

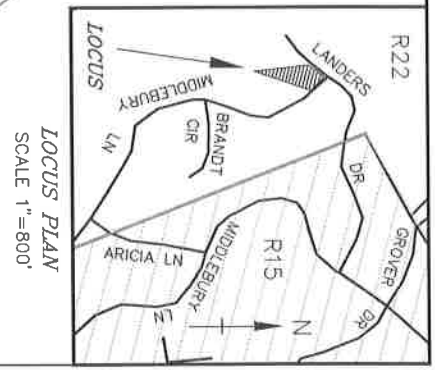
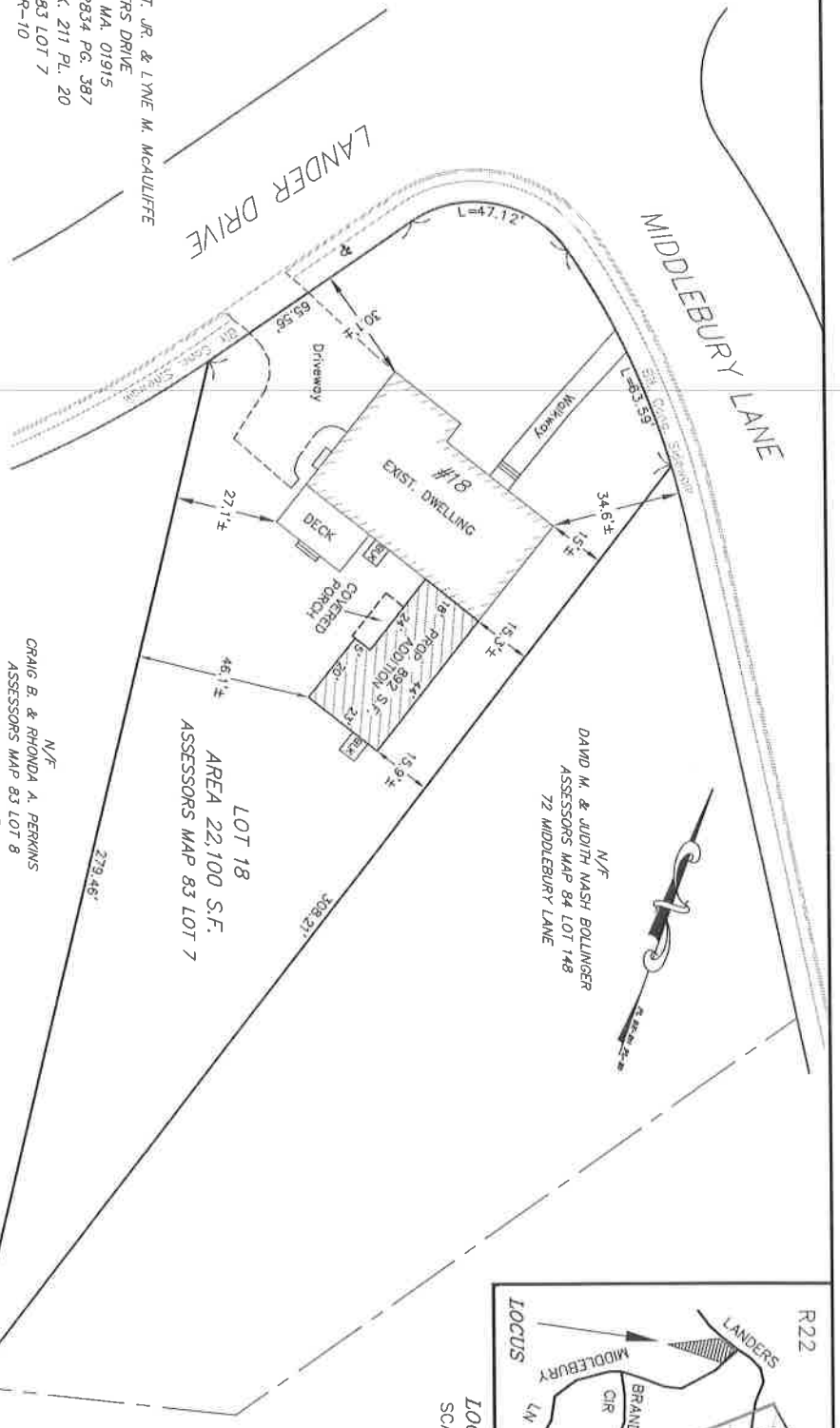
ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
R22 ZONING DISTRICT	22,000 S.F.	22,100 S.F.	22,100 S.F.
LOT AREA (MIN)	150 FT.	95.56 FT.*	95.56 FT.*
LOT FRONTAGE	30 FT.	30.1 FT.	30.1 FT.
SET BACKS	15 FT.	15 FT.	15 FT.
FRONT	25 FT.	27.1 FT.	27.1 FT.
SIDE			
REAR			

\* INCLUDES TANGENT DISTANCE OF CURVE AT STREET INTERSECTION

**SIZE DATA:**  
 OWNER: DONALD T. JR. & LYNE M. McCAULIFFE  
 18 LANDERS DRIVE  
 BEVERLY, MA. 01915  
 DEED REF: BK. 12834 PG. 387  
 PLAN REF: PL. BK. 211 PL. 20  
 ASSESSORS MAP 83 LOT 7  
 ZONING DISTRICT R-10

N/F  
 CRAIG B. & RHONDA A. PERKINS  
 ASSESSORS MAP 83 LOT 8  
 20 LANDERS DRIVE

N/F  
 DAVID M. & JUDITH NASH BOLLINGER  
 ASSESSORS MAP 84 LOT 148  
 72 MIDDLEBURY LANE



**PROPOSED ADDITION**  
 18 LANDERS DRIVE  
 BEVERLY, MASSACHUSETTS  
 SCALE: 1" = 30'  
 DATE: JAN 20, 2021  
 REV: JAN 25, 2021  
 GEORGE J. ZAMBOURAS, P.E.  
 17 NOBLE HILL ROAD ~ BEVERLY, MA 01915

McAuliffe Residence  
General Construction Specifications



Proposed Building Permit  
**McAuliffe Residence**  
General Construction Notes GNI  
Existing Site Plan EXP  
Proposed Site Plan SPI  
Main Level Layout A1  
Roof Layout A3  
Left Side Elevation A4  
Right Side Elevation A5  
Rear Elevation A6  
Cross Section A4 A7  
Front Elevation A4  
Right Side Elevation A5  
Foundation Layout A5  
Main Level Framing S1  
Roof Framing S3

Don & Lynn McAuliffe / 508 641 3363 / 18 Landers Drive, Beverly, Mass.  
Designed by L'Espresso 978 618 9986 / 25 January 2021

FOUNDATION NOTES

24" x 12" Continuous Concrete (3000 psi) w/ 2" x 4" Keyway  
10" Wide, Poured Concrete w/ 2 #4 rebar @ top and bottom  
4" minimum below finished grade  
Foundation Wall 10" W/W, Poured Concrete w/ 2 #4 rebar @ top and bottom  
1 w/ N-D, Asphalt Emulsion  
12" Dia. Poured Concrete  
4" Concrete slab, machine floor finish, w/ 6 mil Poly over compacted 3/4" stone with Radon Piping  
3 1/2" dia. Steel Concrete Filled Column  
36" x 36" x 12"  
As Noted  
City Water, Sewer, Electricity, and Telephone & Cable  
Steel Bulkhead  
Unfinished

FRAMING NOTES

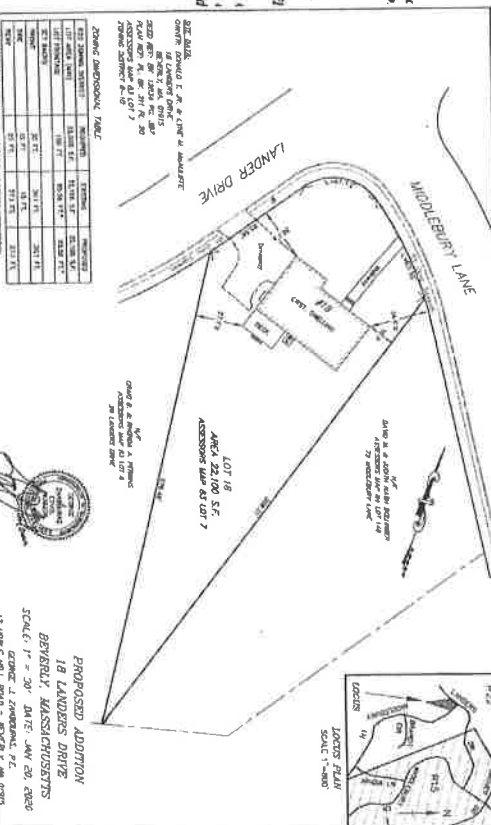
Single PT 2" x 6" w/ Sill Sealer  
3/8" dia. @ 6' oc minimum  
See Attached Structural Engineering Schedule  
Main Level 2" x 10" @ 16" oc  
Install Simpson Hangers at all Beam/Post connections  
In accordance with Mass. Bldg Code.  
1" x 3" double Cross. Or Solid Blocking, 8' oc min.  
@ Partition Walls  
@ Wall Openings  
Pressure Treateds See Structural Drawings  
2" x 4" @ 16" oc  
3/4" SIP T&G Plywood glued and nailed  
3 1/4" Hardwood Flooring, All first floor,  
Ceramic Tile at Bathrooms/ Laundry  
2" x 6"  
2" x 6" Stud Framing @ 16" oc  
2" x 4" Stud Framing @ 16" oc  
12" ZIPWALL w/ vinyl backing  
In accordance with Mass Building Code  
R-19 Fiberglass 4 mil Vapor barrier

Comply with Mass Building Code  
Clapboard to match existing  
4" to weather, Pre-dipped at factory  
Anderson 400 Series  
White Double Hung, with screens (see Window Schedule)  
Fiberglass Rear Door, weather striped  
Triple Glass door 3068 each overall 9'0" wide  
Window moldings, corner boards  
trim, @ rake fascie soffit and freeze board to match existing  
No.2 primed pine trim,  
w/2 coats exterior paint or stain.  
See Attached Structural Engineering Schedule  
2" x 10" @ 16" oc  
Install Simpson Hurricane clips in accordance  
with Mass. Bldg Code.  
Ridge Board  
Roof Rafters  
Roof Sheathing  
Roofing  
Ridge Vent  
Soffit Vent  
Metal Drip Edge  
Gutters, Downspout Aluminum  
see Drawings  
8" Base board x 1/2" Select Pine w/ base mola  
3 5/8" Crown Molding Select Pine throughout  
4 1/2" Window, Door Casing Select Pine  
1 3/8" Hardboard Doors, Brushed Nickel  
Or Oil Rubber Bronze Hardware  
Bite board / Plaster smooth finish all walls,  
ceilings first and second floors  
Medallion Cabinets, Granite Countertop, TI  
Appliances see allowances  
Washer Dryer hook up, Cabinets w/ granite  
Stainless Steel utility sink, w/ Granite Faucet,  
Gas Fired Forced Hot Air, 3 zones w/ humid  
Control Air Conditioning  
200 amp service 120 / 240 volt  
30 circuit Panel  
Water Supply type L Copper  
Waste Piping, and PVC Plastic

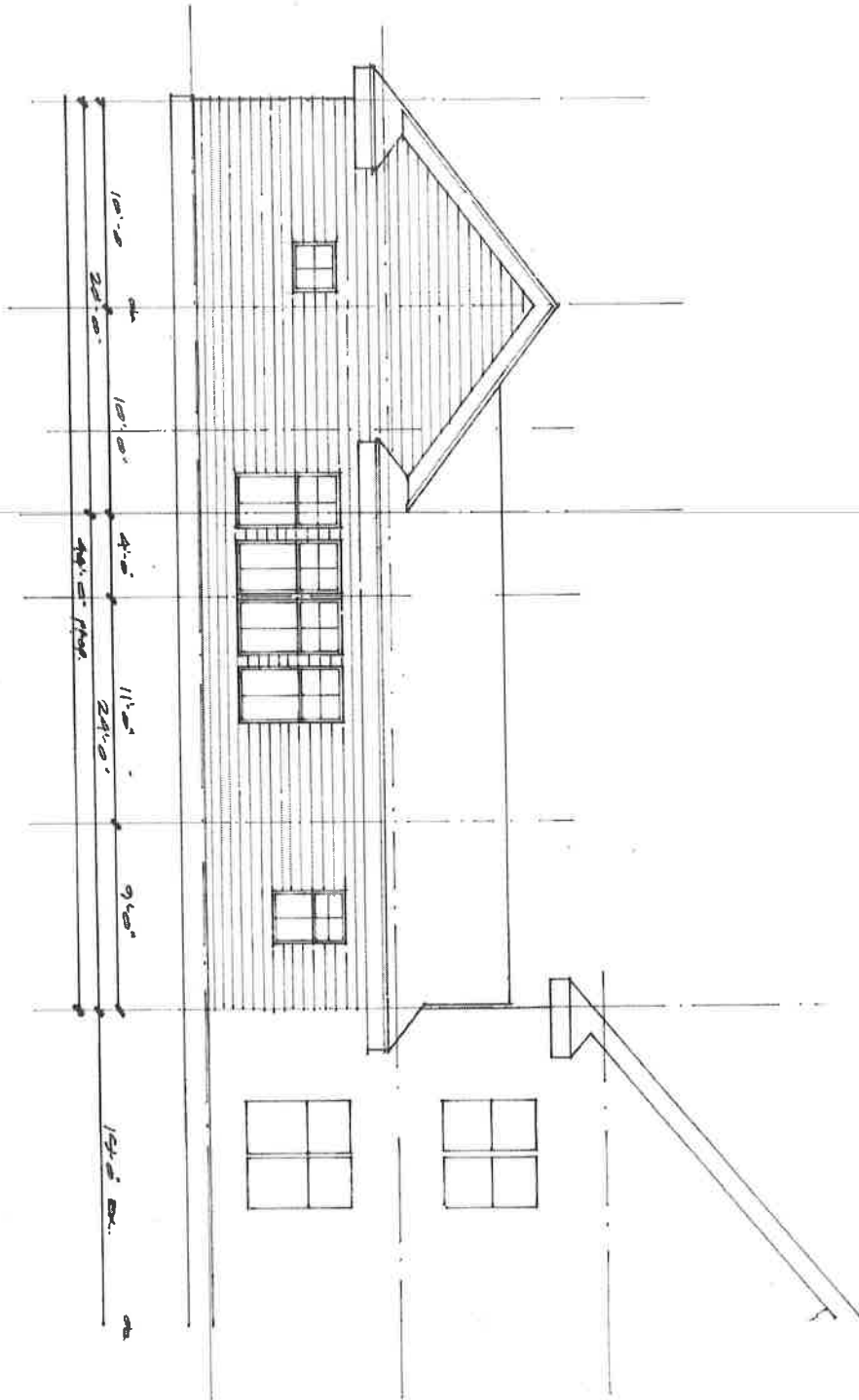
ANDERSEN WINDOWS

400 Series Double Hung TH Weak  
White exterior with screens / White interior  
Main Level Window Head 80"

Window Schedule	Room	Unit	RO Width / HI	Unit	Head / Sill	Quantity
A	TW 26418	Dw/Lr	62 1/8" / 60 7/8"	80" / 19 1/8"	2	
44	TW 26418-2W	Dw/Lr	64 1/2" / 60 7/8"	80" / 19 1/8"	2	
CC	TW 2036-2W	RR EX	52 1/4" / 44 7/8"	80" / 36 1/8"	2	
D	AW251	Rub	28 7/8" / 428 3/8"	80" / 51 1/8"	3	
F	TW 210410	Br.	36 1/8" / 60 7/8"	80" / 15 1/8"	1	
G	TW 26410	Br	32 1/8" / 60 7/8"	80" / 19 1/8"	2	
GG	TW 26410-2W	Br	64 1/2" / 60 7/8"	80" / 19 1/8"	1	
HH	TW72617	Br.	64 1/2" / 21 7/8"	101" / 80"	2	







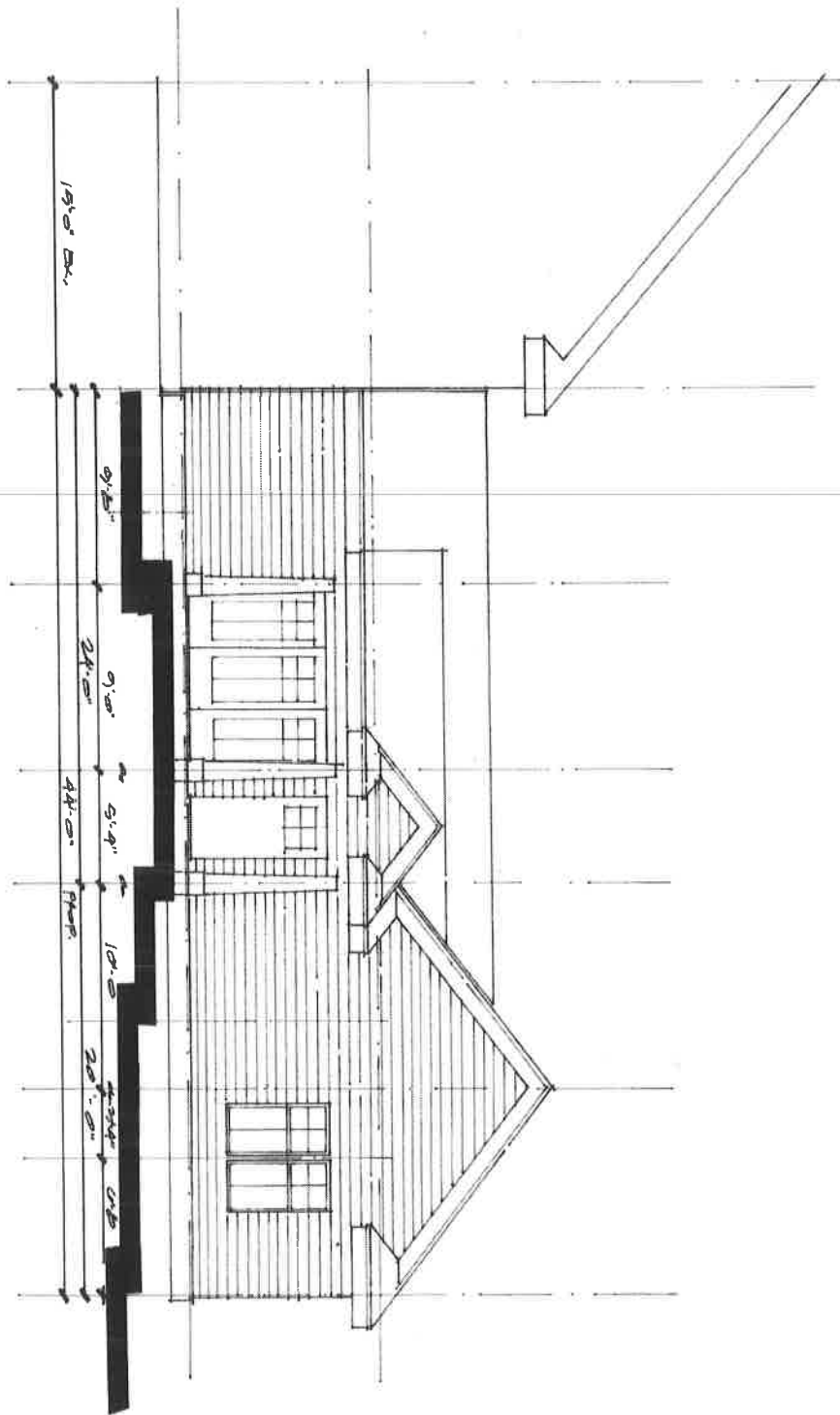
**A4**

*Proposed Building Permit*

**McAuliffe Residence**

*Don & Lynn McAuliffe / 508.641.3365 / 18 Landers Drive, Beverly, Mass.  
Designed by L.Fstudio 978.618.9986 / 25 January 2021*

*Left Side Elevation  
Scale 1/4" = 1'0"*



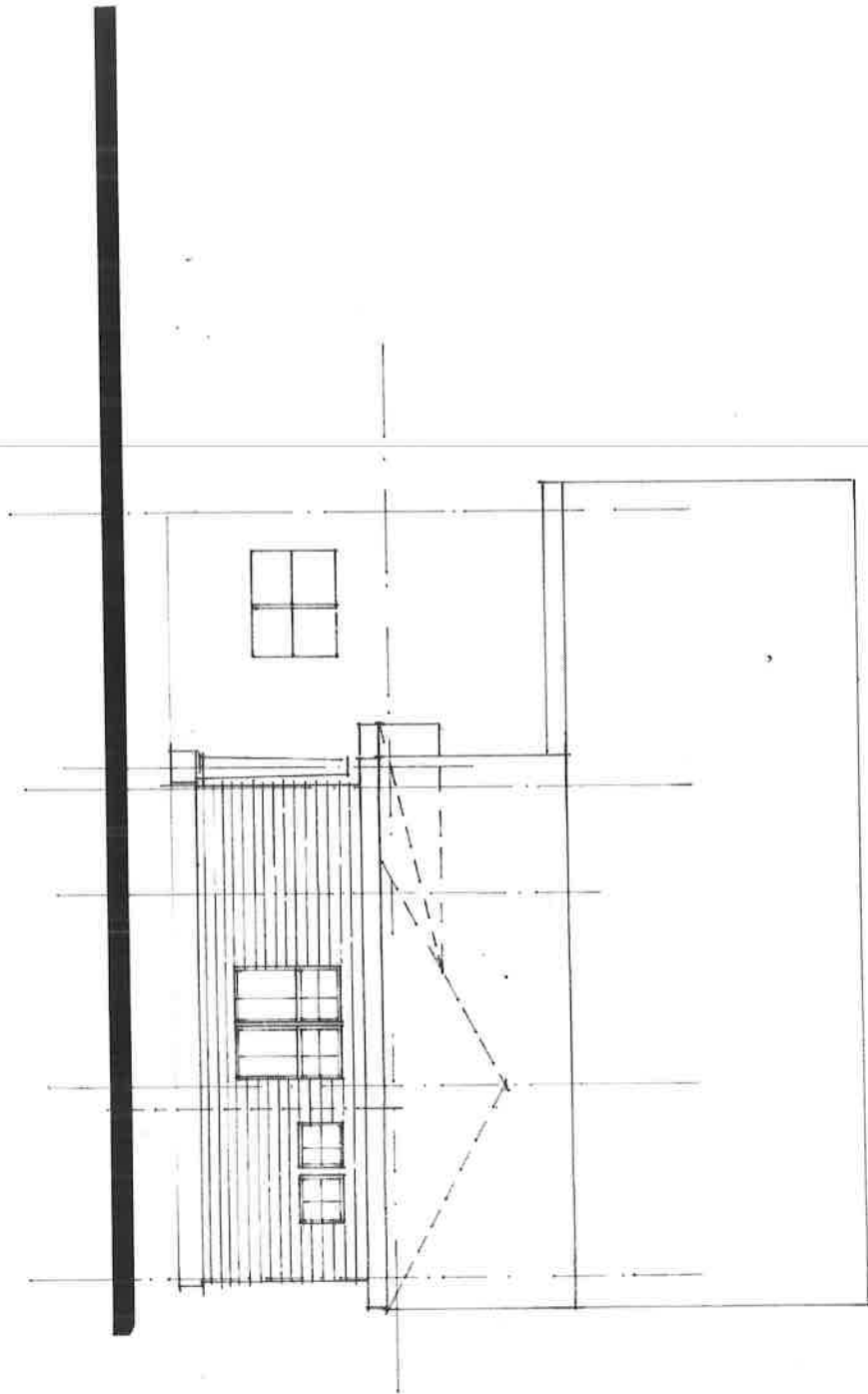
**A5**

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Right Side Elevation  
Scale 1/4" = 1'0"



**A6**

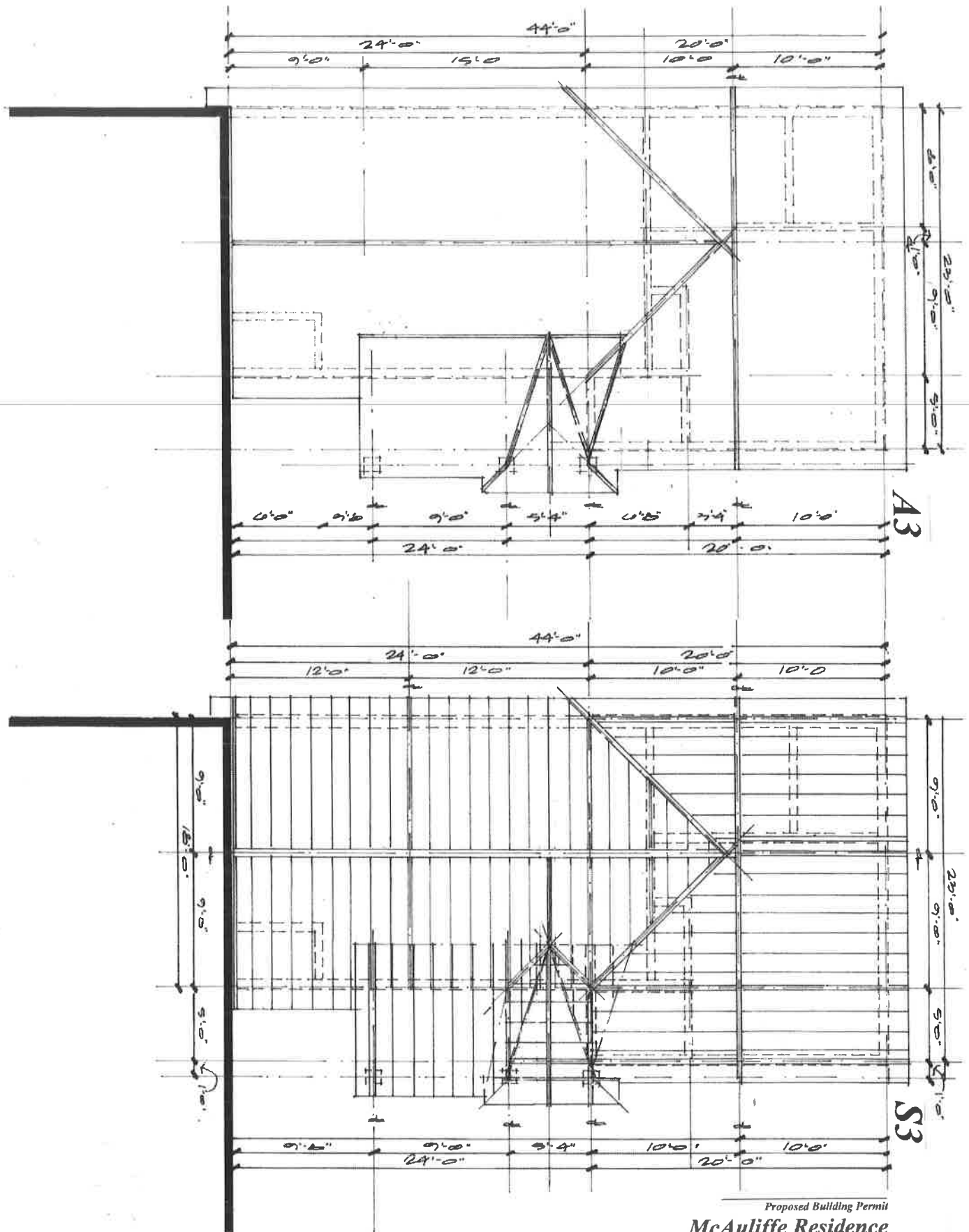
*Proposed Building Permit*

**McAuliffe Residence**

*Don & Lynn McAuliffe / 508.641.3365 / 18 Landers Drive, Beverly, Mass.  
Designed by LFStudio: 978.618.9986 / 25 January 2021*

*Rear Elevation  
Scale 1/4" = 1'0"*





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Roof Layout / Roof Framing  
 Scale 1/4" = 1'0"





