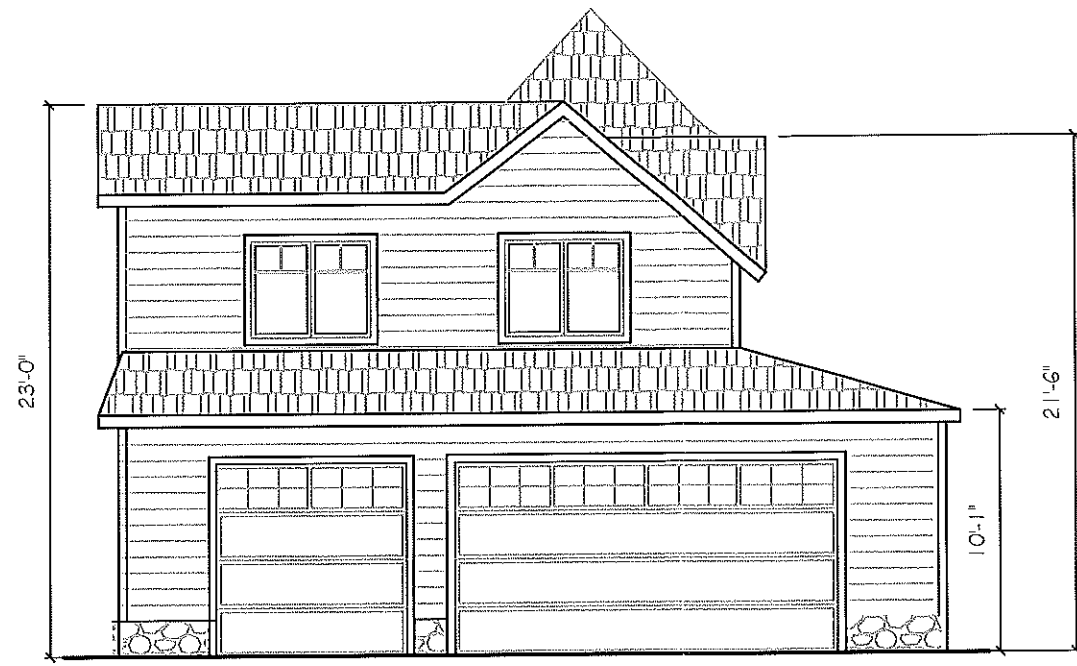
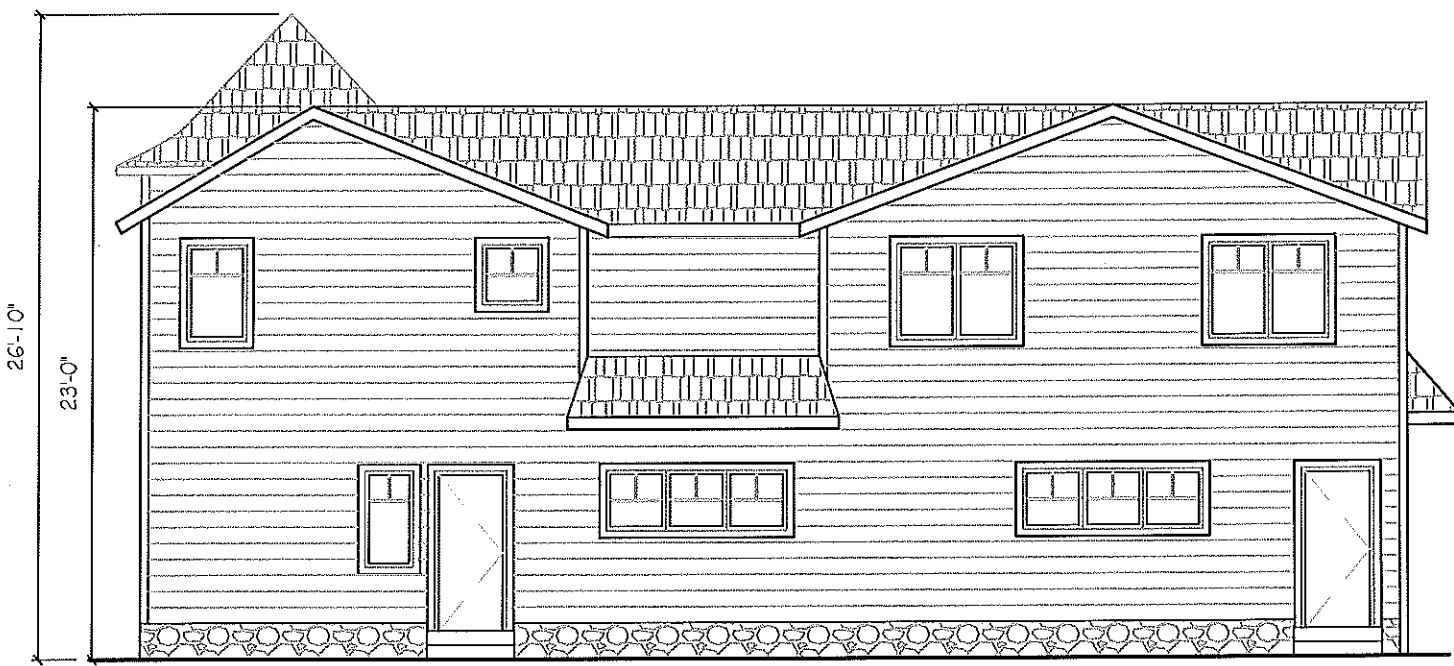




1 SOUTH ELEVATION
2.0 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
2.0 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
2.0 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
2.1 SCALE: 1/8" = 1'-0"

CASAUBON RESIDENCE

57 CARON RD. STURBRIDGE, MA 01566

DRAWING TITLE:
EXTERIOR ELEVATIONS

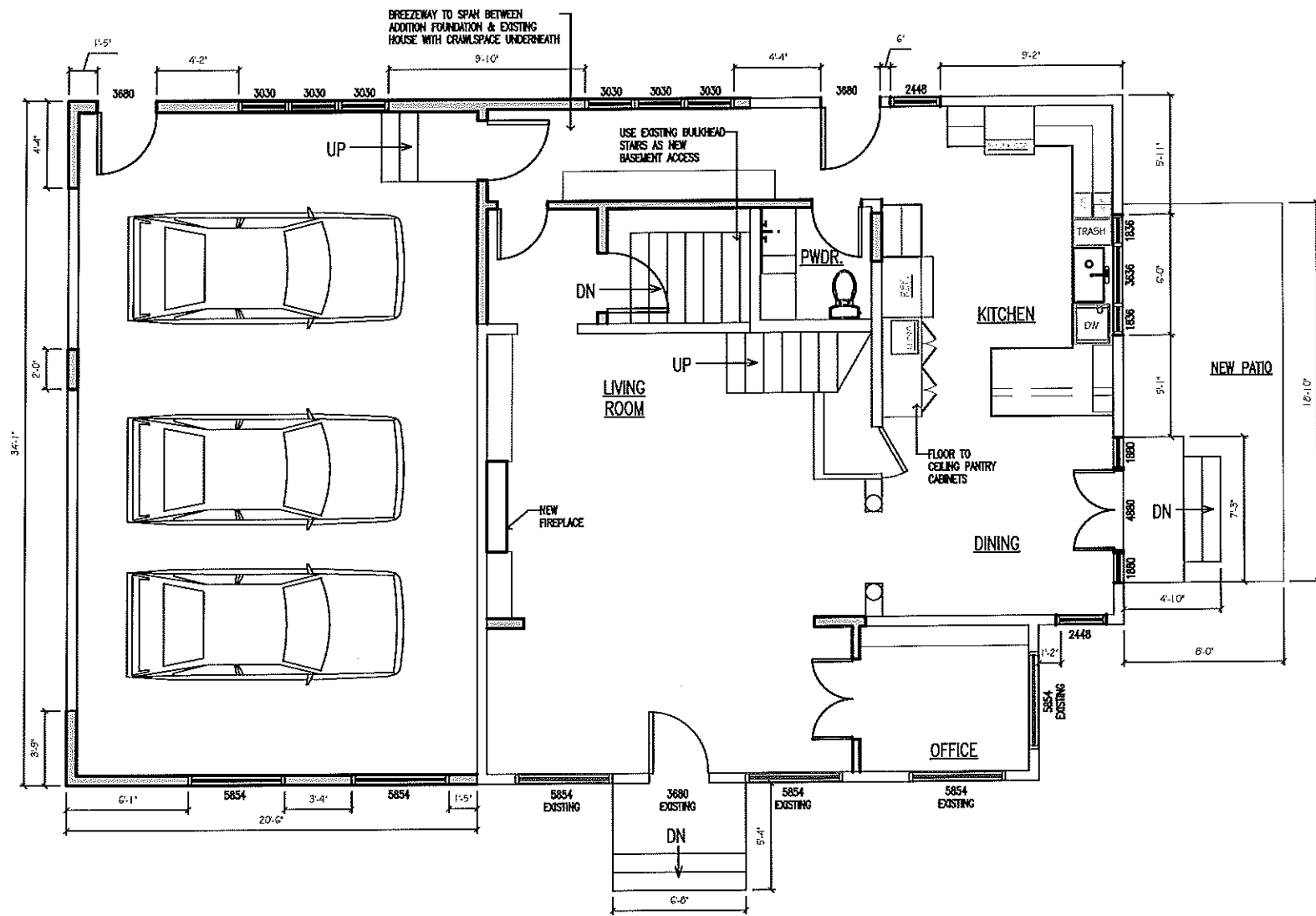
DRAWN BY: JC

DESIGNED BY: JC

SCALE: AS NOTED

DATE: 03-16-2021

2.0



LEGEND

	NEW WALL
	EXISTING WALL
	NEW LOW WALL

- DRAWING NOTES
- DRAWINGS ARE NOT TO BE SCALED. ALL WORK LINES AND LEVELS SHALL BE LAID OUT BY WRITTEN DIMENSIONS ARE FROM FACE OF FINISH. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER IMMEDIATELY. ALL DEVIATIONS SHALL BE CORRECTED BY THE CONTRACTOR BEFORE THEY BEGIN THEIR PORTION OF THE WORK. START OF WORK INDICATES ACCEPTANCE OF CONDITIONS.
 - THE GENERAL CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE BEGINNING OF ANY WORK. NOTIFY THE DESIGNER OR ENGINEER REGARDING ANY DISCREPANCIES.
 - ALL DIMENSIONS INDICATED ARE FINISH TO FINISH UNLESS NOTED OTHERWISE.

- WALL BLOCKING NOTES
- WALL SHELVING: THE G.C. SHALL PROVIDE BLOCKING IN PARTITIONS AND WALLS FOR WALL SHELVING. BLOCKING SHALL CONSIST OF 2" FRTW PLYWOOD WITH MOUNTING HEIGHT STARTING AT 3'-0" A.F.F. BLOCKING SHALL RUN CONTINUOUS TO 8'-0" A.F.F., UNLESS NOTED OTHERWISE.
 - MILLWORK: THE G.C. SHALL PROVIDE BLOCKING IN PARTITIONS AND WALLS FOR MILLWORK ATTACHMENT. COORDINATE BLOCKING LOCATIONS, HEIGHTS AND EXTENTS WITH MILLWORK CONTRACTOR'S SHOP DRAWINGS PRIOR TO INSTALLATION, UNLESS NOTED OTHERWISE.
 - LOCATIONS OF BLOCKING FOR KITCHEN EQUIPMENT SHOWN ON PLANS FOR COORDINATION PURPOSES. REFER TO MANUFACTURERS CUT SHEETS PRIOR TO INSTALLATION.

- MILLWORK/CABINET GENERAL NOTES
- ALL MILLWORK AND CABINETS SCOPE SHALL BE CONSTRUCTED AND INSTALLED PER AIA CUSTOM GRADE STANDARDS, UNLESS NOTED OTHERWISE.
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 - SEE ELEVATIONS FOR FINISH TYPES.
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 - G.C. TO REVIEW ELECTRICAL PLANS FOR LIGHTING OR POWER STUD LOCATIONS PRIOR TO POURING SLAB.
 - ALL DIMENSIONS ARE FACE OF FRAMING OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
 - PROVIDE FULL HEIGHT BLOCKING IN WALL FOR ALL SHELVING.
 - SUBMITTALS FOR ALL FINISHES AND LIGHT FIXTURES TO BE APPROVED BY DESIGNER PRIOR INSTALL.

CASAUBON RESIDENCE

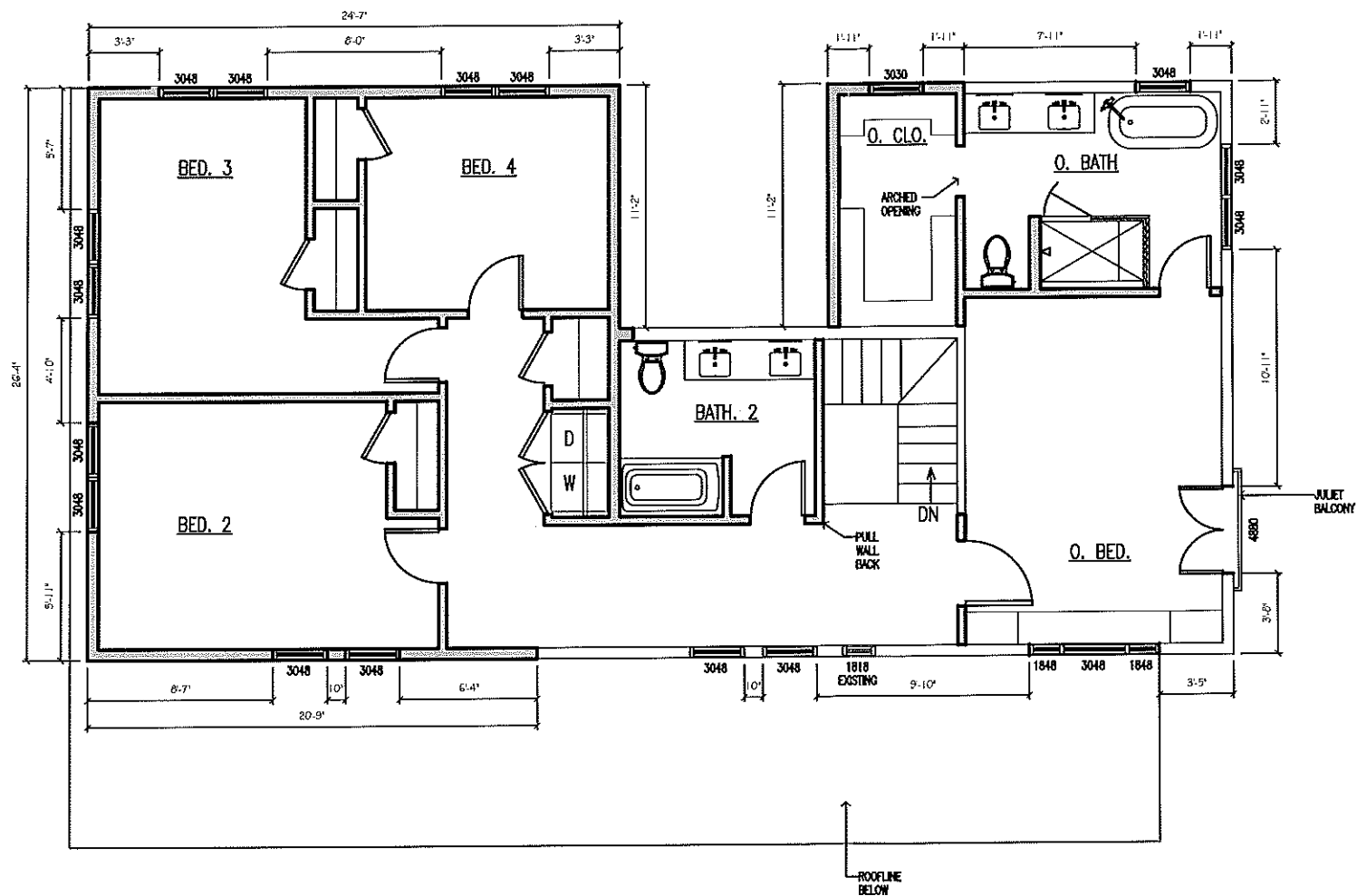
57 CARON RD. STURBRIDGE, MA 01566

DRAWING TITLE:
CONSTRUCTION PLAN
FIRST FLOOR

DRAWN BY: JC
DESIGNED BY: JC
SCALE: AS NOTED
DATE: 03-16-2021

1.7

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



LEGEND

	NEW WALL
	EXISTING WALL
	NEW LOW WALL

- DRAWING NOTES
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 - LOCATIONS OF BLOCKING FOR KITCHEN EQUIPMENT SHOWN ON PLANS FOR COORDINATION PURPOSES. REFER TO MANUFACTURERS CUT SHEETS PRIOR TO INSTALLATION.

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 - PROVIDE FULL HEIGHT BLOCKING IN WALL FOR ALL SHELVING.
 - SUBMITTALS FOR ALL FINISHES AND LIGHT FIXTURES TO BE APPROVED BY DESIGNER PRIOR INSTALL.

CASAUBON RESIDENCE

57 CARON RD. STURBRIDGE, MA 01566

DRAWING TITLE:
CONSTRUCTION PLAN
SECOND FLOOR

DRAWN BY: JC

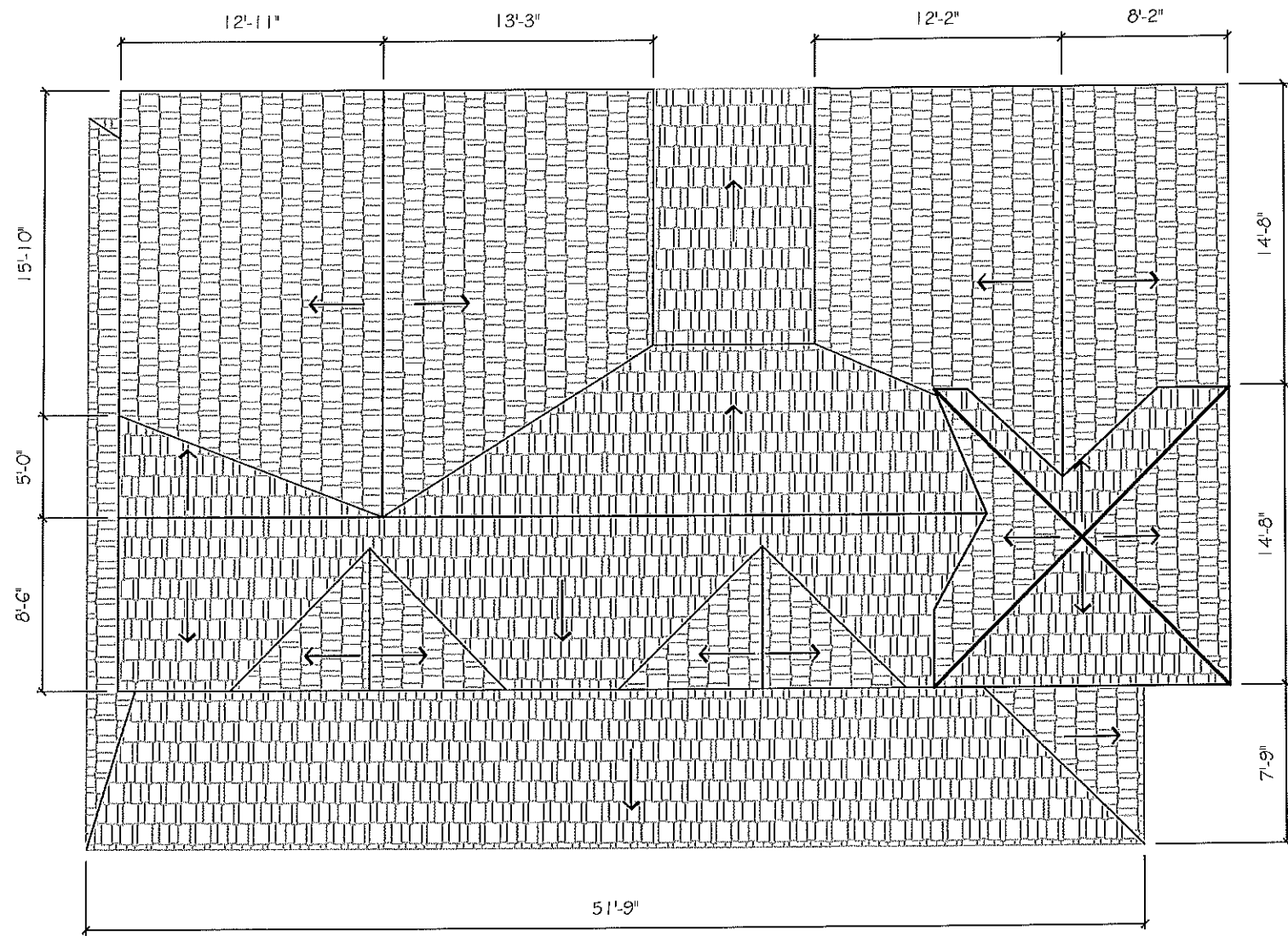
DESIGNED BY: JC

SCALE: AS NOTED

DATE: 03-16-2021

1.8

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



LEGEND

	NEW WALL
	EXISTING WALL
	NEW LOW WALL

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CASAUBON RESIDENCE

57 CARON RD. STURBRIDGE, MA 01566

DRAWING TITLE:

ROOF PLAN

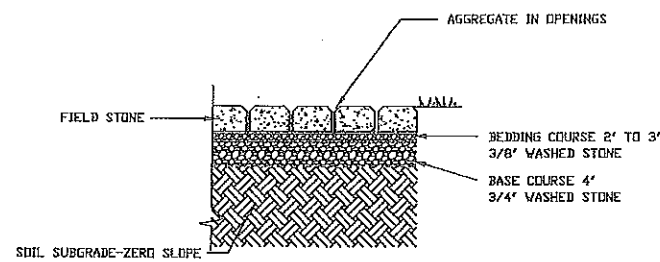
DRAWN BY: JC

DESIGNED BY: JC

SCALE: AS NOTED

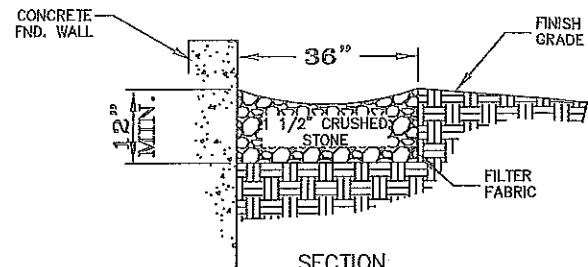
DATE: 03-16-2021

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



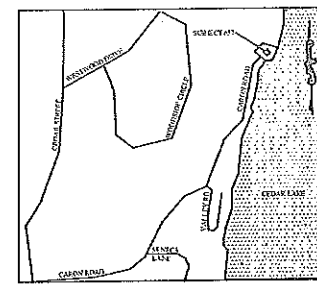
FIELD STONE PATIO DETAIL

SCALE: NONE



SECTION STONE DRIP STRIP

SCALE: N.T.S.



LOCUS

SCALE: NONE

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 3/4 ACRE	AREA: 0.52 ACRE	AREA: 0.52 ACRE
FRONTAGE: 125'	FRONTAGE: 12'	FRONTAGE: 93.01'
FRONT YARD: 30'	FRONT YARD: 78.4'	FRONT YARD: 69.4'
SIDE YARD: 15'	SIDE YARD: 32.5'	SIDE YARD: 28.0'
REAR YARD: 15'	REAR YARD: 7.5'	REAR YARD: 7.5'
%COVERAGE: 15	%COVERAGE: 7.59	%COVERAGE: 10.24

SITE IS SERVICED BY MUNICIPAL SEWER AND PRIVATE WELL.

EXISTING LOT COVERAGE COMPUTATIONS

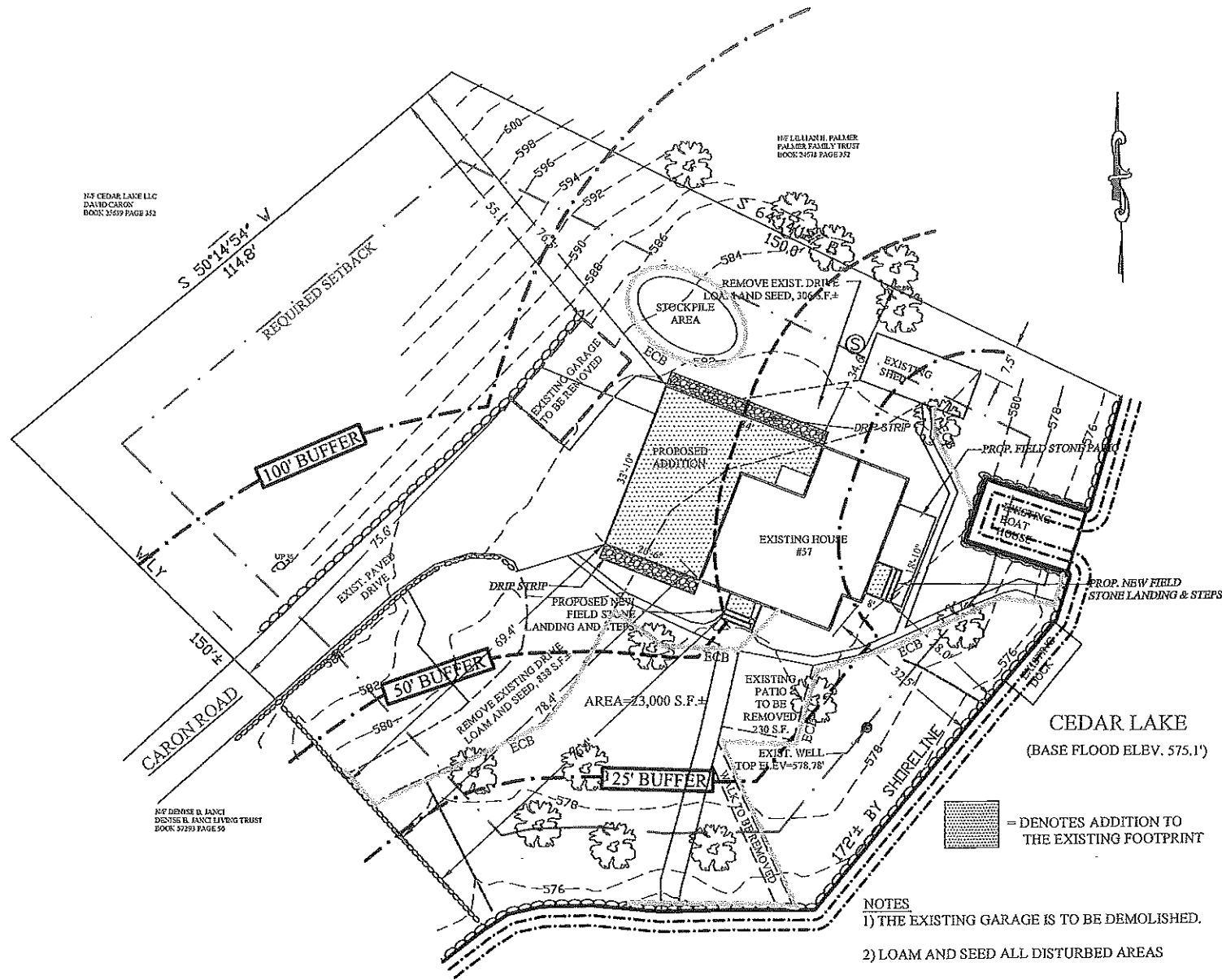
HOUSE	934 S.F.
SHED	224 S.F.
GARAGE	280 S.F.
BOAT HOUSE	308 S.F.
TOTAL:	1,746 S.F.

1,746 (100) = 7.59%
23,000

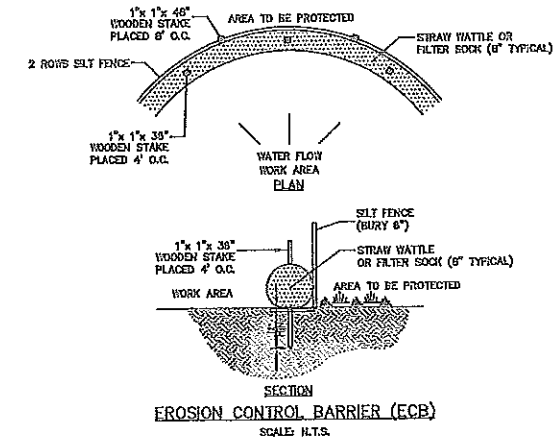
PROPOSED LOT COVERAGE COMPUTATIONS

HOUSE	934 S.F.
ADDITION	812 S.F.
LANDING & STEPS	76 S.F.
SHED	224 S.F.
BOAT HOUSE	308 S.F.
TOTAL:	2,354 S.F.

2,224 (100) = 10.24%
23,000



- NOTES
- 1) THE EXISTING GARAGE IS TO BE DEMOLISHED.
 - 2) LOAM AND SEED ALL DISTURBED AREAS
 - 3) ALL REMAINING CONCRETE PATHS TO BE CONVERTED TO FIELD STONE.



SECTION EROSION CONTROL BARRIER (ECB)



Leonard Jalbert

ASSESSOR MAP 21 PARCEL 57
DEED REFERENCE
BOOK 63690 PAGE 64

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	AP'VD
3/16/21	AMJ						
	LSJ						
	LSJ						
	MLJ						

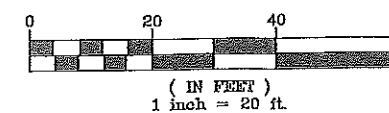


JALBERT ENGINEERING, INC.

CIVIL ENGINEERS & SURVEYORS

54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962

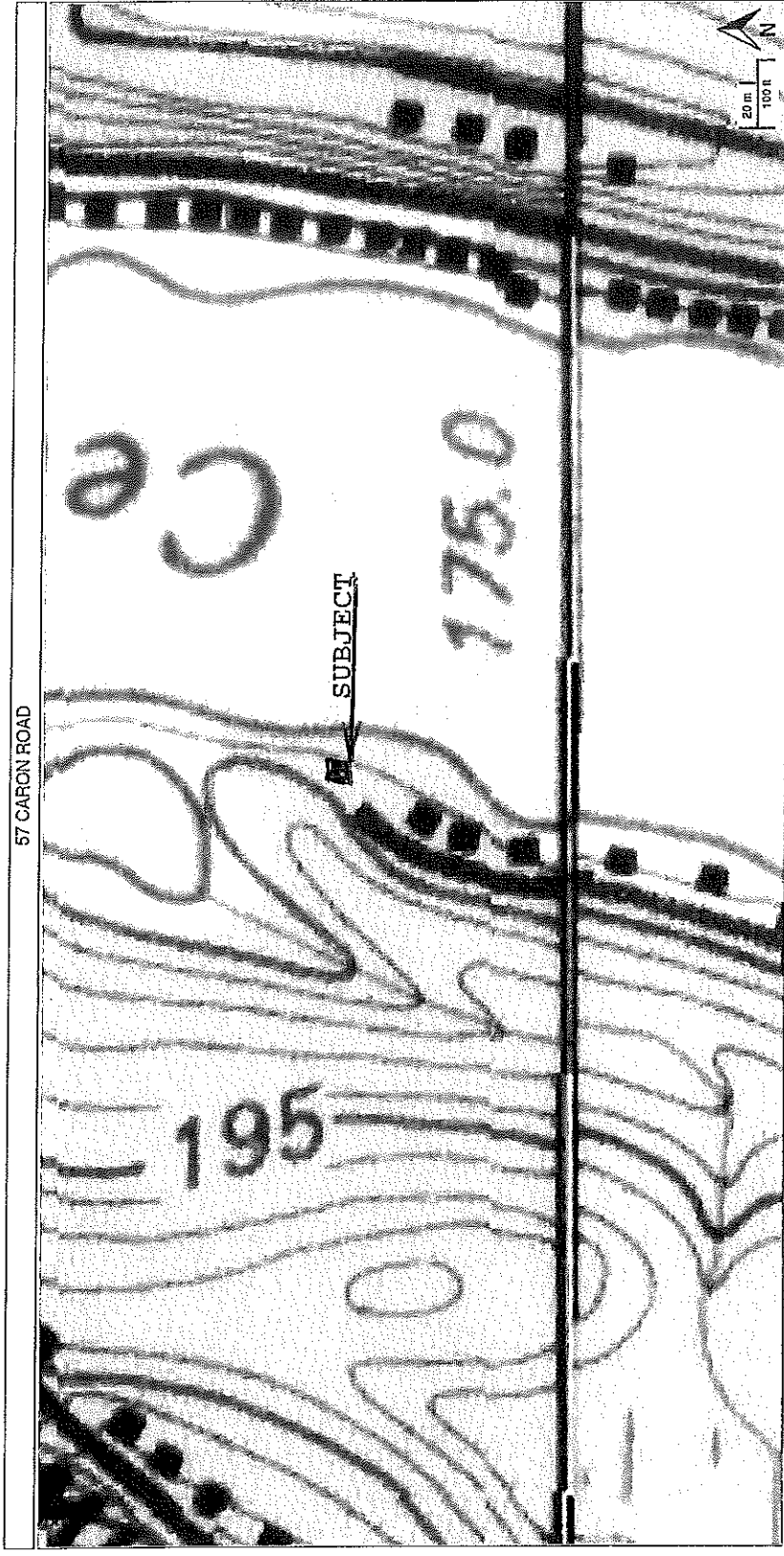
PROPOSED SITE PLAN
JESSE & JENNIFER CASAUBON
57 CARON ROAD
STURBRIDGE, MASSACHUSETTS



PLAN DATE:
3/16/21

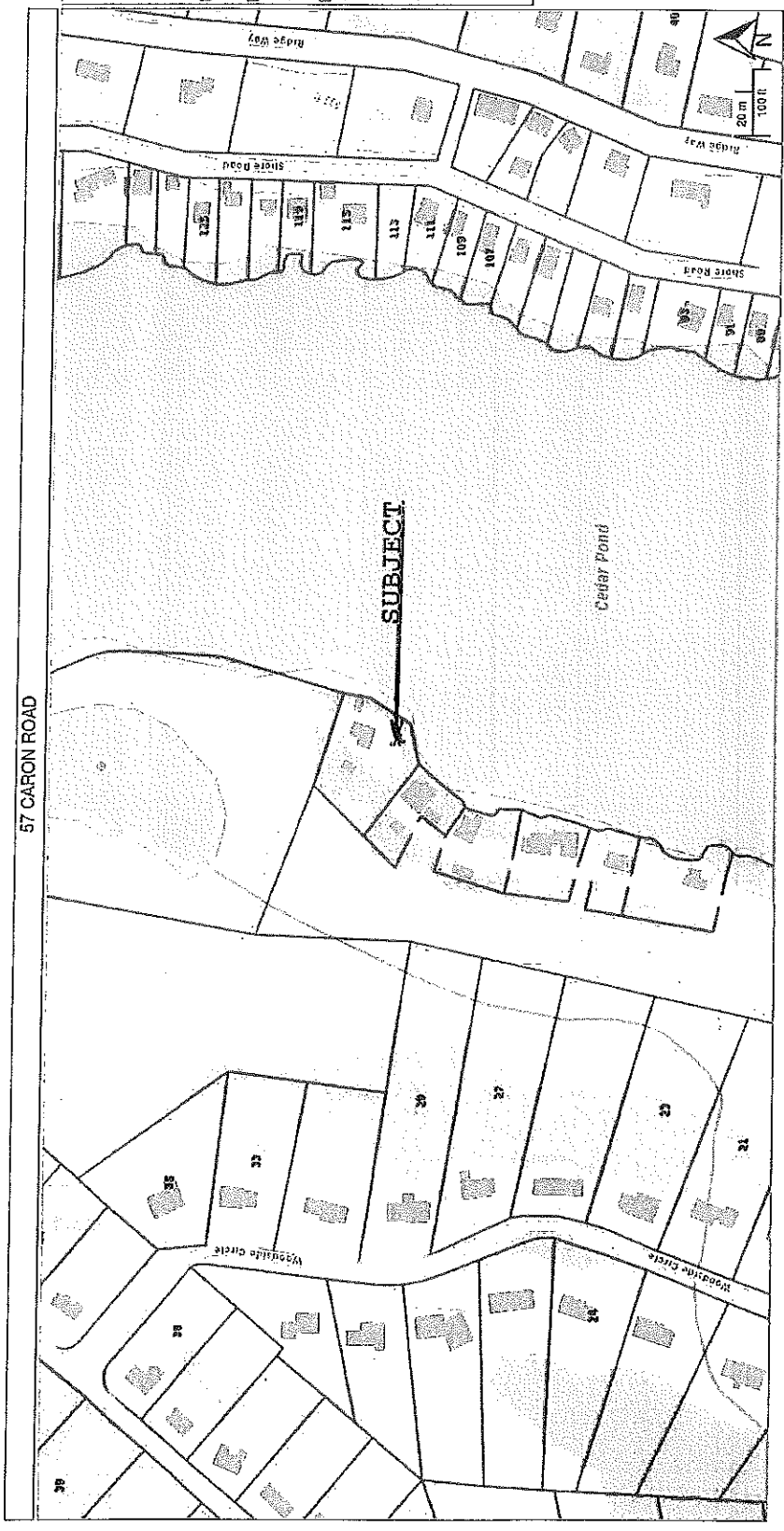
DWG NUMBER

21014



http://maps.massgis.state.ma.us/temp/OL_MORIS_print/1614088571.609157581.html

2/23/2021



http://maps.massgis.state.ma.us/temp/OL_MORIS_print/1614088794-2073782650.html

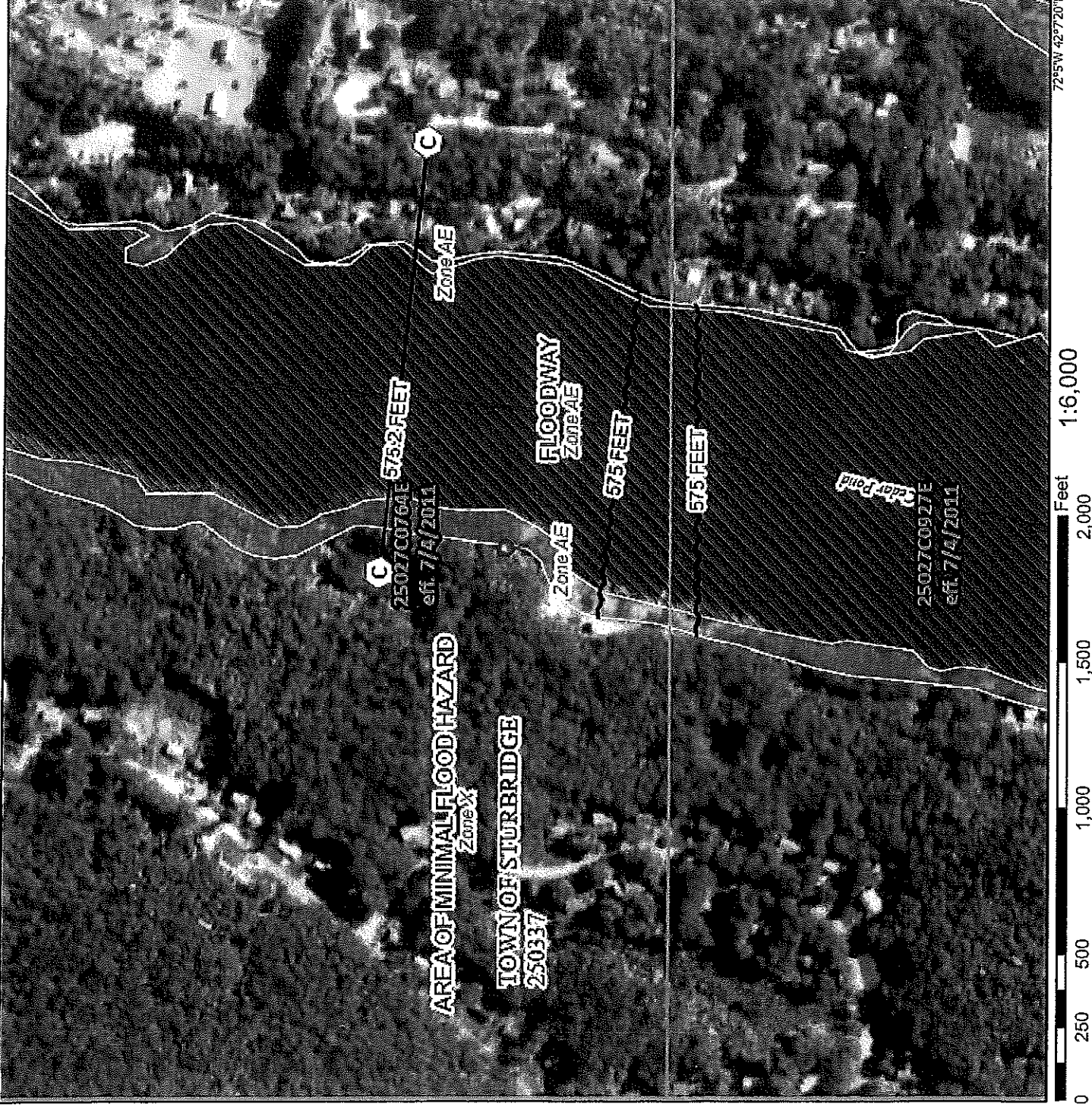
National Flood Hazard Layer FIRMette



72°53'8"W 42°7'47"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 2)
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMFRs
- Area of Undetermined Flood Hazard Zone 3

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/3/2021 at 3:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.