11968	1	1	11968	141 1/4"	EXT. QUAD SLIDER-GLASS - WHITE	HARVEY TRIBUTE PATIO DOOR	GREAT ROOM
D03-2668	7	2	2668	30"	HINGED DOOR - WHITE	MASONITE OR EQUAL	
D04-2668	2	1	2668	30"	HINGED DOOR - WHITE	MASONITE OR EQUAL	
D05-3068	1	1	3068	36"	20 MINUTE FIRE RATED DOOR	STEEL DOOR	TO GARAGE
D06-3068	1	1	3068	36"	EXT. HINGED CCA231 HOMEWARD	THERMATRU OR EQUAL	
D07-5068	1	1	5068	60"	DOUBLE POCKET-GLASS	TBD	STUDY
D08-5068	1	1	5068	60"	SLIDER DOOR - WHITE	MASONITE OR EQUAL	
D09-9080	2	1	9080	108"	LANCASTER SERIES CARRIAGE HOUSE STYLE DR	GENERAL DR CORP	MODEL 8550-T
D10-2646	1	2	2646	30"	20 MINUTE FIRE RATED	STEEL DOOR	
D11-2668	1	2	2668	30"	POCKET DOOR P03 - WHITE	MASONITE OR EQUAL	
D12-2868	4	2	2868	32"	HINGED DOOR - WHITE	MASONITE OR EQUAL	
D13-2668	1	2	2668	30"	HINGED DOOR - WHITE	MASONITE OR EQUAL	
D14-2668	1	1	2668	30"	HINGED DOOR - WHITE	MASONITE OR EQUAL	TO BASEMENT
D17-5068	1	2	5068	60"	DOUBLE HINGED DOOR - WHITE	MASONITE OR EQUAL	

LABEL	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
3XS SHOWER	1	60"	36"	84"	SQUARE (60)	
DISHWASHER	1	23 5/16"	23"	30 1/2"	DISHWASHER (INTEGRATED)	
ELKAY OLD DARE FAUCET	1	2 3/4"	10 5/8"	10 15/16"	ELKAY OLD DARE FAUCET	
ELONGATED TOILET	1	30"	36"	31"	ELONGATED TOILET	
FLAT TOP RANGE [24 1/2"]	1	24 1/2"	23 1/2"	37 3/16"	FLAT TOP RANGE [24 1/2"]	
GARAGE DOOR OPENER	2	12"	108"	8"	GARAGE DOOR OPENER	
KOHLER PEDASTAL SINK K-2238	1	30"	21 3/4"	34 3/4"	KOHLER PEDASTAL SINK K-2238	
KOHLER TOILET 3451	1	30"	30"	28 1/2"	KOHLER TOILET 3451	
LAUNDRY CENTER	1	27"	32"	74"	LAUNDRY CENTER	
LEFT TUB-SHOWER	1	60"	36"	84"	LEFT TUB-SHOWER	
MICROWAVE	1	30"	18 5/8"	16 1/2"	UNDER CABINET MICROWAVE	
QSC412L COOKER	1	19 3/8"	32 15/16"	53 11/16"	QSC412L COOKER	
SB302134	2	16 3/8"	16 3/8"	7 3/16"	SCF16	
SB302134	1	20"	20 1/2"	12 5/16"	OVAL (UNDERMOUNT) [20"]	
SB33	1	30"	18 5/16"	7 9/16"	PODUH2816	
SB332134	1	20"	20 1/2"	12 5/16"	OVAL (UNDERMOUNT) [20"]	
SIDE BY SIDE REFRIGERATOR	1	36"	26"	80"	SIDE BY SIDE REFRIGERATOR	
STANDARD	1	30"	36"	30"	STANDARD	
VINTAGE FAUCET	3	14 5/16"	10"	6"	VINTAGE FAUCET	

LABEL	QTY	FLOOR WIDTH	DEPTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
4DB24	1	24"	24"	36"	BASE CABINET		
B152134R	1	15"	21"	34"	BASE CABINET		
B15R	1	15"	24"	36"	BASE CABINET		
B21R	1	21"	24"	36"	BASE CABINET		
B24L	1	24"	24"	36"	BASE CABINET		
B24R	1	24"	24"	36"	BASE CABINET		
B255	1	25 1/8"	4 1/2"	36"	BASE CABINET		
BCB24R	1	24"	24"	36"	BASE CABINET		
BCB36	1	36"	24"	36"	BASE CABINET		
DCW2436	1	24"	24"	36"	CORNER WALL CABINET		
LSB36R	1	36"	36"	36"	CORNER BASE CABINET		
SB302134	3	2	30"	21"	BASE CABINET		
SB33	1	1	33"	24"	BASE CABINET		
SB332134	1	2	33"	21"	BASE CABINET		
U302490	1	1	30"	24"	UTILITY CABINET		
W2136L	1	1	21"	12"	WALL CABINET		
W2736	1	1	27"	12"	WALL CABINET		
W3012	1	1	30"	12"	WALL CABINET		
W3636	1	1	36"	12"	WALL CABINET		
W36924	1	1	36"	24"	WALL CABINET		

General notes for finishes

- Tile: Tile floor in bathrooms unless otherwise notes. Tile on tub surround. Tiled walls in showers
- Wood Flooring: 2-1/4" red oak select flooring installed, sanded, and finished with three coats of polyurethane.
- Blueboard & Plaster: 1/2" blueboard on walls and ceiling with skim coat of plaster except where 5/8" fire code is required
- Durok: 1/2" fiber reinforced cementitious tile backer board on tub surround walls
- Interior Finish:
 - Interior doors to be 2-panel solid core masonite with 20-minute fire-rated door located between the garage and house
 - Interior trim to be 3-1/2" FJP colonial casings with 7-1/4" FJP speedbase
 - Stair Parts: Oak newels and railing with primed pine balusters. Treads to be red oak with poplar skirt and risers.
 - Vanity:
 - Vanity Top:
 - Underlayment to be 1/2" plywood at tile floor area
 - Interior painting to be two coats of finish on pre-primed wood and one coat primer and two coats of finish on unprimed wood. Primer and two coats of finish on plaster walls and ceilings.
 - Closet Shelving: Paint grade wood shelving
- Toilet and Bath Accessories: All toilet and bath accessories furnished by GC and installed by GC
- Mirror: mirrors in all bathrooms to be 42" tall by the width of the vanity with polished edges furnished and installed



DIMENSIONS -
 1. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD TO OUTSIDE OF STUD
 2. ALL INTERIOR DIMENSIONS ARE TAKEN FROM STUD TO STUD UNLESS OTHERWISE NOTED.

General Contractor:
 M.G. Kane Properties
 Attn: Mike Kane
 162 Pond Street,
 Ashland, MA 01721

NO.	DESCRIPTION

SHEET TITLE:
THE CARLISLE - 1ST FLOOR PLAN & SCHEDULES

PROJECT DESCRIPTION:
THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01721

DRAWINGS PROVIDED BY:
 G.M.T. Home Designs, Inc.
 15 West Union Street
 Ashland, MA 01721
 508-881-7192

DATE:
 5/8/2013

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

SHEET:
A-5

A THE CARLISLE 1ST FLOOR PLAN
 SCALE - 1/4" = 1'-0"

WALL SCHEDULE

Exterior double wall - 4" stud to stud
Exterior garage double wall - 4" stud to stud with 5/8" gap
Exterior 2x6 garage wall with vinyl lap siding
Exterior 2x6 garage wall with vinyl cedar impressions siding
Exterior composite railing wall
Interior 2x4 half wall
Interior 2x4 wall with 2" air space one side
Interior 2x4 wall
Interior 2x6 wall
10" Concrete foundation wall
10" Concrete foundation wall with 2x4 stud wall

General notes for finishes

Tile: Tile floor in bathrooms unless otherwise notes. Tile on tub surround. Tiled walls in showers

Wood Flooring: 2-1/4" red oak select flooring installed, sanded, and finished with three coats of polyurethane.

Blueboard & Plaster: 1/2" blueboard on walls and ceiling with skim coat of plaster except where 5/8" fire code is required

Durok: 1/2" fiber reinforced cementitious tile backer board on tub surround walls

Interior Finish:

- Interior doors to be 2-panel solid core masonite with 20-minute fire-rated door located between the garage and house
- Interior trim to be 3-1/2" FJP colonial casings with 7-1/4" FJP speedbase
- Stair Parts: Oak newels and railing with primed pine balusters. Treads to be red oak with poplar skirt and risers.
- Vanity:
- Vanity Top:
- Underlayment to be 1/2" plywood at tile floor area
- Interior painting to be two coats of finish on pre-primed wood and one coat primer and two coats of finish on unprimed wood. Primer and two coats of finish on plaster walls and ceilings.
- Closet Shelving: Paint grade wood shelving

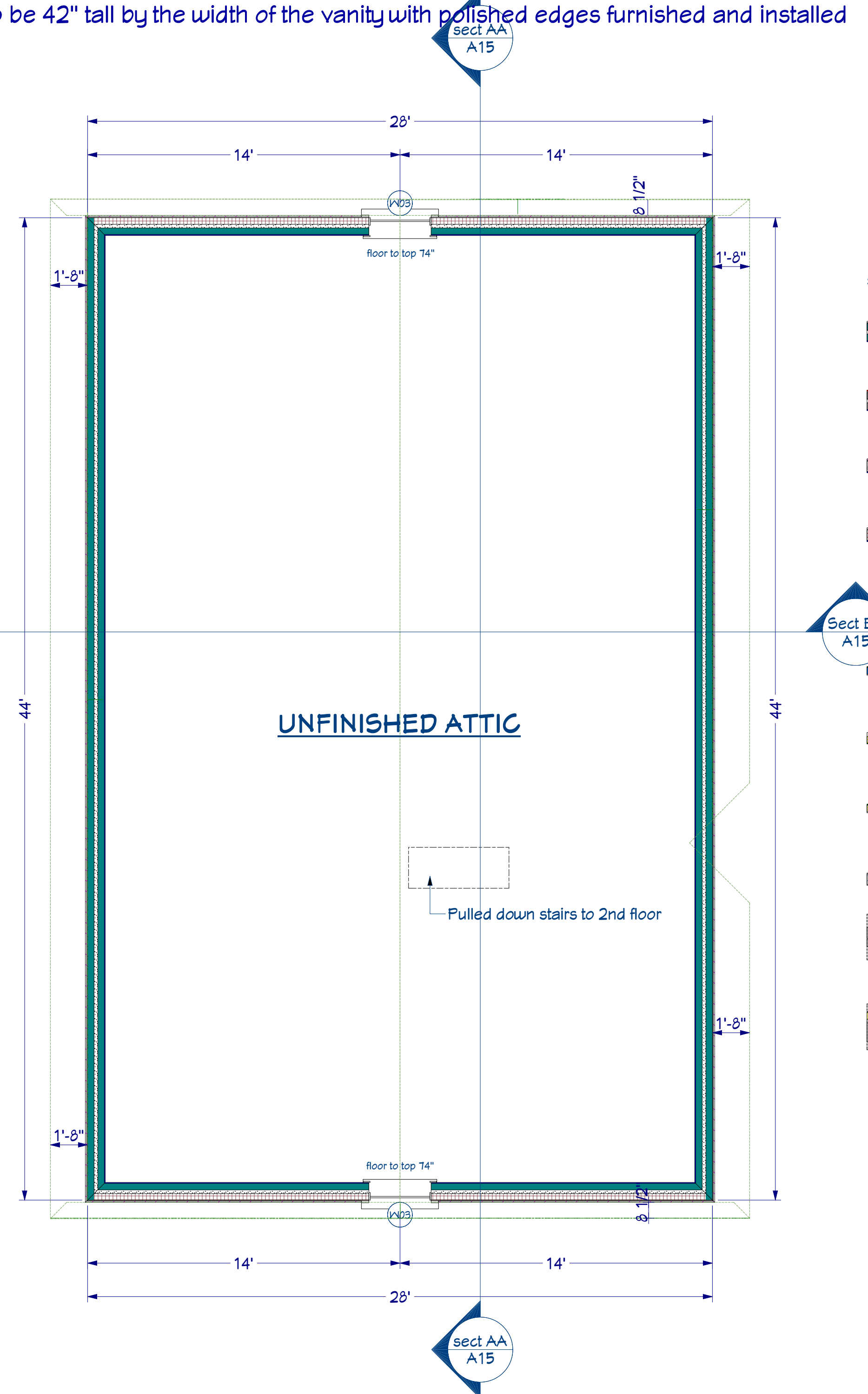
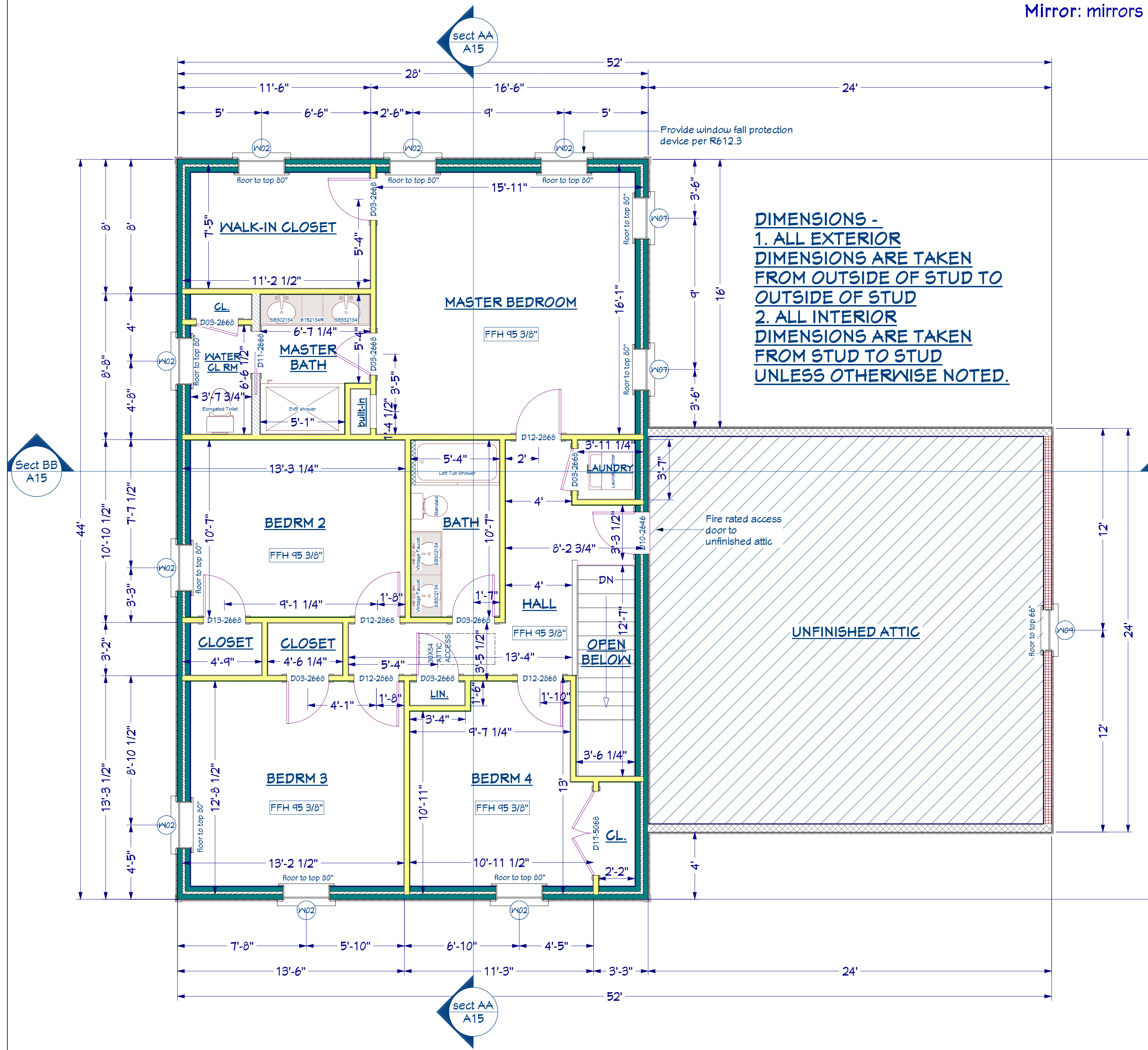
Toilet and Bath Accessories: All toilet and bath accessories furnished by GC and installed by GC

Mirror: mirrors in all bathrooms to be 42" tall by the width of the vanity with polished edges furnished and installed

DIMENSIONS -
 1. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD TO OUTSIDE OF STUD
 2. ALL INTERIOR DIMENSIONS ARE TAKEN FROM STUD TO STUD UNLESS OTHERWISE NOTED.

WALL SCHEDULE

- Exterior double wall - 9" stud to stud
- Exterior garage double wall - 9" stud to stud with 5/8" gyp
- Exterior 2x6 garage wall with vinyl lap siding
- Exterior 2x6 garage wall with vinyl cedar impressions siding
- Exterior composite railing wall
- Interior 2x4 half wall
- Interior 2x4 wall with 2" air space one side
- Interior 2x4 wall
- Interior 2x6 wall
- 10" Concrete foundation wall
- 10" Concrete foundation wall with 2x4 stud wall



A THE CARLISLE 2ND FLOOR PLAN
 A-6 SCALE - 1/4" = 1'-0"

B THE CARLISLE UNFINISHED ATTIC
 A-6 SCALE - 1/4" = 1'-0"

General Contractor:
 M.G. Kane Properties
 Attn: Mike Kane
 162 Pond Street,
 Ashland, MA
 01721

ENGINEER

NO.	DESCRIPTION

SHEET TITLE:
THE CARLISLE - 2ND FLOOR PLAN

PROJECT DESCRIPTION:
THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01721

DRAWINGS PROVIDED BY:
 GMT Home Designs, Inc.
 15 West Union Street
 Ashland, MA 01721
 508-881-7992

DATE:

5/8/2013

SCALE:

1/4" = 1'-0"

SHEET:

A-6

General Contractor-
M.G. Kane Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01121

ENGINEER

NO. DESCRIPTION

SHEET TITLE:
**THE CARLISE -
ROOF PLAN**

PROJECT DESCRIPTION:
**THE CARLISE @ THE PRESERVE
AT OREGON - WILSON CIRCLE,
ASHLAND, MA 01121**

DRAWINGS PROVIDED BY:
GMT Home
Designs, Inc.
15 West Union Street/Ashland,
MA, 01121
508-881-7192 -
Home Designs Inc.

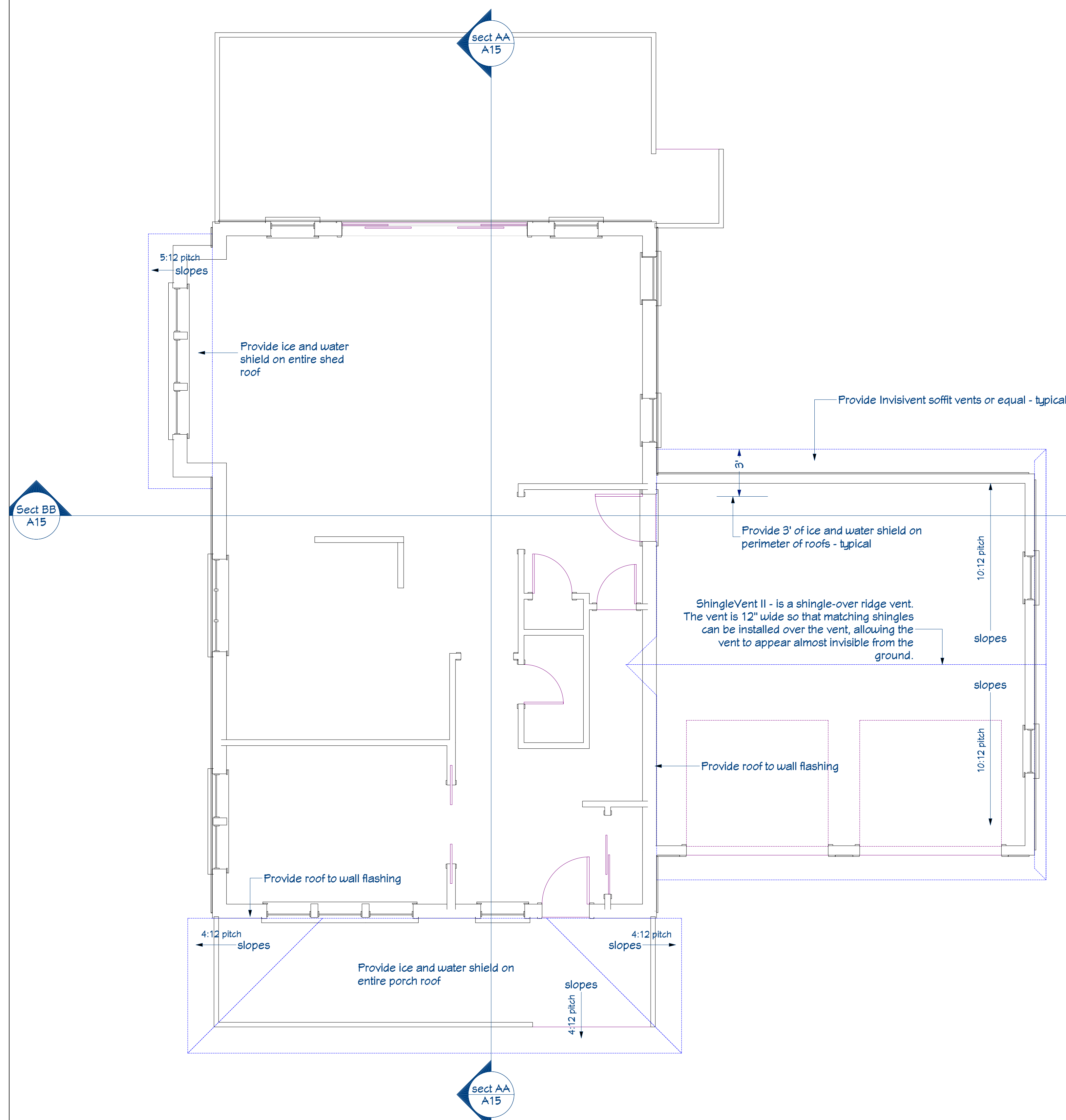
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5/8/2013

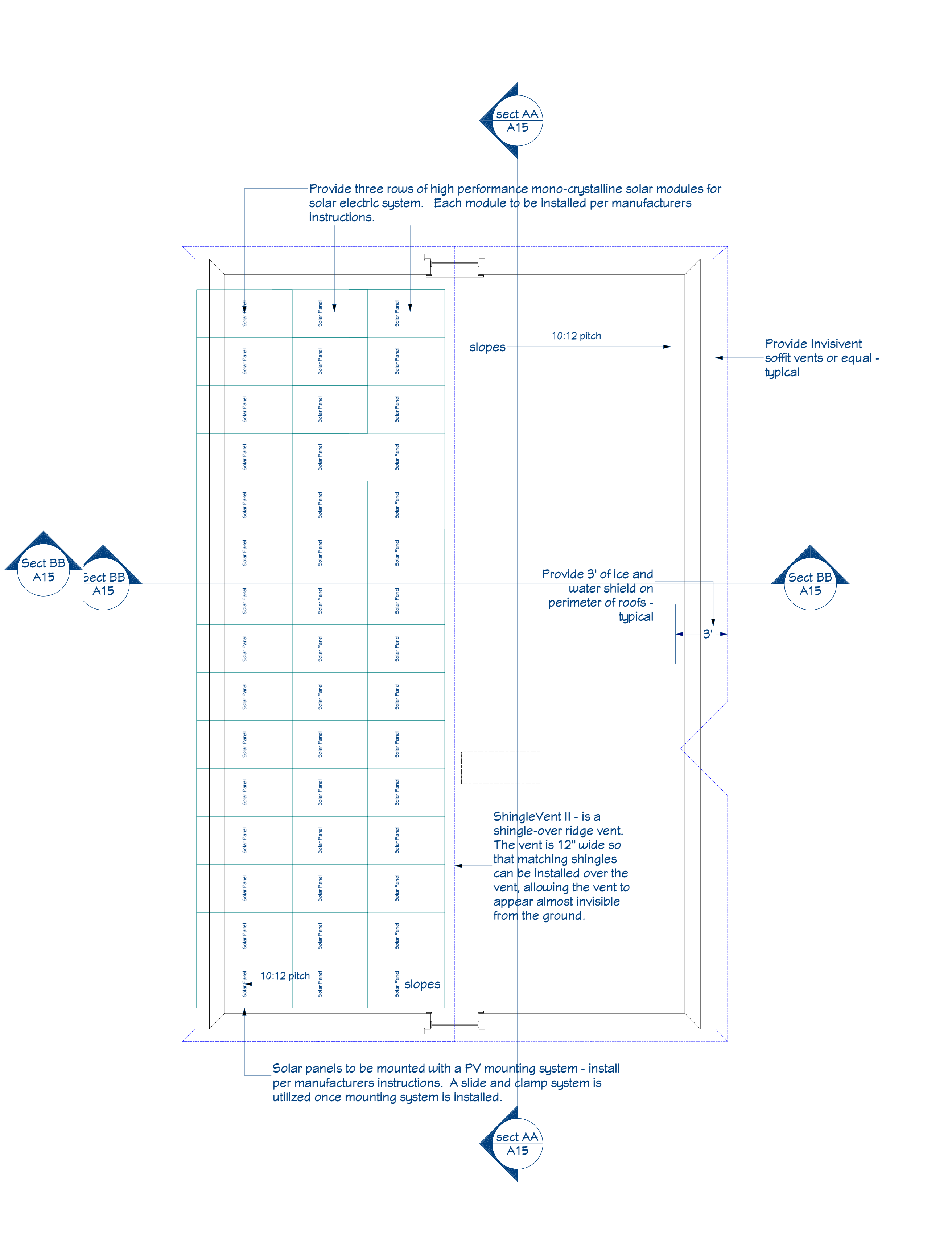
SCALE:

SHEET:

A-7



A
A-7 **THE CARLISE 1ST FLOOR ROOF PLAN**
SCALE - 1/4" = 1'-0"



B
A-7 **THE CARLISE MAIN ROOF PLAN**
SCALE - 1/4" = 1'-0"

General Contractor - M.G. Kane Properties
Attn: Mike Kane
162 Pond Street, Ashland, MA 01721

ENGINEER

NO. DESCRIPTION

SHEET TITLE: **THE CARLISLE - FRONT AND REAR ELEVATIONS**

PROJECT DESCRIPTION: **THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01721**

DRAWINGS PROVIDED BY: **GMT Home Designs, Inc.**
15 West Union Street Ashland, MA 01721
508-881-7492

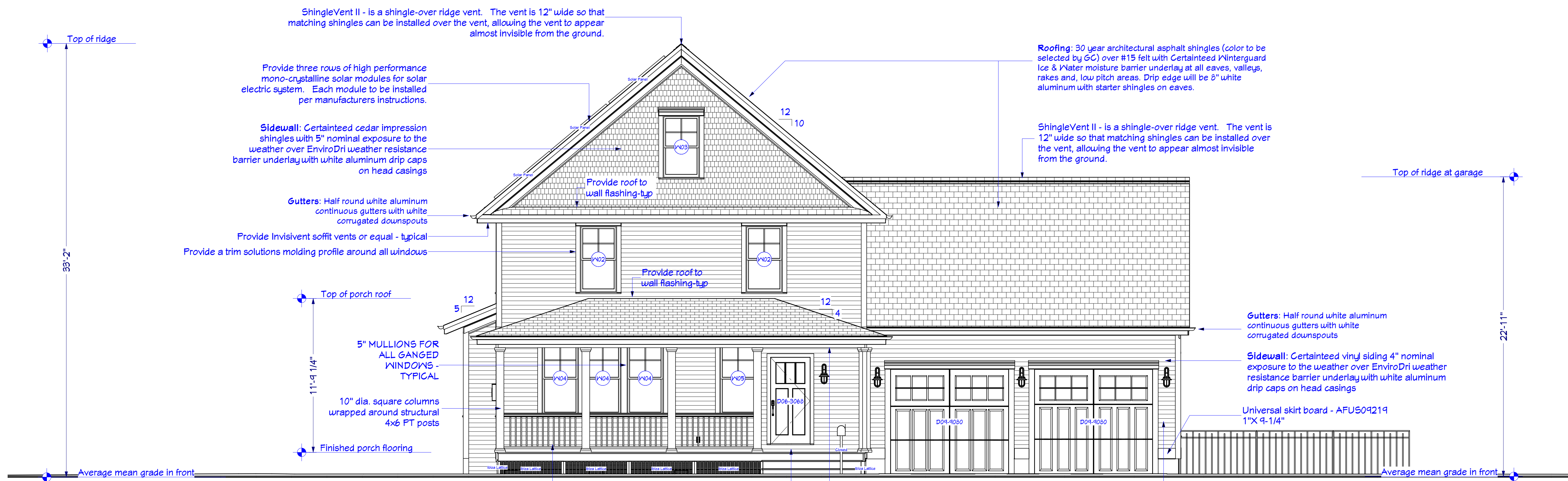
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5/8/2013

SCALE:

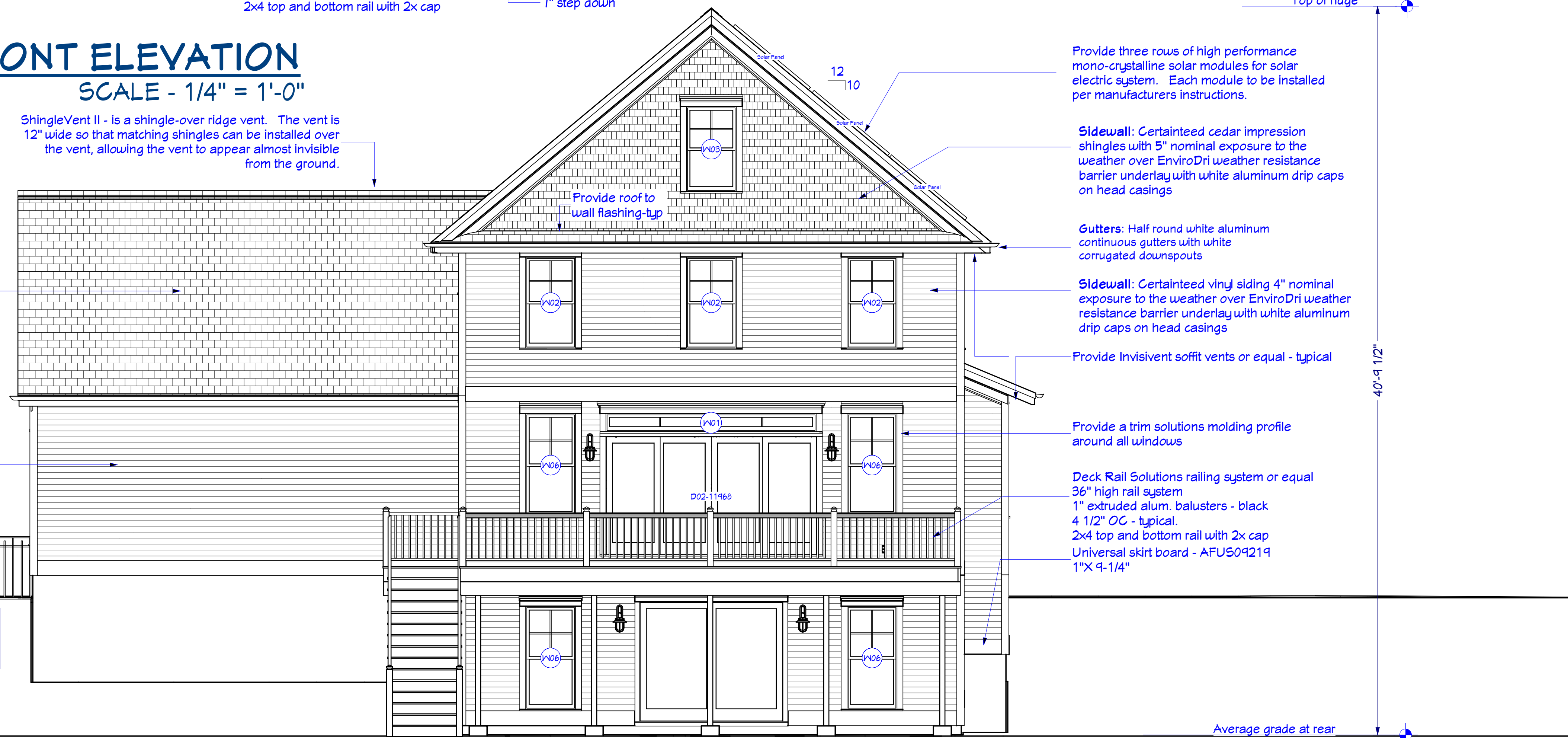
SHEET:

A-8



FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. EXPOSED CONCRETE TO MAINTAIN 6-8" ABOVE GRADE.

A THE CARLISLE FRONT ELEVATION
SCALE - 1/4" = 1'-0"



FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. EXPOSED CONCRETE TO MAINTAIN 6-8" ABOVE GRADE.

B THE CARLISLE REAR ELEVATION
SCALE - 1/4" = 1'-0"

Provide three rows of high performance mono-crystalline solar modules for solar electric system. Each module to be installed per manufacturers instructions.

Gutters: Half round white aluminum continuous gutters with white corrugated downspouts
Provide Invisivent soffit vents or equal - typical
Provide a trim solutions molding profile around all windows

Provide roof to wall flashing-typ

5" MULLIONS FOR ALL GANGED WINDOWS - TYPICAL

Deck Rail Solutions railing system or equal
36" high rail system
1" extruded alum. balusters - black
4 1/2" OC - typical.
2x4 top and bottom rail with 2x cap

PT 4x6 posts

ShingleVent II - is a shingle-over ridge vent. The vent is 12" wide so that matching shingles can be installed over the vent, allowing the vent to appear almost invisible from the ground.

Sidewall: Certainteed vinyl siding 4" nominal exposure to the weather over EnviroDri weather resistance barrier underlay with white aluminum drip caps on head casings

Ceiling of front porch to be a painted white beadboard

10" dia. square columns wrapped around structural 4x6 PT posts

Universal skirt board - AFUS09219
1"X 9-1/4"

Average mean grade in front

FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. EXPOSED CONCRETE TO MAINTAIN 6-8" ABOVE GRADE.

A THE CARLISLE LEFT ELEVATION
SCALE - 1/4" = 1'-0"

NOTE: SEE THE ADDITIONAL MATERIAL CALLOUTS ON THE FRONT, REAR AND LEFT ELEVATIONS

Sidewall: Certainteed cedar impression shingles with 5" nominal exposure to the weather over EnviroDri weather resistance barrier underlay with white aluminum drip caps on head casings

Sidewall: Certainteed vinyl siding 4" nominal exposure to the weather over EnviroDri weather resistance barrier underlay with white aluminum drip caps on head casings

B THE CARLISLE RIGHT ELEVATION
SCALE - 1/4" = 1'-0"

Grade

General Contractor-
M.G. Kane Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01721

ENGINEER

NO.	DESCRIPTION

SHEET TITLE:
THE CARLISLE - LEFT AND RIGHT ELEVATIONS

PROJECT DESCRIPTION:
THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01721

DRAWINGS PROVIDED BY:
GMT Home Designs, Inc.
15 West Union Street Ashland, MA 01721
508-881-7992

DATE:

5/8/2013

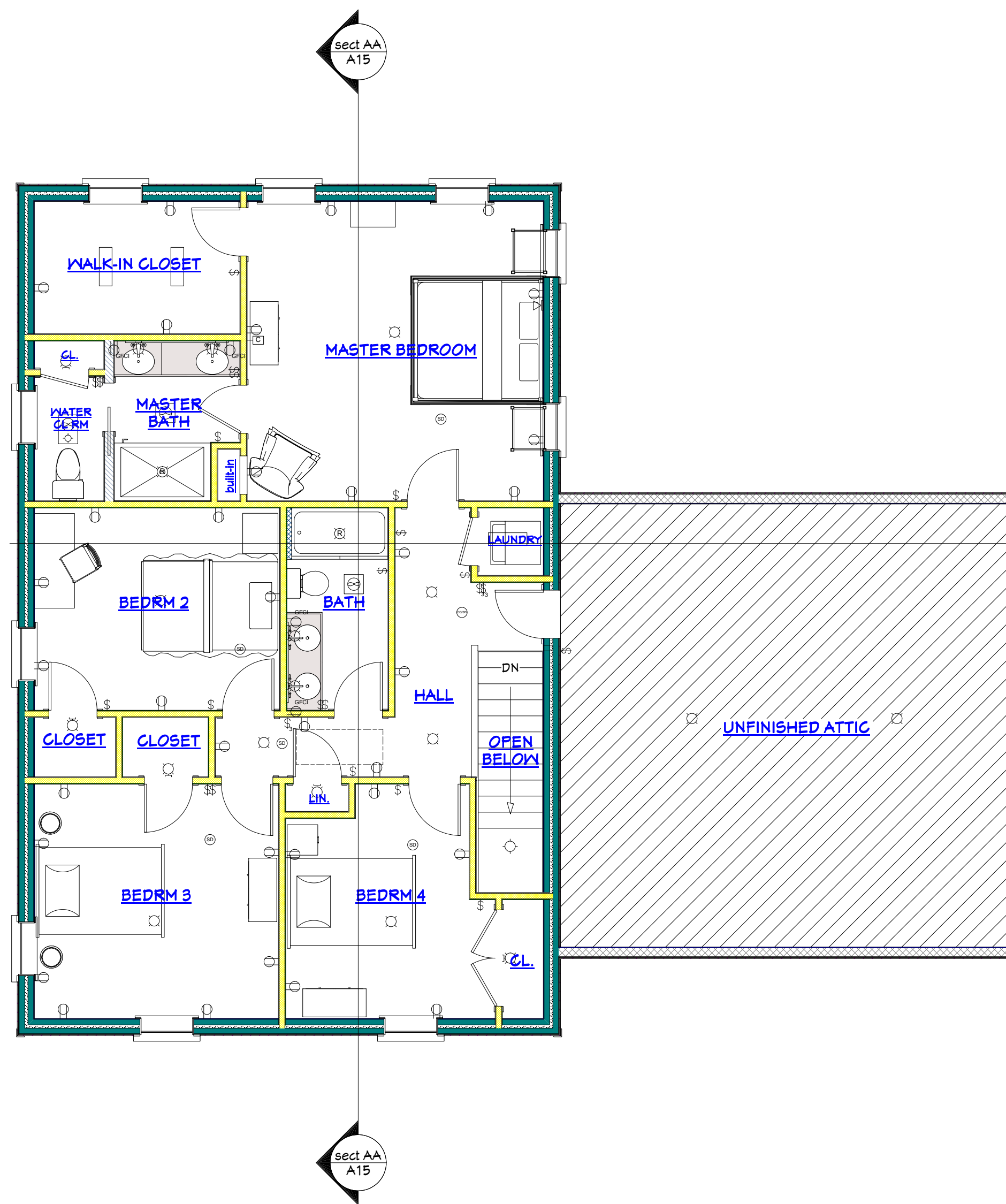
SCALE:

SHEET:

A-9



**A THE CARLISLE 1ST FLOOR
A-10 FURNITURE LAYOUT**
SCALE - 3/16" = 1'-0"



**B THE CARLISLE 2ND FLOOR
A-10 FURNITURE LAYOUT**
SCALE - 3/16" = 1'-0"



THE CARLISLE - 1ST FLOOR OVERVIEW



THE CARLISLE - 1ST FLOOR OVERVIEW



THE CARLISLE - 1ST FLOOR OVERVIEW



THE CARLISLE - 2ND FLOOR OVERVIEW



THE CARLISLE - 2ND FLOOR OVERVIEW



THE CARLISLE - 2ND FLOOR OVERVIEW

General Contractor-
M.G. Kane Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01721

ENGINEER

NO. DESCRIPTION

SHEET TITLE:
**THE CARLISLE -
INTERIOR
RENDERINGS**

PROJECT DESCRIPTION:
**THE CARLISLE @ THE PRESERVE
AT OREGON - WILSON CIRCLE,
ASHLAND, MA 01721**

DRAWINGS PROVIDED BY:
GMT Home
Designs, Inc.
15 West Union Street Ashland,
MA 01721
508-881-7492 -
**GMT
Home Designs Inc.**

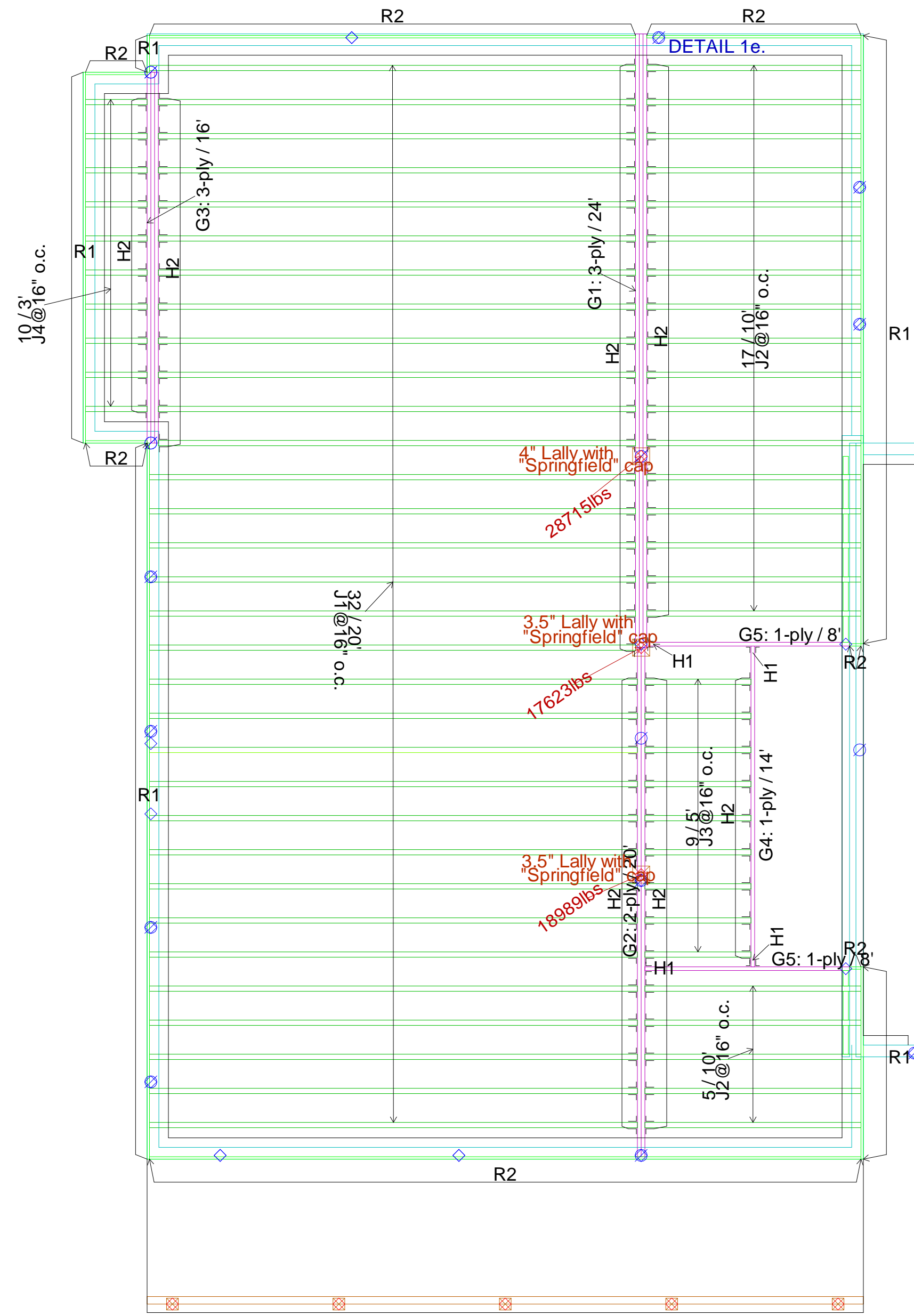
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SCALE:

SHEET:

A-10



----- Connector List -----

ID#	Qty	Model Number	Note	Carrying mbr fasteners (top/face)	Carried mbr fasteners (hip/jack)	Skew	Slope	Top Detail
H1	4	THD179	(nailing schedule by others)					
H2	93	TFL25118	(nailing schedule by others)					

----- Floor Framing Material -----

Type	Qty.	Length	Product
J1	32	20'	11 7/8" RFP1-40S
J2	22	10'	11 7/8" RFP1-40S
J3	9	5'	11 7/8" RFP1-40S
J4	10	3'	11 7/8" RFP1-40S
	935		Total length
R1	84'	12'	1-1/8" x 11-7/8" Rimboard
R2	6	12'	1-1/8" x 11-7/8" RIM BOARD
	72'		Total length

----- Beam & Ledger Material -----

Type	Qty.	Length	Product
G1	3	24'	2.0 RigidLam LVL 1-3/4 x 11-7/8
G2	3	20'	2.0 RigidLam LVL 1-3/4 x 11-7/8
G3	3	16'	2.0 RigidLam LVL 1-3/4 x 11-7/8
G4	1	14'	2.0 RigidLam LVL 1-3/4 x 11-7/8
G5	2	8'	2.0 RigidLam LVL 1-3/4 x 11-7/8
	190'		Total length

----- Miscellaneous Materials -----

Type	Qty.	Length	Product
XXX	(R/L)	10'	11 7/8" RFP1-40S
	10'		Total length

All product names are trademarks of their respective owners

- POSTS DOWN-----
- 2 ea. 8LC 3.5" dia. Lally x 8' Long
 - 1 ea. 8LC4 4" dia. Lally x 8' Long
 - 2 ea. SP 3.5" dia. "Springfield" cap
 - 1 ea. SP4 4" dia. "Springfield" cap

Scale: 1/4" = 1'

KOOPMAN LUMBER COMPANY

655 Church Street - Whitinsville, MA 01588
(508) 234-4545

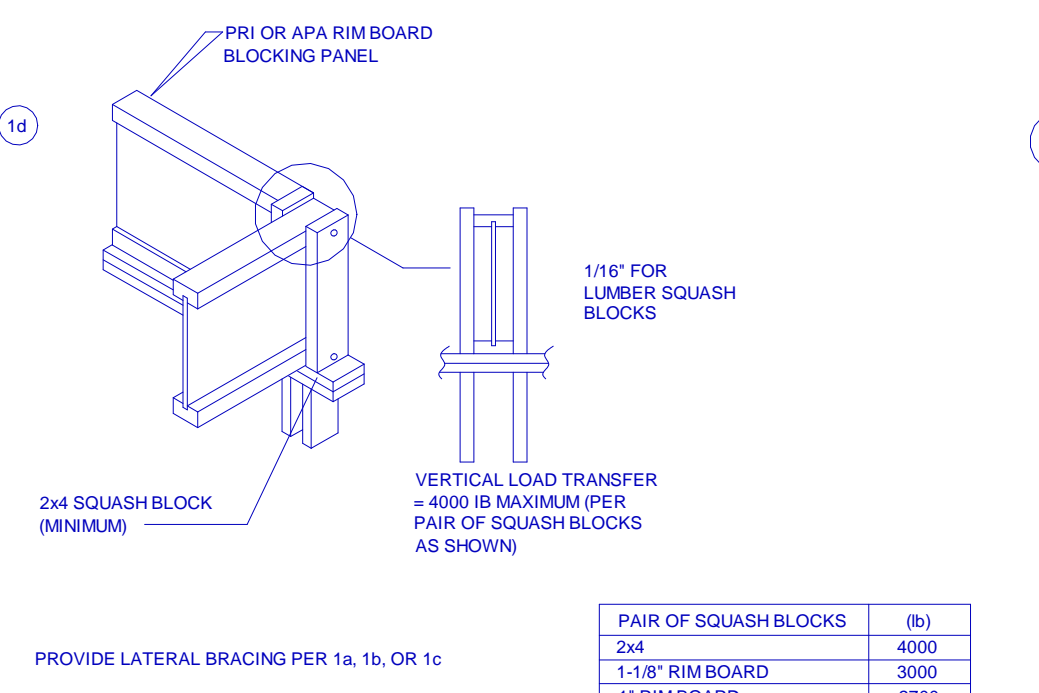
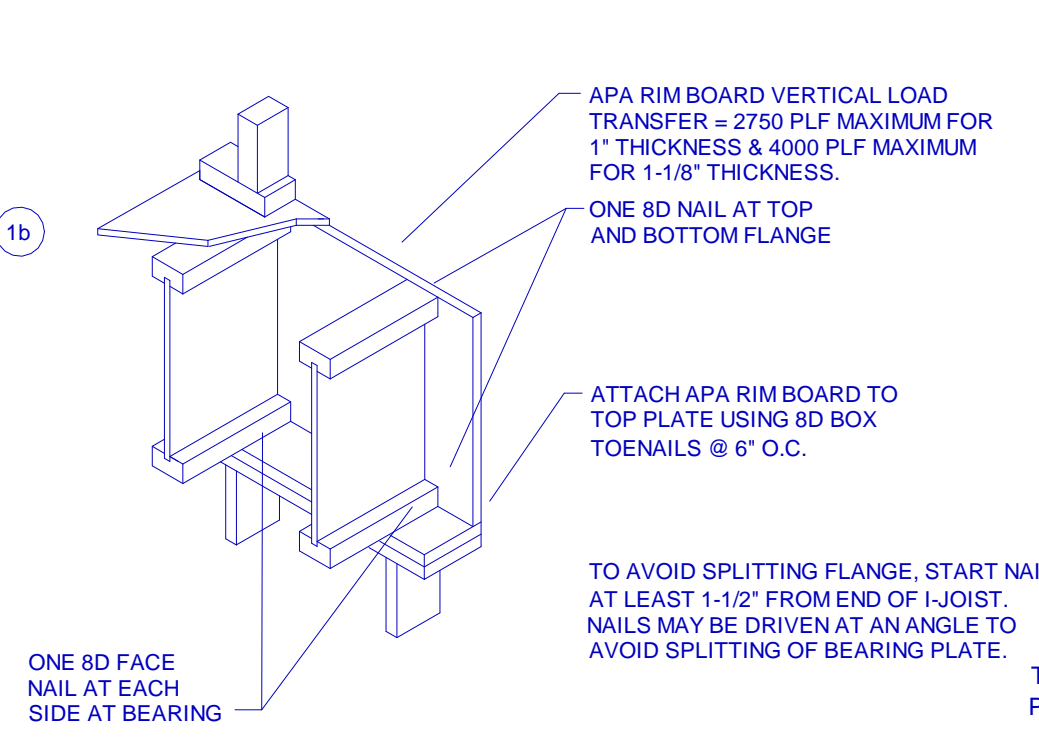
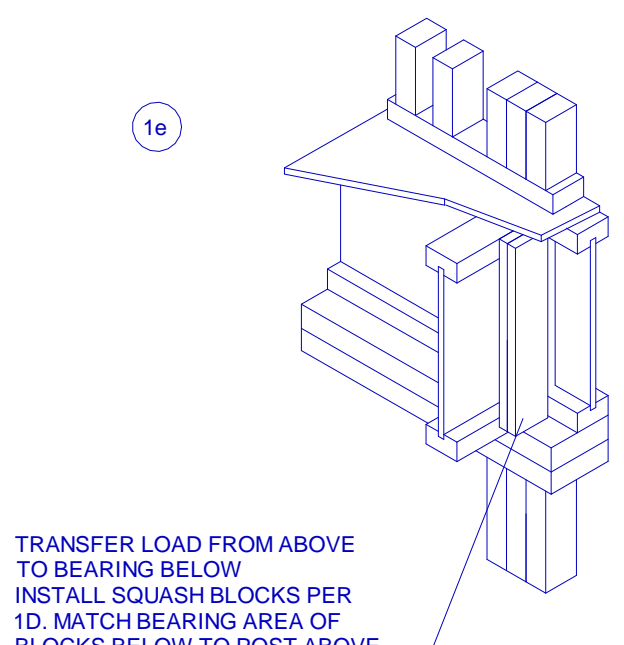
The Carlisle
Scale: 1/4" = 1'

Plotted: 04/22/13 07:59 AM

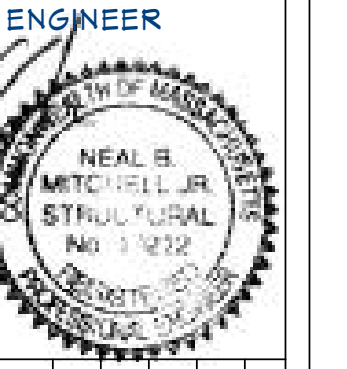
Loads:
Roof 40 psf LL @ 115% snow, 15 psf DL
Floor areas 40 psf LL @ 100%, 10 psf DL
Sleeping 30 psf LL @ 100%, 10 psf DL
Attic 20 psf LL, 10 psf DL @ 100%

1st FRAME Opt-2

A THE CARLISLE 1ST FLOOR FRAMING PLAN
SCALE - 1/4" = 1'-0"



General Contractor:
M.G. Kane Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01721



NO.	DESCRIPTION

SHEET TITLE:
THE CARLISLE - 1ST FLOOR FRAMING PLAN

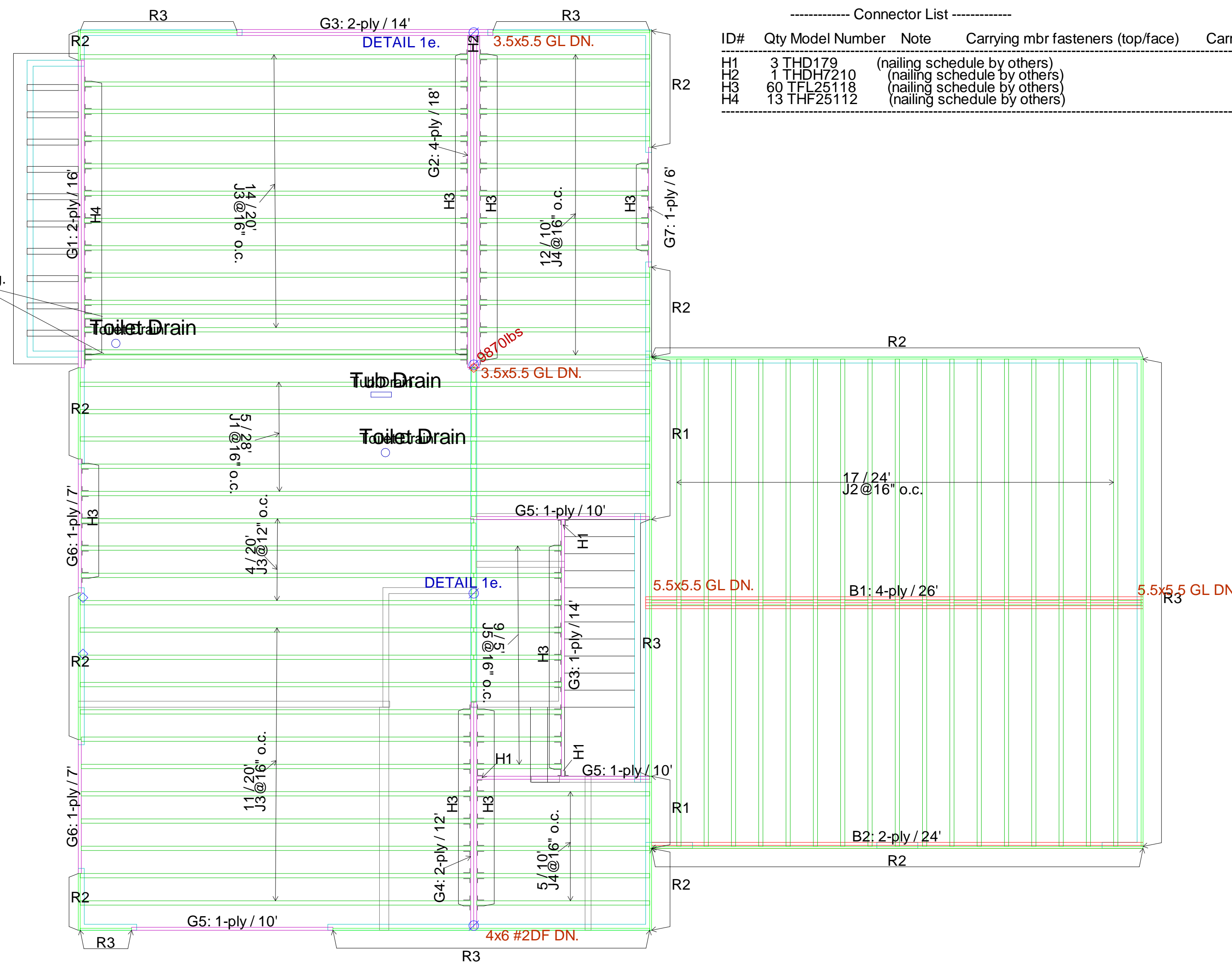
PROJECT DESCRIPTION:
THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01721

DRAWINGS PROVIDED BY:
GMT Home Designs, Inc.
15 West Union Street Ashland, MA 01721
508-881-7492

DATE:
5/8/2013

SCALE:

SHEET:
A-11



----- Connector List -----

ID#	Qty	Model Number	Note	Carrying mbr fasteners (top/face)	Carried mbr fasteners (hip/jack)	Skew	Slope	Top Detail
H1	3	THD179	(nailing schedule by others)					
H2	1	THD17210	(nailing schedule by others)					
H3	60	TFL25118	(nailing schedule by others)					
H4	13	THF25112	(nailing schedule by others)					

----- Floor Framing Material -----

Type	Qty.	Length	Product
J1	5	28'	11 7/8" RFPI-40S
J2	17	24'	11 7/8" RFPI-40S
J3	29	20'	11 7/8" RFPI-40S
J4	17	10'	11 7/8" RFPI-40S
J5	9	5'	11 7/8" RFPI-40S
	1343'		Total length
R1	1	12'	1-1/8" x 11-7/8" Rimboard
R2	7	12'	1-1/8" x 11-7/8" Rimboard
	96'		Total length
R3	6	12'	1-1/8" x 11-7/8" RIM BOARD
	72'		Total length

----- Beam & Ledger Material -----

Type	Qty.	Length	Product
B1	4	26'	2.0 RigidLam LVL 1-3/4 x 18
	104'		Total length
G1	2	16'	2.0 RigidLam LVL 1-3/4 x 16
	32'		Total length
G2	4	18'	2.0 RigidLam LVL 1-3/4 x 11-7/8
G3	3	14'	2.0 RigidLam LVL 1-3/4 x 11-7/8
G4	2	12'	2.0 RigidLam LVL 1-3/4 x 11-7/8
G5	3	10'	2.0 RigidLam LVL 1-3/4 x 11-7/8
G6	2	7'	2.0 RigidLam LVL 1-3/4 x 11-7/8
G7	1	6'	2.0 RigidLam LVL 1-3/4 x 11-7/8
	188'		Total length

----- Header Material -----

Type	Qty.	Length	Product
B2	2	24'	2.0 RigidLam LVL 1-3/4 x 11-7/8
	48'		Total length

----- Miscellaneous Materials -----

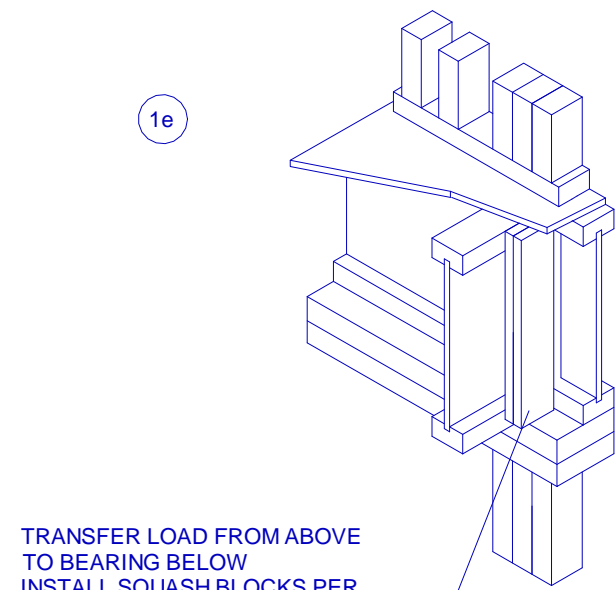
Type	Qty.	Length	Product
XXX	(R/L)	3'	11 7/8" RFPI-40S
XXX	(R/L)	32'	11 7/8" RFPI-40S
		35'	Total length

All product names are trademarks of their respective owners

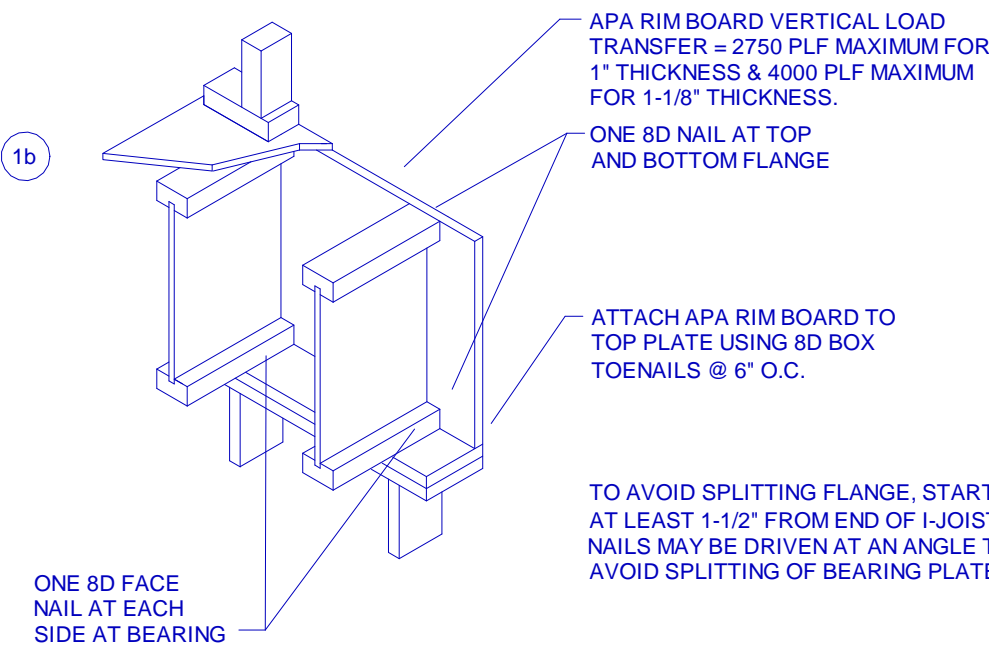
----- POSTS DOWN -----

- 2 ea. GL6610 5.5x5.5 Glue Lam Post x 10' Long
- 1 ea. GL4610 3.5x5.5 Glue Lam Post x 10' Long

Add joists in bays with 3 walls crossing.



TRANSFER LOAD FROM ABOVE TO BEARING BELOW. INSTALL SQUASH BLOCKS PER 1D. MATCH BEARING AREA OF BLOCKS BELOW TO POST ABOVE.



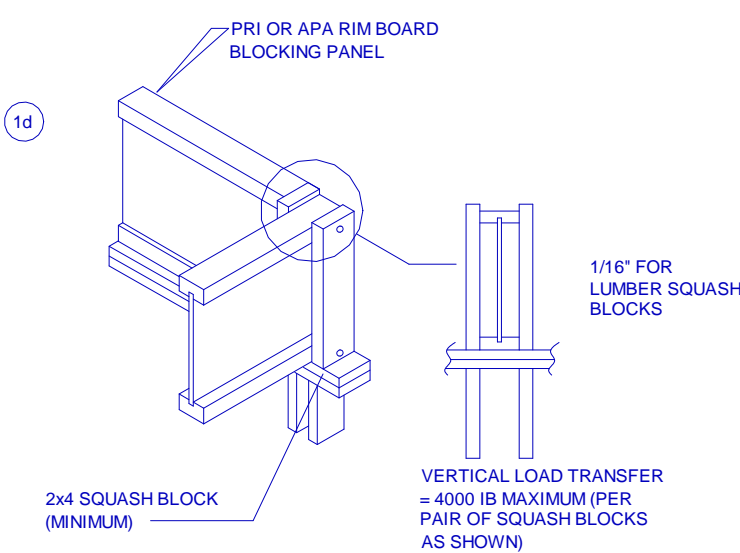
APA RIMBOARD VERTICAL LOAD TRANSFER = 2750 PLF MAXIMUM FOR 1" THICKNESS & 4000 PLF MAXIMUM FOR 1-1/8" THICKNESS.
ONE 8D NAIL AT TOP AND BOTTOM FLANGE

ATTACH APA RIM BOARD TO TOP PLATE USING 8D BOX TOENAILS @ 6" O.C.

TO AVOID SPLITTING FLANGE, START NAILS AT LEAST 1-1/2" FROM END OF I-JOIST. NAILS MAY BE DRIVEN AT AN ANGLE TO AVOID SPLITTING OF BEARING PLATE.

ONE 8D FACE NAIL AT EACH SIDE AT BEARING

TOP-MOUNTED HANGER INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

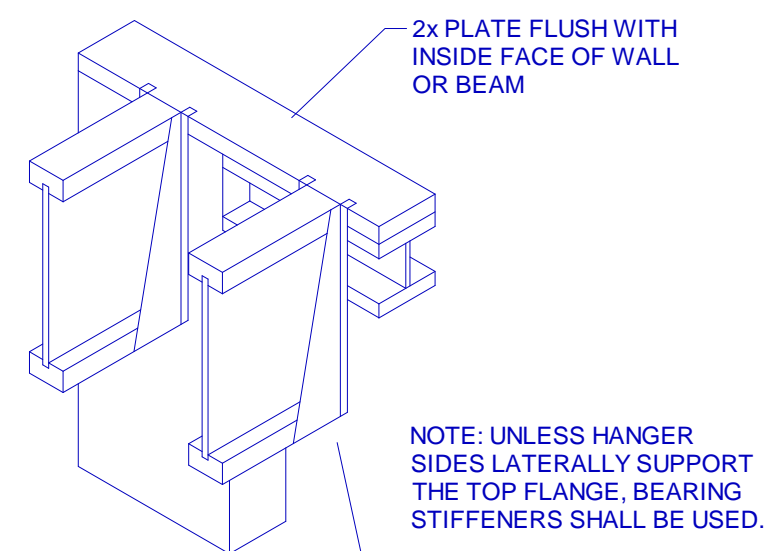


PROVIDE LATERAL BRACING PER 1a, 1b, OR 1c

VERTICAL LOAD TRANSFER = 4000 LB MAXIMUM PER PAIR OF SQUASH BLOCKS AS SHOWN

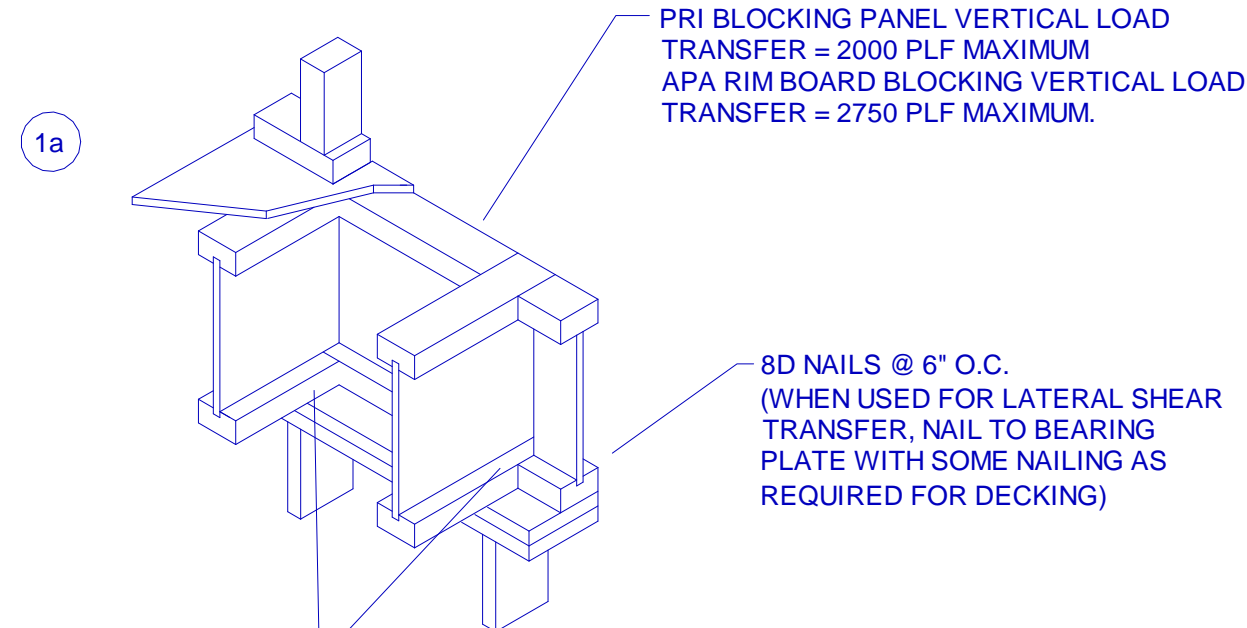
PAIR OF SQUASH BLOCKS	(lb)
2x4	4000
1-1/8" RIMBOARD	3000
1" RIMBOARD	2700

ATTACH I-JOIST TO TOP PLATE PER 1B



2x PLATE FLUSH WITH INSIDE FACE OF WALL OR BEAM

NOTE: UNLESS HANGER SIDES LATERALLY SUPPORT THE TOP FLANGE, BEARING STIFFENERS SHALL BE USED.



PRI BLOCKING PANEL VERTICAL LOAD TRANSFER = 2000 PLF MAXIMUM
APA RIMBOARD BLOCKING VERTICAL LOAD TRANSFER = 2750 PLF MAXIMUM.

8D NAILS @ 6" O.C. (WHEN USED FOR LATERAL SHEAR TRANSFER, NAIL TO BEARING PLATE WITH SOME NAILING AS REQUIRED FOR DECKING)

KOOPMAN LUMBER COMPANY

655 Church Street - Whitinsville, MA 01588
(508) 234-4545

The Carlisle
Scale: 1/4" = 1'

Plotted: 04/22/13 07:59 AM

Loads:
Roof 40 psf LL @ 115% snow, 15 psf DL
Floor areas 40 psf LL @ 100%, 10 psf DL
Sleeping 30 psf LL @ 100%, 10 psf DL
Attic 20 psf LL, 10 psf DL @ 100%

2nd FRAME Opt-2

A THE CARLISLE 2ND FLOOR FRAMING PLAN
SCALE - 1/4" = 1'-0"

General Contractor
M.G. Kane Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01121

ENGINEER



DESCRIPTION

SHEET TITLE:
THE CARLISLE - 2ND FLOOR FRAMING PLAN

PROJECT DESCRIPTION:
THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01121

DRAWINGS PROVIDED BY:
GMT Home Designs, Inc.
15 West Union Street Ashland, MA 01121
508-981-7192

DATE:

5/8/2013

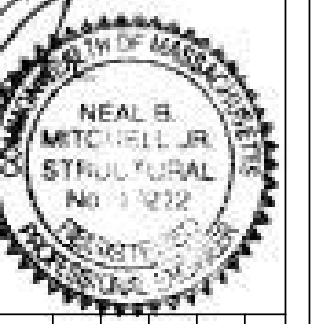
SCALE:

SHEET:

A-12

General Contractor:
M.G. Kane Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01721

ENGINEER



NO.	DESCRIPTION

SHEET TITLE:
**THE CARLISLE -
ATTIC FLOOR
FRAMING PLAN**

PROJECT DESCRIPTION:
**THE CARLISLE @ THE PRESERVE
AT OREGON - WILSON CIRCLE,
ASHLAND, MA 01721**

DRAWINGS PROVIDED BY:
GMT Home
Designs, Inc.
15 West Union Street
Ashland, MA, 01721
508-881-7492

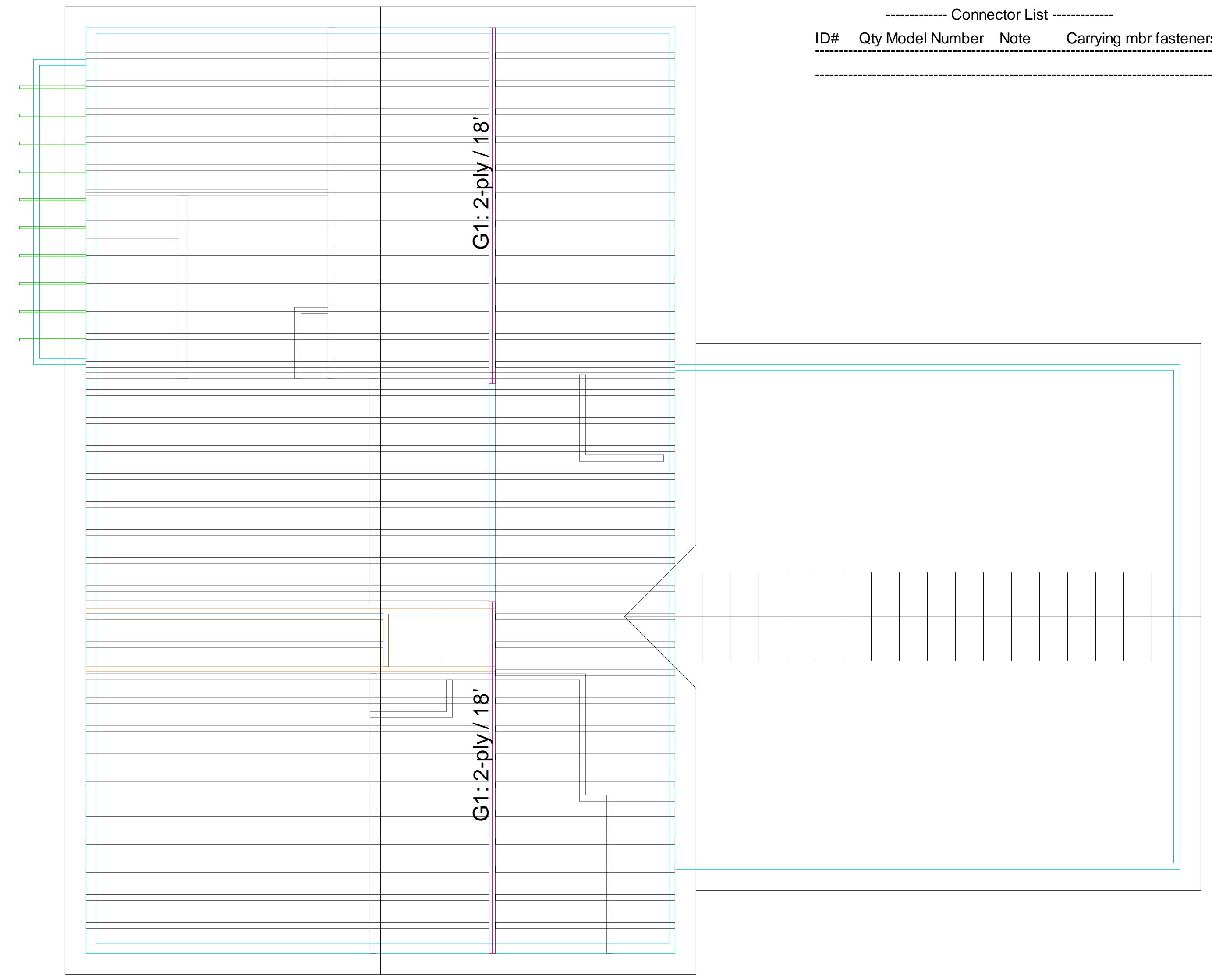
DATE:
5/8/2013

SCALE:

SHEET:
A-13

----- Connector List -----

ID#	Qty	Model Number	Note	Carrying mbr fasteners (top/face)	Carried mbr fasteners (hip/jack)	Skew	Slope	Top Detail



----- Beam & Ledger Material -----

Type	Qty.	Length	Product
G1	4	18'	2,0 RigidLam LVL 1-3/4 x 11-7/8
		72'	Total length

All product names are trademarks of their respective owners

KOOPMAN LUMBER COMPANY

655 Church Street - Whitinsville, MA 01588
(508) 234-4545

The Carlisle
Scale: 1/4" = 1'

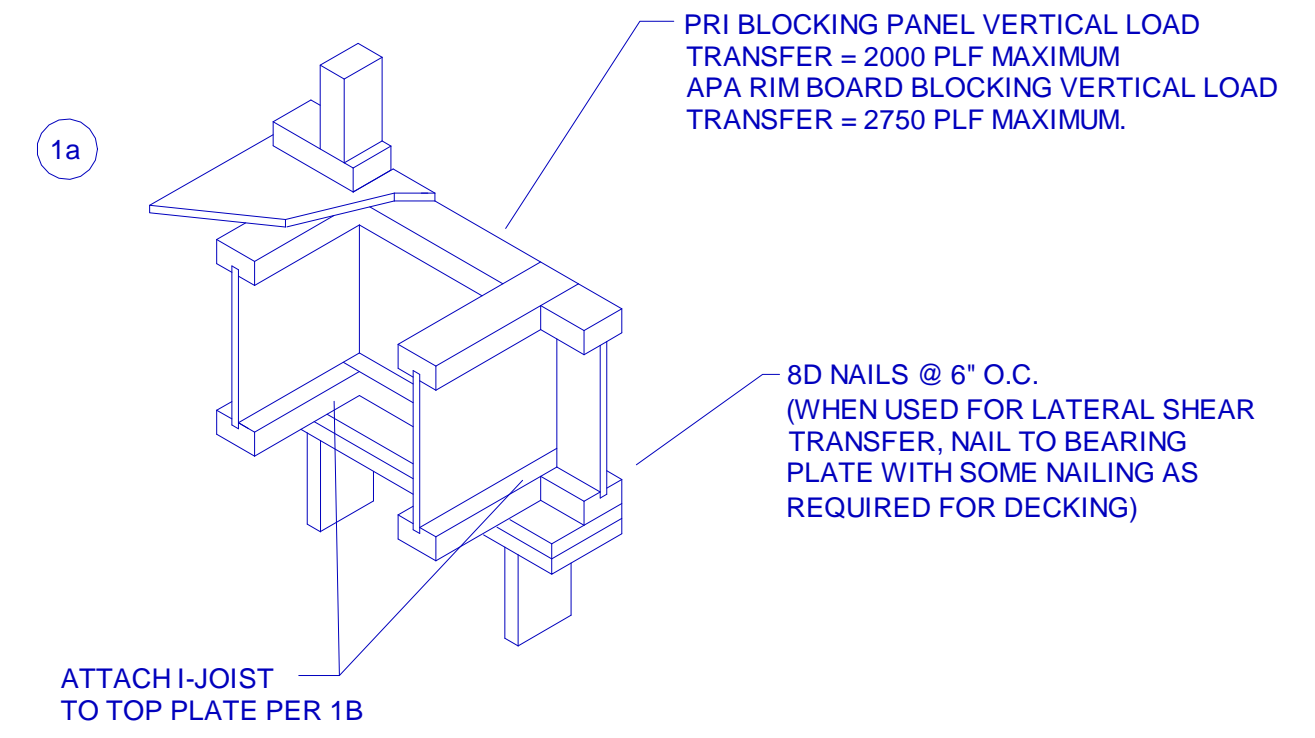
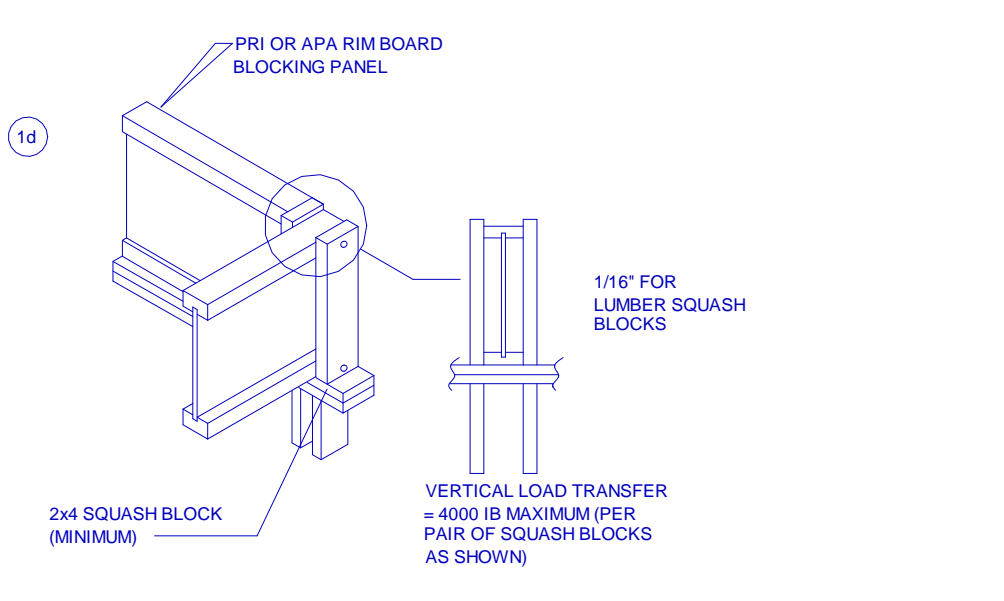
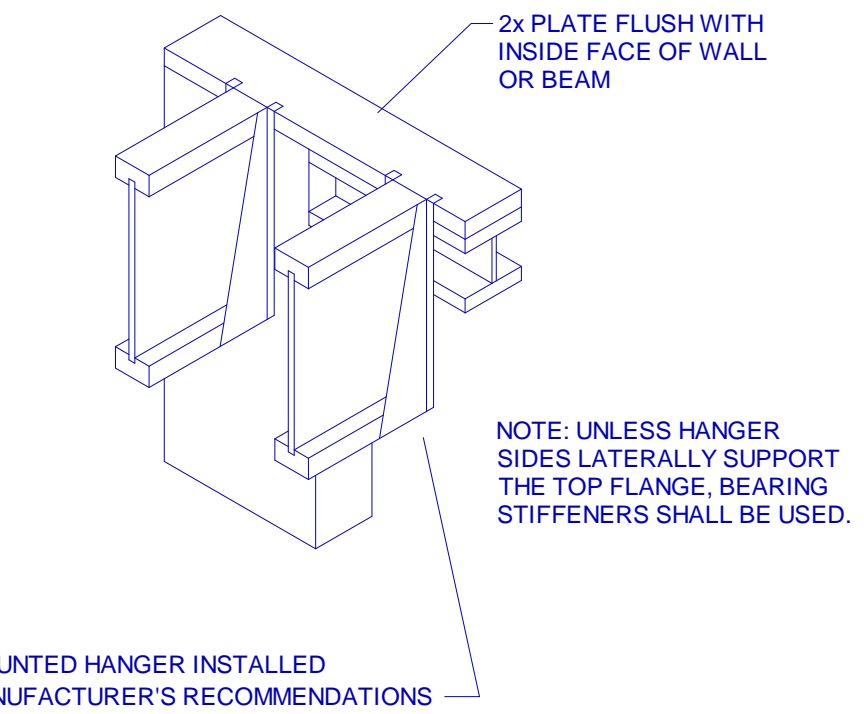
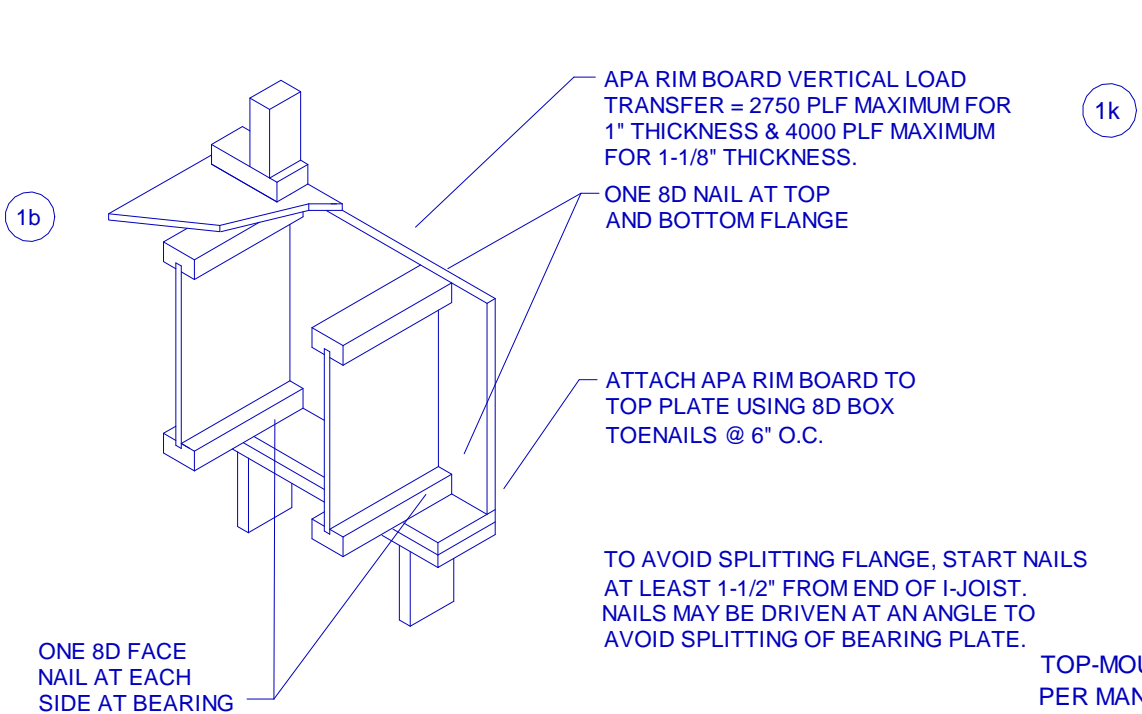
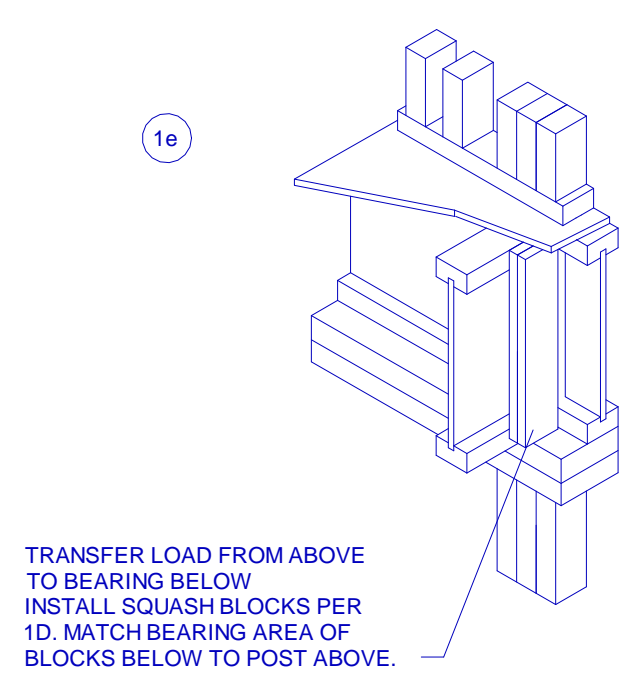
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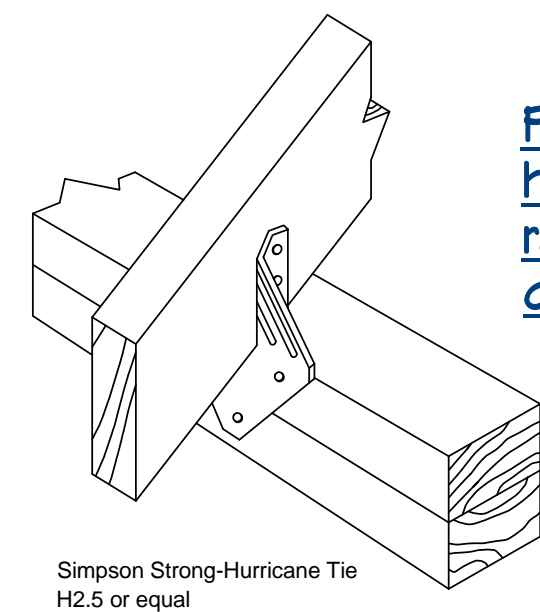
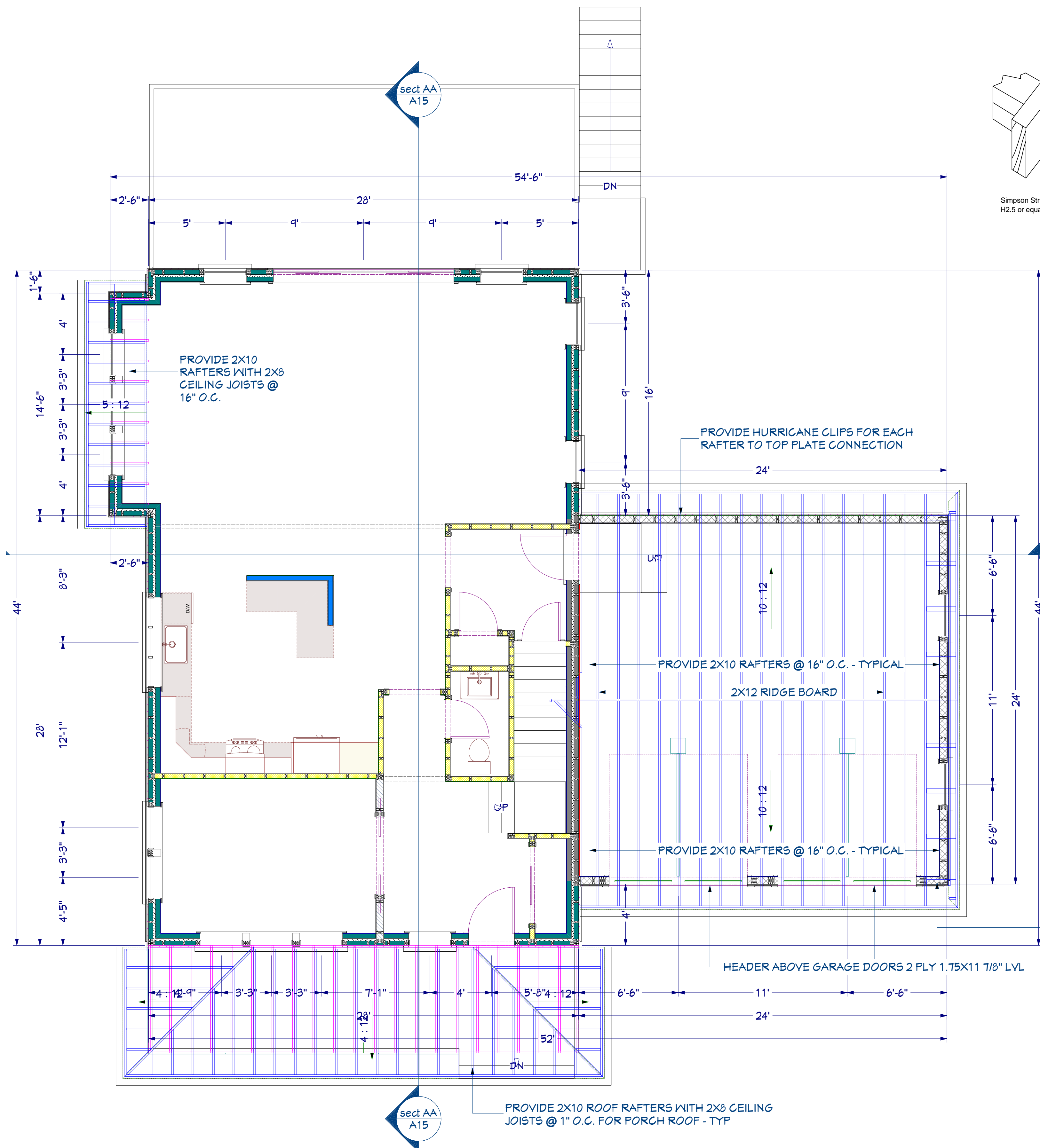
Loads:
Roof 40 psf LL @ 115% snow, 15 psf DL
Floor areas 40 psf LL @ 100%, 10 psf DL
Sleeping 30 psf LL @ 100%, 10 psf DL
Attic 20 psf LL, 10 psf DL @ 100%

Ceiling FRAME-Opt 2

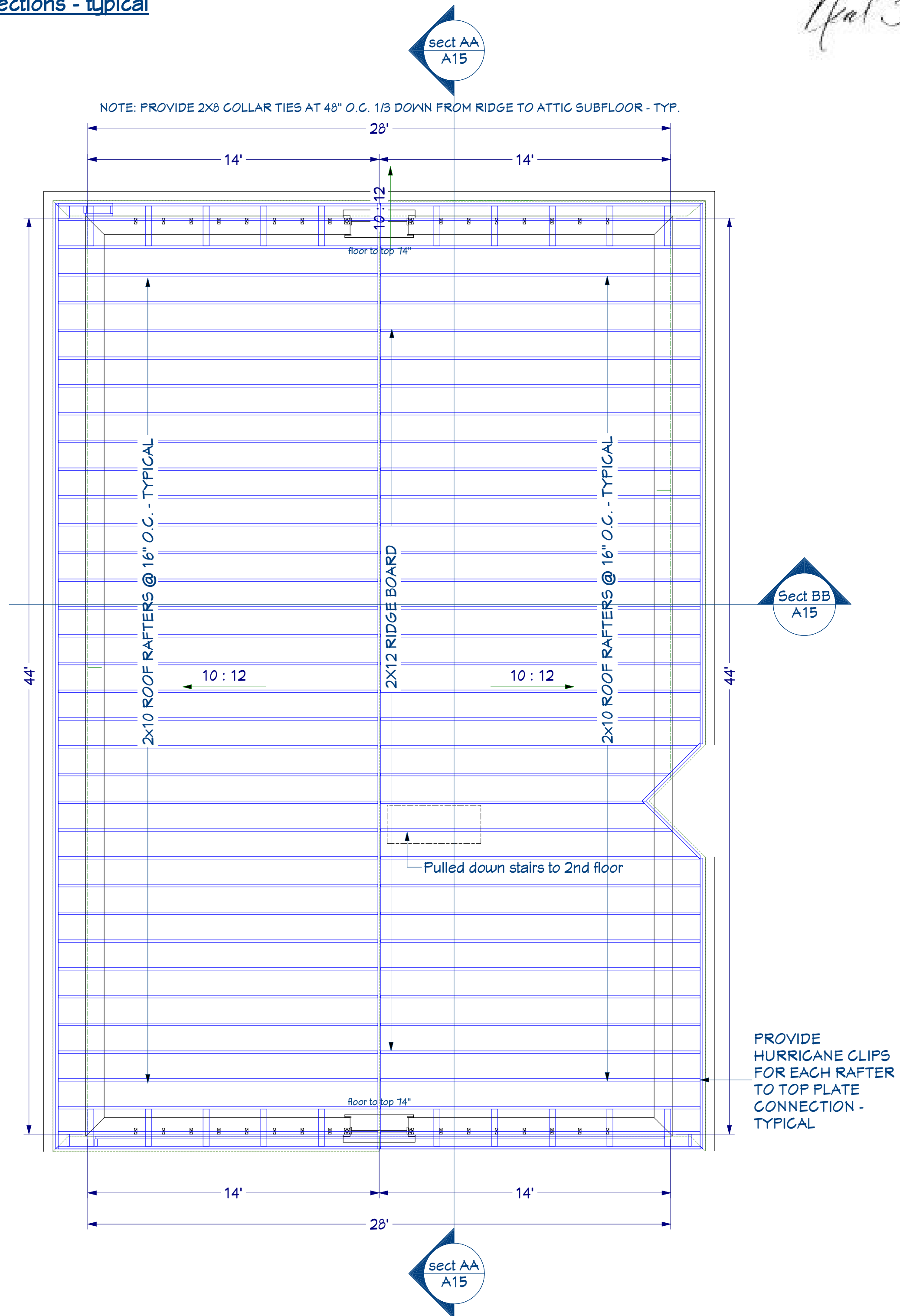
A THE CARLISLE ATTIC FLOOR FRAMING PLAN
SCALE - 1/4" = 1'-0"

A-13





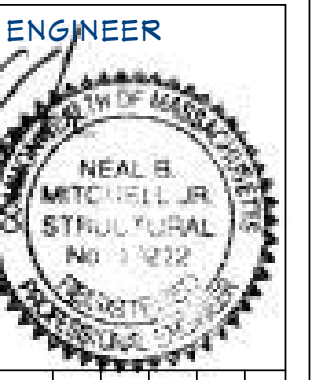
Provide Simpson hurricane clips for rafter to wall plate connections - typical



A THE CARLISLE 1ST FLOOR ROOF FRAMING PLAN
SCALE - 1/4" = 1'-0"

B THE CARLISLE MAIN ROOF FRAMING PLAN
SCALE - 1/4" = 1'-0"

General Contractor
M.G. Kane Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01721



NO.	DESCRIPTION

SHEET TITLE:
THE CARLISLE - ROOF FRAMING PLAN

PROJECT DESCRIPTION:
THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01721

DRAWINGS PROVIDED BY:
GMT Home Designs, Inc.
15 West Union Street Ashland, MA 01721
508-881-7492

DATE:

5/8/2013

SCALE:

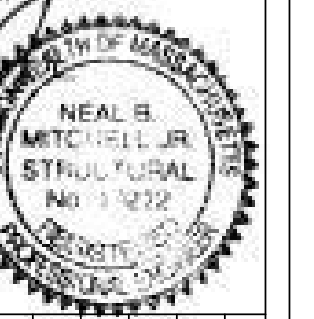
SHEET:

A-14

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY NEAL MITCHELL - SEE ATTACHED SPECS AND CALC'S.

General Contractor:
M.G. Kane Properties
Attn: Mike Kane
162 Pond Street,
Ashland, MA
01721

ENGINEER



DESCRIPTION

SHEET TITLE:
THE CARLISLE BUILDING SECTIONS

PROJECT DESCRIPTION:
THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01721

DRAWINGS PROVIDED BY:
GMT Home Designs, Inc.
15 West Union Street, Ashland, MA 01721
508-881-7192

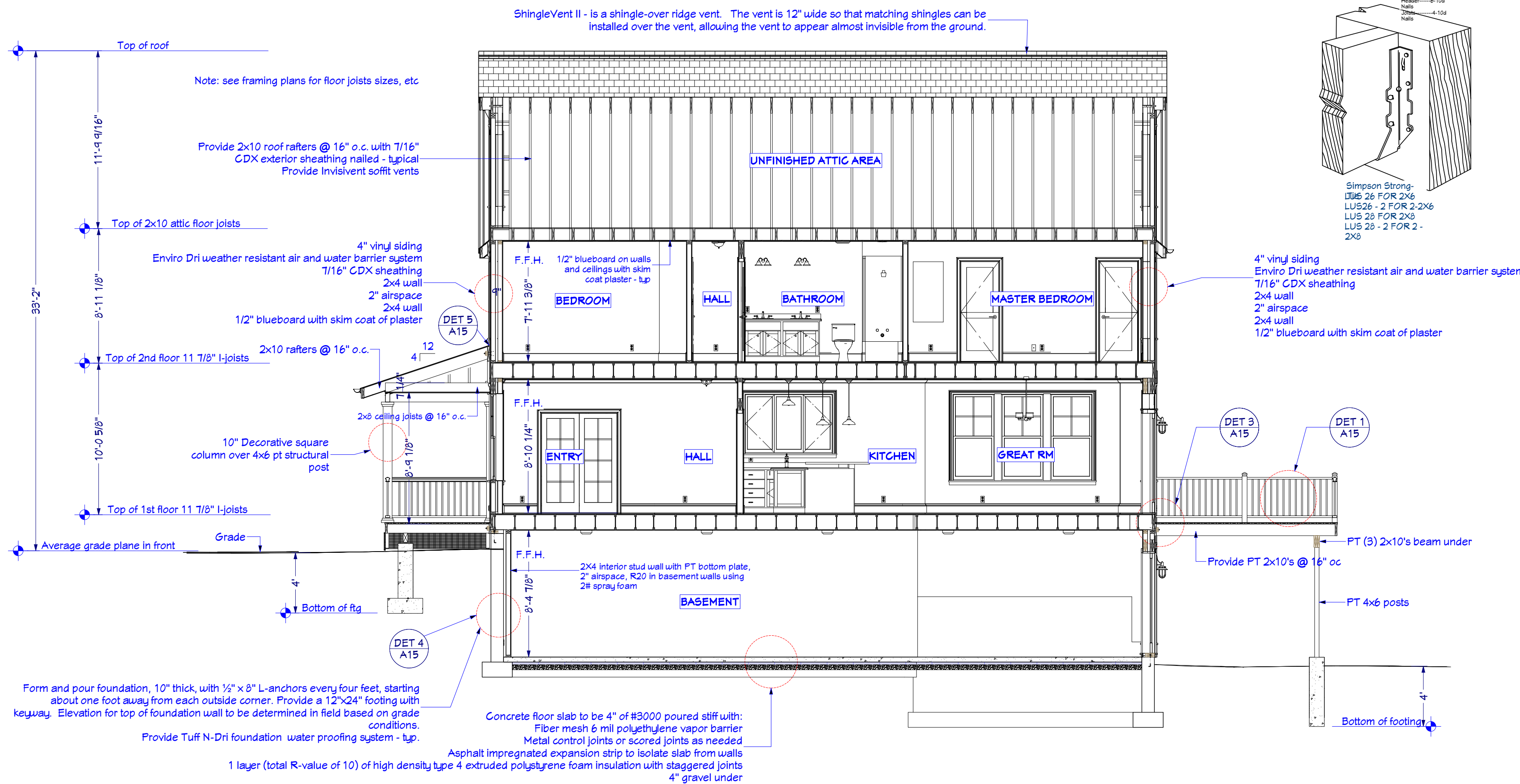
DATE:

5/8/2013

SCALE:

SHEET:

A-15



First Floor
Sill - Pressure treated 2x6 with continuous sill seal
Ledger - 2x10 continuous ledger in locations indicated in framing plans
Joists - 11 7/8" I floor joists @ 16" on center throughout
Floor Sheathing - 3/4" Advantech T&G OSB glued and nailed in family room
Exterior Walls - (2) 2x4 studs 16" on center with 2" airspace between studs with 5-ply 7/16" CDX exterior sheathing
Interior Walls - 2x4 studs 16" on center

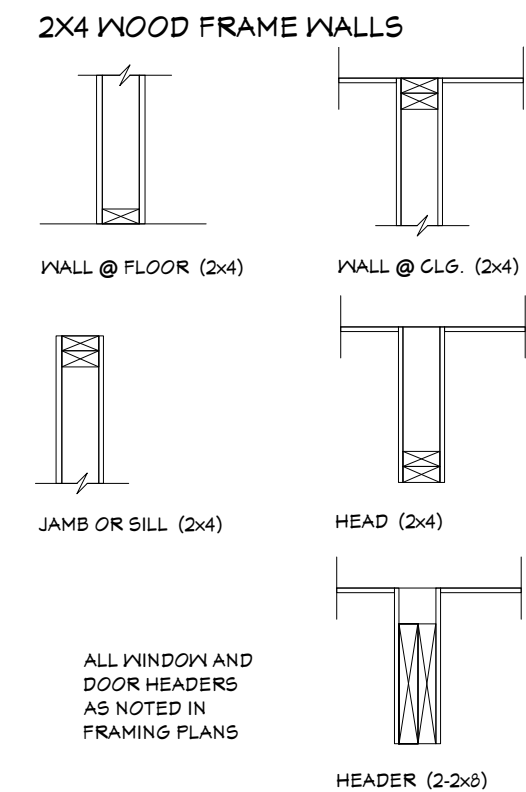
Second Floor
Exterior Walls - (2) 2x4 studs 16" on center with 2" airspace for insulation between with 5-ply 7/16" CDX exterior sheathing
Interior Walls - 2x4 studs 16" on center

Roof
Ceiling Joists - 2x8 ceiling joists 16" on center
Rafters - 2x10 rafters 16" on center
Roof Sheathing - 7/16" CDX exterior sheathing nailed

Exterior Trim
Exterior trim will be Azek sized as follows:
- Rakes: 1x8/1x3
- Fascia Assembly: 1x8 fascia, 1x6 soffit with vent, 1x8 frieze with bed molding
- Cornerboards: 1x5/1x6
- Kicks: 1x12 kicks under doors
- Casings: 1x4 rabbetted casings on windows and doors
- Sill: Harvey Tribute style exterior sills
New doors and windows will have VYCOR spines

STRUCTURAL STEEL (only IF APPLICABLE) - see attached calc sheets

FABRICATE, DETAIL ERECT, IDENTIFY AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS. EXCEPT CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DOCUMENTS.

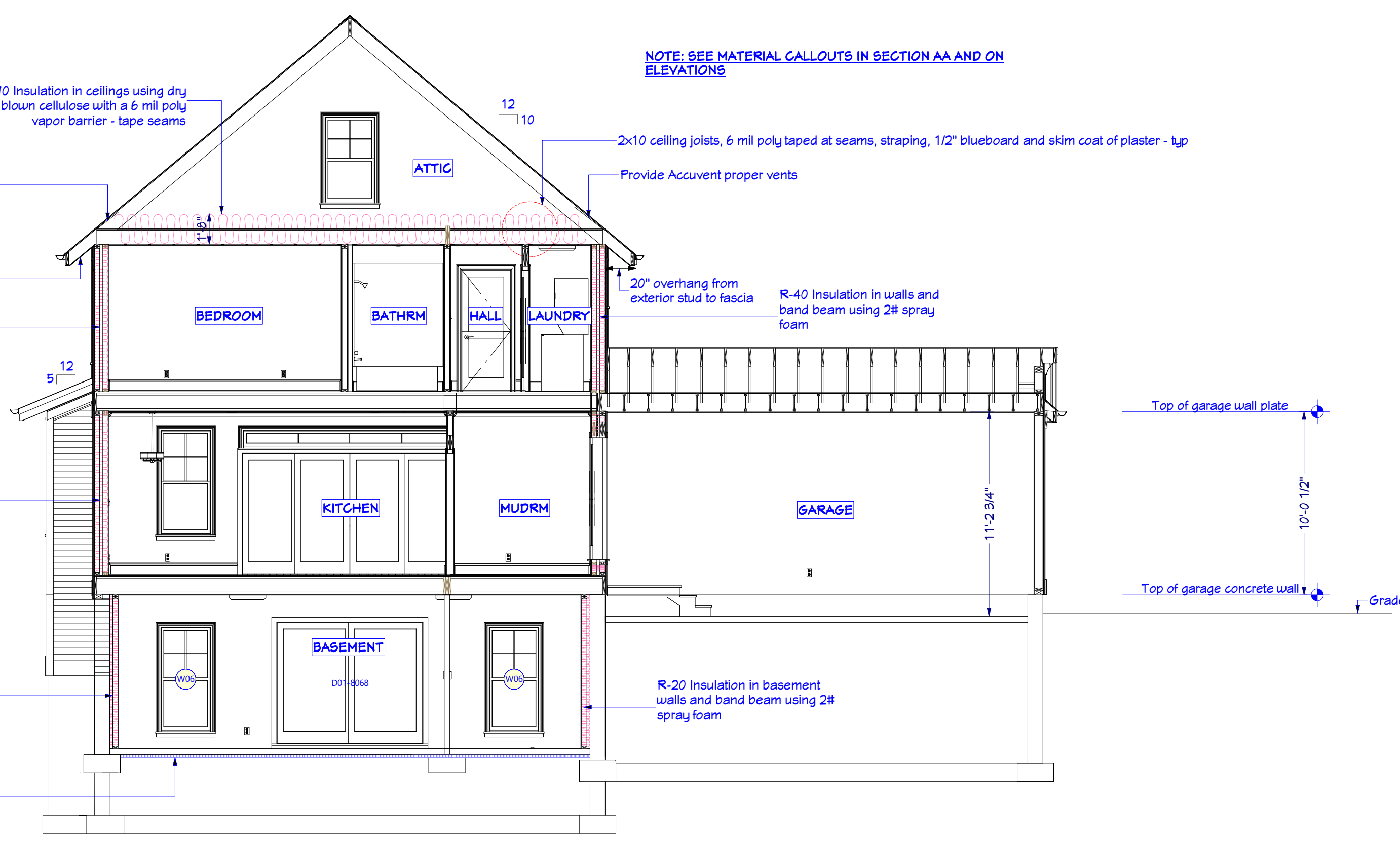
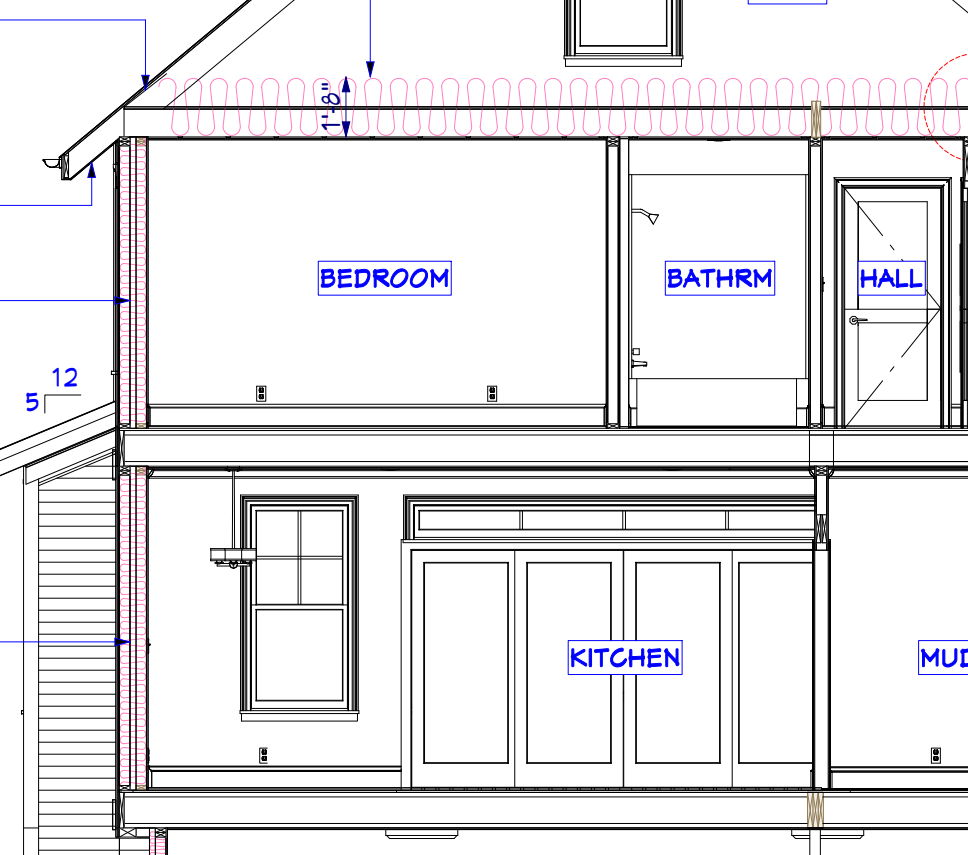
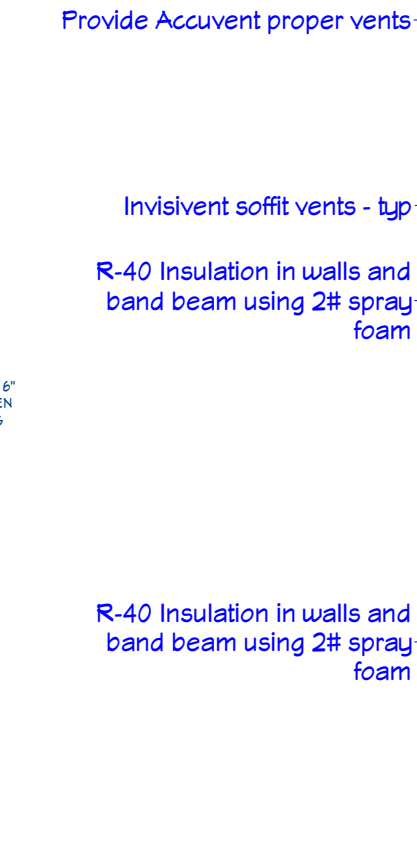
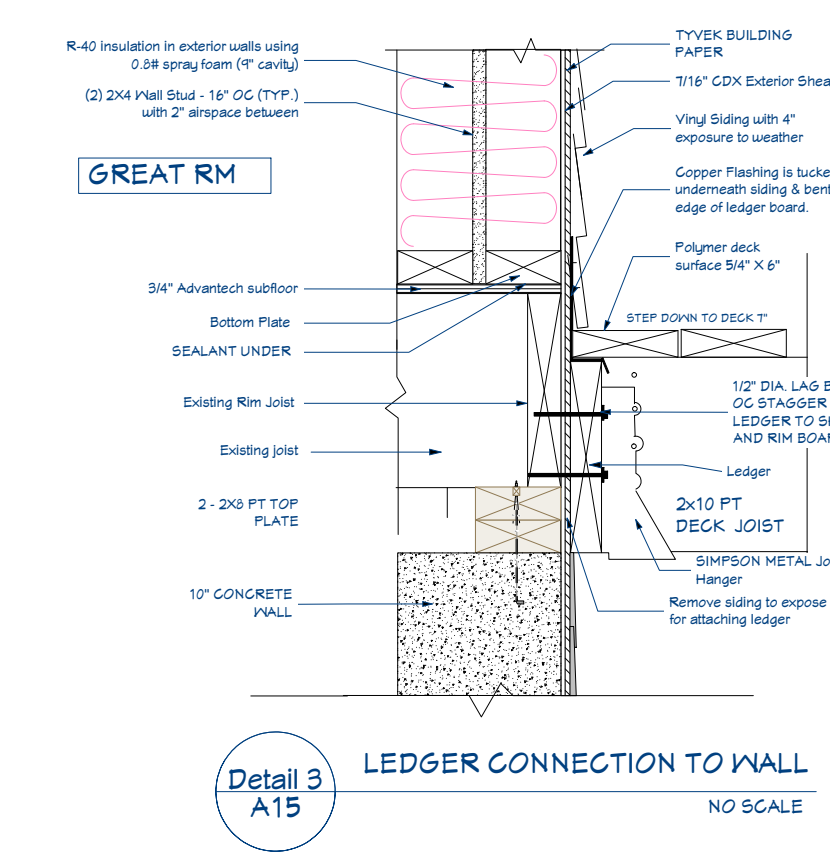
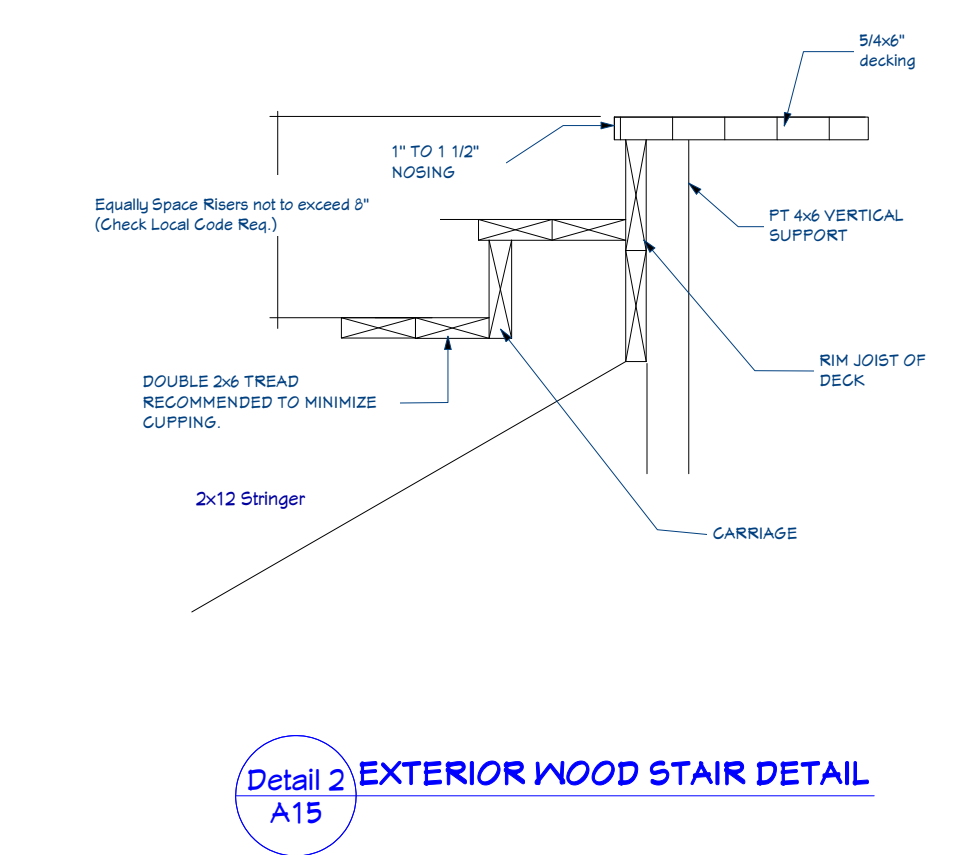
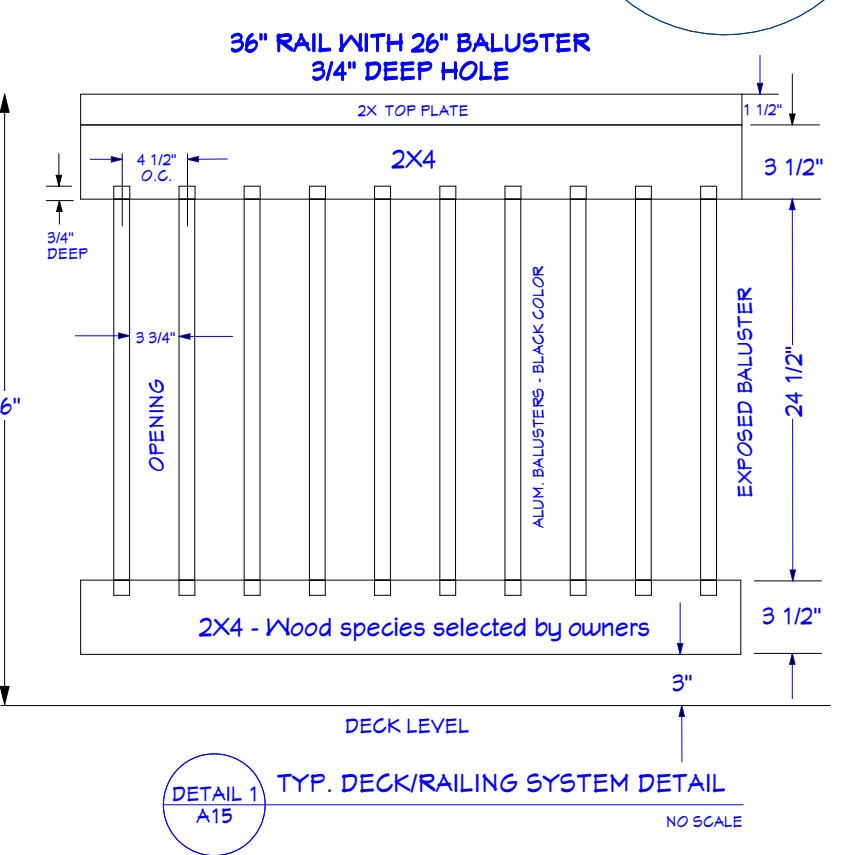


R602.3 Design and construction.
Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3(2) or in accordance with AF&PA's NDS. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4). Structural wall sheathing shall be fastened directly to structural framing members. Exterior wall coverings shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(3). Wood structural panel sheathing used for exterior walls shall conform to the requirements of Table R602.3(3).

Studs shall be perpendicular from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice.

Exception: Jack studs, trimmer studs and cripple studs at openings in walls that comply with Tables R502.5(1) and R502.5(2).

A THE CARLISLE BUILDING SECTION AA SCALE - 3/16" = 1'-0"



B THE CARLISLE BUILDING SECTION BB SCALE - 3/16" = 1'-0"

QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION
1	0	12 1/16"	12 1/16"	5 1/2"	CEILING	COMMON FLUSH MOUNT
1	0	14 1/4"	9 3/8"	23"	WALL	ELECTRICAL PANEL
4	0	24"	4"	3"	CEILING	24" SURFACE MOUNTED [24X4X4D]
1	0	3"	3/4"	5"	WALL	SINGLE POLE
2	0	3"	3/4"	5"	WALL	THREE WAY
1	0	3"	5"	3/4"	FLOOR	DUPLEX (WEATHERPROOF)
4	0	5"	5/16"	5"	WALL	DUPLEX
1	0	5"	5"	1 1/8"	CEILING	CO/SMOKE DETECTOR
2	0	4"	9 1/4"	18 5/16"	WALL	CAGED LANTERN
1	1	10"	10"	20 3/4"	CEILING	CLASSIC PENDANT
1	1	10"	10"	36 1/4"	CEILING	CLASSIC PENDANT
1	1	10"	10"	36 7/16"	CEILING	CLASSIC PENDANT
4	1	10 1/2"	10 3/8"	5 1/2"	CEILING	TRADITIONAL FLUSH DOME
1	1	11"	4 1/2"	15 3/16"	WALL	ELECTRICAL METER SOCKET
1	1	12"	18"	1 1/4"	CEILING	110 CFM BATH EXHAUST FAN/LIGHT VENTED TO EXTERIOR
2	1	14"	6 1/16"	3"	WALL	ART LIGHT
1	1	15 1/4"	13 15/16"	33"	CEILING	CHANDELIER - 3 LIGHTS
2	1	2 13/16"	4 7/16"	7 7/8"	WALL	SCOPE SCONE
1	1	3"	1/4"	5"	WALL	CATT
1	1	3"	3/4"	5"	WALL	TELEPHONE JACK
1	1	3"	3/4"	5"	WALL	CABLE JACK
2	1	3"	3/4"	5"	WALL	DUPLEX (WEATHERPROOF)
1	1	3"	3/4"	5"	WALL	DUPLEX
15	1	3"	3/4"	5"	WALL	THREE WAY
2	1	3"	4 3/4"	3/16"	CEILING	DUPLEX
1	1	3"	5/16"	5"	WALL	DISHWASHER
22	1	3"	5/16"	5"	WALL	DUPLEX
1	1	3"	5/16"	5"	WALL	ELECTRIC RANGE
5	1	3"	5/16"	5"	WALL	GFCI
1	1	3"	5/16"	5"	WALL	MICROWAVE
1	1	3"	5/16"	5"	WALL	REFRIGERATOR
2	1	4 3/4"	3/16"	3"	FLOOR	DUPLEX (HORIZONTAL)
1	1	5"	5"	1 1/8"	CEILING	CO/SMOKE DETECTOR
1	1	5 3/16"	5/16"	5"	WALL	QUADRUPLX
1	1	5 7/16"	5 1/2"	1 11/16"	CEILING	HEAT DETECTOR
12	1	6"	6"	5/16"	CEILING	5" LIGHT TOLIER RECESSED LIGHT OR EQUAL
1	1	6 11/16"	6 9/16"	9 1/2"	CEILING	COLONIAL LAUREL
6	1	4"	9 1/4"	18 5/16"	WALL	CAGED LANTERN
2	1	10 1/2"	10 3/8"	5 1/2"	CEILING	TRADITIONAL FLUSH DOME
2	1	12"	12"	1 1/4"	CEILING	110 CFM BATH EXHAUST FAN VENTED TO EXTERIOR
1	2	12"	18"	1 1/4"	CEILING	110 CFM BATH EXHAUST FAN/LIGHT VENTED TO EXTERIOR
4	2	12 3/4"	6 3/16"	6"	WALL	SCOPE (DOUBLE)
4	2	12 3/8"	12 3/8"	21 5/16"	FLOOR	BLUB LAMP
1	2	13 1/16"	13 1/16"	30"	CEILING	CRAFTSMAN BOX PENDANT
5	2	14"	6 1/16"	3"	WALL	ART LIGHT
3	2	24"	4"	3"	CEILING	24" SURFACE MOUNTED [24X4X4D]
1	2	3"	1/4"	5"	WALL	TELEPHONE JACK
1	2	3"	3/4"	5"	WALL	CABLE JACK
20	2	3"	3/4"	5"	WALL	SINGLE POLE
3	2	3"	3/4"	5"	WALL	THREE WAY
34	2	3"	5/16"	5"	WALL	DUPLEX
4	2	3"	5/16"	5"	WALL	GFCI
1	2	5"	5"	1 1/8"	CEILING	CO/SMOKE DETECTOR
5	2	5"	5"	1 1/8"	CEILING	SMOKE DETECTOR
2	2	6 1/16"	6 9/16"	9 1/2"	CEILING	COLONIAL LAUREL
2	2	1 3/8"	1 3/8"	5/16"	CEILING	RECESSED VAPOR LIGHT

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

SPECIAL NOTE: RECOMMEND A WALK-THRU AFTER ROUGH FRAMING IS COMPLETE TO DETERMINE FINAL LOCATION OF OUTLETS, SWITCHES, AND LIGHTS WITH GENERAL CONTRACTOR REP AND ELECTRICIAN.

Comply with the electrical sections of the IRC 2009 and MSBC amendments - comply with Chapters 34 through 43.

SECTION E3402 BUILDING STRUCTURE PROTECTION

E3402.1 Drilling and notching. Wood-framed structural members shall not be drilled, notched or altered in any manner except as provided for in this code.

E3402.2 Penetrations of fire-resistance-rated assemblies. Electrical installations in hollow spaces, vertical shafts and ventilation or air-handling ducts shall be made so that the possible spread of fire or products of combustion will not be substantially increased. Electrical penetrations through fire-resistance-rated walls, partitions, floors or ceilings shall be protected by approved methods to maintain the fire-resistance rating of the element penetrated. Penetrations of fire-resistance-rated walls shall be limited as specified in Section R317.3.

E3402.3 Penetrations of firestops and draftstops. Penetrations through fire blocking and draftstopping shall be protected in an approved manner to maintain the integrity of the element penetrated.

R314.4 Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

R315.2 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

R315.3 Alarm requirements. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

SECTION R314 SMOKE ALARMS

R314.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Section R315 Carbon Monoxide Alarms - install per this section

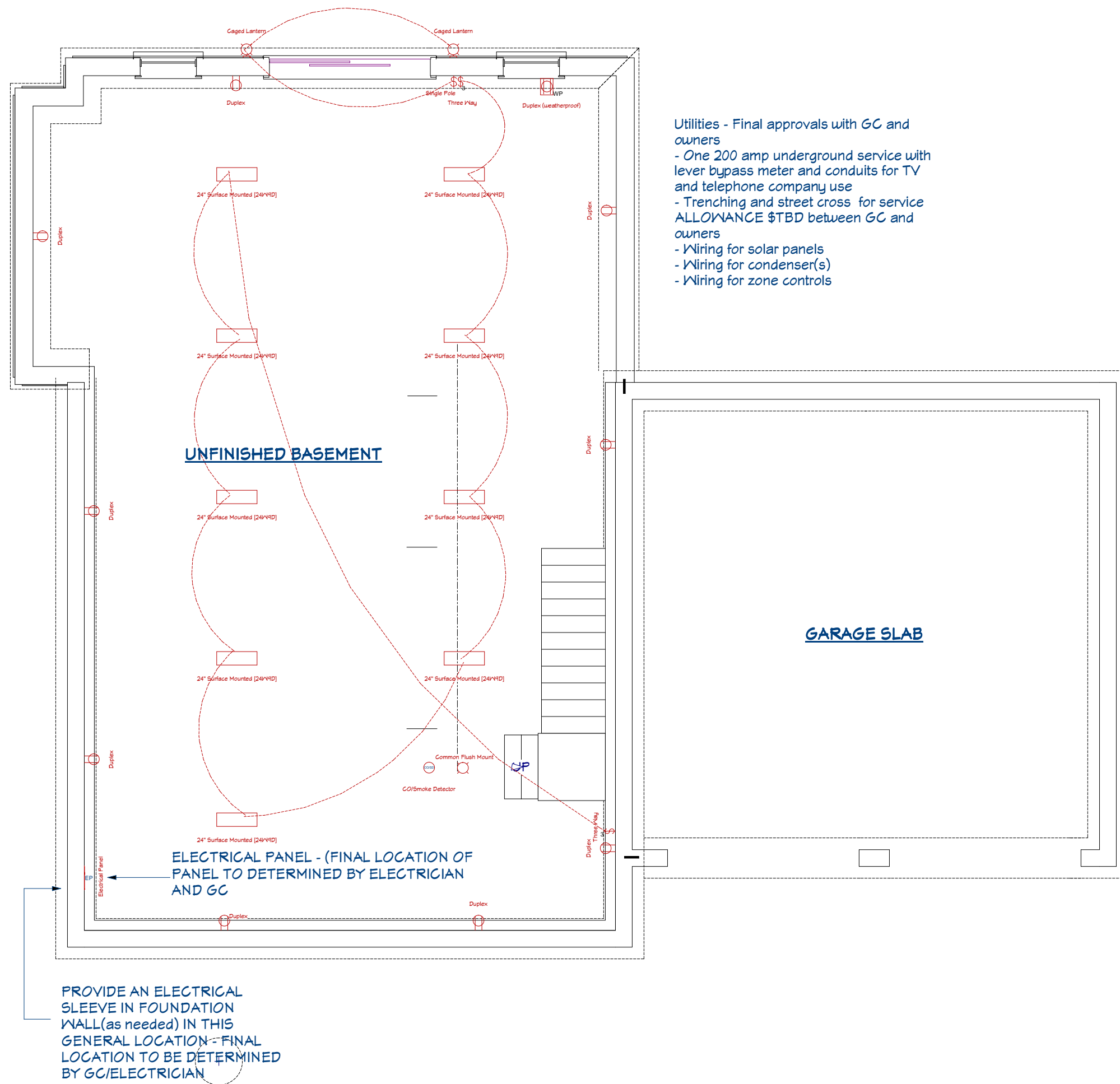
VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

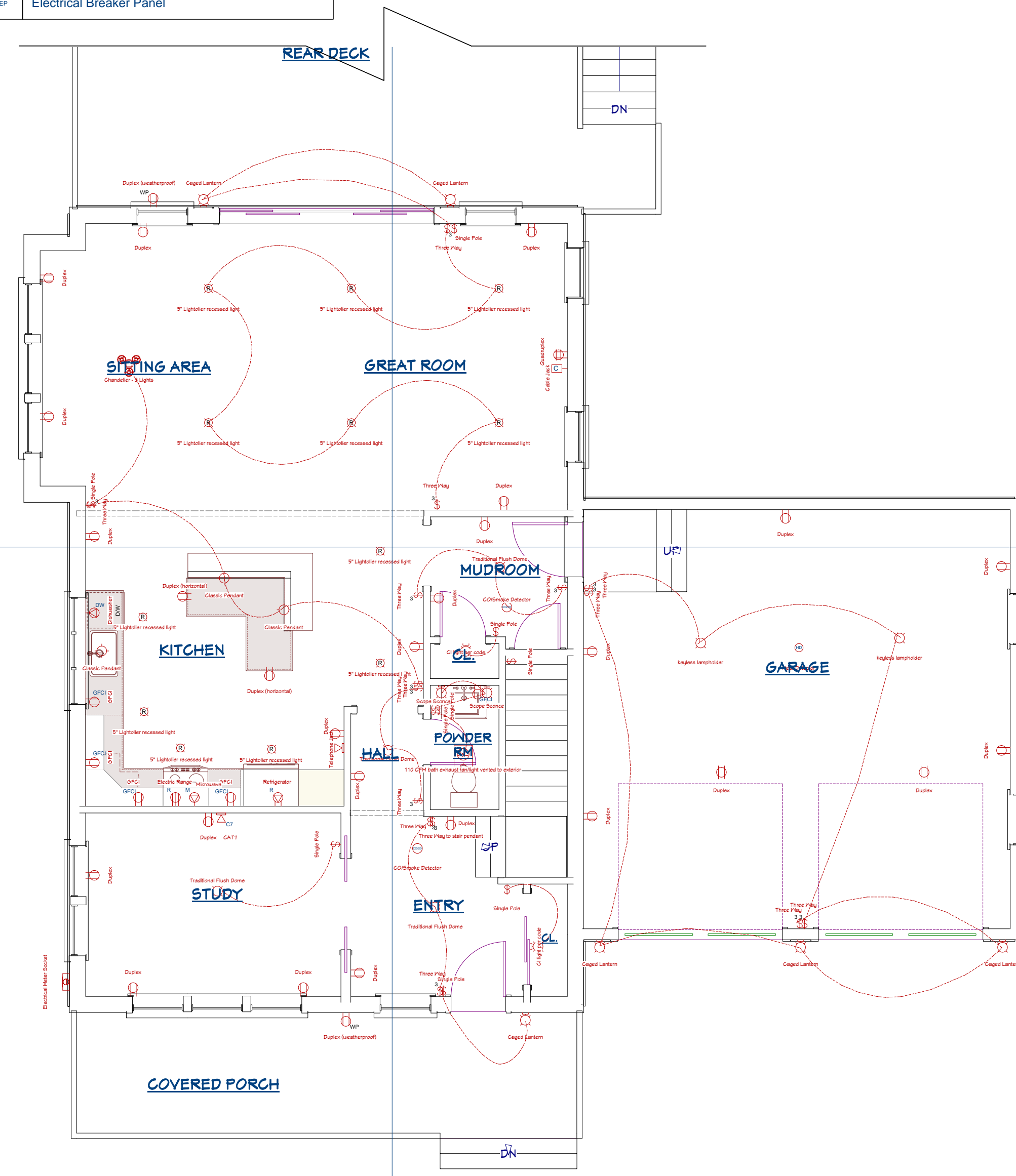
ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

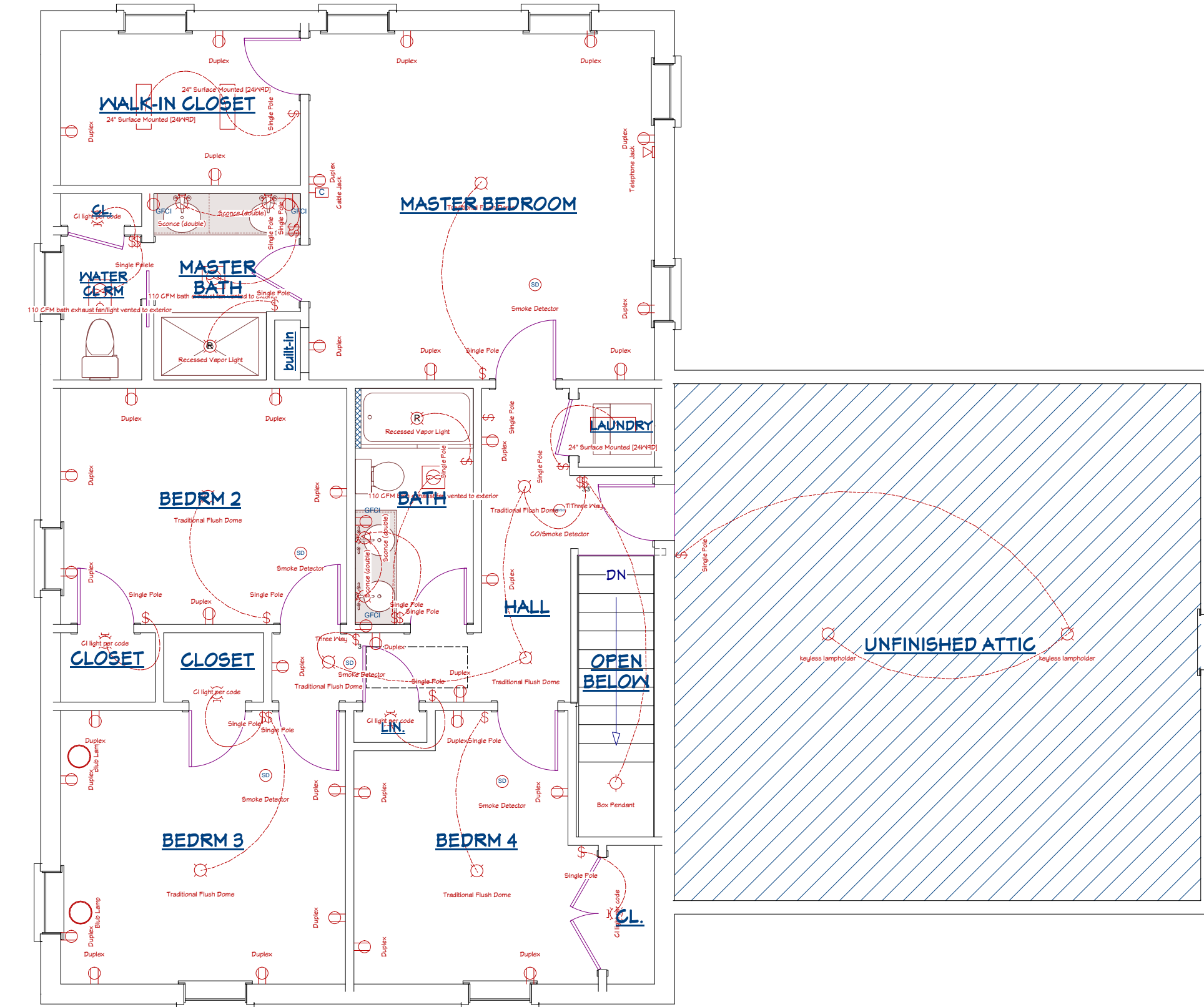
UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.



A THE CARLISLE BASEMENT E-1 ELECTRICAL PLAN
SCALE - 3/16" = 1'-0"



B THE CARLISLE 1ST FLR E-1 ELECTRICAL PLAN
SCALE - 3/16" = 1'-0"



C THE CARLISLE 2ND FLR E-1 ELECTRICAL PLAN
SCALE - 3/16" = 1'-0"

General Contractor - M.G. Kane Properties
Attn: Mike Kane
162 Pond Street, Ashland, MA 01721

ENGINEER

NO.	DESCRIPTION

SHEET TITLE:
THE CARLISLE ELECTRICAL PLANS

PROJECT DESCRIPTION:
THE CARLISLE @ THE PRESERVE AT OREGON - WILSON CIRCLE, ASHLAND, MA 01721

DRAWINGS PROVIDED BY:
GMT Home Designs, Inc.
15 West Union Street, Ashland, MA 01721
508-881-7492

DATE:

5/8/2013

SCALE:

SHEET:

A-16