Truro Zoning Board of Appeals Agenda

Remote Zoom Meeting

Monday, June 24, 2024 – 5:30 pm

www.truro-ma.gov

Join the meeting from your computer, tablet or smartphone:
https://us02web.zoom.us/j/87146819860

Dial in: +1-646-931-3860

Meeting ID: 871 4681 9860 **Passcode: 673170**

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website (*www.truro-ma.gov*). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/livestream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/ livestream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide comment via postal mail or by emailing Liz Sturdy, Planning Department Assistant, at *esturdy@truro-ma.gov*, one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Minutes

- April 29, 2024
- May 20, 2024

Board Action/Review

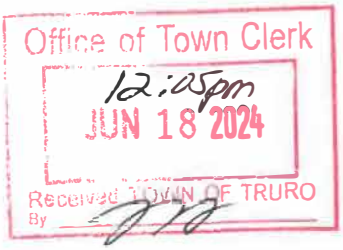
- **2024-001/ZBA (40B) – Community Housing Resource, Inc.** for property located at 22 Highland Road **(Cloverleaf)** (Atlas Map 36, Parcel 238; Registry of Deeds title reference Book 30796, Page 289; Plan Book 672, Page 31) located in the Seashore District. Notice of Project Change [#2], 22 Highland Road, Cloverleaf Truro Rental Housing.

Public Hearing – New

2024-004/ZBA – Amy Holt, for property located at 113 Castle Road (Atlas Map 46, Parcel 398). Applicant seeks a variance (height) or Special Permit for dwelling in the Residential District.

Board Discussion

- Hybrid Meetings
- Appointments/Reappointments – attend Select Board Meeting on June 25, 2024 at 5:00 pm
  - Staggered terms



Next Meetings Monday, July 22, 2024 at 5:30 p.m.

Adjourn

STAFF MEMORANDUM

To: Truro Zoning Board of Appeals

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: June 19, 2024

Re: Meeting June 24, 2024

2024-004/ZBA Amy Holt (owner) and John Ferro, Pine Knoll (builder) for property located at 113 Castle Road. Applicants seek variance or special permit with respect to newly-constructed residence exceeding height limit in the Residential District.

Project History

The subject lot was created through a 2022 subdivision of an 11+ acre parcel. At the time, the lot contained a tennis court and two outbuildings. [1] A building permit issued on August 22, 2022 for construction of a five-bedroom home. The indicated height of the dwelling was 29.2 feet.[2] Construction proceeded.

Due to questions raised by an abutter regarding the finished height of the dwelling, the Building Commissioner required that the as-built height be certified by a registered engineer. The result: a height 1' 6" in excess of the Zoning Bylaw maximum of 30 feet. See Narrative at p.1. By way of explanation, the applicant states that while he had identified the roof truss height as an

[1] One of these structures was a studio designed by Charles Zehnder. The Historical Commission reviewed the proposed demolition of the studio under the Preserving Historic Properties Bylaw. The studio was said to interfere with the intended location of the proposed residence. Through neglect, the condition of the studio had deteriorated substantially. The applicants declined to alter the location of the dwelling, or otherwise preserve the studio. The Historical Commission declined to impose a demolition delay.

[2]Plans indicated that the "Livable Space" of the dwelling would total 4,502 square feet. Under Zoning Bylaw 50.2.B, the Total Gross Floor Area of a residence may not exceed 3,600 sq.ft. for a minimum lot size of 33,750 sq.ft., prorated to 3,668 square feet for one acre of land "plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated." See s. 50.2.B.1.a. The lot area is 3.31 acres. For the lot's first acre, 3,668 sq.ft. are allowed; the additional 2 and roughly 1/3 acres would allow for an additional 700 sq.ft. (300 + 300 + 100). The maximum Total Gross Floor Area for the lot would appear to be approximately 4,368 sq.ft. It is not clear whether the "Livable Space" of 4,368 sq.ft. is equivalent to 4,368 sq.ft. of Gross Floor Area. Total Gross Floor Area should be provided. If it exceeds 4,368 sq.ft, a special permit to exceed Total Gross Floor Area must be obtained. The Building Commissioner is reviewing this aspect of the project.

issue during design, his modification to the design (lowering the roof pitch) was not received by the truss designer. The too-tall trusses were installed, resulting in the ridge height in excess of the Bylaw maximum. See narrative at p. 1

The Building Commissioner declined to issue a certificate of occupancy and advised the applicant to seek a height variance from the ZBA. The applicant first applied for a variance, then submitted an application for a special permit.

Requested relief

The applicant states that new trusses can be designed and installed in the existing structure that will lower the ridge height by 1'9", rendering the structure conforming as to height (3" below maximum). The applicant proposes that this work be done "between the end of summer and end of year," and that the property owners be allowed to reside in the house for the summer (July, August and September) under a temporary certificate of occupancy. Narrative at p. 1. These terms are contained in a "letter of intent" filed with the application.

The applicant states that he is "not asking the board for a height variance," but rather "for the board's approval to proceed within the guidelines of the notarized letter of intent." Narrative at p. 2. In the alternative, the applicant requests a variance and states that he will abide by the letter of intent. Narrative at p. 2.

Approval of proposal for temporary occupancy permit and subsequent construction

Under the Zoning Bylaw and G.L. c. 40A, the Board has the authority to grant or deny variances; grant or deny special permits; and grant or deny appeals from orders of the Building Commissioner. The Board does not have the authority to approve (or disapprove) a proposal for occupancy of a residence under a temporary occupancy permit; or to approve (or disapprove) a construction schedule. These are functions of the Building Commissioner. Nor does the Board have authority to approve occupancy of the residence while there is a zoning violation, which is essentially what is being asked.The applicant's first request ("for the board's approval to proceed within the guidelines of the notarized letter of intent") cannot lawfully be granted.

Variance

The applicant's alternative request is for a variance – essentially, a temporary variance. The Board may wonder if such a thing is permissible. I would have thought not – G.L. c. 40A, s. 10 does not provide for it –but I found a handful of cases in which temporary variances were granted by boards and tolerated by the courts (or at least, not invalidated on the grounds of being temporary in nature). The Yarmouth Board of Appeals granted a variance to allow "temporary use" of a private golf course to allow public play for a period of eight years.[3] The Milton ZBA granted a temporary variance to allow a florist to sell additional materials (e.g., Christmas trees; pumpkins) during the appropriate season.[4] The Saugus Board of Appeals granted a temporary

[3] Davenport v. Donegan, 2010 WL 8609141(Land Court, September 29, 2010)

[4]Lydon v. Town of Milton ZBA, 2012 WL 1572128 (Land Court, May 3, 2012)

variance (60 days) to allow operation of a greyhound kennel within a residential district,[5]and the Newton Board of Aldermen granted a temporary variance (six months) to allow a business to operate in a residential district while it found new location.[6] In none of these cases was the temporary nature of the variance the subject of challenge or of discussion by the court.

All of the above cases involved use variances; I found no case in which a temporary *dimensional* variance was issued. However, as compared to the applicant's primary request –the Board's approval of a plan for a temporary occupancy permit, with correction of the zoning violation to follow – a temporary height variance is at least arguably within the Board's authority to grant.

If the Board were to granta temporary height variance, it would still need to make the requisite findings under G.L. c. 40A, s. 10:

> [1] owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located,
>
> [2] a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and
>
> [3] that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

It's difficult to see how a structure's excess height could be pinned on the lot's soil condition, shape or topography, so the first finding would be problematic. It would also be difficult to find hardship, where case law says that construction error is not an eligible basis. See DiGiovanni v. Board of Appeals of Rockport, 19 Mass. App. Ct. 339 ("W]e agree that it is a misfortune that DiGiovanni has built buildings where they ought not to have been built, this is not the type of hardship that justifies a variance." In addition, where the builder has a plan for curing the height violation at no cost to the homeowner, the remaining hardship presented is that the homeowners would be unable to occupy the residence this summer. While the homeowners' situation certainly lends itself to sympathy, a finding of hardship on this basis would be a stretch, given case law.

Special Permit

Although not discussed in the narrative, the applicant has also requested a special permit in a second application form.It is unclear on what basis the Board might grant this request, as special permits are available where a *preexisting*nonconformingstructure is being modified in some respect. In this case, there was no preexisting structure. Instead,a new residence *as built* violates the Bylaw height limit. The required special permit finding – that the structure is "not

[5] Sheehan v. Board of Appeals of Saugus, 332 Mass. 188 (1955)

[6] Colabufalo v. Public Buildings Commissioner of Newton, 336 Mass. 205 (1957)

substantially more detrimental" to the neighborhood than the existing nonconforming structure – cannot be applied to this case, and the Board would be unable to make the required finding.

De Minimis Finding

Applicant's counsel has suggested that the Board could find that the one-and-a-half-foot deviation from the Bylaw height limit of 30 feet is *de minimis* ("lacking significance or importance; so minor as to merit disregard") and accordingly that no zoning relief is required from the Board.

The Board's authority to make a "de minimis" finding is doubtful. There is no statutory or Bylaw authority for it, nor are there any standards or criteria to guide a board's decision. For this reason, any *de minimis* finding would by definition be arbitrary and/or capricious.[7] Even if the Board does have authority to make *de minimis* findings, this is not a path I would recommend starting down– today, it's a request for one foot six inches in height; what happens when the next applicant comes in requesting a *de minimis* finding for one foot eight inches in height? Finally, even if the Board is willing to start down this path, on the merits, it is difficult to characterize a foot and a half of height in excess of the Bylaw height limit of 30 feet *de minimis*.

In short, I recommend against any *de minimis* finding1) on the grounds of dubious authority; 2) on the grounds that it will essentially invite people to build noncompliant structures and then seek *de minimis* findings from the Board; and 3) on the merits.

Other Option

As discussed above, the Board lacks authority to "approve" an arrangement by which the homeowners may occupy the residence under a temporary certificate of occupancy, or to approve occupancy of the residence while a zoning violation exists. Theseare matters for the Building Commissioner. It is understandable that the Building Commissioner would refer this to the Board for review, but to the extent a solution is sought to allow the homeowners to reside in the house this summer, the solution would seemingly be in the Building Commissioner's jurisdiction.[8]

A lawful solution would be for the Board to allow the applicants to withdraw the application, and for the Building Commissioner to issue a temporary occupancy permit with conditions requiring the structure to be rendered conforming by a date certain.

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[7] I found a single Land Court case in which the court expressly stated that the board could make a de minimis finding with respect to a three-foot deviation from a side yard setback requirement. This case was not appealed, and there are no Appeals Court or SJC cases supporting a *de minimis* finding.

[8]There is precedent for issuance and extension of a temporary certificate of occupancy while setback requirements were being cured (49 Fisher Road). In that case, the matter did come before the Board on a special permit, but a temporary occupancy permit was issued and the house was allowed to be occupied while the zoning violations continued. One of the cures for the setback violations was the redrawing of a lot line to render the structure conforming through an ANR plan. This was only recently before the Planning Board.

Board Action

22 Highland Road, Cloverleaf Truro Rental Housing: Notice of Project Change

Community Housing Resource, Inc. (CHR), developer and permittee for the Cloverleaf project, has submitted a second request for modification of the comprehensive permit originally granted by the Board on January 14, 2021. In the original decision, the Board approved a 39-unit residential project on Town-owned land off Highland Road, on the east side of Route 6. In its first request for modification of the permit, heard by the Board on January 22, 2024, CHR sought approval, as "insubstantial changes," modifications to the project includingan increase in units from 39 to 43; combination of the two northernmost buildings (two units each) into a single seven-unit building including three of the new units; the addition of a unit to the apartment building (Building 21) and resulting reduction in community space in that building; the addition of four parking spaces; and an alteration of the unit mix (affordability levels);. The Board approved these changes as "insubstantial"and an amended permit issued.

As discussed below, CHR's second request for modification seeks 1) to amend Condition 19 (unit mix); 2) to combine four 2-unit structures into two four-unit structures; 3) to alter previous grading plans, the effect of which on the height of buildings 1-3-5-7 and 2-4-6-8 needs to be explained by the applicant; and 4) additional grading, parking, landscape and planting plans.

Initial Determination: Substantial or Insubstantial Change

Because the project was permitted under G.L. c 40B and associated regulations, there is a particular process for modifications to the project. Under 760 CMR 56.05(11)("Changes after Issuance of a Permit"), a permittee seeking to alter an approved project "shall promptly notify the Board in writing, describing such change." 760 CMR 56.05(11)(a); hence the title of CHR's application, "Notice of Project Change." **The ZBA's initial determination, to be made within 20 days of submission of the Notice[9] is whether the proposed change to the project is "substantial" or "insubstantial,"** based on factors set out elsewhere in the regulations (discussed below).

If the Board determines that the change is "insubstantial," the comprehensive permit "shall be deemed modified to incorporate the Change." 760 CMR 56.05(b). No public hearing takes place, and no further action is taken by the Board. If the Board determines that the change is "substantial," the Board holds a public hearing, opened within 30 days of such determination. Only the proposed changes "or aspects of the Project affected thereby" are at issue in the hearing. 760 CMR 56.05(c). Hearing procedures follow the same rules as for a board's initial hearing of a comprehensive permit: 180 days to conduct the hearing; 40 days thereafter to issue a decision. If the Board fails to make the substantial/insubstantial change determination within 20 days of the Notice of Project Change,

[9] This Notice of Project Change was submitted on June 17, 2024; the Board must act by July 6, 2024.

the comprehensive permit is deemed modified to incorporate the changes. 760 CMR 56.05(11)(b).

Standard for Determining "Insubstantial" or "Substantial" Change

760 CMR 56.07(4) provides guidance for the insubstantial/substantial determination the Board must make with respect to the Notice of Project Change:

"(c) The following matters generally will be substantial changes:

1. An increase of more than 10% in the height of the building(s);
2. An increase of more than 10% in the number of housing units proposed;
3. A reduction in the size of the site of more than 10% in excess of any decrease in the number of housing units proposed;
4. A change in building type (*e.g.,* garden apartments, townhouses high- rises); or
5. A change from one form of housing tenure to another.

(d) The following matters generally will not be substantial changes:

1. A reduction in the number of housing units proposed;
2. A decrease of less than 10% in the floor area of individual units;
3. A change in the number of bedrooms within individual units, if such changes do not alter the overall bedroom count of the proposed housing by more than 10%
4. A change in the color or style of materials used; or
5. A change in the financing program under which the Applicant plans to receive a Subsidy, if the change affects no other aspect of the proposal."

760 CMR 56.07(4).

Project Changes

Unit Mix (affordability). As the Board will remember, in January, at the Applicant's request, the permit was amended to increase the number of units from 39 to 43, and unit mix changed to include more units at lower affordability levels, reflecting requirements of the project's subsidy (Low Income Housing Tax Credit program). These changes are illustrated in the following charts:

Original Permit

Income Tiers	
30% AMI	5
80% AMI	15
80%-120%	8
Market	6
TBD	5
Total	**39**

Amended Permit

Income Tiers	
30% AMI	6
80% AMI	25
80%-100% AMI	4
Market	4
TBD	4
Total	**43**

In the current application, the Applicant seeks further revisions of Condition 19 in the Amended permit, which contains the unit mix.[10] As the Applicant explains, these changes are needed to obtain additional subsidies to make the project "economic."

Current Request for Amendment

Income Tiers	
30% AMI	6
60% or 80% AMI**(but most units restricted to 60%)**	29
80%-100% AMI	4
Market	4
Total	**43**

The specific language requested by the Applicant to replace the current Condition 19 is:

> "Of the forty-three units, six (6) will be affordable to individuals/households earning up to 30% of the Area Median Income (AMI); twenty-nine (29) will be affordable to individuals/households earning up to 80% AMI, but most of this category will be limited to individuals/households earning up to 60% AMI at initial occupancy; four (4) will be affordable to individuals earning from 80 to 100% AMI; four (4) will be market rate units. However, the foregoing distribution is subject to the approval of the Subsidizing Agency and may be changed in accordance with the requirements of the subsidizing agency without further approval from the Board."

See Ex.4a.2. The most significant changes to the Amended Decision are:

- the largest number of units (now 29, including the 4 "TBD") will, instead of being available to households earning up to 80% AMI, be available mostly to households earning up to 60% AMI.[11]

[10] Exhibit 4a of the Applicant's packet cites the unit mix condition in the original comprehensive permit, butit is the Amended Permit, not the original permit, that is being modified.

[11] Proposed Condition 19 states that most of this category "will be limited to individuals/ households earning up to 60% AMI *at initial occupancy*" (emphasis added). The applicant might be asked at the meeting what this means for occupancy subsequent to the initial occupancy.

- the addition of language providing that the Board's approval is not required for further changes to the unit mix required by the subsidizing agency.

As explained by the Applicant, the flexibility provided by this language - and specifically, the ability to change the unit mix without Board approval - is needed to satisfy subsidizing agency requirements, and to allow the project to be eligible for desired funding. The Applicant may explain this further at the meeting.[12]

If the Board is inclined to grant this application as an "insubstantial change," it could incorporate the applicant's suggested language into its Second Amended Decision. In the alternative, it could substitute the following proposed language for the second ("However. . . .) sentence:

> "However, the foregoing distribution is subject to the approval of the Subsidizing Agency and may be changed in accordance with the requirements of the subsidizing agency. Such further changes do not require the approval of the Board, but the Applicant shall inform the Board of any revisions to the distribution."

I believe this would preserve the Applicant's intent.

Combination of Units/Buildings.

In the plans originally approved by the Board, there were two duplexes on either side of the project driveway, closest to Highland Road. As proposed, the duplexes on each side have been combined into four-unit buildings. See Buildings 1-7 and 2-8, "Cloverleaf Truro Rental Housing, Notice of Project Change - #2" dated June 17, 2024. The number of buildings in the project as redesigned is 10.

The Applicant has proposed language modifying Condition 18 of the original permit to reflect these changes. I find the proposed language confusing. The Board could adopt the Applicant's language, or in the alternative, the following:

> "Buildings 1-3 and 5-7 are combined into a single building, Building 1-7. Buildings 2-4 and 6-8 are combined into a single building, Building 2-8. The total number of buildings comprising the project is ten (10). Condition 18 of the original permit, and Condition 3 of the Amended Permit are modified accordingly."

Grade change/potential building height changes:

> The Applicant's Narrative Regarding Other Considerations (Ex. 4c.2) states that
>
> "The Building Height as measured for existing grade has been recalculated based on the existing grade elevations at the proposed corners of the combined building 1-3-5-7 and 2- 4-6-8. There is no change to the building height as previously proposed."

[12] In any context but a 40B project, allowing the project to change without further approval by the Board would make no sense. However, the 40B world is different; the regulations and case law give substantial powers to the subsidizing agency and constrains municipal authority.

The plan set in the application includes elevations of Building 1-7 and 2-8, but the height of these buildings is not indicated.

The Notice of Project Change also includes charts pertaining to grade and building height, existing and proposed, for Buildings 1-7 and 2-8. These indicate decreases in average grade (from existing to proposed), and increases in building height above average grade (from existing to proposed. The Applicant or project engineer may be asked to explain the grade changes and their effect on the height of these buildings. If the resulting height of either building exceeds the Bylaw maximum of 30 feet, a waiver by the Board would be required. The specific finished height of the building(s) and the specific waiver in feet/inches should be indicated.

Grading,Parking, Landscaping and Planting Plans

The submitted site plan and plan set indicate revised grading, parking, landscaping and planting plans (see, in particular sheets L2.01-L4.01), and modifications to The Narrative Regarding Other Considerations notes that the revised plans include trash and bicycle storage; EV charging locations, and outdoor exercise equipment. The Applicant could be asked to identify the particulars.

Application of standard to Notice of Project Change

The Notice of Project Change includes one change identified in the regulations as "generally... [a] substantial change": four of the buildings, duplexes, are being replaced by two four-unit (multi-family) buildings. This is a "change in building type" identified as a substantial change. See 760 CMR 56.07(4)(c)(4).

However, the regulation states that the listed changes are *generally* substantial, leaving the Board some discretion in making its determination of substantial/insubstantial change. That is, the Board is not required to find that the project change is substantial simply because there is a change in building type.

If it is determined that there is an increase in the height of Building 1-7 or 2-6, and if so whether there is "[a]n increase of more than 10% in the height of the building(s)," the Board would again have discretion in making its determination of substantial/insubstantial change. See 760 CMR 56.07(4)(c)(1).

Finally, in determining whether the project change is substantial or insubstantial, the Board should consider the proposed changes in the context of the project *as a whole*- that is, consider what is not changing, as well as what is.

TOWN OF TRURO

ZONING BOARD OF APPEALS
Meeting Minutes
April 29, 2024 – 5:30 pm
REMOTE ZONING BOARD OF APPEALS MEETING

Members Present (Quorum): Chris Lucy (Chair); Darrell Shedd (Vice Chair); Dave Crocker; Art Hultin

Members Absent: Nancy Medoff; Russ Braun (Alt.)

Other Participants: Barbara Carboni – Town Planner/Land Use Counsel

Remote meeting convened at 5:42 pm, Monday, April 29, 2024, by Chair Lucy. Town Planner/Land Use Counsel Carboni announced that this was a remote meeting.

Public Comment Period: There were no public comments made.

Minutes: None

Public Hearings (Continued)

2022-017/ZBA (VAR/SP) - Ebb Tide on the Bay Condominiums for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three non-conforming structures on a lot in the Beach Point Limited Business District.

Chair Lucy announced that there was a request to continue this matter to May 20, 2024, at 5:30 pm as today is a religious holiday.

Vice Chair Shedd made a motion to continue the matter of 2022-017/ZBA (VAR/SP) to May 20, 2024 at 5:30 pm.
Member Crocker seconded the motion.
ROLL CALL VOTE:
Vice Chair Shedd – Aye
Member Crocker - Aye
Member Hultin – Aye
Chair Lucy – Aye
So voted, 4-0-0, motion carries.

Vice Chair Shedd made a motion to adjourn at 5:45 pm.
Member Crocker seconded the motion.
ROLL CALL VOTE:
Vice Chair Shedd - Aye
Member Crocker – Aye
Member Hultin - Aye
Chair Lucy - Aye
So voted, 4-0-0, motion carries.

Respectfully submitted,

Alexander O. Powers, Board/Committee/Commission Support Staff

TOWN OF TRURO

ZONING BOARD OF APPEALS
Meeting Minutes
May 20, 2024 – 5:30 pm
REMOTE ZONING BOARD OF APPEALS MEETING

Members Present (Quorum): Chris Lucy (Chair); Darrell Shedd (Vice Chair); Nancy Medoff; Dave Crocker; Art Hultin, Russ Braun (Alt.)

Members Absent:

Other Participants: Ben Zehnder (Attorney for Crow's Nest Condominium Trust – Applicant); Christopher Agostino (Attorney and Representative for Abutters of Crow's Nest Condominium Trust); Christopher J. Snow (Attorney and Applicant for 538 Shore Road and Ebb Tide); Sally McSween (Representative for Condominium Association); Ben Zehnder (Attorney and Representative for Abutters: Marie Belding and Pat Callinan); Marie Belding (Abutter); Pat Callinan (Abutter); Elaine Brigman (Ebb Tide Resident); Clem Berrio (Ebb Tide Resident)

Remote meeting convened at 5:30 pm, Monday, May 20, 2024, by Chair Lucy. Chair Lucy announced that this was a remote meeting which is being broadcast live on Truro TV Channel 8 and is being recorded. Chair Lucy introduced the Members of the ZBA.

Public Comment Period

Chair Lucy invited any individual who wished to comment and there were no public comments made.

Public Hearing (Continued)

2024-002/ZBA - Jennifer Cabral (Nearen & Cubberly Nominee Trust, Christopher Snow, Trustee), for property located at 491 Shore Road (Atlas Map 7, Parcel 4, Registry of Deeds Book 8309 and Page 131). Applicant seeks a special permit or variance for alteration/reconstruction of pre-existing nonconforming use/structure in the Beach Point Limited Business District.

Chair Lucy announced that this was a matter that had previously been decided by the ZBA and that the Attorneys representing the Applicant and Abutters had requested that the matter be reopened as they have jointly asked that additional proposed conditions be considered in the granting of the permit.

Attorney Zehnder provided background information. Attorney Zehnder noted that Attorney Agostino had called him recently and that not all the Abutters agreed with the new additional proposed conditions. Attorney Zehnder then requested that the Planning Board render a decision this evening in favor of the Applicant's application.

Attorney Agostino concurred that some of the Abutters did not agree with the additional requested conditions.

Since the proposed conditions were not agreed upon, Chair Lucy opined that the hearing should close and the previous decision should stand.

Note: Only the 5 full Members would vote on this matter.

Chair Lucy made a motion to close the hearing in the matter of 2022-017/ZBA (VAR/SP) and to allow the ZBA's previous decision to stand.
Vice Chair Shedd seconded the motion.
ROLL CALL VOTE:
Member Medoff – Aye
Member Crocker - Aye
Vice Chair Shedd – Aye
Member Hultin – Aye
Chair Lucy – Aye
So voted, 5-0-0, motion carries.

2022-017/ZBA (VAR/SP) - Ebb Tide on the Bay Condominiums for property located at 53 8 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three non-conforming structures on a lot in the Beach Point Limited Business District.

Chair Lucy said that this matter had been continued and the Members had new information contained in their packets this evening. Chair Lucy noted that his requested parking plan was not included in tonight's packet.

Attorney Snow joined the hearing by telephone and said that the parking plan had been submitted to Town Planner/Land Use Counsel Barbara Carboni and Planning Department Assistant Liz Sturdy last Thursday. Attorney Snow was unsure why the parking plan was not included in tonight's packet, and he then provided a summarized update to the Members. *Note: the parking plan was later discovered in the Members' packet.*

Chair Lucy, the Members, Attorney Zehnder and Attorney Snow discussed the following highlighted topics: the parking plan; unit designations and parking spaces which are dedicated to those units; the concerns regarding the increased size and height of the proposed buildings; the possibility of the Members not approving this proposed project and the consequences affecting the neighborhood and the shoreline; the issues of septic systems and groundwater; the cost of $200,000 in permitting fees over the last five years incurred by the Applicant and the potential cost of an appeal to the Truro taxpayers; and the straw poll of the Members taken this evening that reflected a 3-2 opposition to the proposed project.

Chair Lucy then invited the members of the public to comment on this matter and Chair Lucy recognized the following individuals: Ms. McSween, Ms. Belding, Ms. Callinan, Ms. Brigman, Mr. Berrio, and Attorney Snow.

At the request by Attorney Snow for a continuance of 45 days to give time for the new architect on the project to address the concerns expressed by the Members and potentially submit new drawings to

appease those concerns before a final vote would be taken. Chair Lucy noted that an approved request for a continuance would be a continuance to July 22, 2024.

Chair Lucy and the other Members who were in opposition to the proposed project then briefly clarified their comments so the new architect could develop plans which would better address their concerns.

Note: Only the 5 full Members would vote on this matter.

Vice Chair Shedd made a motion to continue the matter of 2022-017/ZBA (VAR/SP) to July 22, 2024.
Member Medoff seconded the motion.
ROLL CALL VOTE:
Member Crocker – Aye
Vice Chair Shedd – Aye
Member Medoff – Aye
Member Hultin – Aye
Chair Lucy – Aye
So voted, 5-0-0, motion carries.

Minutes

Chair Lucy led the review of the minutes of February 26, 2024 for edits or corrections and there were none.

Vice Chair Shedd made a motion to approve the minutes of February 26, 2024 as written.
Member Crocker seconded the motion.
ROLL CALL VOTE:
Member Crocker - Aye
Vice Chair Shedd - Aye
Member Medoff – Aye
Member Hultin – Aye
Member Braun - Aye
Chair Lucy – Aye
So voted, 6-0-0, motion carries.

Chair Lucy led the review of the minutes of March 25, 2024 for edits or corrections and there were none. Vice Chair Shedd will not vote on these minutes as he was not present at the meeting.

Member Hultin made a motion to adjourn at 5:45 pm.
Member Braun seconded the motion.
ROLL CALL VOTE:
Member Braun - Aye
Member Crocker - Aye
Member Medoff – Aye
Member Hultin – Aye
Chair Lucy – Aye
So voted, 5-0-0, motion carries.

Board Discussion

Chair Lucy led the discussion, as requested by Member Hultin, regarding hybrid ZBA meetings. The Members were supportive to start hybrid meetings like the Select Board but agreed that this topic should be discussed further with input from Town Planner/Land Use Counsel Carboni.

Chair Lucy led the discussion on upcoming appointments/reappointments. Chair Lucy reminded the Members that if they are up for reappointment, they have to reapply should they wish to continue serving on the ZBA. Five current Members are up for reappointment by June 30, 2024. Member Braun said that he had reapplied. Chair Lucy also noted that ZBA Alternate Member Joe McKinnon had moved to Florida but had not resigned from the ZBA.

Chair Lucy announced that the next meeting was scheduled for Monday, June 24, 2024, at 5:30 pm. Member Medoff asked if the communication had been distributed by the Planning Department to applicants regarding timelines and deadlines for the submission of documents.

Chair Lucy also said that the Planning Board will meet tomorrow evening to discuss the priorities for the next year and if anyone has any ideas to submit them to the Planning Board.

Member Medoff made a motion to adjourn at 6:58 pm.
Vice Chair Shedd seconded the motion.
ROLL CALL VOTE:
Member Braun – Aye
Member Crocker - Aye
Vice Chair Shedd – Aye
Member Medoff - Aye
Member Hultin - Aye
Chair Lucy - Aye
So voted, 6-0-0, motion carries.

Respectfully submitted,

Alexander O. Powers
Board/Committee/Commission Support Staff

FREEMAN LAW GROUP LLC
Attorneys at Law

Peter L. Freeman
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Tel (508) 362-4700 | | Mobile (781) 854-2430

Nancy J. MacPhee Legal Assistant
nmacphee@freemanlawgroup.com
Tel. (508) 362-4700 ext 3

June 17, 2024

Christopher Lucy, Chairman
Town of Truro Zoning Board of Appeals
Truro Town Hall
24 Town Hall Road
P.O. Box 2030
Truro, MA 02666

Re: 22 Highland Road / Cloverleaf Truro Rental Housing
Comprehensive Permit Case Reference: 2019-008/ZBA

NOTICE OF PROJECT CHANGE

Dear Mr. Lucy:

Reference is made to the above-described Comprehensive Permit issued to my client Community Housing Resource, Inc. by Decision of the Board voted on or about February 3, 2021 (the "Comprehensive Permit").

On behalf of my clients, this letter is requesting that the Board approve: 1) clarification of changes to the affordability mix for the Project as previously modified by a Notice of Project Change Decision dated January 22, 2024; 2) reducing the number of buildings on the site from 12 to 10 by joining two duplex structures into four unit structures, and 3) modifications to the site plan as most recently approved by the aforesaid Notice of Project change decision specifically adjusting grading to accommodate joined buildings and parking locations; all as described below.

1. Affordability Mix.

Change Condition 19 of the Comprehensive Permit to read as follows:

The unit mix (of affordability levels) is modified to the following: Of the forty-three units, six (6) will be affordable to individuals/households earning up to 30% of the Area Median Income (AMI); twenty-nine (29) will be affordable to individuals/households earning up to 80% AMI, but most of this category will be limited to individuals/households earning up to 60% AMI at initial occupancy; four (4) will be affordable to individuals/households earning from 80 to 100% AMI; four (4) will be market rate units. However, the foregoing distribution is subject to the approval of the Subsidizing Agency and may be changed in accordance with the requirements of the Subsidizing Agency without further approval from the Board.

2. **Site Plan**. The proposed modifications are shown on the revised Site Plan submitted herewith prepared by J. M. O'Reilly & Associates, Inc. dated June 14, 2024 Including: a) joining of duplex buildings 1-3 and 5-7 to create a single building 1-3-5-7 with the same unit / bedroom mix ; b) joining of duplex buildings 2-4 and 6-8 to create a single building 2-4-6-8 with the same unit / bedroom mix, together with required adjustment to grading and parking configuration; and, c) relocation of the emergency access egress gate to accommodate new outdoor exercise equipment.

3. **Landscape and Planting Plan**. The Landscape and Planting Plan has been further developed as construction drawings. This plan incorporates refinements of grading at parking areas, planting placement with the same plant list originally presented, The Landscape and Planting Plan also incorporates locations of trash and bicycle storage, EV parking, and the outdoor exercise equipment.

These modifications are necessitated by a substantial increase in the cost of construction since the time the Comprehensive Permit was issued, and a need to satisfy the requirements of Commonwealth of Massachusetts Executive Office of Housing and Livable Communities under the Low Income Housing Tax Credit Program as to financial feasibility.

This Notice of Project Change is provided pursuant to the provisions of 760 CMR 56.05(11)(a), and I request that the Board determine that the proposed changes are insubstantial, in accordance with 760 CMR 56.05(11)(a) and (b) and 760 CMR 56.07(4). As you know, pursuant to these regulations, the Board is required to determine within twenty (20) days whether the changes are insubstantial; if it is determined that they are insubstantial or if notice is not provided by the Board to the contrary within such twenty (20) day period, the Comprehensive Permit shall be deemed modified to incorporate the changes. The above process does not require a public hearing. A public hearing is only required if the Board determines that the changes are substantial changes. The public hearing must be within thirty (30) days of a timely determination that the changes are substantial.

In the Chapter 40B Regulations, as described in 760 CMR 56.07(4), there are guidelines indicating that requested modifications are generally considered insubstantial if they do not change the type of housing tenure (in our case, the project will still be rental housing), and if they do not increase or decrease the number of units by more than ten (10%) percent.

We request that this matter be placed on your Agenda for your regular monthly meeting of June 24, 2024.

Thank you.

Very truly yours,

Peter Freeman

Peter L. Freeman

Enc.

cc: Ted Malone
Barbara Carboni

EXHIBIT 4a.2
Notice of Project Change 2
Cloverleaf Truro Rental Housing
Narrative Unit Mix Affordability comparison to ZBA Decision

The ZBA Decision approving the Comprehensive Permit under Terms and Conditions, Paragraphs 18 and 19 states:

> *"18. The project shall consist of thirty-nine units, twenty-four of which shall be contained in twelve two-family buildings and fifteen of which shall be contained in a three-story apartment building (also containing community and office space) constructed in conformity with the Plans specified in condition 3 above.*
>
> *19. No fewer than twenty (20) of the Project units constructed and rented shall be affordable, in perpetuity, to individuals and / or families earning no more than 80% of Area Median Income (AMI) as calculated pursuant to formulas determined by the U.S, Department of Housing and Urban Development (HUD) or DHCD. Of these twenty units, five will be affordable to households earning no more than 30% of AMI, and fifteen will be affordable to households earning no more than 80% AMI. Eight units will be affordable to earning between 80% and 120% AMI. Six units will be unrestricted / market rate. The remaining five units will be allocated as warranted by funding sources."*

As needed to satisfy funding sources, "*remaining five units*" were also allocated to the "*no more than 80% of Area Median Income (AMI)"* for a total of 25 in that income tier.

With significant increases in construction costs, higher interest rates and higher premiums for insurance coverage, the financial feasibility of the Cloverleaf development has been impacted and has become "uneconomic". The additional subsidy resources that are potentially available are targeted to the lower income tiers 30% AMI / 60% AMI and 80% AMI. As approved by the ZBA in previous Notice of Project Change, Unit Affordability Mix was modified as follows: two of the six unrestricted / market rate units will need to be shifted to the "*no more than 80% of Area Median Income (AMI)"*; and, up to four of the eight *80% to 120% AMI* units will may need to be shifted to the "*no more than 80% of Area Median Income (AMI)"*, and, each of the four additional units to be created pursuant to this Notice of Project Change, will be designated "*no more than 80% of Area Median Income (AMI)"*.

Since the funding sources further restrict eligibility to 60% AMI at initial occupancy, therefore, Terms and Conditions, Paragraph 19 should be clarified / modified in the decision as follow:

"19. Of the forty-three units, six (6) will be affordable to individuals/households earning up to 30% of the Area Median Income (AMI); twenty-nine (29) will be affordable to individuals/households earning up to 80% AMI, but most of this category will be limited to individuals/households earning up to 60% AMI at initial occupancy; four (4) will be affordable to individuals/households earning from 80 to 100% AMI; four (4) will be market rate units. However, the foregoing distribution is subject to the approval of the Subsidizing Agency and may be changed in accordance with the requirements of the Subsidizing Agency without further approval from the Board.

EXHIBIT 4c.2
Notice of Project Change 2
Cloverleaf Truro Rental Housing
Narrative regarding Other considerations

Number of Bedrooms and Title 5 Design Flow

The number of bedrooms in the Cloverleaf Development is unchanged at 68 bedrooms. Wastewater Treatment System Design is unchanged.

Storm Water Drainage

Storm Water Drainage Systems for the development are not impacted by the changes proposed.

Number of Buildings on the Lot

The number of Buildings on the lot has decreased from the 13 in the original approved plan, to 12 as approved as part of the NoPC /insubstantial change. To achieve more efficiency in construction costs and energy consumption, Buildings 1-3 and 5-7 have been combined into one Building 1-3-5-7; and, Buildings 2-4 and 6-8 have been combined into another Building 2-4-6-8. Together this reduces the number of buildings on the lot to 10.

Building Lot Coverage

The area (square footage) of the building foot print (lot coverage) of the combined buildings 1-3 and 5-7, and 2-4 and 6-8 remains the same.

Building Height

The Building Height as measured for existing grade has been recalculated based on the existing grade elevations at the proposed corners of the combined building 1-3-5-7 and 2-4-6-8. There is no change to the building height as previously proposed.

Parking and Paved Area Lot Coverage

Four additional parking spaces are provided to support the four additional units. Two of those parking spaces are accommodated on previously paved areas so only two spaces are increasing lot coverage approximate 400 square feet. The number of parking space provided remains at 87, however, the location of the parking spaces and sidewalks at building 21 and 22 and at Building 1-3-5-7 and 2-4-6-8 have been adjusted slightly on the lot to accommodate necessary grading adjustments in coordination with the Landscape Architect. Shared EV Charging Locations and Outdoor Exercise Equipment have also been added as required for Enterprise Green Communities Certification.

Landscape Plan and Planting Plan

The Landscape and Planting Plan submitted originally has been updated with the Landscape Architect brought to the Design Team. This plan also incorporates trash and bicycle storage for townhouses and fourplex units.

Cloverleaf Truro Rental Housing - Building 1-3-5-7 - Average Grade	
Average Existing Grade	49.3'
Average Proposed Grade	44.3'
Building Height Above Average Existing Grade	32.0'
Building Height Above Average Proposed Grade	37.0'

Cloverleaf Truro Rental Housing - Building 2-4-6-8 - Average Grade	
Average Existing Grade	49.3'
Average Proposed Grade	47.1'
Building Height Above Average Existing Grade	33.8'
Building Height Above Average Proposed Grade	36.0'

OPEN SPACE NOTE:

THE THREE AREAS OF OPEN SPACE TOTAL = 34,045 SF±

THE TOTAL LOT AREA = 170,320 SF (3.91 ACRES)

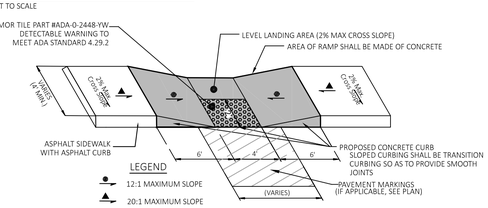
PERCENT OPEN SPACE PROVIDED = (34,045 / 170320) x 100% = 20% > 10% (MIN)

BUILDING GRADING NOTE:

REFER TO ENLARGED GRADING PLAN, AS PREPARED BY C.B.A. LANDSCAPE ARCHITECTS, LLC, FOR THE SURROUNDING ENTRY AND WALKWAY ELEVATIONS FOR EACH BUILDING.

CONCRETE HP RAMP DETAIL

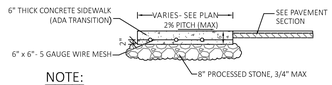
NOT TO SCALE



NOTE: The proposed concrete ramps shall be constructed using concrete. The concrete shall extend to the end of the ramps and level areas as shown on the details. Concrete shall be Class B, 4000 psi at 28 days and shall contain 6x6 wire grid, 5 gauge. Concrete walk shall be 6 inches thick.

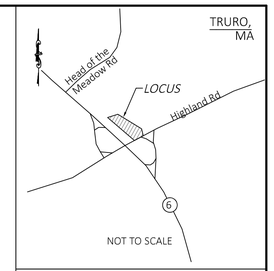
CONCRETE ADA RAMP DETAIL:

NOT TO SCALE



NOTE:

1.) CONCRETE TO BE CLASS B, 4000 P.S.I. @ 28 DAYS WITH TYPE 1 ORDINARY PORTLAND CEMENT.



PLAN BOOK 672 PAGE 34
ASSESSORS' MAP 36 PARCEL 238

LEGEND

32	EXISTING CONTOUR
32	PROPOSED CONTOUR
×12.34	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
W	WATER SERVICE LINE
E	UNDERGROUND UTILITY SERVICE
G	GAS SERVICE LINE
	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
Reserve	RESERVED FOR FUTURE
	UTILITY POLE
	CATCH BASIN
	FIRE HYDRANT
W	WELL
	DRAINAGE MANHOLE
	STORMWATER FLOW ARROW
	CONCRETE BOUND, FOUND
	TOP OF BANK
	LIMIT OF WORK
	FENCE
PT	UNDERGROUND PROPANE TANK
	12' x 6' LEACHING DRYWELL (ROOF)
TRANSF	TRANSFORMER PAD- UTILITY CLUSTER
GEN	GENERATOR

HANDICAP PARKING SIGN DETAIL

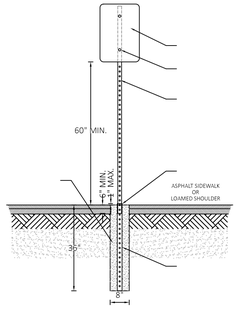
NOT TO SCALE

(1) SIGN TOTAL

SIGN COLORS:
BACKGROUND: WHITE
LETTERING: BLUE

SIGN POST FOOTING DETAIL:

NOT TO SCALE



HANDICAP VAN PARKING SIGN DETAIL

NOT TO SCALE

(2) SIGNS TOTAL

SIGN COLORS:
BACKGROUND: WHITE
LETTERING: BLUE

BENCHMARK:
Top of Stone Bound
EL=35.9± (NAVD88 Datum)

BENCHMARK:
Top of Stone Bound
EL=48.5± (NAVD88 Datum)

BENCHMARK:
Top of Mass Highway Bound
EL=27.9± (NAVD88 Datum)

MASS COORD. SYSTEM (NAD83)

PARCEL 238
Area= 3.91 AC±

OPEN SPACE AREA = 10,245 SF±

OPEN SPACE AREA = 15,910 SF±

OPEN SPACE AREA = 7,900 SF±

100' Well Setback

175' To SAS Service Map: 36 Parcel: 170

162' To Well Service Map: 36 Parcel: 170

N 77°26'56" E 227.86'

N 58°18'36" W 582.21'

N 48°25'52" W 742.30'

N 13°52'47" W 150.00'

N 04°32'11" E 209.65'

PROPOSED 4' WIDE PAVED SIDEWALK W/ 6" CONCRETE CURB @ EDGE OF PARKING

LIMIT OF WORK

PROPOSED E.V. CHARGING STATION (1) AND 2-SETS OF 20'x11' CHARGING STALLS

PROPOSED 4' WIDE PAVED SIDEWALK, FLUSH WITH EDGE OF PARKING

PROPOSED FIVE (5) WATER SUPPLY LINES: EACH SUPPLY LINE SHOWN REPRESENTS A FIRE SUPPRESSION LINE AND A DOMESTIC SERVICE LINE

EMERGENCY ACCESS

Existing 8-inch CLDI Water Main

PROPOSED EMERGENCY ACCESS GATE

PROPOSED EXERCISE EQUIPMENT

PROPOSED IRRIGATION WELL

Existing Services Lines TO REMAIN ABANDONED

PROPOSED E.V. CHARGING STATION (2) AND 2-SETS OF 20'x11' CHARGING STALLS

Existing Hydrant

PROPOSED THREE (3) WATER SUPPLY LINES: 1 1/4-INCH DIA DOMESTIC SUPPLY ONE LINE TO EACH BUILDING

STATE HIGHWAY - ROUTE 6

PROPOSED HVAC CONCRETE PADS

PROPOSED TWO (2) WATER SUPPLY LINES: EACH SUPPLY LINE SHOWN INCLUDES A 2-INCH FIRE SUPPRESSION LINE AND A 1 1/4-INCH DOMESTIC SERVICE LINE

Existing Hydrant

Existing 8-inch CLDI Water Main

PROPOSED RETAINING WALL, 124 FT TOW VARIES

PROPOSED WATER SUPPLY LINE: 1 1/4-INCH DIA DOMESTIC SUPPLY ONE LINE TO EACH BUILDING

PROPOSED WATER SUPPLY LINE: 1 1/4-INCH DIA DOMESTIC SUPPLY

PROPOSED RETAINING WALL, 32 FT
T.O.W. = 46.7±
B.O.W. = 45.0±

PROPOSED RETAINING WALL, 18 FT
T.O.W. = 47.5±
B.O.W. = 45.0±

PROPOSED TWO (2) WATER SUPPLY LINE: EACH SUPPLY LINE SHOWN INCLUDES A 2-INCH FIRE SUPPRESSION LINE AND A 1 1/4-INCH DOMESTIC SERVICE LINE

PROPOSED RETAINING WALL, 29 FT
T.O.W. VARIES
T.O.W.@ BLD = 49.0±
T.O.W. @ END= 44.0±
B.O.W. = 40.3±

PROPOSED RETAINING WALL, 25 FT
T.O.W. = 46.0±
B.O.W. = 40.3±

PROPOSED WALKWAY TO REAR ENTRY

PROPOSED 4' WIDE PAVED SIDEWALK

Existing Gravel Drive TO BE REMOVED

100' Well Setback Map: 36 Parcel: 178

LIMIT OF WORK

Existing Hydrant

Existing 8-inch CLDI Water Main

Utility Pole

Solid Yellow Lines

Existing Catch Basin Rim EL=23.5±

HIGHLAND ROAD (60' Wide Town Way)

Back of Berm
Edge of Pavement
Edge of Pavement
Back of Berm

SCALE 1"=30'

0 30 60 90
SCALE 1"=30'

CLOVERLEAF TRURO RENTAL HOUSING

Community Housing Resource, Inc.; P.O. Box 1015, Provincetown, MA 02657

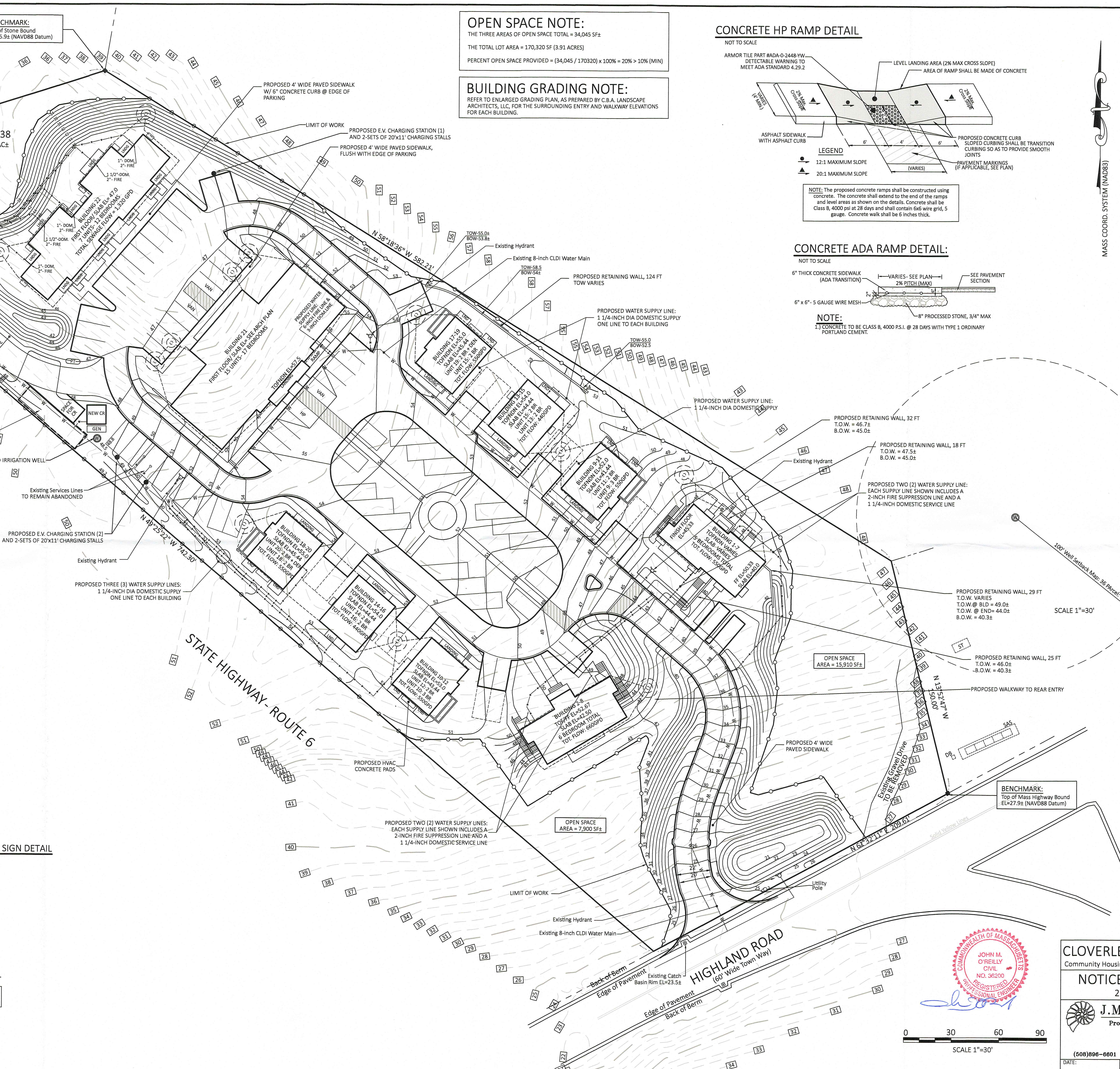
NOTICE OF PROJECT CHANGE- #2

22 HIGHLAND ROAD, TRURO, MA

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services
1573 Main Street – Route 6A
P.O. Box 1773
(508)896-6601 Office Brewster, MA 02631 (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
6-17-2024	As Noted	jmo	JMO	JMO-8446A

G:\AAJobs\Malone - Cloverleaf - SITE PLAN - SHEET 1 - GRADING & WATER.dwg



OPEN SPACE NOTE:

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THE TOTAL LOT AREA = 170,320 SF (3.91 ACRES)

PERCENT OPEN SPACE PROVIDED = (34,045 / 170320) x 100% = 20% > 10% (MIN)

BUILDING GRADING NOTE:

REFER TO ENLARGED GRADING PLAN, AS PREPARED BY C.B.A. LANDSCAPE ARCHITECTS, LLC, FOR THE SURROUNDING ENTRY AND WALKWAY ELEVATIONS FOR EACH BUILDING.

CONCRETE HP RAMP DETAIL

NOT TO SCALE

ARMOR TILE PART #ADA-0-2448-YW
DETECTABLE WARNING TO
MEET ADA STANDARD 4.29.2
LEVEL LANDING AREA (2% MAX CROSS SLOPE)
AREA OF RAMP SHALL BE MADE OF CONCRETE
VARIES
(4' MIN.)
2% Max
Cross Slope
ASPHALT SIDEWALK
WITH ASPHALT CURB
6'
4'
6'
PROPOSED CONCRETE CURB
SLOPED CURBING SHALL BE TRANSITION
CURBING SO AS TO PROVIDE SMOOTH
JOINTS
PAVEMENT MARKINGS
(IF APPLICABLE, SEE PLAN)
(VARIES)
LEGEND
12:1 MAXIMUM SLOPE
20:1 MAXIMUM SLOPE

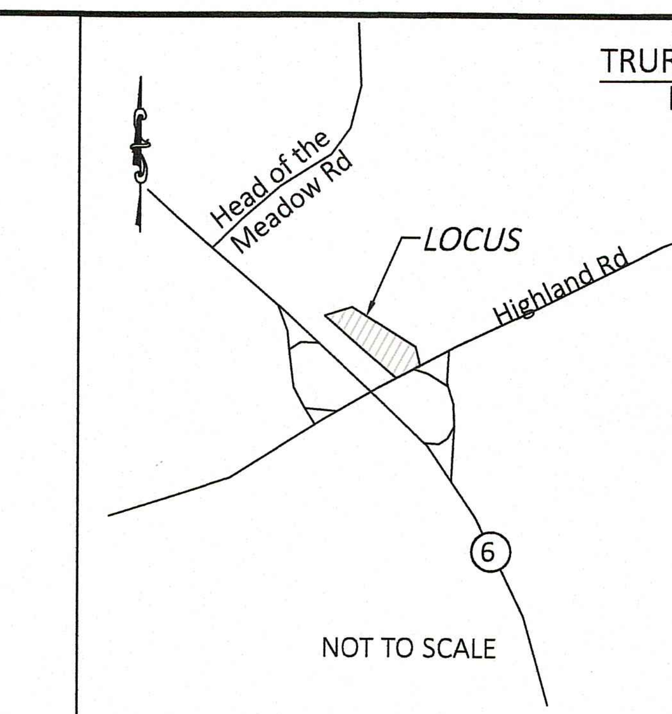
NOTE: The proposed concrete ramps shall be constructed using concrete. The concrete shall extend to the end of the ramps and level areas as shown on the details. Concrete shall be Class B, 4000 psi at 28 days and shall contain 6x6 wire grid, 5 gauge. Concrete walk shall be 6 inches thick.

CONCRETE ADA RAMP DETAIL:

NOT TO SCALE

6" THICK CONCRETE SIDEWALK
(ADA TRANSITION)
VARIES- SEE PLAN
2% PITCH (MAX)
SEE PAVEMENT
SECTION
2"
6"
6" x 6"- 5 GAUGE WIRE MESH
8" PROCESSED STONE, 3/4" MAX

NOTE:
1.) CONCRETE TO BE CLASS B, 4000 P.S.I. @ 28 DAYS WITH TYPE 1 ORDINARY PORTLAND CEMENT.



PLAN BOOK 672 | PAGE 34
ASSESSORS' MAP 36 | PARCEL 238

LEGEND

32	EXISTING CONTOUR
32	PROPOSED CONTOUR
×12.34	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
— W —	WATER SERVICE LINE
— E —	UNDERGROUND UTILITY SERVICE
— G —	GAS SERVICE LINE
TP	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
Reserve	RESERVED FOR FUTURE
	UTILITY POLE
⊞	CATCH BASIN
	FIRE HYDRANT
Ⓦ	WELL
	DRAINAGE MANHOLE
~	STORMWATER FLOW ARROW
■	CONCRETE BOUND, FOUND
	TOP OF BANK
	LIMIT OF WORK
	FENCE
PT	UNDERGROUND PROPANE TANK
	12' x 6' LEACHING DRYWELL (ROOF)
▭	TRANSFORMER PAD- UTILITY CLUSTER
GEN	GENERATOR

HANDICAP PARKING SIGN DETAIL

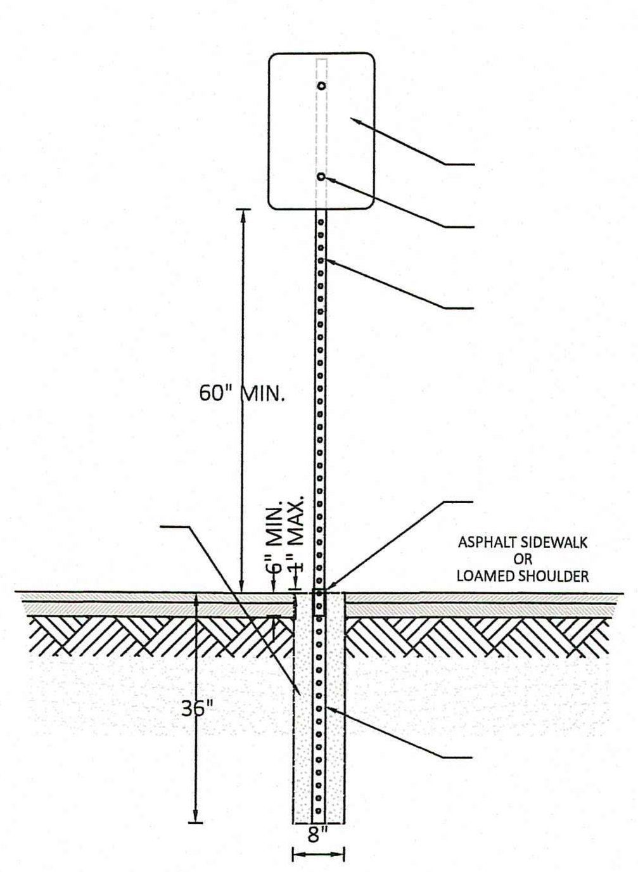
NOT TO SCALE

(1) SIGN TOTAL

SIGN COLORS:
BACKGROUND: WHITE
LETTERING: BLUE

SIGN POST FOOTING DETAIL:

NOT TO SCALE



HANDICAP VAN PARKING SIGN DETAIL

NOT TO SCALE

(2) SIGNS TOTAL

SIGN COLORS:
BACKGROUND: WHITE
LETTERING: BLUE

COMMONWEALTH OF MASSACHUSETTS
JOHN M.
O'REILLY
CIVIL
NO. 36200
REGISTERED
PROFESSIONAL ENGINEER

[illegible]

G:\AAJobs\Malone- Cloverleaf- SITE PLAN- SHEET 1- GRADING & WATER.dwg

CLOVERLEAF TRURO RENTAL HOUSING

Community Housing Resource, Inc.; P.O. Box 1015, Provincetown, MA 02657

NOTICE OF PROJECT CHANGE- #2

22 HIGHLAND ROAD, TRURO, MA

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1573 Main Street - Route 6A
P.O. Box 1773
(508)896-6601 Office Brewster, MA 02631 (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
6-17-2024	As Noted	jmo	JMO	JMO-8446A

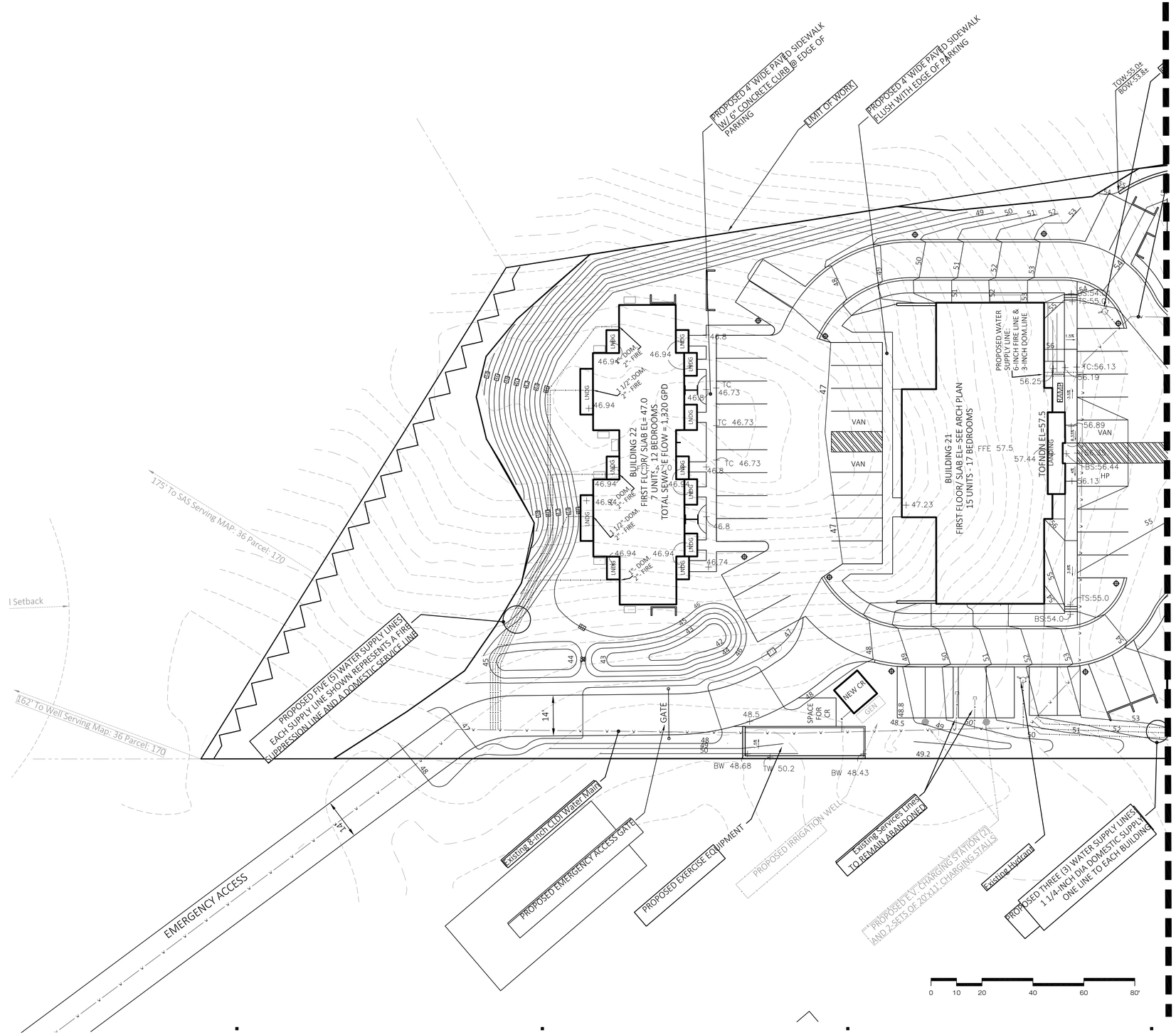
GRADING NOTES

1. The Landscape Contractor shall verify location(s) of and protect all utilities, drainage, and sub-surface drainage structures. Call DIG SAFE (888.344.7233).
3. DISCLAIMER: Fine grading by CBA Landscape Architects is based on overall site grading provided by Civil Engineer; see Civil drawings. Running slopes exceeding 5% have been included in these plans as directed by the Client and Civil Engineer. All code and regulatory compliance for this project is by Others.
4. Grade stakes to be set for approval by Landscape Architect prior to installation of gravel bases and prior to installation of all paving, edges, walls, and furniture.
5. All transitions to existing grades to be smooth and gradual, with 1.8% maximum cross-slopes on all paths.
6. Contractor shall notify Landscape Architect if any proposed conditions exceed 1.8% cross-slope once subbase materials are installed and prior to installing finish material.
7. Verify existing grades in field. Notify Civil Engineer and Landscape Architect of any discrepancies or conflicts.
8. Any area outside the Limit of Work Line which is disturbed shall be restored to previous conditions at no cost to the Owner.
9. Contractor shall clean all drainage basins within the area of construction of silt, soil, and debris prior to and at the conclusion of construction.

LEGEND

- Property Line
- 130 Existing Contour
- 130 Proposed Contour
- 16.26 + Proposed Spot Grade

FOR OVERALL GRADING, SITE DRAINAGE INFRASTRUCTURE, AND UTILITY NOTES, SEE CIVIL PLANS



AMENTA|EMMA ARCHITECTS

CHR

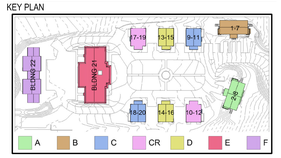
CLOVERLEAF - TRURO

22 HIGHLAND ROAD
TRURO, MA.

CONSULTANTS

CBA | Landscape Architects LLC
24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cballand.com | cba@cballand.com
landscape architecture
urban design
master planning

KEY PLAN



PROJECT DATA

PROJECT NUMBER	2307
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DRAWN	KB/VC
CHECKED	KB
SCALE	1" = 20'-0"
FILE REFERENCE	M:\0-CBA-Cad\Multifamily\Cloverleaf Truro with TCB

HISTORY OF SUBMISSIONS

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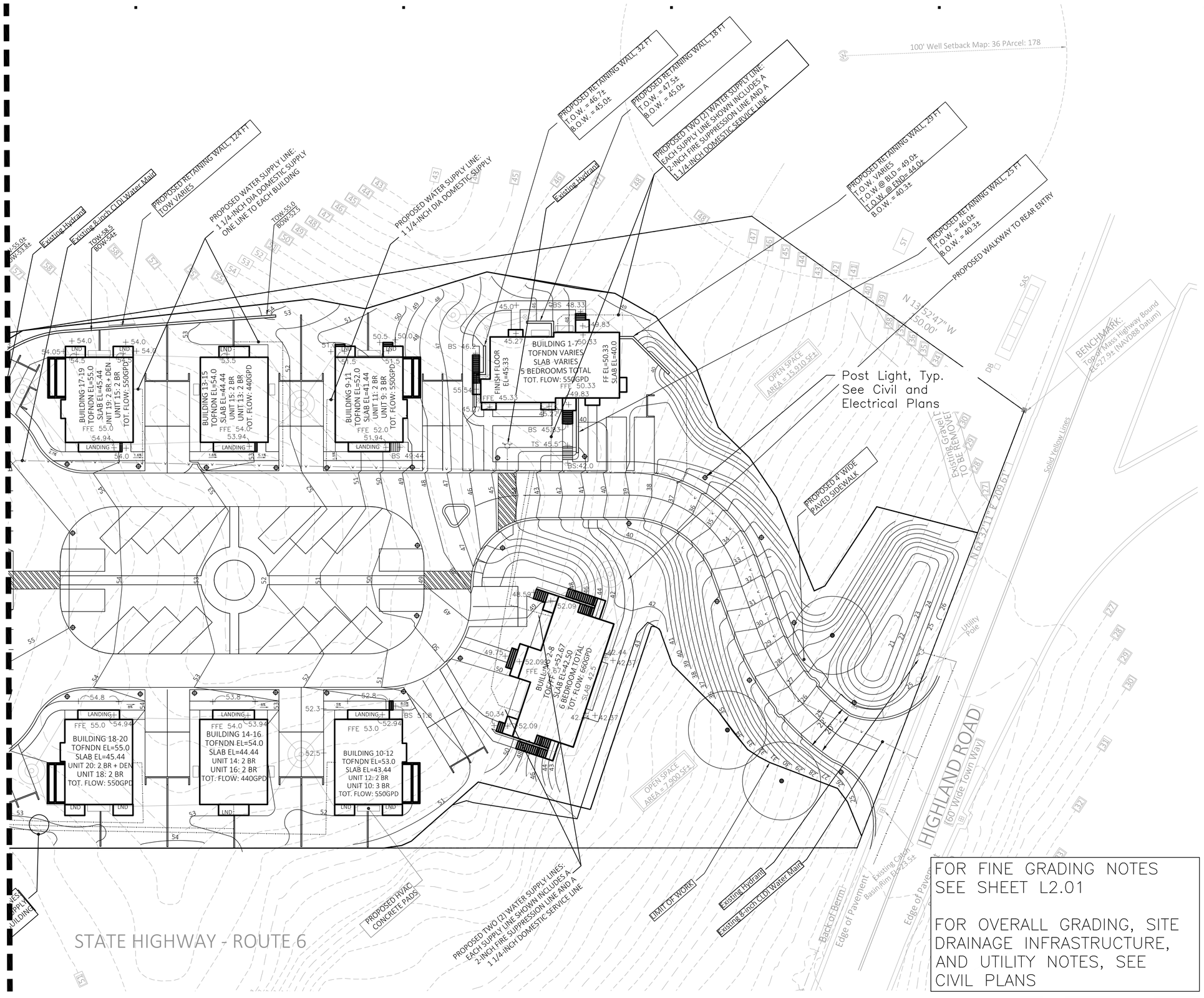
4	06.13.2024	CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS

SHEET TITLE

FINE GRADING PLAN
ENLARGEMENT 1

L2.01



AMENTA|EMMA
ARCHITECTS

CHR

CLOVERLEAF - TRURO

22 HIGHLAND ROAD
TRURO, MA.

CONSULTANTS

CBA | Landscape Architects LLC
24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cballand.com | cba@cballand.com
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urban design
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KEY PLAN

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CONSTRUCTION DOCUMENTS

SHEET TITLE

FINE GRADING PLAN
ENLARGEMENT 2

L2.02

PLANTING NOTES

1. The Contractor shall protect all utilities prior to starting construction.
2. The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on this drawing.
3. All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen.
4. All plant materials to be selected by the Landscape Architect at the nursery unless otherwise directed by the Landscape Architect.
5. All plants to be located on the site for approval of the Landscape Architect prior to installation.
6. If the Plant List does not agree with the Planting Plan, the Plan shall be followed.
7. The Contractor shall guarantee all plant materials for one year following approved installation.
8. No trees are to be planted before the rough grades have been accepted by the Landscape Architect.
9. All landscaped areas disturbed by construction inside and outside the Limit of Work are to be repaired by the Contractor at no additional cost to Owner.
10. No substitution of plant materials shall be allowed without approval of Landscape Architect.

IRRIGATION NOTES:

1. Irrigation system to be design/build. Irrigation design to be approved by Landscape Architect; provide plan for approval before installation begins. Reuse of portions of the existing system and components, if found to be in good condition, is permissible with written consent from the Owner's Representative. See Specification Section 328000.
2. Control box and clock to be approved and shall be sized to provide 100% coverage of all proposed planting beds and lawns indicated on this sheet. Control box to have ten (10) zones minimum or as approved by Landscape Architect, and shall be located within the building.
3. 'Pop–up' spray heads shall be used in lawn areas and below trees. 'Drip' system shall be installed in all shrub and perennial/annual beds. Drip system shall not be installed until after plants are installed.
4. Irrigation system to be guaranteed for one (1) year following installation. Contractor to provide first winterization and spring start up.
5. Contractor to provide irrigation sleeves under paved areas. Seal all pipe ends and joints tightly.
6. Contractor to provide an "As–Built Plan", which includes sleeve locations, zone information and operation instructions.
7. Location of rain gauge to be determined in field with Landscape Architect and Owner.
8. See Plumbing Drawings for hose bib locations.

LEGEND

Property Line

Low Maintenance Grass Seed Mix

Detention Basin Grass Seed Mix

Hillside Planting Seed Mix

Existing Tree

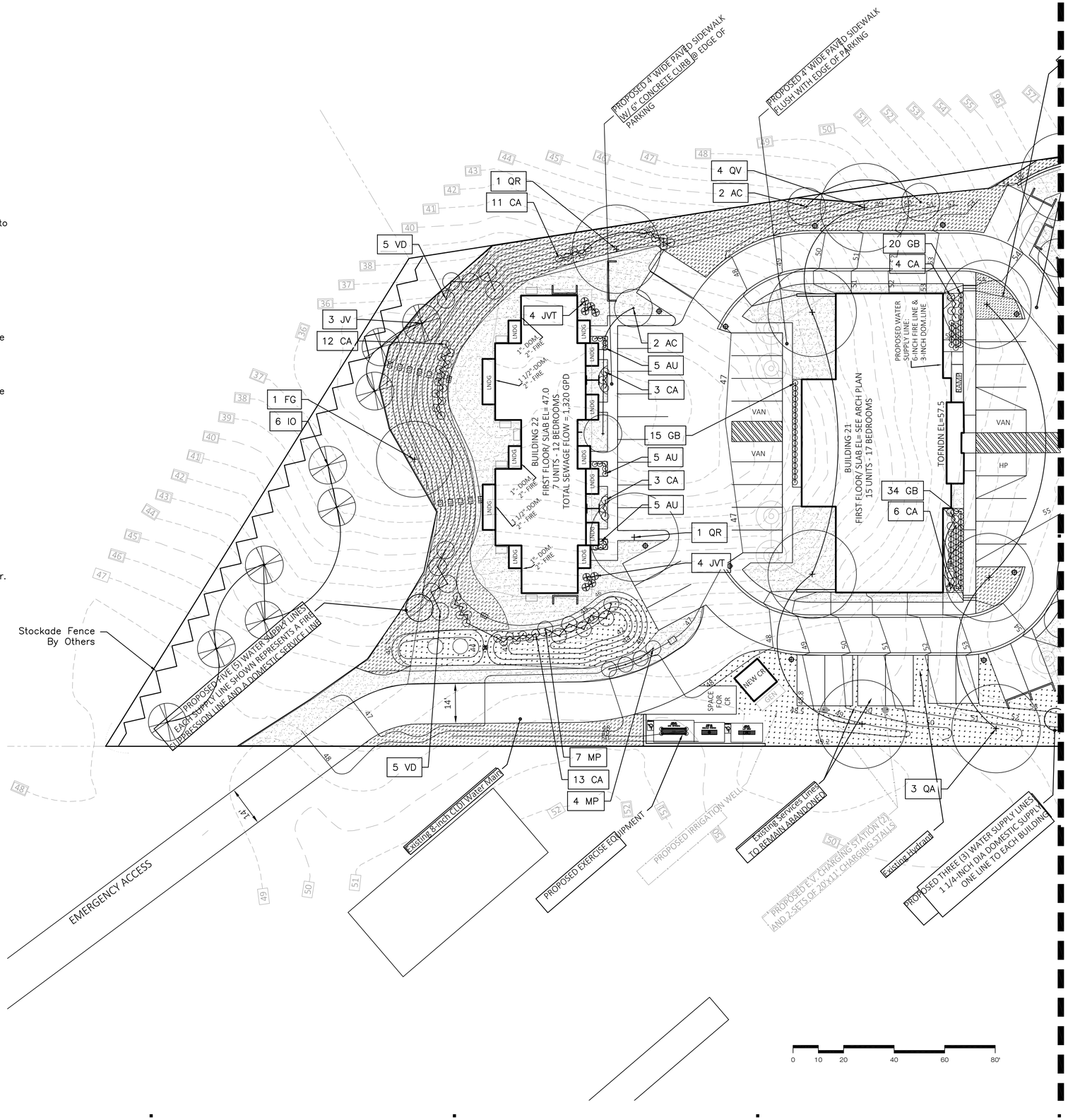
Proposed Tree (Size Varies)

Proposed Evergreen (Size Varies)

Proposed Shrub (Size Varies)

Proposed Vine

FOR PLANT LIST, SEE SHEET L3.2



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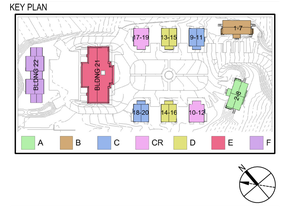

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PLANTING PLAN
ENLARGEMENT 1

L3.01

PLANT LIST

DECIDUOUS TREES

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	11	Amelanchier canadensis	Serviceberry	7–8' Ht. B&B multistem
FG	1	Fagus grandifolia	American Beech	3–3.5" Cal.
NS	1	Nyssa sylvatica	Black tupelo–sour gum	3–3.5" Cal.
QA	6	Quercus alba	White Oak	3–3.5" Cal.
QC	8	Quercus coccinea	Scarlet Oak	3–3.5" Cal.
QR	2	Querucs rubra	Northern Red Oak	3–3.5" Cal.
QV	4	Quercus velutina	Eastern Black Oak	3–3.5" Cal.

EVERGREEN TREE

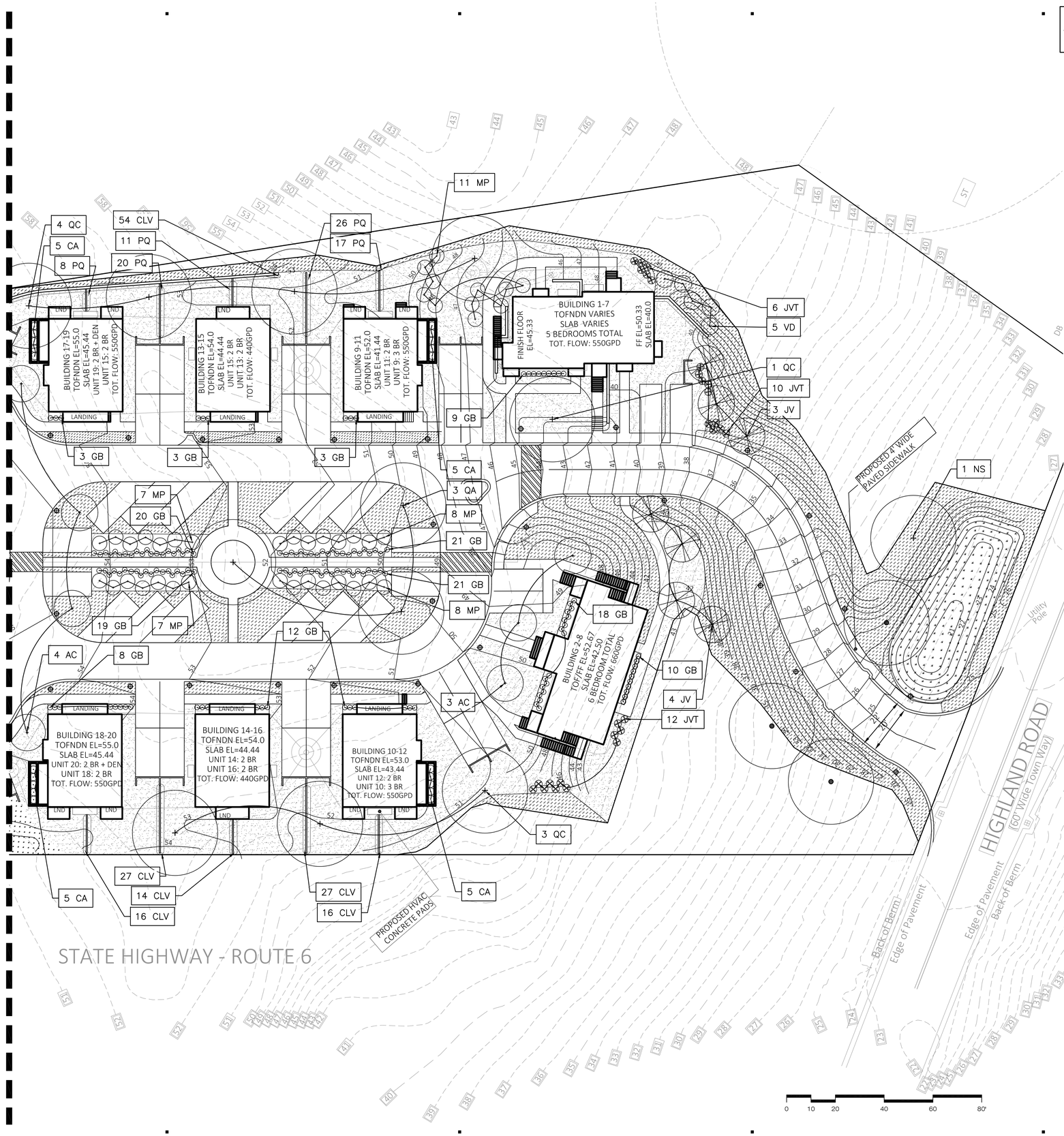
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IO	6	Ilex opaca	American Holly	7–8' Ht. B&B
JV	10	Juniperus virginiana	Eastern Red Cedar	7–8' Ht. B&B
JVT	36	Juniperus virginiana 'Taylor"	Eastern Red Cedar 'Taylor'	5–6' Ht. B&B

SHRUBS

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CA	82	Clethra alnifolia '16 candles'	Dwarf Summersweet	18–24" HxW
GB	177	Gaylussacia baccata	Black Huckleberry	18–24" HxW
MP	52	Morella pensylvanica	Northern Bayberry	24–30" HxW
VD	15	Vibernum dentatum	Arrowwood Viburnum	24–30" HxW
AU	16	Arctostaphylos uva–ursi	Bearberry	24–30" HxW

VINES

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CLV	154	Clematis virginiana	Woodbine Vine	2 Qt. pot
PQ	82	Parthenocissus quinquifolia	Virginia Creeper Vine	2 Qt. pot



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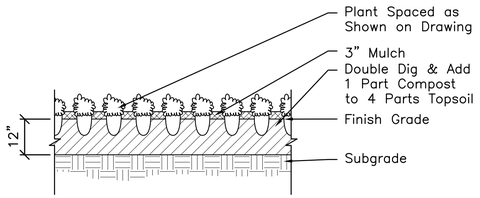
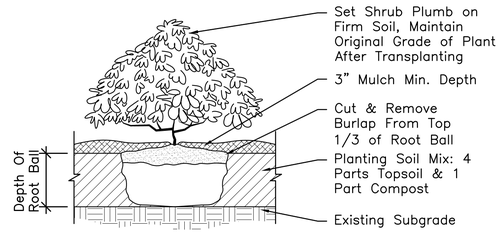
PLANTING PLAN
ENLARGEMENT 2

L3.02



1 GROUNDCOVER & PERENNIALS

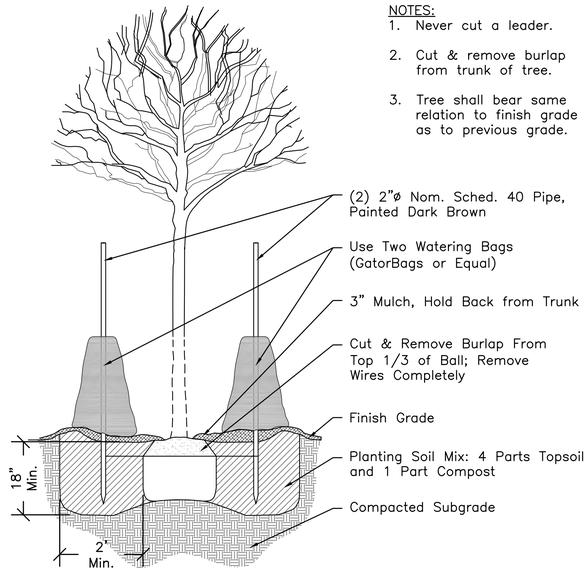
Scale: ½" = 1'–0"



NOTE:
1. New shrub beds to have a minimum of one foot planting soil.

2 SHRUB PLANTING

Scale: ½" = 1'–0"



NOTES:
1. Never cut a leader.
2. Cut & remove burlap from trunk of tree.
3. Tree shall bear same relation to finish grade as to previous grade.

3 TREE PLANTING

Scale: ½ = 1'–0"

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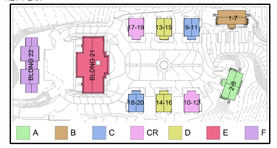

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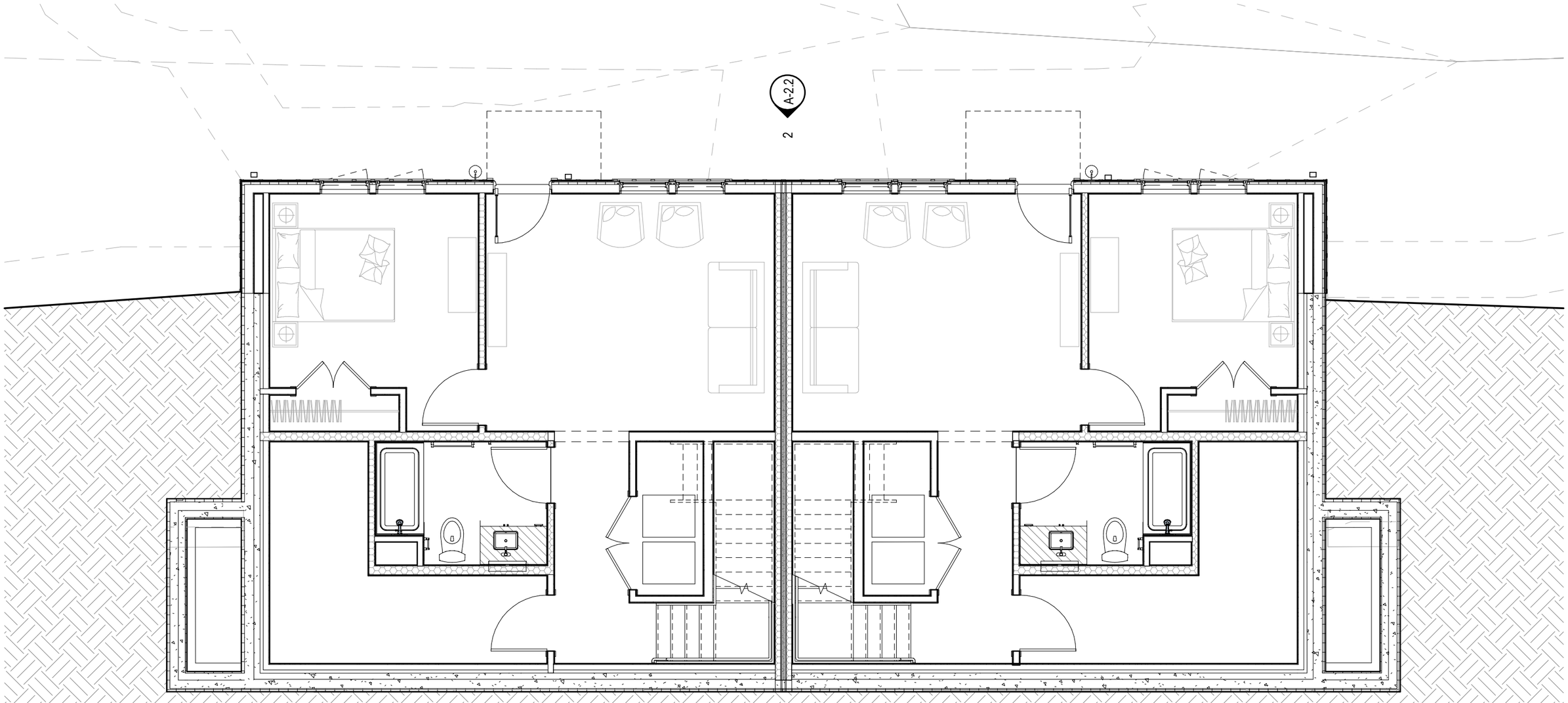
LANDSCAPE DETAILS

L4.01

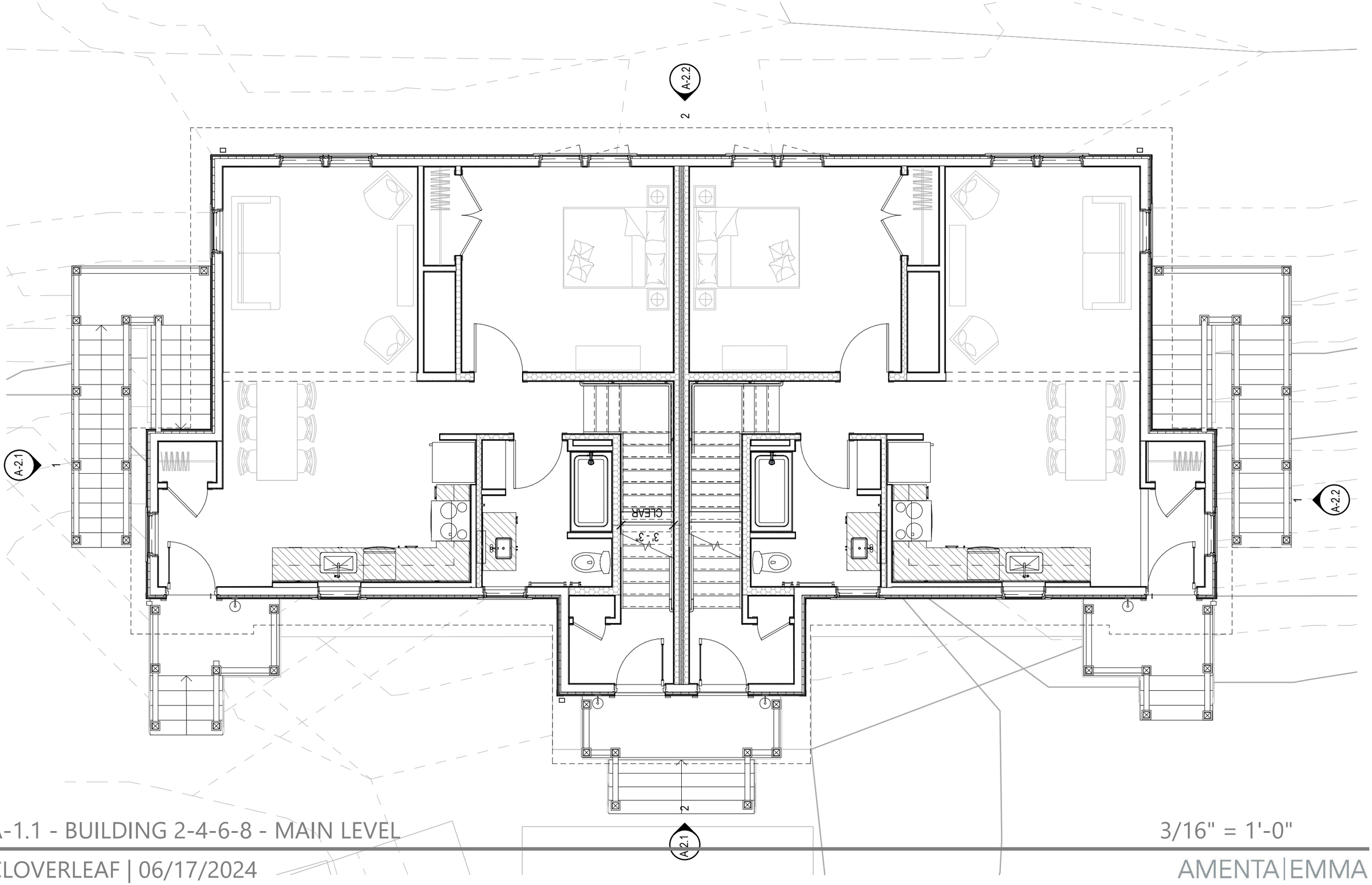


A-1.0 - BUILDINGS 2-4-6-8 - LOWER LEVEL

3/16" = 1'-0"

CLOVERLEAF | 06/17/2024

AMENTA|EMMA

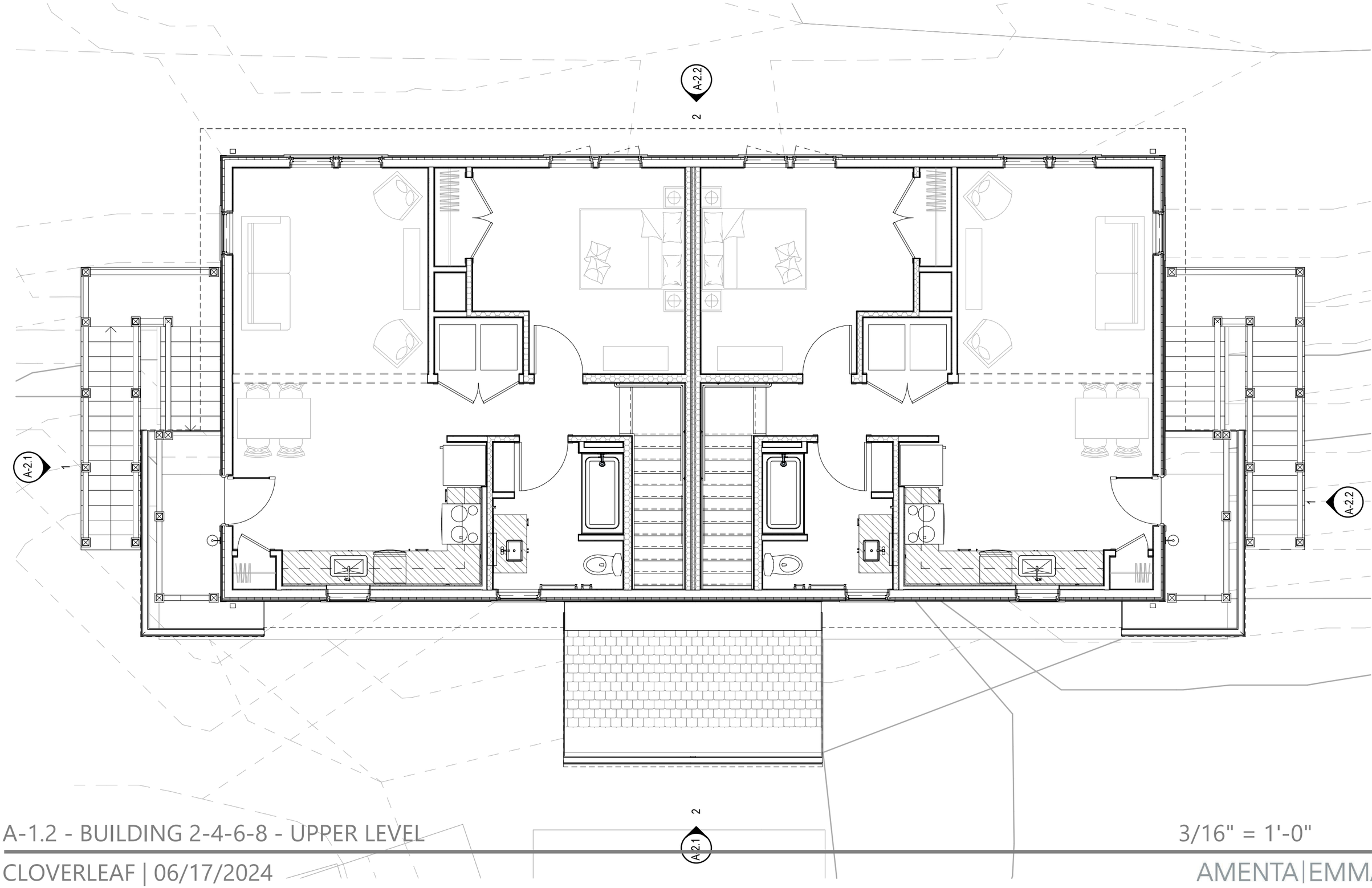


A-1.1 - BUILDING 2-4-6-8 - MAIN LEVEL

3/16" = 1'-0"

CLOVERLEAF | 06/17/2024

AMENTA|EMMA

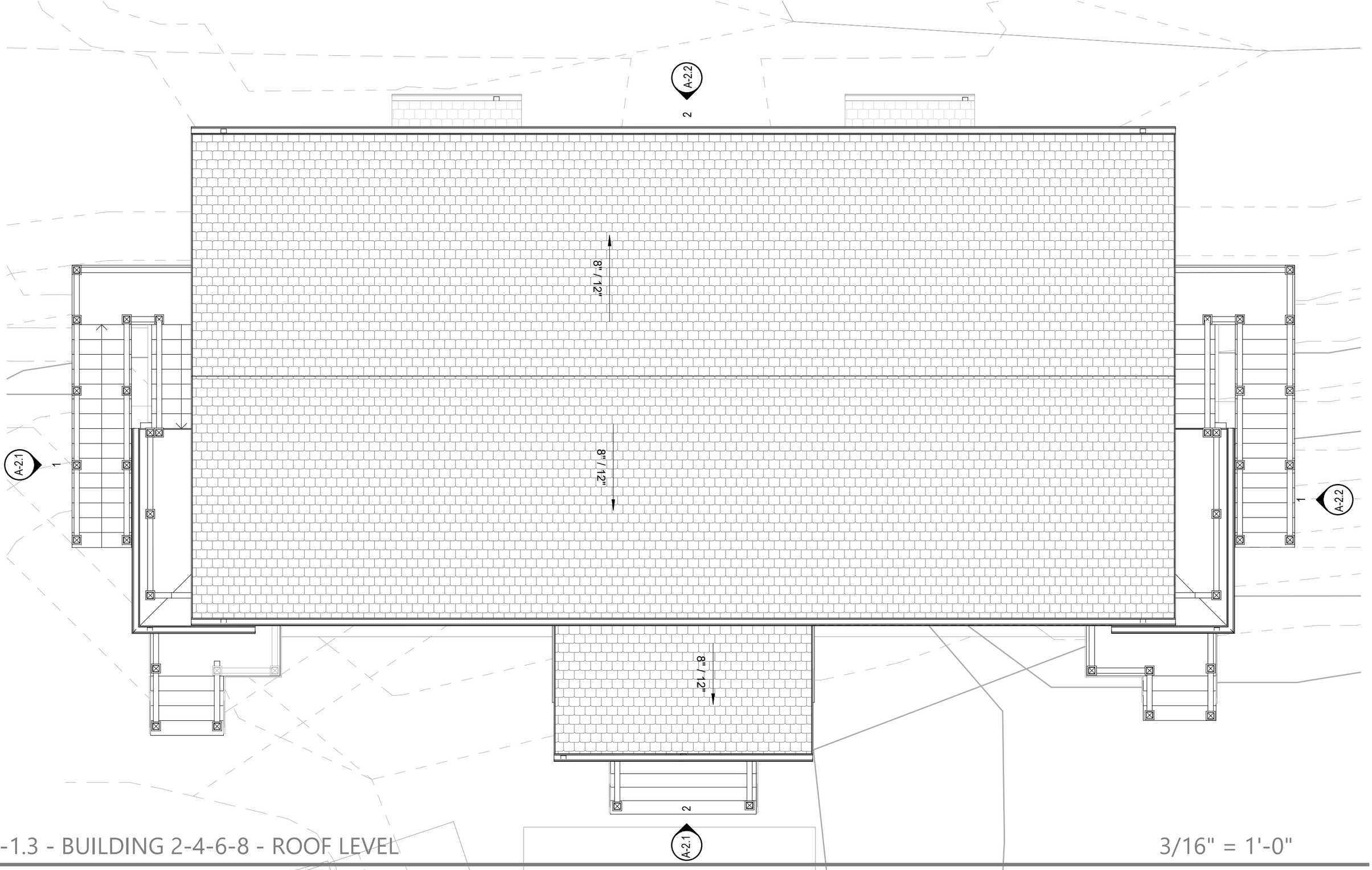


A-1.2 - BUILDING 2-4-6-8 - UPPER LEVEL

3/16" = 1'-0"

CLOVERLEAF | 06/17/2024

AMENTA|EMMA

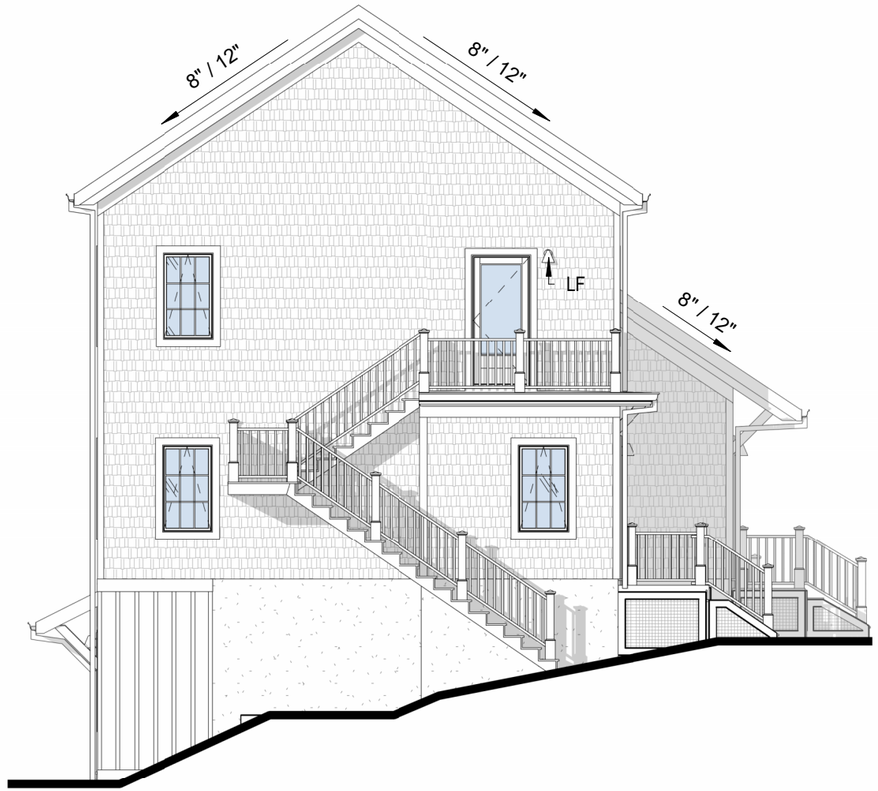


A-1.3 - BUILDING 2-4-6-8 - ROOF LEVEL

3/16" = 1'-0"

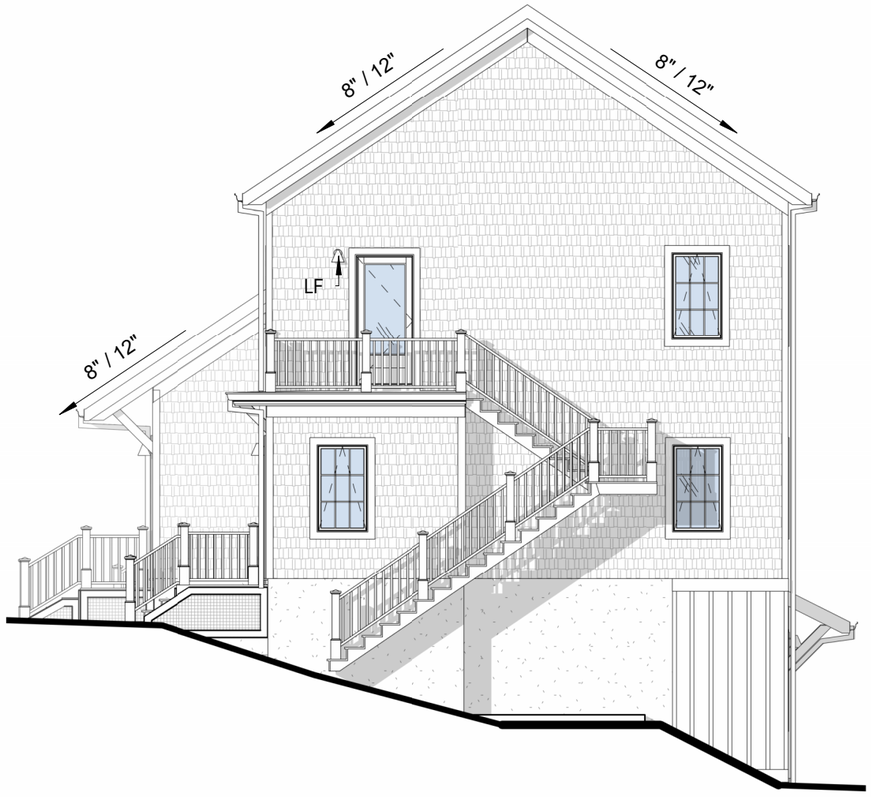
CLOVERLEAF | 06/17/2024

AMENTA|EMMA



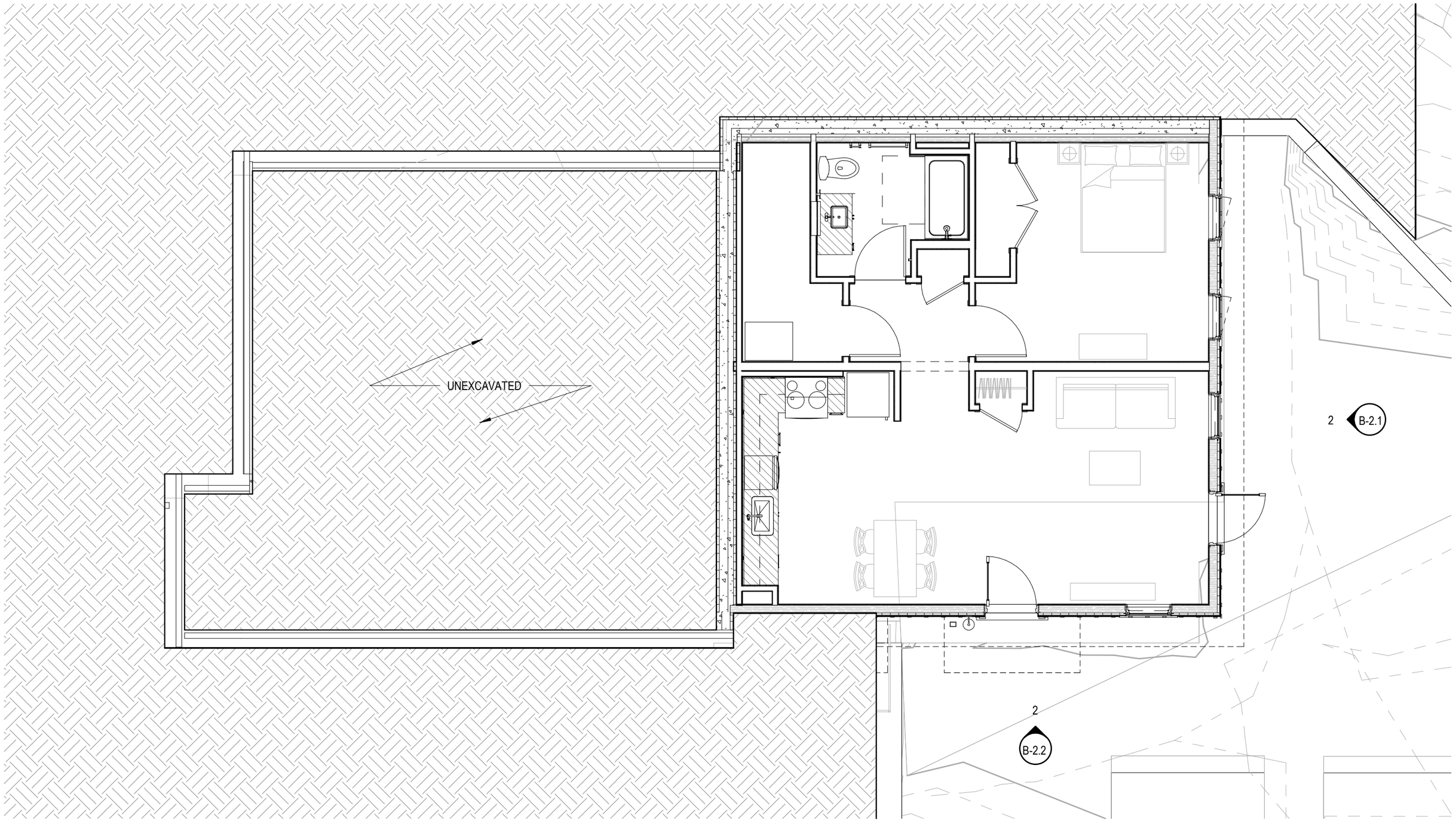
1 BLDG 2-4-6-8 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 BLDG 2-4-6-8 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



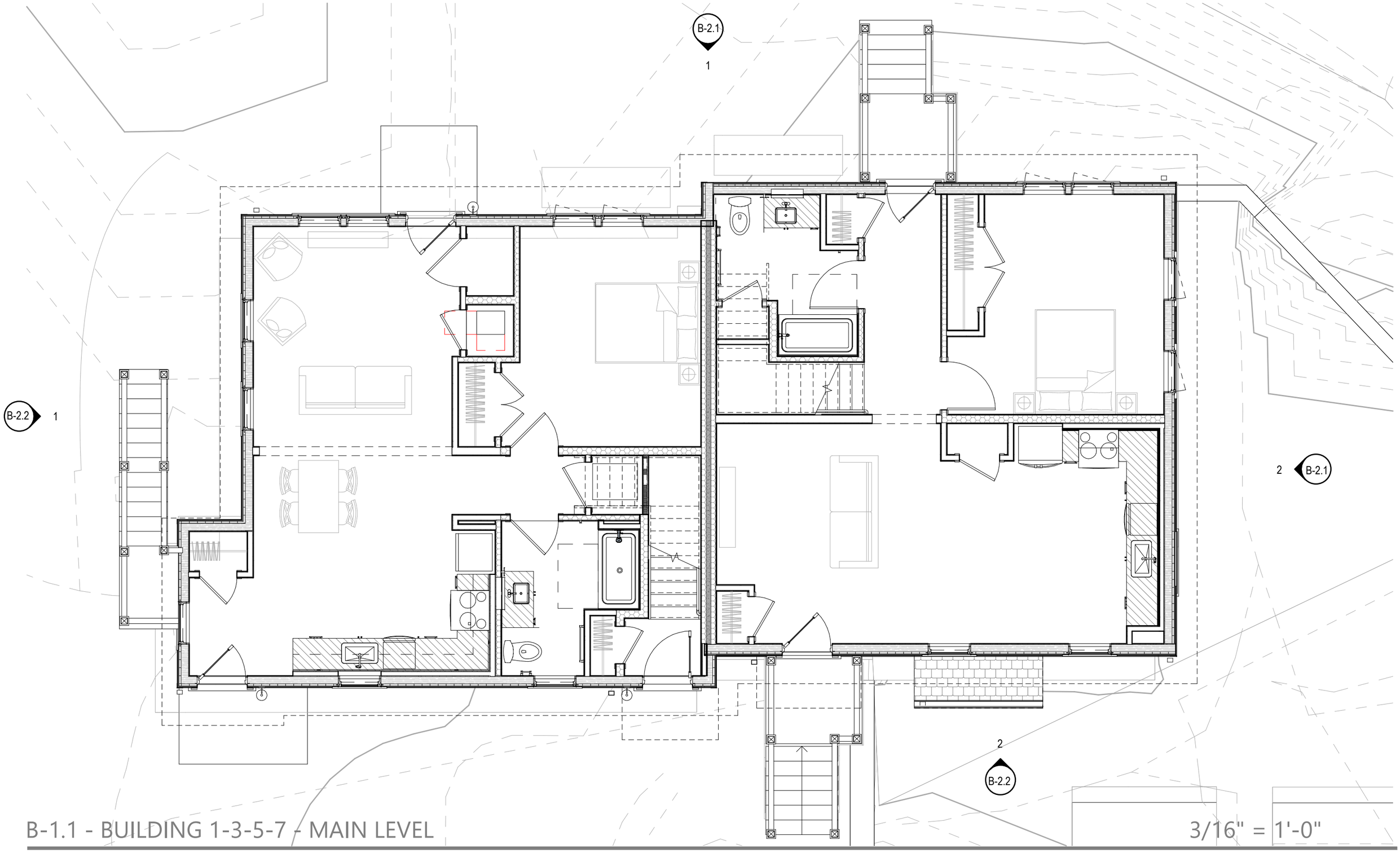
1 BLDG 2-4-6-8 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 BLDG 2-4-6-8 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



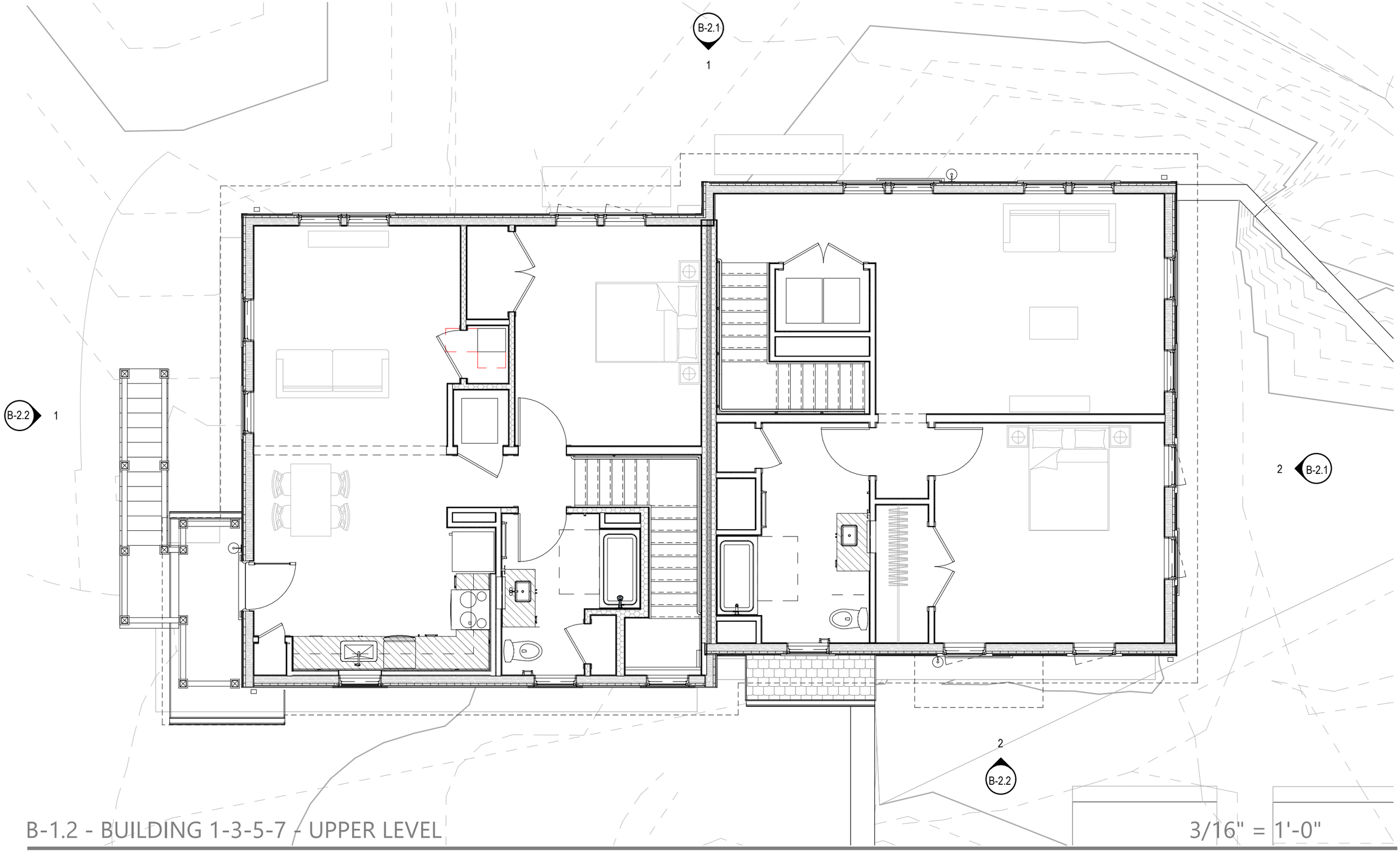
B-1.0 - BUILDING 1-3-5-7 - LOWER LEVEL

3/16" = 1'-0"



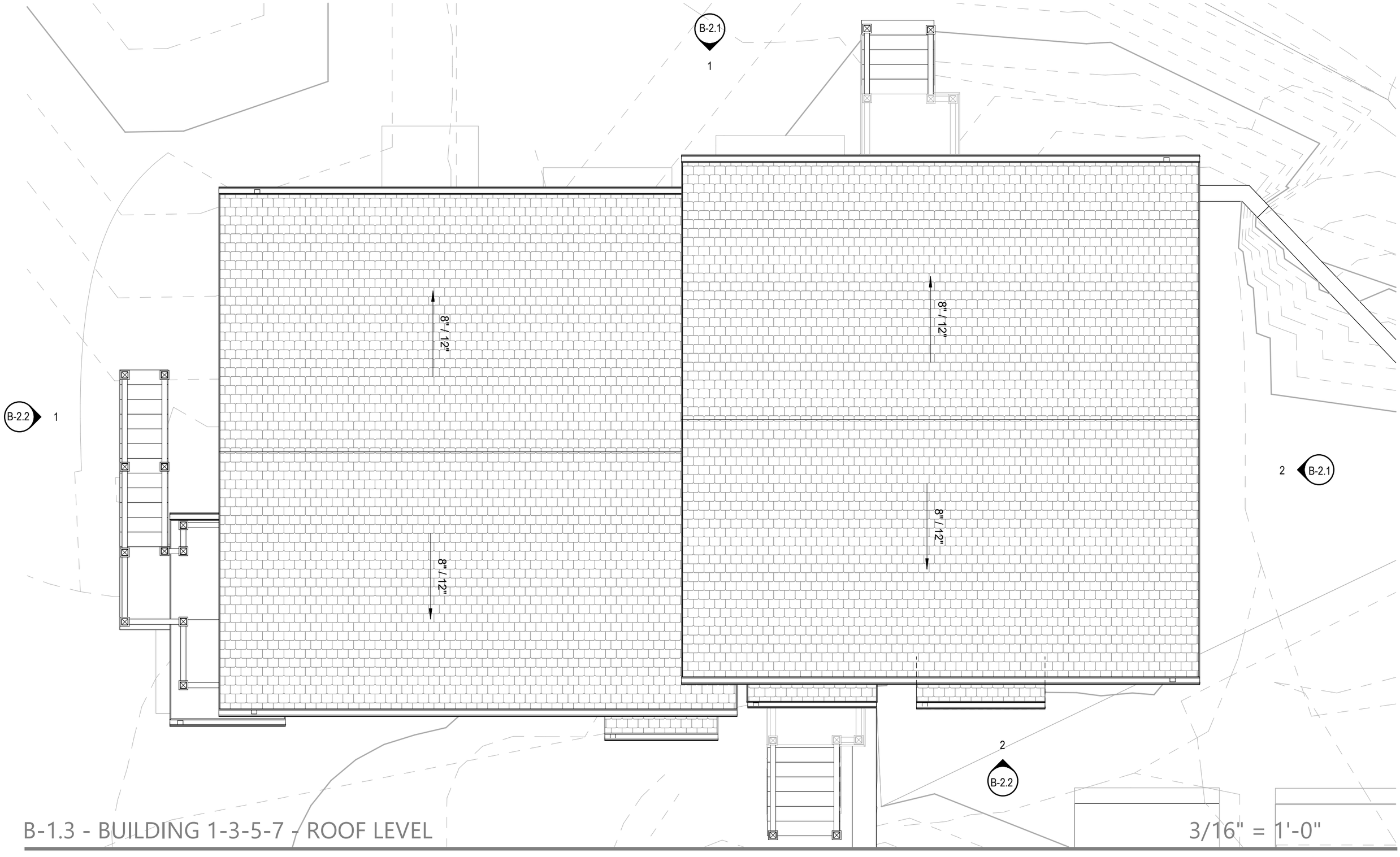
B-1.1 - BUILDING 1-3-5-7 - MAIN LEVEL

3/16" = 1'-0"



B-1.2 - BUILDING 1-3-5-7 - UPPER LEVEL

3/16" = 1'-0"



B-1.3 - BUILDING 1-3-5-7 - ROOF LEVEL

3/16" = 1'-0"

2 1-3-5-7 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1 1-3-5-7 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 2-4-6-8 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 2-4-6-8 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

From:	Rich Stevens
To:	Elizabeth Sturdy; Emily Beebe; Arozana Davis; Jarrod Cabral; Lynne Budnick
Cc:	Barbara Carboni; Chris Lucy; Darrell Shedd
Subject:	RE: 2024-004/ZBA - 113 Castle Road
Date:	Wednesday, May 29, 2024 9:08:04 AM

Good Morning Liz,
What a stellar day!!!!
Thank you for the info.
As the contractor has indicated I am in agreement with his solution to this issue.
A very unfortunate and very costly predicament.
I did not feel, however, that I could grant his proposal for temporary occupancy without having the ZBA look at this. Seems like a sensible solution to me.
Unusual but what else is new?
Thanks,
Rich

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Wednesday, May 29, 2024 8:33 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>; Chris Lucy <CLucy@truro-ma.gov>; Darrell Shedd <dshedd@truro-ma.gov>
Subject: 2024-004/ZBA - 113 Castle Road

Emily, Rich, Zana, Jarrod:

The attached ZBA Application will be reviewed at the June 24, 2024 ZBA meeting at 5:30 pm.

Please respond with any comments you may have, **or not**. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Elizabeth A. Sturdy (Liz)
Planning Department Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Main : (508) 349-7004, x121
Direct: (508) 214-0935
Fax: (508) 349-5505
esturdy@truro-ma.gov

Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

Office of Town Clerk
2024-004/ZBA(VAR)
MAY 24 2024
2:02 pm
Received TOWN OF TRURO

To the Town Clerk of the Town of Truro, MA Date 5/24/24

The undersigned hereby files with specific grounds for this application: *(check all that apply)*

GENERAL INFORMATION

☐ **NOTICE OF APPEAL**

☐ Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on *(date)* _____.

☐ Applicant is aggrieved by order or decision of the Building Commissioner on *(date)* _____ which he/she believes to be a violation of the Truro Zoning Bylaw or the *Massachusetts Zoning Act*.

☒ **PETITION FOR VARIANCE** – Applicant requests a variance from the terms §50.1-B of the Truro Zoning Bylaw concerning *(describe)* height limitations

☒ **APPLICATION FOR SPECIAL PERMIT**

☒ Applicant seeks approval and authorization of uses under §50.1-B of the Truro Zoning Bylaw concerning *(describe)* height limitations

☐ Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under §_____ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* _____

Property Address 113 Castle Road Map(s) and Parcel(s) 46-398

Registry of Deeds title reference: Book _____, Page _____, or Certificate of Title Number _____ and Land Ct. Lot # _____ and Plan # _____

Applicant's Name Amy Holt

Applicant's Legal Mailing Address 75 Andrew St. Newton, MA 02461

Applicant's Phone(s), Fax and Email 617-719-5500 amyholt4842@gmail.com

Applicant is one of the following: *(please check appropriate box)*

*Written Permission of the owner is required for submittal of this application.

☑ Owner ☐ Prospective Buyer* ☐ Other*

Owner's Name and Address Amy Holt 113 Castle Rd Truro MA 02666

Representative's Name and Address John Ferro 60 Whidah Way Wellfleet MA 02667

Representative's Phone(s), Fax and Email 508-255-8292 pineknoll123@gmail.com

- The applicant is ***advised*** to consult with the Building Commissioner, Planning Department, Conservation Department, Health Department, and/or Historic Commission, as applicable, prior to submitting this application.

Signature(s)

John Ferro
Applicant(s)/Representative *Printed* Name(s)

Amy Holt
Owner(s) *Printed* Name(s) or written permission

Applicant(s)/Representative Signature

Owner(s) Signature or written permission

Your signature on this application authorizes the Members of the Zoning Board of Appeals and town staff to visit and enter upon the subject property

To the members of the Zoning Board of Appeals,

My name is John Ferro and I work at Pine Knoll. I am the general contractor for the residential project at 113 Castle Road. The reason I'm coming to this board is due to a height restriction conflict. You'll find all the required information in your packets and a summary of the details below.

The asbuilt data showed top of ridge height of the new construction is 1'-6" over Truro's maximum height tolerance. The first two things that happened next were; 1) Find the cause of the problem and
2) Find a solution.

I reviewed the paperwork and emails and found that I had identified this issue late in the design phase and lowered the pitch of the roof in the drawings, but the truss designer never received the update. So the taller trusses got installed and caused the house to be built 1'-6" over maximum height.

I contacted the truss designer to work out a solution. I had them design an engineered truss adjustment that can be applied to the existing structure to lower the ridge height by 1'-9". This put's the new ridge height 3" below tolerance. The adjustment requires working in the attic and on the roof. Once I had the solution, I went to schedule the labor. The framers were unavailable, so I got on their waiting list.

Since I knew I would not be able to make the correction before the summer, I went back to the building department to see if there was a safe way to get the homeowners in the house temporarily for the summer. We came to a conclusion that included a temporary CO and a notarized letter of intent.

The letter of intent includes;

A. Complete final inspections for electrical, plumbing, gas, and smoke/fire before homeowners move in for the summer.

B. Allow homeowners to live in the house for the summer (July, August, and September).

C. Final energy inspection will be delayed until the ridge is lowered.

D. Final CO will be delayed until the ridge is lowered and the insulation/energy is completed.

E. Pine Knoll will make the truss adjustment at no extra cost to the homeowner, between end of summer and end of year.

F. The homeowners and the general contractor signed and notarized a document laying out these guidelines.

Once I had the letter of intent, the building commissioner said that this should be brought in front of the Zoning Board of Appeals before moving forward.

So I'm not asking the board for a height variance. I am asking for the board's approval to proceed within the guidelines of the notarized letter of intent that I created with the building commissioner. If the only way to do that is to be granted a variance, then I am asking you to grant the variance and I will still abide by the notarized letter of intent.

Thank you for your consideration,
John Ferro
Pine Knoll

TOWN OF TRURO

Assessors Office
Certified Abutters List
Request Form

RECEIVED
MAY 22 2024
ASSESSOR'S OFFICE
TOWN OF TRURO

DATE: 5/22/24

NAME OF APPLICANT: Amy Holt

NAME OF AGENT (if any): John Ferro (Pine Knoll)

MAILING ADDRESS: PO Box 1347 N. Eastham MA 02651

CONTACT: HOME/CELL 508-255-8292 EMAIL pineknoll123@gmail.com

PROPERTY LOCATION: 113 Castle Rd
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 46 PARCEL 398 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR: **FEE: $15.00 per checked item**

(*please check **all** applicable*) (*Fee must accompany the application unless other arrangements are made*)

	Planning Board (PB)	Zoning Board of Appeals (ZBA)
___ Board of Health[5]		
___ Cape Cod Commission	___ Special Permit[1]	___ Special Permit[1]
___ Conservation Commission[4]	___ Site Plan[2]	X Variance[1]
___ Licensing	___ Preliminary Subdivision[3]	
Type: _____	___ Definitive Subdivision[3]	

___ Other _____ ***(Fee: Inquire with Assessors)***
(*Please Specify*)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 5/22/24 Date completed: _____

List completed by: Laura Geiges Date paid: 5/22/2024 Cash/Check 15.-

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[1]Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

[2]Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

[3]Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. Note: For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

[4]All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. Note: Responsibility of applicant to notify abutters and produce evidence as required.

[5]Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. Note: Responsibility of applicant to notify abutters and produce evidence as required.

TRURO ASSESSORS OFFICE
PO Box 2012 Truro, MA 02666
Telephone: (508) 214-0921
Fax: (508) 349-5506

Date: May 22, 2024

To: John Ferro, Pine Knoll

From: Assessors Department

Certified Abutters List: 113 Castle Road (Map 46 Parcel 398)

Variance

Attached is a combined list of abutters for 113 Castle Road (Map 46 Parcel 398)

The current owners are Paul and Amy Holt.

The names and addresses of the abutters are as of May 17, 2024 according to the most recent documents received from the Barnstable County Registry of Deeds.

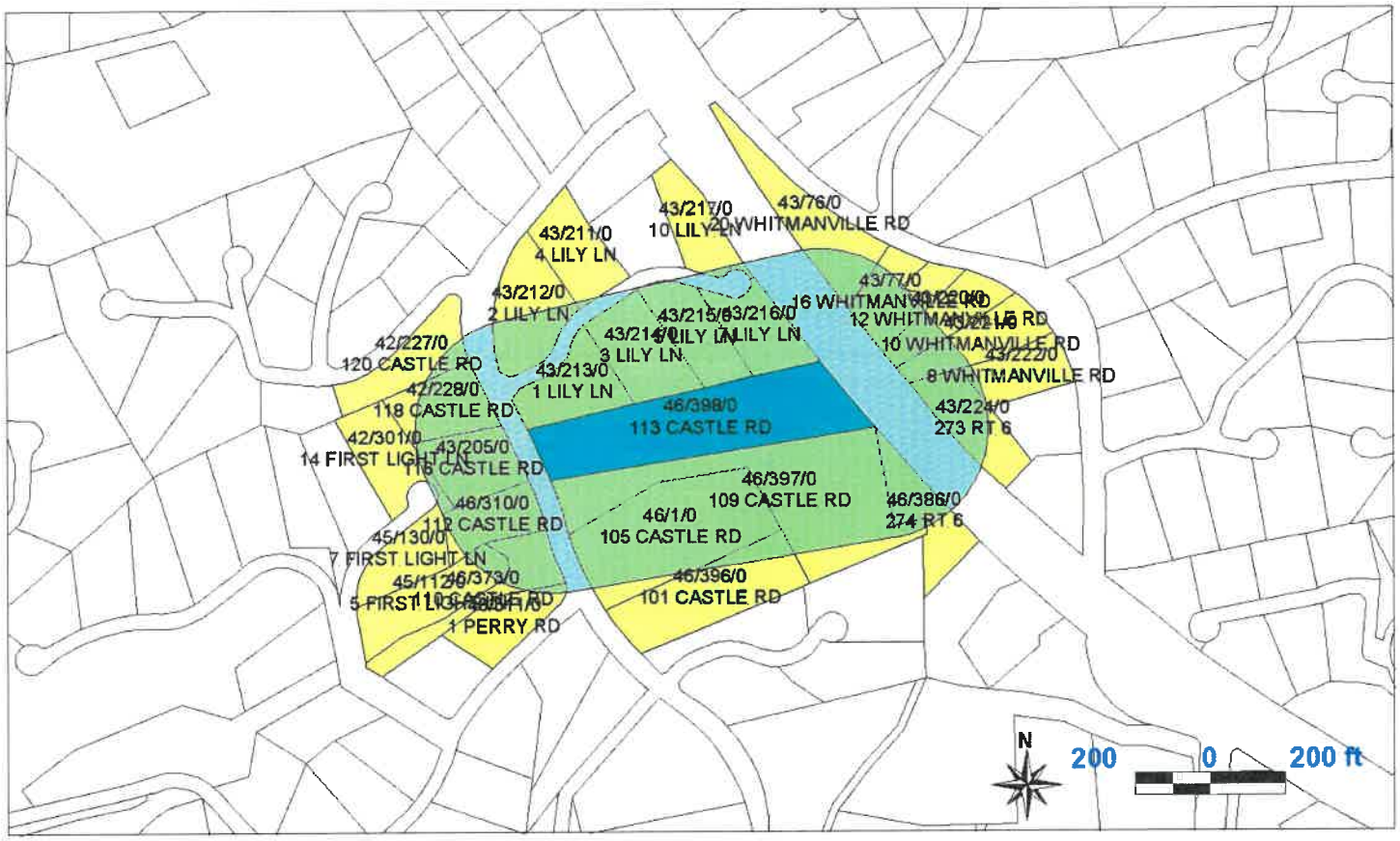
Certified by: _____

Laura Geiges
Assistant Assessor / Data Collector

113 Castle Rd
Map 46 Parcel 398
Variance

TOWN OF TRURO, MA
BOARD OF ASSESSORS
P.O. BOX 2012, TRURO MA 02666

Abutters List Within 300 feet of Parcel 46/398/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1809	42-227-0-R	WALTER & PAMELA THIEVON REV TR TRS: WALTER & PAMELA THIEVON	120 CASTLE RD	367 HIGH ST	STIRLING	NJ	07980
1810	42-228-0-R	POULIN ETHAN & RODERICK ANDREA	118 CASTLE RD	PO BOX 263	NO TRURO	MA	02652-0263
5684	42-301-0-R	ROBERTS FAMILY REV TRUST TRS:ROBERTS RICHARD E & ANNE B	14 FIRST LIGHT LN	PO BOX 1280	TRURO	MA	02666
1951	43-76-0-R	DEERING LEE SCOTT	20 WHITMANVILLE RD	PO BOX 299	NO TRURO	MA	02652
1952	43-77-0-R	PREGENT SARAH & GASPIE RITA & DENNIS & PAUL	16 WHITMANVILLE RD	c/o DENNIS GASPIE 19 ENSIGN AVE	MECHANICVILLE	NY	12118
1953	43-78-0-R	CORREA CHRISTOPHER M & KATIE A	14 WHITMANVILLE RD	PO BOX 880	NO TRURO	MA	02652
5682	43-205-0-R	GUBAR MARTIN D & RHODES REBECCA E	116 CASTLE RD	54 JORDAN ROAD	BROOKLINE	MA	02446
5898	43-211-0-R	WOODBURY SCOTT C & JEANNE A	4 LILY LN	3 CENTER WOODS NORTH	SAGINAW	MI	48638
5899	43-212-0-R	WOODBURY SCOTT C & JEANNE A	2 LILY LN	3 CENTER WOODS NORTH	SAGINAW	MI	48638
6018	43-213-0-R	NADEAU THOMAS J C/O CARPENTER CLYDE TIMOTHY &	1 LILY LN	1803 WHITE OAK HOLLOW NE	ATLANTA	GA	30324
6019	43-214-0-R	BRATSKEIR STANLEY & BRATSKEIR ANNE REZNIKOFF	3 LILY LN	PO BOX 1276	TRURO	MA	02666
6020	43-215-0-R	COSTA PETER M & MELISSA A	5 LILY LN	75 WASHINGTON ST, SUITE 100	PEMBROKE	MA	02359
6021	43-216-0-R	JCM REAL ESTATE LLC RES AGT: SHARON S MANDLI	7 LILY LN	12770 TOUCHSTONE PLACE	WEST PALM BEACH	FL	33418
6022	43-217-0-R	DUARTE COLLEEN S & PILLOW MICHAEL J	10 LILY LN	PO BOX 682	NO TRURO	MA	02652
6665	43-220-0-R	MOTTA BRANDON F &MAKER SARAH A	12 WHITMANVILLE RD	PO BOX 930	NO TRURO	MA	02652-0930

LG 5/22/24

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6666	43-221-0-R	SOUZA JEFFREY J & SOUZA RACHEL C	10 WHITMANVILLE RD	PO BOX 690	NO TRURO	MA	02652
6667	43-222-0-R	A F HULTIN & CO INC	8 WHITMANVILLE RD	PO BOX 504	NO TRURO	MA	02652-0504
6669	43-224-0-R	KANE CARTER T & AN R	273 RT 6	PO BOX 456	TRURO	MA	02666-0456
2215	45-112-0-R	BIKOFSKY LYNN ANNE	5 FIRST LIGHT LN	PO BOX 364	TRURO	MA	02666
5687	45-130-0-R	BRAUER SHELLEY B & HEY JEAN LD	7 FIRST LIGHT LN	4 CALVIN RD	JAMAICA PLAIN	MA	02130-3415
2229	46-1-0-R	MADSEN PETER E	105 CASTLE RD	PO BOX 1309	TRURO	MA	02666
2519	46-310-0-R	TATERKA JAMES ANDREW & TONI M	112 CASTLE RD	827 HAIN DR	LAFAYETTE HILL	PA	19444
2520	46-311-0-R	LEFORT PAUL F & EILEEN M TRS TRS: LEFORT PAUL F & EILEEN M	1 PERRY RD	860 SADDLEWOOD DR	GLEN ELYN	IL	60137
5681	46-373-0-R	WOLFSON JANE	110 CASTLE RD	10 BATES ST	CAMBRIDGE	MA	02140
6664	46-386-0-R	GARVAN STEVEN J & CAREN L	274 RT 6	PO BOX 398	N.TRURO	MA	02652
7414	46-396-0-R	D MAYERS & L BOWMAN REV TRUST TRS:DAMON MAYERS & LYNN BOWMAN	101 CASTLE RD	PO BOX 322	TRURO	MA	02666
7416	46-397-0-R	HAGHIGHI MOHAMAD T	109 CASTLE RD	19 STONEY BROOK RD	HOPKINTON	MA	01748
7417	46-398-0-R	HOLT PAUL & AMY	113 CASTLE RD	75 ANDREW ST	NEWTON HIGHLANDS	MA	02461

LG 5/22/24

42-227-0-R

WALTER & PAMELA THIEVON REV TR
TRS: WALTER & PAMELA THIEVON
367 HIGH ST
STIRLING, NJ 07980

42-228-0-R

POULIN ETHAN & RODERICK ANDREA
PO BOX 263
NO TRURO, MA 02652-0263

42-301-0-R

ROBERTS FAMILY REV TRUST
TRS:ROBERTS RICHARD E & ANNE B
PO BOX 1280
TRURO, MA 02666

43-76-0-R

DEERING LEE SCOTT
PO BOX 299
NO TRURO, MA 02652

43-77-0-R

PREGENT SARAH &
GASPIE RITA & DENNIS & PAUL
c/o DENNIS GASPIE
19 ENSIGN AVE
MECHANICVILLE, NY 12118

43-78-0-R

CORREA CHRISTOPHER M & KATIE A
PO BOX 880
NO TRURO, MA 02652

43-205-0-R

GUBAR MARTIN D &
RHODES REBECCA E
54 JORDAN ROAD
BROOKLINE, MA 02446

43-211-0-R

WOODBURY SCOTT C & JEANNE A
3 CENTER WOODS NORTH
SAGINAW, MI 48638

43-212-0-R

WOODBURY SCOTT C & JEANNE A
3 CENTER WOODS NORTH
SAGINAW, MI 48638

43-213-0-R

NADEAU THOMAS J
C/O CARPENTER CLYDE TIMOTHY &
1803 WHITE OAK HOLLOW NE
ATLANTA, GA 30324

43-214-0-R

BRATSKEIR STANLEY &
BRATSKEIR ANNE REZNIKOFF
PO BOX 1276
TRURO, MA 02666

43-215-0-R

COSTA PETER M & MELISSA A
75 WASHINGTON ST, SUITE 100
PEMBROKE, MA 02359

43-216-0-R

JCM REAL ESTATE LLC
RES AGT: SHARON S MANDLI
12770 TOUCHSTONE PLACE
WEST PALM BEACH, FL 33418

43-217-0-R

DUARTE COLLEEN S &
PILLOW MICHAEL J
PO BOX 682
NO TRURO, MA 02652

43-220-0-R

MOTTA BRANDON F &MAKER SARAH A
PO BOX 930
NO TRURO, MA 02652-0930

43-221-0-R

SOUZA JEFFREY J &
SOUZA RACHEL C
PO BOX 690
NO TRURO, MA 02652

43-222-0-R

A F HULTIN & CO INC
PO BOX 504
NO TRURO, MA 02652-0504

43-224-0-R

KANE CARTER T & AN R
PO BOX 456
TRURO, MA 02666-0456

45-112-0-R

BIKOFSKY LYNN ANNE
PO BOX 364
TRURO, MA 02666

45-130-0-R

BRAUER SHELLEY B & HEY JEAN LD
4 CALVIN RD
JAMAICA PLAIN, MA 02130-3415

46-1-0-R

MADSEN PETER E
PO BOX 1309
TRURO, MA 02666

46-310-0-R

TATERKA JAMES ANDREW & TONI M
827 HAIN DR
LAFAYETTE HILL, PA 19444

46-311-0-R

LEFORT PAUL F & EILEEN M TRS
TRS: LEFORT PAUL F & EILEEN M
860 SADDLEWOOD DR
GLEN ELYN, IL 60137

46-373-0-R

WOLFSON JANE
10 BATES ST
CAMBRIDGE, MA 02140

46-386-0-R

GARVAN STEVEN J & CAREN L
PO BOX 398
N.TRURO, MA 02652

46-396-0-R

D MAYERS & L BOWMAN REV TRUST
TRS:DAMON MAYERS & LYNN BOWMAN
PO BOX 322
TRURO, MA 02666

46-397-0-R

HAGHIGHI MOHAMAD T
19 STONEY BROOK RD
HOPKINTON, MA 01748

46-398-0-R

HOLT PAUL & AMY
75 ANDREW ST
NEWTON HIGHLANDS, MA 02461

LG 5/22/24

HOLT PROJECT

105 CASTLE RD.

TRURO, MA

SUMMARY OF CONSTRUCTION REQUIREMENTS

STANDARD FRAMING CONNECTION REQUIREMENTS :

FOLLOW REQUIREMENTS OF TABLE 2 FROM WFCM MANUAL.

FLOOR CONSTRUCTION REQUIREMENTS :

FIRST TWO JOIST BAYS OF THE FLOOR FRAMING FROM EACH GABLE END TO BE BLOCKED WITH TJI BLOCKING OR 2x LUMBER 4-ft ON CENTER FOR THE LENGTH OF THE JOIST. SHEATHING TO BE NAILED IN ACCORDANCE WITH TABLE 2 (8d NAILS, 6" SPACING AT THE EDGES AND 12" SPACING IN THE FIELD).

EXTERIOR WALL REQUIREMENTS :

ALL EXTERIOR WALL STUDS TO BE 2x6 AT 16" ON CENTER. THE DOUBLE TOP PLATES ON THE EXTERIOR WALLS TO HAVE A MAXIMUM SPLICE LENGTH OF 6 FEET AND SPLICES TO BE NAILED WITH 20-16d NAILS IN ACCORDANCE WITH TABLE 6 IN THE WFCM 110/ B BOOKLET.

ROOF FRAMING REQUIREMENTS :

RAFTER CONNECTION TO THE TOP PLATE REQUIRES SIMPSON H2.5A HURRICANE CLIPS WITH 2X BLOCKING BETWEEN JOIST BAYS TOE NAILED TO THE RAFTER AND TOP PLATE WITH 7-10d NAILS PER BAY. IF BLOCKING IS NOT DESIRED, SIMPSON H-10A OR H-14A HURRICANE CLIPS CAN BE SUBSTITUTED AND INSTALLED ON EVERY RAFTER WITHOUT BLOCKING. ALL CLIPS TO BE INSTALL IN ACCORDANCE WITH SIMPSON REQUIREMENTS.

COLLAR TIES ARE REQUIRED IN THE UPPER THIRD OF THE ROOF RAFTERS AND ARE TO BE NAILED WITH (5) 10d NAILS PER SIDE OR USE SIMPSON LSTA 18 STRAPS FROM RAFTER TO RAFTER OVER THE RIDGE BOARD.

ROOF SHEATHING TO BE NAILED USING 8d OR EQUIVALENT NAILS 6" ON CENTER AT THE EDGES, 6" ON CENTER IN THE FIELD. THE FIRST TWO BAYS BETWEEN RAFTERS ARE REQUIRED TO BE BLOCKED 4 FEET ON CENTER AT ALL GABLE ENDS PER THE WFCM.

LIMITATIONS AND CONTRACTOR RESPONSIBILITIES :

THE CONTRACTOR MUST REFER TO THE TABLES AND FIGURES WITHIN THE WFCM 110 MPH EXPOSURE B BOOKLET FOR ILLUSTRATIONS AND REQUIREMENTS DISCUSSED WITHIN THIS SUMMARY. ALL CONNECTIONS AND NAILING MUST MEET THE REQUIREMENTS HEREIN AND AS ILLUSTRATED IN THE BOOKLET IN ORDER TO BE IN COMPLIANCE WITH THE BUILDING CODE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL CONNECTIONS, NAILING, AND ANCHOR BOLTS ARE VISIBLE TO THE INSPECTOR AT THE TIME OF THE FRAMING INSPECTION/ FOUNDATION INSPECTION. THE CONTRACTOR MUST REFERENCE THE SIMPSON STRONG TIE C-2014 CATALOG FOR ALL STRAP, HANGAR, AND TIE INSTALLATION REQUIREMENTS AND LIMITATIONS. THIS DOCUMENT AND THE ATTACHMENTS AS WELL AS A COPY OF THE WFCM BOOKLET MUST ACCOMPANY ALL SETS OF PLANS SUBMITTED TO THE BUILDING DEPARTMENT AND ISSUED TO THE CONTRACTOR/ SUBCONTRACTORS UNLESS THE PLANS ARE UPDATED WITH NOTES AND DETAILS THAT REFLECT THE REQUIREMENTS STATED IN THIS DOCUMENT AND ATTACHMENTS.

AWC Guide to Wood Construction in High Wind Areas: 110 mph Wind Zone Massachusetts Checklist for Compliance (780 CMR 5301.2.1.1)

1.1 SCOPE		
WIND SPEED (3-SEC. GUST)	110 MPH	X
WIND EXPOSURE CATEGORY	B	X
1.2 APPLICABILITY		
NUMBER OF STORIES	2 STORIES ≤ 2 STORIES	X
ROOF PITCH	4:12 ≤ 12:12	X
MEAN ROOF HEIGHT	22 ft ≤ 33'	X
BUILDING WIDTH, W	48 ft ≤ 80'	X
BUILDING LENGTH, L	50 ft ≤ 80'	X
BUILDING ASPECT RATIO (L / W)	1.05:1 ≤ 3:1	X
NOMINAL HEIGHT OF TALLEST OPENING	6'8" ≤ 6'8"	X
1.3 FRAMING CONNECTIONS		
GENERAL COMPLIANCE WITH FRAMING CONNECTIONS		X
2.1 FOUNDATION		
FOUNDATION WALLS MEET REQ. OF 780 CMR 5404.1 - CONCRETE		X
2.2 ANCHORAGE TO FOUNDATION1,3		
5/ 8" ANCHOR BOLTS IMBEDDED OR 5/ 8" PROPRIETARY MECHANICAL ANCHORS AS AN ALTERNATIVE IN CONCRETE ONLY		
BOLT SPACING – GENERAL	54 in. o.c.	X
BOLT SPACING FROM END/ JOINT OF PLATE	9 in. ≤ 6" - 12"	X
BOLT EMBEDMENT – CONCRETE	7 in. ≥ 7"	X
PLATE WASHER (FIG 5)	≥ 3" X 3" X ¼"	X
3.1 FLOORS		
FLOOR FRAMING MEMBER SPANS CHECKED		X
MAXIMUM FLOOR OPENING DIMENSION	10 ft ≤ 12-ft	X
FULL HEIGHT WALL STUDS AT FLOOR OPENINGS LESS THAN 2' FROM EXTERIOR WALL		X
MAX. FLOOR JOIST SETBACKS SUPPORTING LOAD BEARING OR SHEAR WALLS	N/ A ft ≤ d	N/ A
MAX. CANTILEVERED JOISTS SUPPORTING LOAD BEARING OR SHEAR WALLS	N/ A ft ≤ d	N/ A
FLOOR BRACING AT ENDWALLS		X
FLOOR SHEATHING TYPE		X
FLOOR SHEATHING THICKNESS	3/ 4 in.	X
FLOOR SHEATHING FASTENING	8 d NAILS AT 6 in. EDGE / 12 in. FIELD	X
4.1 WALLS		
WALL HEIGHT		
LOADBEARING WALLS	9 ft ≤ 10'	X
NON-LOADBEARING WALLS	9 ft ≤ 20"	X
WALL STUD SPACING	16 in. ≤ 24" o.c	X
WALL STORY OFFSETS	N/ A ft ≤ d	N/ A
4.2 EXTERIOR WALLS5		
WOOD STUDS		
LOADBEARING WALLS	2 x 6 - 8 ft 9 in.	X
NON-BEARING WALLS	2 x 6 - 8 ft 9 in.	X
GABLE END WALL BRACING		
FULL HEIGHT ENDWALL STUDS		X
GYPSUM CEILING LENGTH	100 % ≥ 0.9W	X
1 X 3 CEILING FURRING STRIPS @ 16" SPACING WITH 2 X 4 BLOCKING @ 4 ft. SPACING IN END JOIST/ TRUSS BAYS		X
DOUBLE TOP PLATE		
SPLICE LENGTH	6 ft	X
SPLICE CONNECTION (# 16D COMMON NAILS)	20	X
LOADBEARING WALL CONNECTIONS		
LATERAL (# 16d COMMON NAILS)	2	X
NON-LOADBEARING WALL CONNECTIONS		
LATERAL (# 16d COMMON NAILS)	2	X
LOAD BEARING WALL OPENINGS		
HEADER SPANS	10 ft 0 in. ≤ 11-f	X
SILL PLATE SPANS	10 ft 0 in. ≤ 11-f	X
FULL HEIGHT STUDS	4	X
NON-LOAD BEARING WALL OPENINGS		
HEADER SPANS	11 ft 0 in. ≤ 12-ft	X
SILL PLATE SPANS	11 ft 0 in. ≤ 12-ft	X
FULL HEIGHT STUDS (NO. OF STUDS)	4	X
EXTERIOR WALL SHEATHING TO RESIST UPLIFT AND SHEAR SIMULTANEOUSLY		
MINIMUM BUILDING DIMENSION (W)		
HEIGHT OF TALLEST OPENING	6'8" ≤ 6'8"	X
SHEATHING TYPE	WSP	X
EDGE NAIL SPACING	3 in.	X
FIELD NAIL SPACING	12 in.	X
SHEAR CONNECTION (# 16d/ ft)	4	X
PERCENT FULL-HEIGHT SHEATHING	22 %	X
-5% FOR OPENINGS > 6'8"		X
MAXIMUM BUILDING DIMENSION (L)		
HEIGHT OF TALLEST OPENING	6'8" ≤ 6'8"	X
SHEATHING TYPE	WSP	X
EDGE NAIL SPACING	4 in.	X
FIELD NAIL SPACING	12 in.	X
SHEAR CONNECTION (# 16d/ ft)	3	X
PERCENT FULL-HEIGHT SHEATHING	30	X
-5% FOR OPENINGS > 6'8"		X
WALL CLADDING		
RATED FOR WIND SPEED?		X
APA PORTAL WALLS AND/ OR WIND DESIGN SHEARWALLS USED		YES
5.1 ROOFS		
ROOF FRAMING MEMBER SPANS CHECKED?		X
ROOF OVERHANG	1 ft ≤ SMALLER OF 2-ft OR L/ 3	X
TRUSS OR RAFTER CONNECTIONS AT LOAD BEARING WALLS		
PROPRIETARY CONNECTORS		
UPLIFT	U= 370 plf	X
LATERAL	L= 176 plf	X
SHEAR	S= 77 plf	X
RIDGE STRAPS (IF COLLAR TIES NOT USED)	T= 529 plf	X
GABLE RAKE OUTLOOKER	1 ft ≤ SMALLER OF 2-ft OR L/ 2	X
TRUSS OR RAFTER CONNECTIONS AT NON-LOADBEARING WALLS		
PROPRIETARY CONNECTORS		
UPLIFT		N/ A
LATERAL(#16d COMMON NAILS)		N/ A
ROOF SHEATHING TYPE	WSP	X
ROOF SHEATHING THICKNESS	7/ 16 in. ≥ 7/ 16" WSP	X
ROOF SHEATHING FASTENING	8d 6/ 6	X

NOTES:

1. THIS CHECKLIST SHALL BE MET IN ITS ENTIRETY TO COMPLY WITH THE REQUIREMENTS OF 780 CMR 5301.2.1.1 ITEM 1. IF THE CHECKLIST IS MET IN ITS ENTIRETY THEN THE FOLLOWING METAL STRAPS AND HOLD DOWNS ARE NOT REQUIRED PER THE WFCM 110 MPH GUIDE:
   a. STEEL STRAPS PER FIGURE 5
   b. 20 GAGE STRAPS PER FIGURE 11
   c. UPLIFT STRAPS PER FIGURE 14
   d. ALL STRAPS PER FIGURE 17
   e. CORNER STUD HOLD DOWNS PER FIGURE 18A AND FIGURE 18B
2. THE BOTTOM SILL PLATE IN EXTERIOR WALLS SHALL BE A MINIMUM 2 IN. NOMINAL THICKNESS PRESSURE TREATED #2-GRADE.
3. SEE CHECKLIST SHEARWALL CONSTRUCTION DETAIL FOR SHEARWALL CONSTRUCTION

THIS REVIEW WAS COMPLETED ON PLANS SUBMITTED BY PINE KNOLL BUILDERS AND WAS BASED ON THE FLOOR PLANS AND ELEVATIONS PROVIDED. ANY CHANGES TO THESE PLANS OR FIELD CHANGES MADE MAY RENDER THE REQUIREMENTS OUTLINED IN THIS DOCUMENT NULL AND VOID AND COULD RESULT IN NON-COMPLIANCE WITH THE REQUIREMENTS OF THE WIND DESIGN.

SHEARWALL PANEL NAILING SCHEDULE

6/12 — 15/32" PLYWOOD NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS AT 6" O.C. AT THE EDGES AND 12" O.C. IN THE FIELD.

4/12 — 15/32" PLYWOOD NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS AT 4" O.C. AT THE EDGES AND 12" O.C. IN THE FIELD.

3/12 — 15/32" PLYWOOD NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS AT 3" O.C. AT THE EDGES AND 12" O.C. IN THE FIELD.

NOTE : FOR PLYWOOD SHEAR WALLS LISTED ABOVE, 8d COMMON OR GALVANIZED BOX NAILS = (0.131 x 2½"). GUN NAILS MATCHING THE NAIL DIAMETER AND LENGTH MAY BE USED AS A SUBSTITUTE.

NOTE : ALL PLYWOOD TO BE RUN VERTICAL FROM SILL PLATE TO AT LEAST 2" INTO THE SECOND FLOOR BOX ON TWO STORY BUILDINGS OR TO THE DOUBLE TOP PLATE IN SINGLE STORY BUILDINGS. USE 2 ROWS OF NAILS SPACED 3" ON CENTER STAGGERED AT THE TOP AND BOTTOM OF EACH PLYWOOD SHEET PER FIGURE 4 IN THE CHECKLIST.

SOLE PLATE CONNECTION SCHEDULE

CONNECTION TO FLOOR RIM BOARD

WALL TYPE	SOLE PLATE CONNECTION TO RIM BOARD
6/12	(3) - 16d COMMON NAILS PER 16"
4/12	(3) - 16d COMMON NAILS PER 16"
3/12	(4) - 16d COMMON NAILS PER 16"

CONNECTION TO CONCRETE FOUNDATION

FOUNDATION SILL PLATE CONNECTION TO CONCRETE

⅝" DIA ANCHOR BOLTS AT 54" O.C. .

NOTE : ANCHOR BOLTS REFERENCED ABOVE TO BE ⅝" DIAMETER A307 STEEL ANCHOR BOLTS WITH 3" x 3" x ¼" PLATE WASHERS WITH 7" MINIMUM EMBEDMENT INTO CONCRETE.

SHEARWALL CONSTRUCTION

1 - ALL SHEARWALLS TO HAVE DOUBLE TOP PLATES AND DOUBLE 2X STUDS AT EACH END OF THE WALL.

2 - FACE NAIL DOUBLE TOP PLATES W/ 16d NAILS AT 16" O.C.

3 - NAILING OF SHEATHING TO BE CONTINUED ABOVE AND BELOW ALL OPENINGS IN SHEARWALL.

4 - ATTACH DOUBLE 2X STUDS AND BUILT-UP CORNER STUDS AT SHEARWALL ENDS WITH (2) 16d NAILS AT 6" O.C. FOR ATTIC/ SECOND FLOOR SHEARWALLS AND (2) 16d NAILS AT 4" O.C. STAGGERED FOR FIRST FLOOR SHEARWALLS.

KING AND JACK STUD REQUIREMENTS

X K , X J # OF KING AND JACK STUDS AT OPENINGS. USE 2K, 1J IF NOT NOTED OTHERWISE

CHECKLIST COVER SHEET

PROJECT: HOLT PROJECT

NO.	REVISION/ISSUE	DATE

PROJECT ADDRESS:

105 CASTLE RD.
TRURO, MA

McKENZIE ENGINEERING CONSULTANTS
structural · civil · environmental

P.O. BOX 1879
44 UNDERPASS RD UNIT 2
BREWSTER, MA 02631
(774) 353-2144

COMMONWEALTH OF MASSACHUSETTS
MARK A. MCKENZIE
CIVIL
No. 39068
REGISTERED PROFESSIONAL ENGINEER

3-15-22

JOB#: 22-051	SHEET CS1.0
DATE:03-11-2022	
SCALE: NONE	

CHECKLIST SHEARWALL CONSTRUCTION

1. FROM TABLES 10 AND 11 WFCM MANUAL 110 MPH EXP. B AND LOCATION OF WALL SHEATHING AND BUILDING ASPECT RATIO, DETERMINE PERCENT FULL-HEIGHT SHEATHING AND NAIL SPACING REQUIREMENTS

2. WOOD STRUCTURAL PANELS SHALL BE MINIMUM THICKNESS OF 7/16" AND BE INSTALLED AS FOLLOWS:

a. PANELS SHALL BE INSTALLED WITH STRENGTH AXIS PARALLEL TO STUDS.

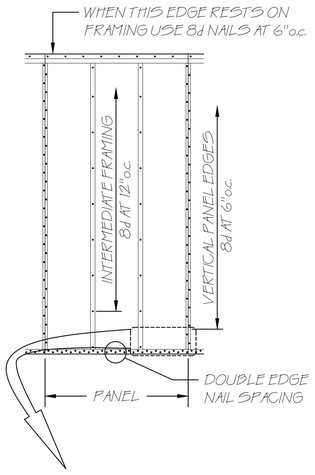
b. ALL HORIZONTAL JOINTS SHALL OCCUR OVER AND BE NAILED TO FRAMING.

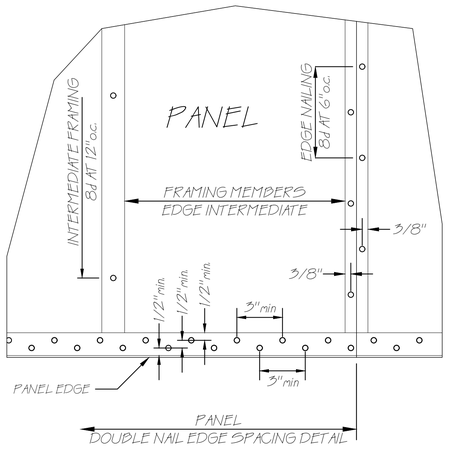
c. ON SINGLE STORY CONSTRUCTION, PANELS SHALL BE ATTACHED TO BOTTOM PLATES AND TOP MEMBER OF THE DOUBLE TOP PLATE.

d. ON TWO STORY CONSTRUCTION, UPPER PANELS SHALL BE ATTACHED TO THE TOP MEMBER OF THE UPPER DOUBLE TOP PLATE AND TO BAND JOIST AT BOTTOM OF PANEL. UPPER ATTACHMENT OF LOWER PANEL SHALL BE MADE TO BAND JOIST AND LOWER ATTACHMENT MADE TO LOWEST PLATE AT FIRST FLOOR FRAMING.

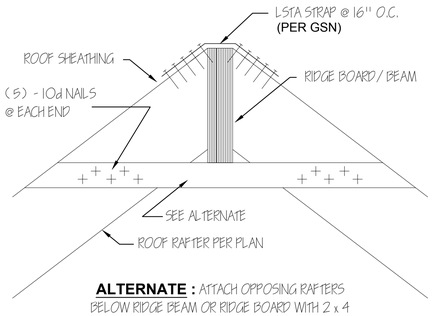
e. HORIZONTAL NAIL SPACING AT DOUBLE TOP PLATES, BAND JOISTS, AND GIRDERS SHALL BE A DOUBLE ROW OF 8D STAGGERED AT 3 INCHES ON CENTER PER FIGURES BELOW : VERTICAL AND HORIZONTAL NAILING FOR PANEL ATTACHMENT

VERTICAL AND HORIZONTAL NAILING FOR PANEL ATTACHMENT





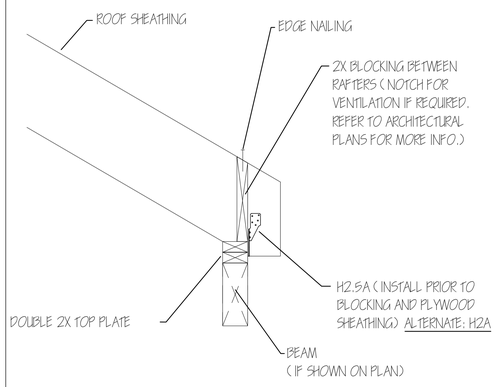
STRUCTURAL RIDGE BEAM



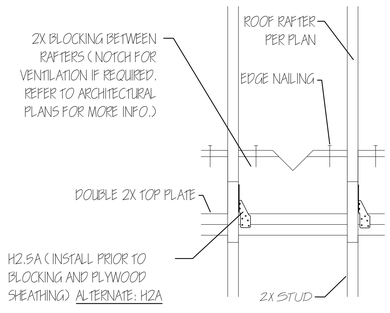
ALTERNATE : ATTACH OPPOSING RAFTERS BELOW RIDGE BEAM OR RIDGE BOARD WITH 2 x 4 COLLAR TIE AS SHOWN. RIDGE STRAPS NOT REQUIRED WHEN USING A COLLAR TIE.

RAFTER TO TOP PLATE

PROFILE VIEW



ELEVATION VIEW



SHEARWALL HOLDDOWN SCHEDULE

SECOND FLOOR AND INTERIOR HOLDDOWNS

(1) - CS16 COIL STRAP W/ (26) 8d (0.131 x 2½" LONG) NAILS WITH STRAP APPLIED DIRECTLY TO 2X FRAMING MEMBERS. PROVIDE HALF OF THE NUMBER OF NAILS SPECIFIED AT EACH END OF STRAP. CUT SMALL SLOT IN FLOOR SHEATHING AND ATTACH STRAP TO LVL BEAM OR LVL BLOCKING IN BETWEEN TJI FLOOR JOISTS IN FLOOR FRAMING BELOW. CONNECT BLOCKING TO TJI JOIST WEBS WITH HUS 412 FACE MOUNT HANGER. PROVIDE BACKER BLOCKING IN TJI JOIST WEB PER MANUFACTURER'S SPECIFICATIONS.

(2) - CS16 COIL STRAP W/ (26) 8d (0.131 x 2½" LONG) NAILS WITH STRAP APPLIED DIRECTLY TO 2X FRAMING MEMBERS. PROVIDE HALF OF THE NUMBER OF NAILS SPECIFIED AT EACH END OF STRAP. CUT SMALL SLOT IN FLOOR SHEATHING AND ATTACH STRAP TO LVL BEAM OR LVL BLOCKING IN BETWEEN TJI FLOOR JOISTS IN FLOOR FRAMING BELOW. CONNECT BLOCKING TO TJI JOIST WEBS WITH HUS 412 FACE MOUNT HANGER. PROVIDE BACKER BLOCKING IN TJI JOIST WEB PER MANUFACTURER'S SPECIFICATIONS.

FOUNDATION HOLDDOWNS

(4) HDU4-SDS2.5 W/ SSTB20 ANCHOR BOLT PLACED BEFORE POUR. ATTACH TO FOUNDATION W/ APPLICABLE ANCHORMATE. USE CNW 5/8 COUPLER NUT BETWEEN ANCHOR BOLT AND 5/8" THREADED ROD INTO HOLDOWN.

(14) STHD14 FOUNDATION HOLDOWN STRAPS FOR APA PORTAL WALLS. SEE TT-100F FOR ADDITIONAL CONSTRUCTION DETAILS. ATTACH HOLDOWNS TO FOUNDATION FORMWORK WITH APPROPRIATE ANCHORMATES PRIOR TO POUR.

(15) HDU14-SDS2.5 ATTACHED TO 6x6 DOUGLAS-FIR POST W/ SSB130 ANCHOR BOLT PLACED BEFORE POUR. ATTACH TO FORM WORK WITH APPLICABLE ANCHORMATE. USE CNW 1" COUPLER NUT BETWEEN ANCHOR BOLT AND 1" THREADED ROD INTO HOLDOWN.

LEGEND

1 SHEARWALL TYPE

● (1) SHEARWALL HOLDDOWN TYPE

1P PERFORATE SHEARWALL. CONTINUE PLYWOOD ABOVE AND BELOW OPENING WITH NAILING ACCORDING TO SPECIFIED SHEARWALL TYPE.

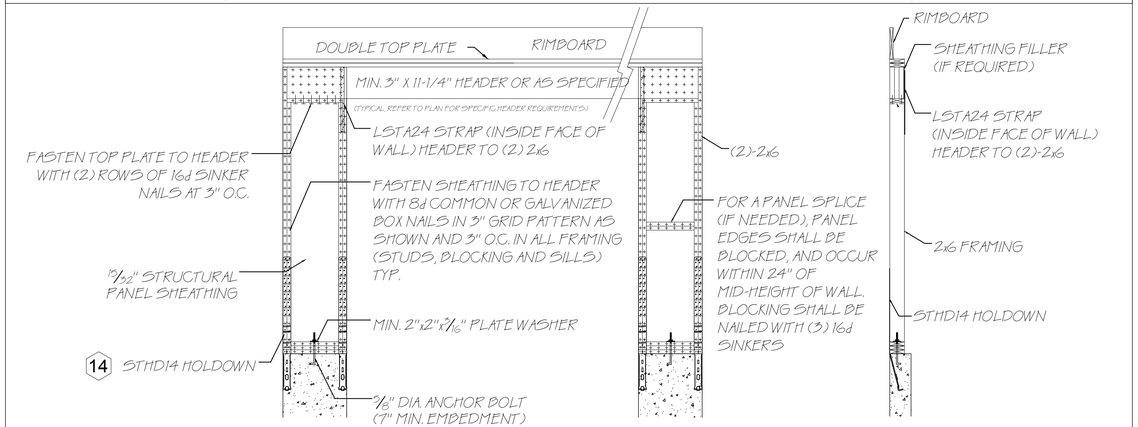
1 SHEARWALL GRIDLINE

-⊙- SHEARWALL

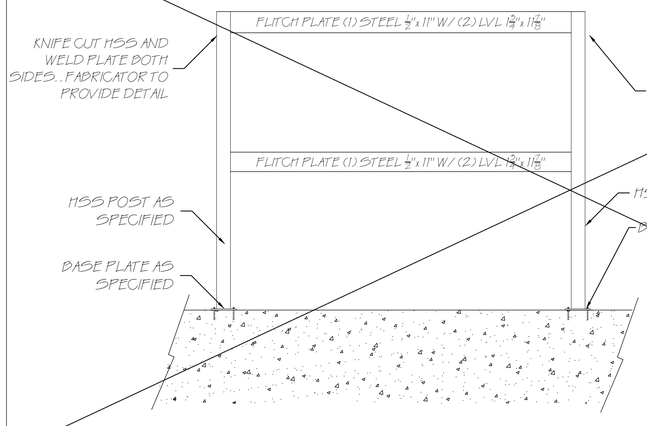
X K , X J # OF KING AND JACK STUDS AT OPENINGS

APA PORTAL WALL DETAIL (NOT TO SCALE)

(SUBSERVIENT TO APA TT-100F BY THE ENGINEERED WOOD ASSOCIATION)



MOMENT FRAME CONSTRUCTION DETAIL (EXAMPLE ONLY, NOT TO SCALE)



CONSTRUCTION NOTES:

1) WELD BASE PLATES TO VERTICAL TUBE STEEL POSTS. POSTS TO BE ATTACHED TO CONCRETE FOUNDATION WITH (4) ¾" THREADED ROD WITH SIMPSON SET EPOXY WITH 15" MIN. EMBEDMENT.

2) COLUMNS TO BE SPLIT AT BEAM LOCATIONS AND 3/4" PLATES TO BE USED TO CONNECT COLUMNS TO BEAM TO PROVIDE MOMENT CONNECTION.

3) CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

ADDITIONAL STRUCTURAL NOTES

PROJECT: HOLT PROJECT

NO.	REVISION/ISSUE	DATE

PROJECT ADDRESS:

105 CASTLE RD.
TRURO, MA

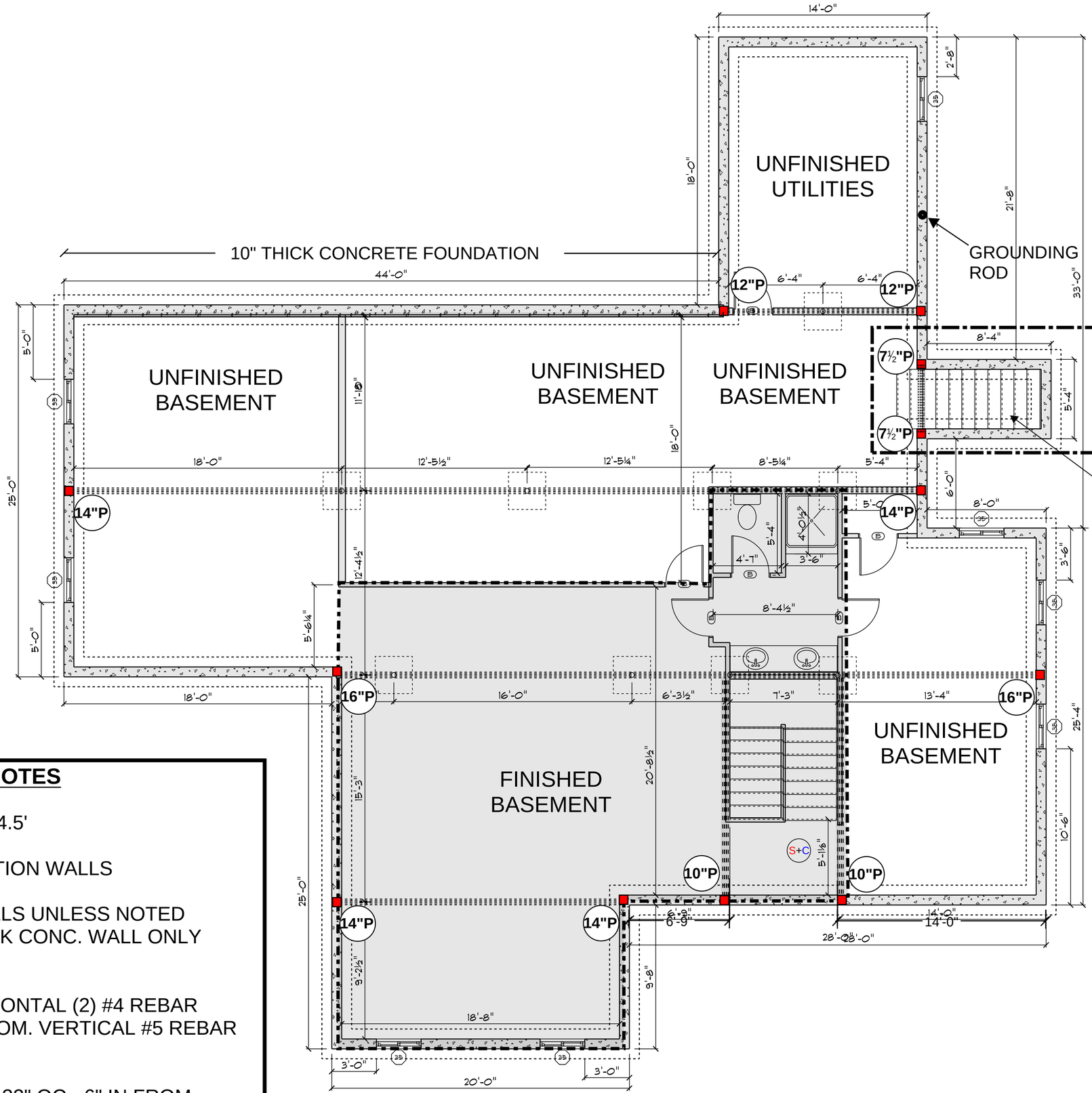
McKENZIE ENGINEERING CONSULTANTS
structural · civil · environmental
P.O. BOX 1879
44 UNDERPASS RD UNIT 2
BREWSTER, MA 02631
(774) 353-2144

COMMONWEALTH OF MASSACHUSETTS
MARK A. MCKENZIE
CIVIL
No. 39068
REGISTERED PROFESSIONAL ENGINEER

3-15-22

JOB#: 22-051	SHEET
DATE:03-11-2022	CS1.1
SCALE: NONE	

BASEMENT2
SCALE: 3/16" = 1'-0"



NOTES

- TOP OF WALL EL: 114.5'

- 10'-0" TALL FOUNDATION WALLS

- 8" THICK CONC. WALLS UNLESS NOTED OTHERWISE. 10" THICK CONC. WALL ONLY WHERE NOTED

- WALL REBAR: HORIZONTAL (2) #4 REBAR TOP, MIDDLE, + BOTTOM. VERTICAL #5 REBAR EVERY 2'-0"

- 5/8" ANCHOR BOLTS 32" OC - 6" IN FROM CORNERS

BASEMENT2
SCALE: 3/16" = 1'-0"

- 8"x16" FTG (TYP) WITH (3) #4 REBAR, 2 LAYERS

- 4" CONC. SLAB

P - GIRT POCKET DEPTH VARIES

○ - 2'-6" x 2"-6" x 1'-0" (TYP) LALLY COLUMN FOOTINGS WITH (3) #4 REBAR, 2 LAYERS

PAGE: 1/14

SECTION LETTER A / PAGE NUMBERS 1

SCALE: 3/16" = 1'-0"

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DATE: 2/15/2022

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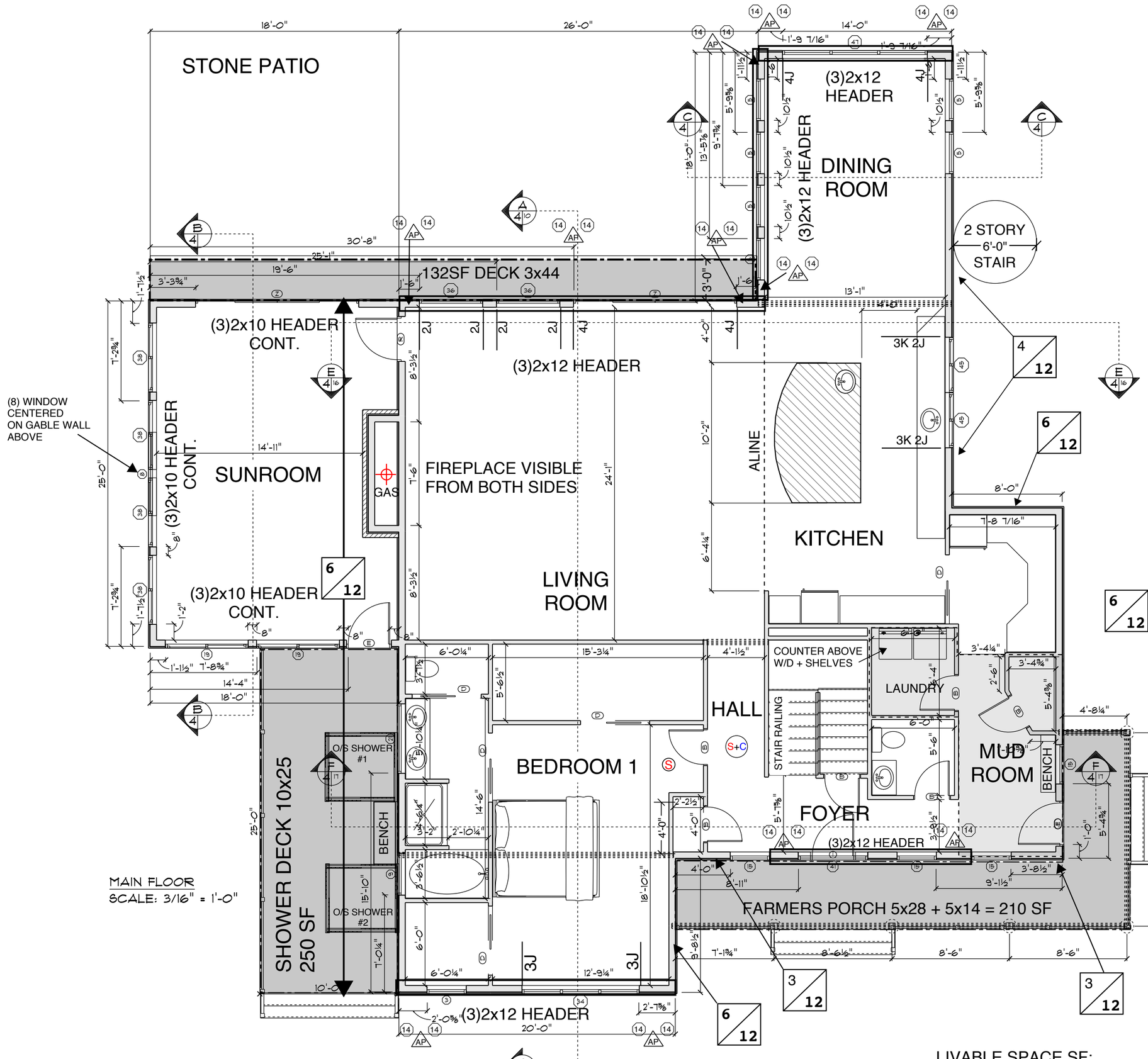
MAIN FLOOR
SCALE: 3/16" = 1'-0"



MAIN FLOOR
SCALE: 3/16" = 1'-0"

ALL EXTERIOR STRUCTURAL HEADERS TO BE (3) 2x12 UNLESS NOTED

X/12 - SHEATHING EDGE NAILING
X/12 - SHEATHING FIELD NAILING

XK XJ - # OF KING AND JACK STUDS AT WALL OPENINGS. USE 2K 1J IF NOT NOTED OTHERWISE

LIVABLE SPACE SF:
1st FLOOR SF = 2702 SF
2nd FLOOR SF = 1800 SF
TOTAL = 4502 SF

DECKS:
1st FLOOR SF = 592 SF
2nd FLOOR SF = 350 SF

TOTAL = 942 SF

COMMONWEALTH OF MASSACHUSETTS
MARK A. MCKENZIE
CIVIL
No. 39068
REGISTERED PROFESSIONAL ENGINEER

CHECKLIST REVIEW 3-15-22

PAGE: 2/14

SECTION LETTER: A
PAGE NUMBERS: 1 1

SCALE: 3/16" = 1'-0"
DRAWN BY: John Ferro
DATE: 2/15/2022

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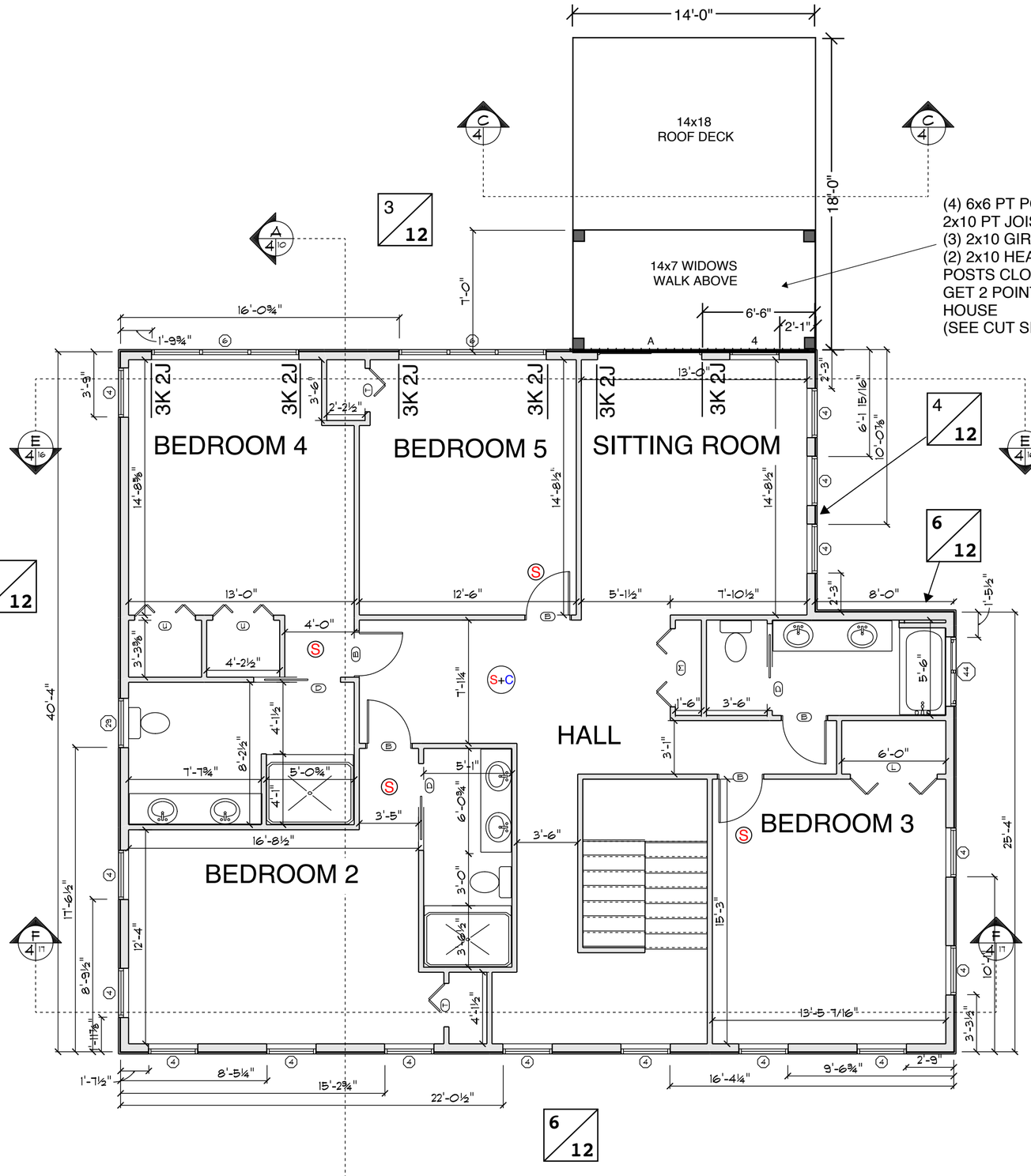

1/2" THREADED ROD
3x3x1/4" PLATE WASHER & NUT
(2)2x10 DECK JOISTS
DTT2Z W/ 1/2" ROD&NUT
PAD OUT TJ1 W/ PLYWOOD ON
BOTH SIDES FOR NAILING.
USE (2)DTT2Z DECK TENSION TIES
TO CONNECT DECK TO HOUSE.

SECOND FLOOR2
SCALE: 3/16" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
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CHECKLIST REVIEW 3-15-22

PAGE: 3/14

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BASEMENT FINISH SCHEDULE

PLAYROOM + WORKOUT AREA
FLOORS - CARPET + RUBBER
FLOOR IN WORKOUT AREA
WALLS - SHEETROCK
CEILING - SHEETROCK
LIGHTS - RECESSED

BATH 1
FLOORS - TILE
WALLS - SHEETROCK
CEILING - SHEETROCK
LIGHTS - RECESSED +
VANITY LIGHTS

UNFINISHED BASEMENT
FLOORS - CONCRETE SLAB
WALLS - CONCRETE
CEILING - UNFINISHED
LIGHTS - 4' LONG TUBE LIGHTS

FIRST FLOOR FINISH SCHEDULE

SUNROOM:
FLOORS - HARD WOOD
WALLS - SHEETROCK
FIRE PLACE FINISH - STONE
CEILING - CATHEDRAL
CEILING FINISH - NATURAL WOOD
CEILING FAN - YES
LIGHTS - RECESSED

LIVING ROOM:
FLOORS - HARD WOOD
WALLS - SHEETROCK
FIRE PLACE FINISH - STONE
CEILING - SHEETROCK
LIGHTS - RECESSED

KITCHEN:
FLOORS - HARD WOOD
WALLS - SHEETROCK, BACKSPLASH TILE +
SOFFIT ABOVE WALL CABS (SIZE: TBD)
CEILING - SHEETROCK
LIGHTS - RECESSED +
(2) PENDANT LIGHTS

DINING ROOM:
FLOORS - HARD WOOD
WALLS - SHEETROCK
CEILING - SHEETROCK
LIGHTS - HANGING FIXTURE

BATH 2:
FLOORS - TILE
WALLS - SHEETROCK +
BACKSPLASH TILE
CEILING - SHEETROCK
LIGHTS - RECESSED +
VANITY LIGHTS

BEDROOM 1:
FLOORS - CARPET
WALLS - SHEETROCK
CEILING - SHEETROCK
CEILING FAN - YES
LIGHTS - RECESSED

FOYER:
FLOORS - OAK
WALLS - SHEETROCK
CEILING - SHEETROCK
LIGHTS - RECESSED

1/2 BATH 1 + W/D ROOM:
FLOORS - TILE
WALLS - SHEETROCK
CEILING - SHEETROCK
LIGHTS - RECESSED

GARAGE:
FLOORS - CONCRETE
WALLS - SHEETROCK
CEILING - SHEETROCK
LIGHTS - TBD

MUDROOM:
FLOORS - TILE
WALLS - SHEETROCK
CEILING - SHEETROCK
LIGHTS - RECESSED

SECOND FLOOR FINISH SCHEDULE

BEDROOMS 2, 3, 4, & 5
FLOORS - HARD WOOD
WALLS - SHEETROCK
CEILING - CATHEDRAL,
WOOD BEAMS, SHEETROCK
CEILING FAN: YES (1/ea)
LIGHTS - RECESSED

BATHS 3, 4, & 5
FLOORS - TILE
WALLS - SHEETROCK
CEILING - SHEETROCK
LIGHTS - RECESSED +
VANITY LIGHTS

DECKS + WIDOWS WALK:
DECK - HEAT RESISTANT (GREY)
COMPOSITE DECKING
POSTS - PRESSURE TREATED
RAILING - WOOD POST W/
CABLE RAILING

SITTING ROOM + HALLWAYS:
FLOORS - HARD WOOD
WALLS - SHEETROCK
CEILING - CATHEDRAL +
NATURAL WOOD
CEILING FAN: YES
LIGHTS - RECESSED

PAGE: 4/14

SECTION LETTER / PAGE NUMBERS: A 1 1

SCALE: 3/16" = 1'-0"
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WINDOW SCHEDULE

OPENING ID	PRODUCT CODE	COUNT	LIBRARY NAME	TYPE	R.O. SIZE
3	TW2852	1	Manufacturer\Andersen\400-Tilt-Wash Double Hung	WINDOW	R.O. 2'-10 1/8" x 5'-4 7/8"
4	TW2842	16	Manufacturer\Andersen\400-Tilt-Wash Double Hung	WINDOW	R.O. 2'-10 1/8" x 4'-6 7/8"
5	TW210510	6	Manufacturer\Andersen\400-Tilt-Wash Double Hung	WINDOW	R.O. 3'-0 1/8" x 6'-0 7/8"
6	TW2842-3	2	Manufacturer\Andersen\400-Tilt-Wash Double Hung	WINDOW	R.O. 8'-6 7/8" x 4'-6 7/8"
8	CTC3 (Half Round)	1	Manufacturer\Andersen\400-Casement_Awning Picture_Transom Windows	WINDOW	R.O. 6'-0 3/8" x 3'-2 3/4"
9	PTR3010	1	Manufacturer\Andersen\400-Casement_Awning Picture_Transom Windows	WINDOW	R.O. 3'-0 1/2" x 1'-0 1/2"
15	TW2852	5	Manufacturer\Andersen\400-Tilt-Wash Double Hung	WINDOW	R.O. 2'-10 1/8" x 5'-4 7/8"
19	G65 + 1'-6" Transom	2	Manufacturer\Andersen\400-Gliding Windows + 1'-6" Transom	COMBINED UNIT	R.O. 6'-0" x 6'-6 1/8"
21	PTR5010	1	Manufacturer\Andersen\400-Casement_Awning Picture_Transom Windows	WINDOW	R.O. 5'-0 3/8" x 1'-0 1/2"
22	FLX 10'x4'	1	Manufacturer\Andersen\400-Flexiframe 10'x4'	WINDOW	R.O. 10'-0 1/2" x 4'-0 5/8"
29	TW2832	1	Manufacturer\Andersen\400-Tilt-Wash Double Hung	WINDOW	R.O. 2'-10 1/8" x 4'-6 7/8"
34	TW2852-3	1	Manufacturer\Andersen\400-Tilt-Wash Double Hung	WINDOW	R.O. 8'-6 7/8" x 5'-4 7/8"
35	36X24 SLIDER	8	Window\Slider	SLIDING WINDOW	R.O. 3' 0" x 2' 0"
36	DHP56410 + 1'-6" Transom	2	Manufacturer\Andersen\400-Tilt-Wash DH Picture_Transom Windows	COMBINED UNIT	R.O. 5'-7 7/8" x 6'-7"
38	G55 + 1'-6" Transom	4	Manufacturer\Andersen\400-Gliding Windows + 1'-6" Transom	COMBINED UNIT	R.O. 5'-0" x 6'-6 1/8"
41	DHT41010-MODIFIED	1	Manufacturer\Andersen\400-Tilt-Wash DH Picture_Transom Windows	WINDOW	R.O. 5'-0" x 2'-0"
44	G42	1	Manufacturer\Andersen\400-Gliding Windows	SLIDING WINDOW	R.O. 4'-0" x 1'-11"
45	G43	2	Manufacturer\Andersen\400-Gliding Windows	SLIDING WINDOW	R.O. 4'-0" x 3'-0"
50	VS606	1	Velux Skylight S606	Skylight	R.O. 44 1/4" x 45 3/4"

count as 15

foundation windows

front door transom

DOORS SCHEDULE

OPENING ID	PRODUCT CODE	COUNT	LIBRARY NAME	TYPE	R.O. SIZE
A	72X80 SLIDING GLASS 2	1	Exterior Door\Patio	SLIDING DOOR	R.O. 6'-0" x 6'-8"
B	30X80 COLONIAL A 1	17	Interior Door\Colonial	DOOR	R.O. 2'-8" x 6'-9"
D	30X80 COLONIAL POCKET 1	8	Interior Door\Pocket	POCKET	R.O. 5'-0" x 6'-8"
E	36X80 COUNTRY A 1 + 1'-6" Transom	2	Exterior Door\Country	COMBINED UNIT	R.O. 3'-3" x 8'-8"
F	36X80 COUNTRY A 1 No Grilles - Transom MODIFIED	1	Exterior Door\Country	COMBINED UNIT	R.O. 3' 3" x 8' 8"
I	60X80 LH ENTRY - 2 SL-MODIFIED + 1'-6" Transom	1	Exterior Door\Entry	COMBINED UNIT	R.O. 5'-0" x 6'-9"
L	60X80 BIFOLD COLONIAL 2	1	Interior Door\Bifold	BIFOLD	R.O. 5'-0" x 6'-8"
M	54X80 BIFOLD COLONIAL 2	1	Interior Door\Bifold	BIFOLD	R.O. 4'-6" x 6'-8"
?? R ??	36X80 COUNTRY A 1-No Grilles (2x6 Wall)	1	Exterior Door\Country	DOOR	R.O. 3'-3" x 6'-9"
T	30X80 BIFOLD COLONIAL 1	2	Interior Door\Bifold	BIFOLD	R.O. 2'-6" x 6'-8"
U	42X80 BIFOLD COLONIAL 2	2	Interior Door\Bifold	BIFOLD	R.O. 3'-6" x 6'-8"
Z	FWG120611-4 SAAS + 1'-6" Transom	2	Manufacturer\Andersen\400-Frenchwood Gliding Patio Doors	COMBINED UNIT	R.O. 11'-9" x 8'-8"

PAGE: 5/14

SECTION LETTER A 1 1 PAGE NUMBERS

SCALE: As Noted 0"

DRAWN BY: John Ferro

DATE: 2/15/2022

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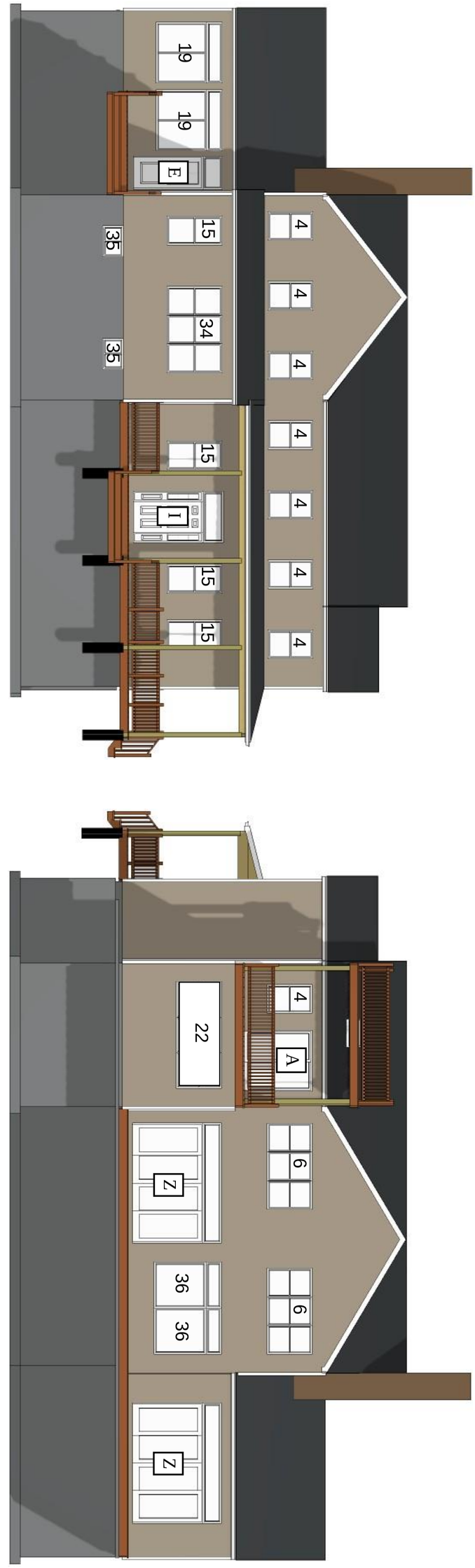
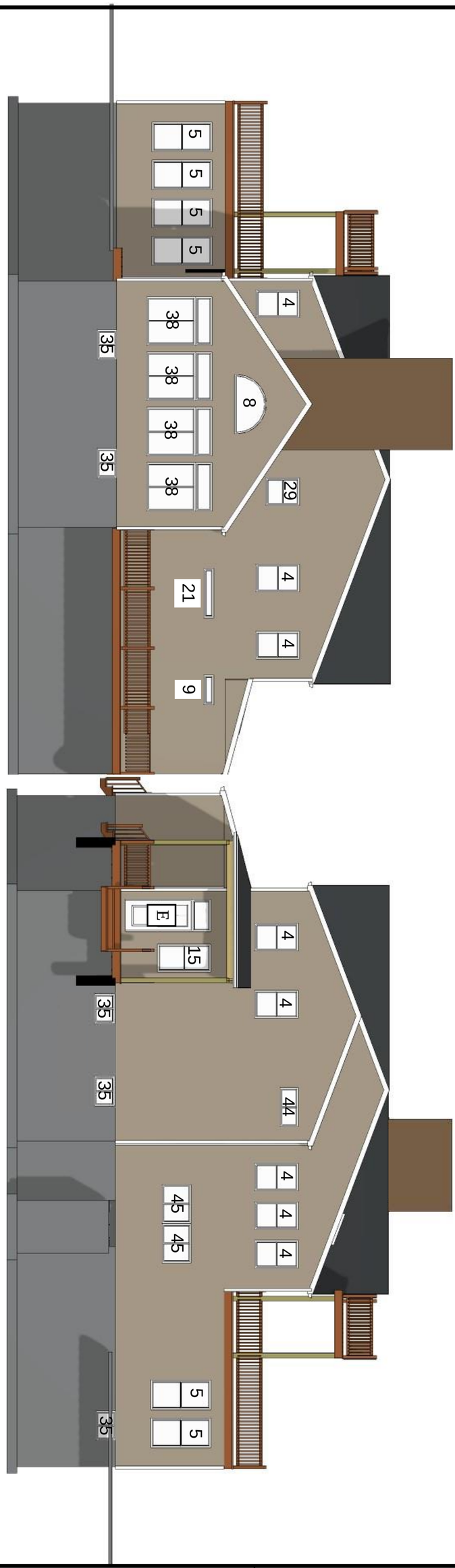


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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A
1 1
SECTION LETTER
PAGE NUMBERS

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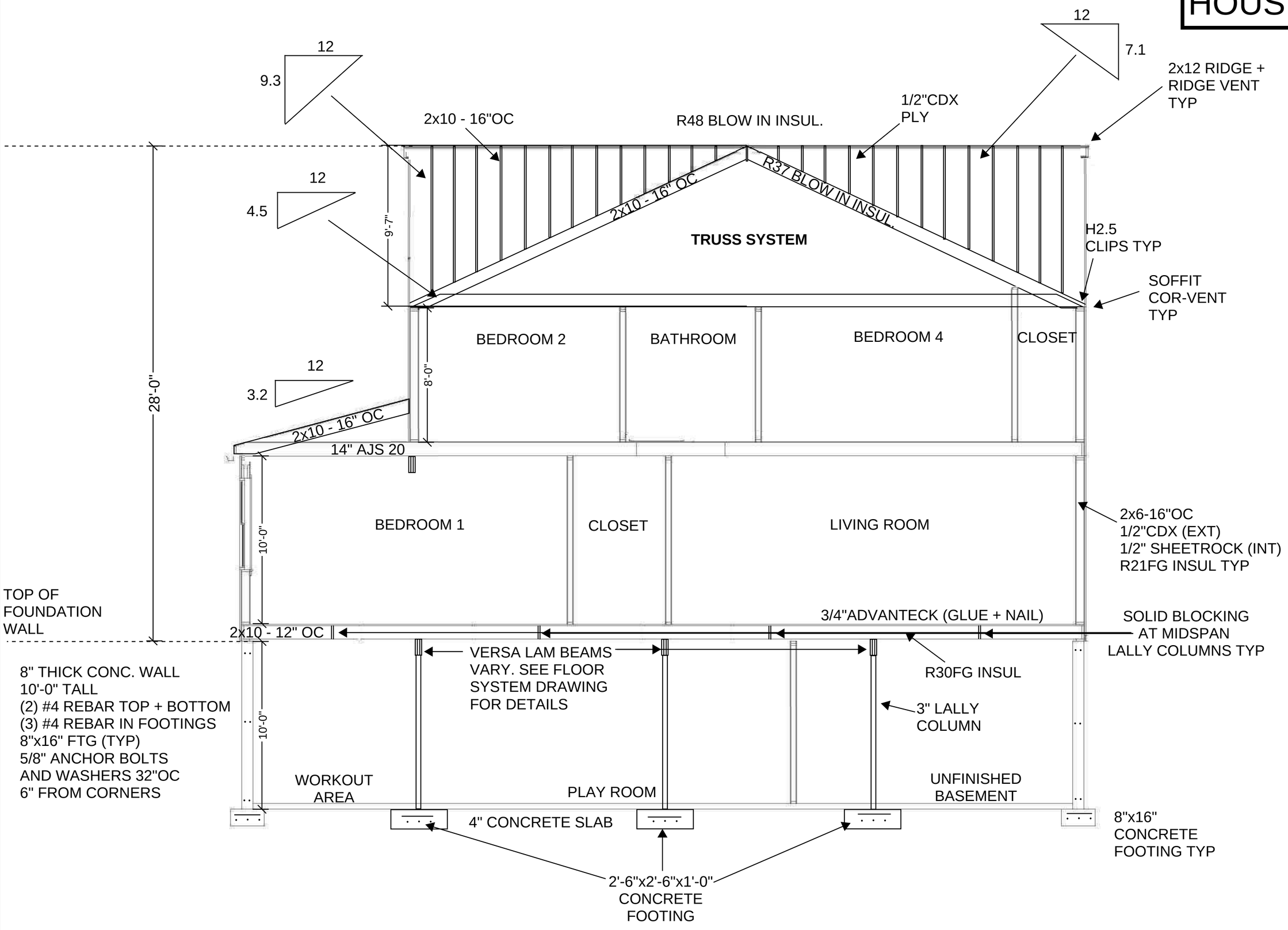
HOUSE



A/2|8 CROSS SECTION A

SCALE: 3/8" = 1'-0"

PAGE: 7/14

SECTION LETTER A / PAGE NUMBERS 1 1

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

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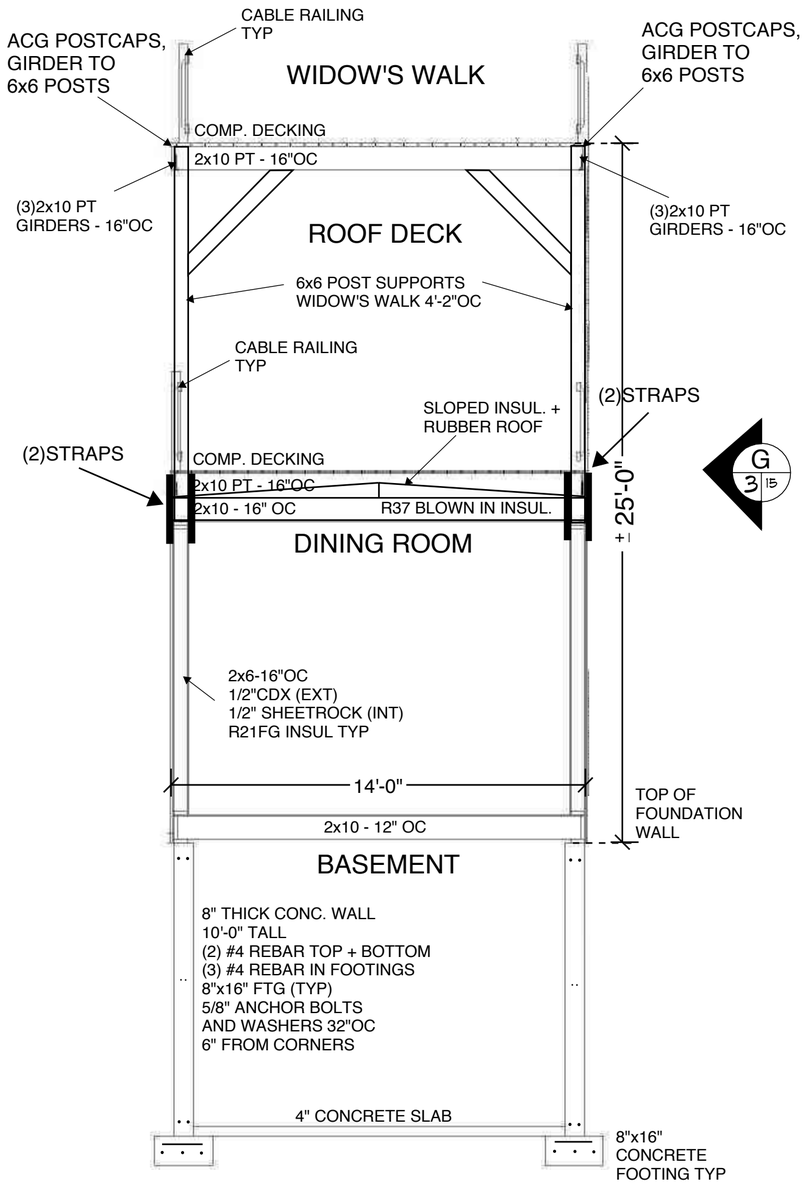
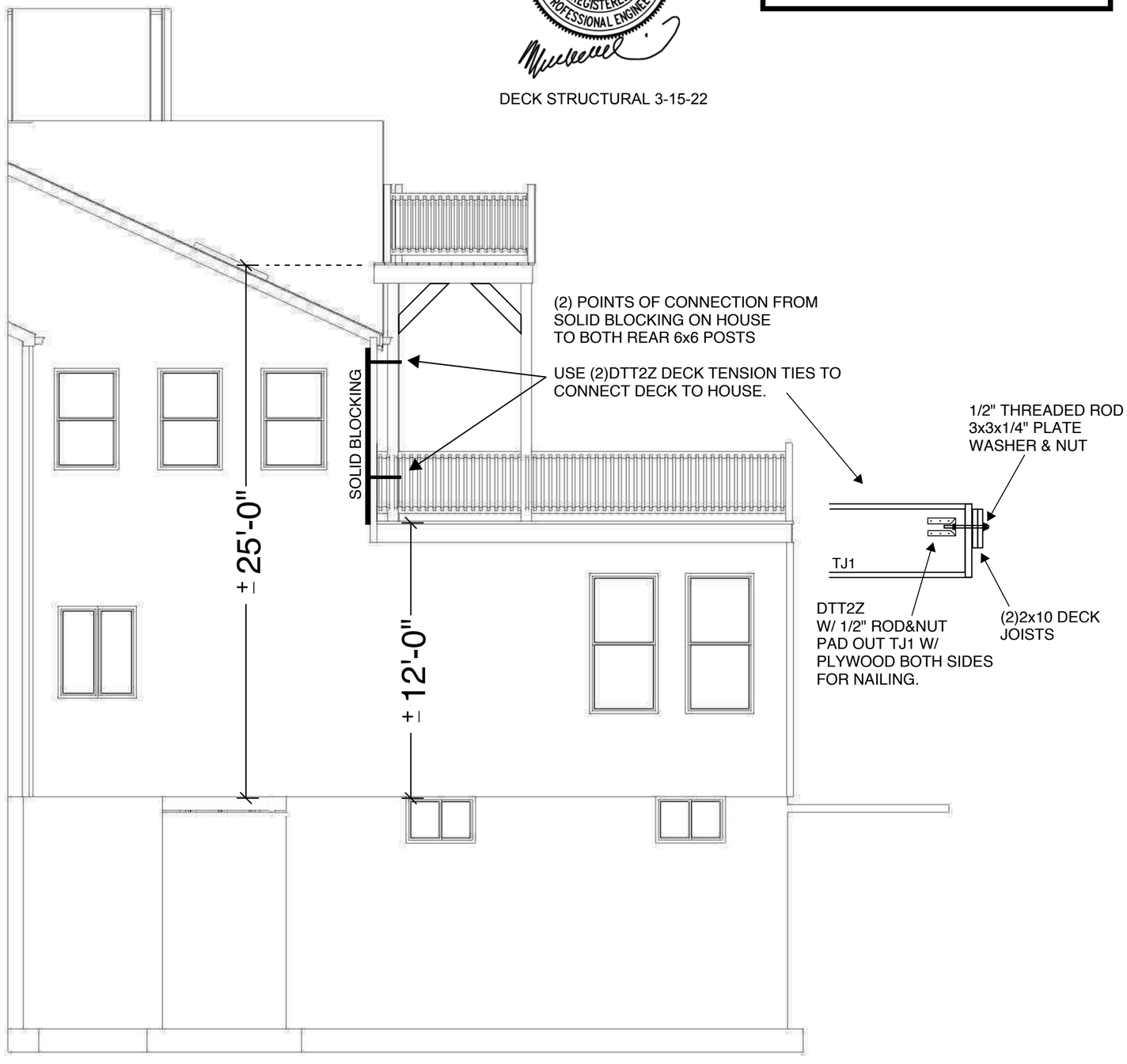
DINING ROOM ROOF DECKS



C 3 10 CROSS SECTION C
SCALE: 1/4" = 1'-0"



G 4 15 CROSS SECTION D
SCALE: 1/4" = 1'-0"

DECK STRUCTURAL 3-15-22

COMMONWEALTH OF MASSACHUSETTS
MARK A. MCKENZIE
CIVIL
No. 39068
REGISTERED PROFESSIONAL ENGINEER

PAGE: 8/14

SECTION LETTER A 1 1 PAGE NUMBERS

SCALE: 1/4" = 1'-0"
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DATE: 2/15/2022

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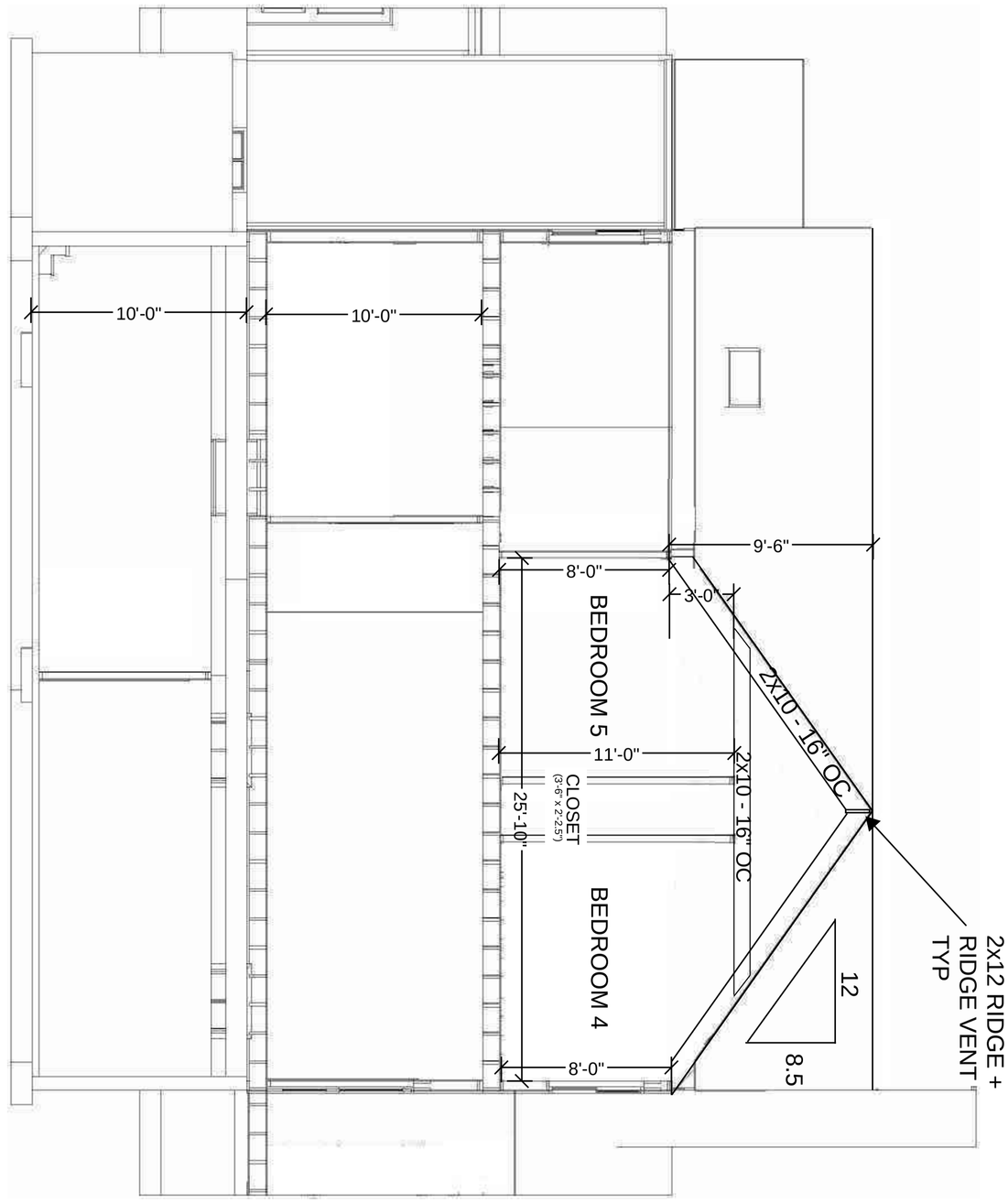
E 3/16

CROSS SECTION E

SCALE: 1" = 5'-0"



HOUSE

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SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

PINE KNOLL DEVELOPERS

P.O.BOX 1347
N. EASTHAM
MA 02651

Phone: 508-255-8292
Fax: 508-255-8292
Email: pineknoll123@gmail.com

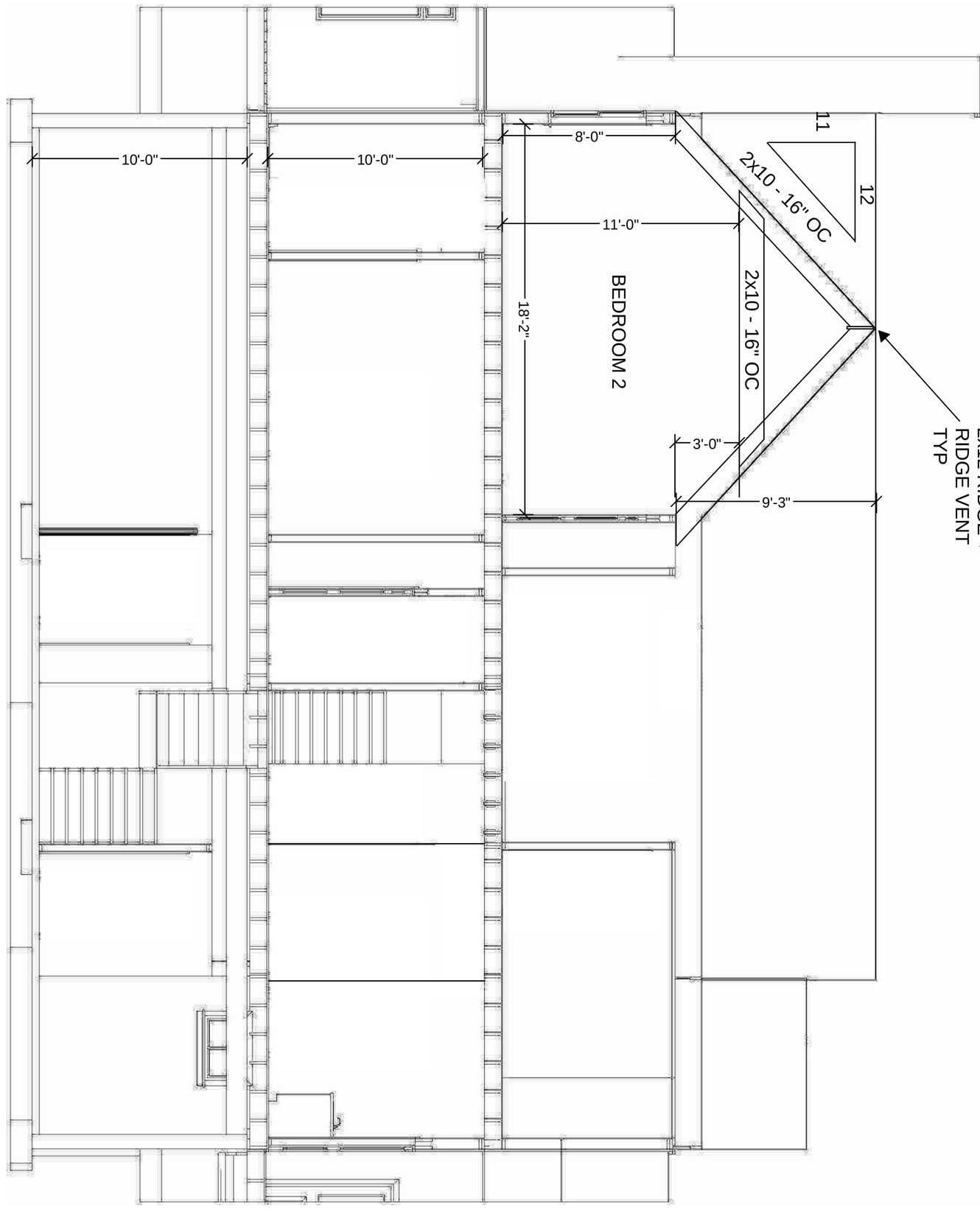
SCALE: 1" = 5'-0"

DRAWN BY: John Ferro

DATE: 2/15/2022

A 1 1 — SECTION LETTER / PAGE NUMBERS

PAGE: 9/14



F
3

CROSS SECTION F
SCALE: 1/4" = 1'-0"

HOUSE

Paul & Amy Holt
113 Castle Rd,
Truro MA
02666

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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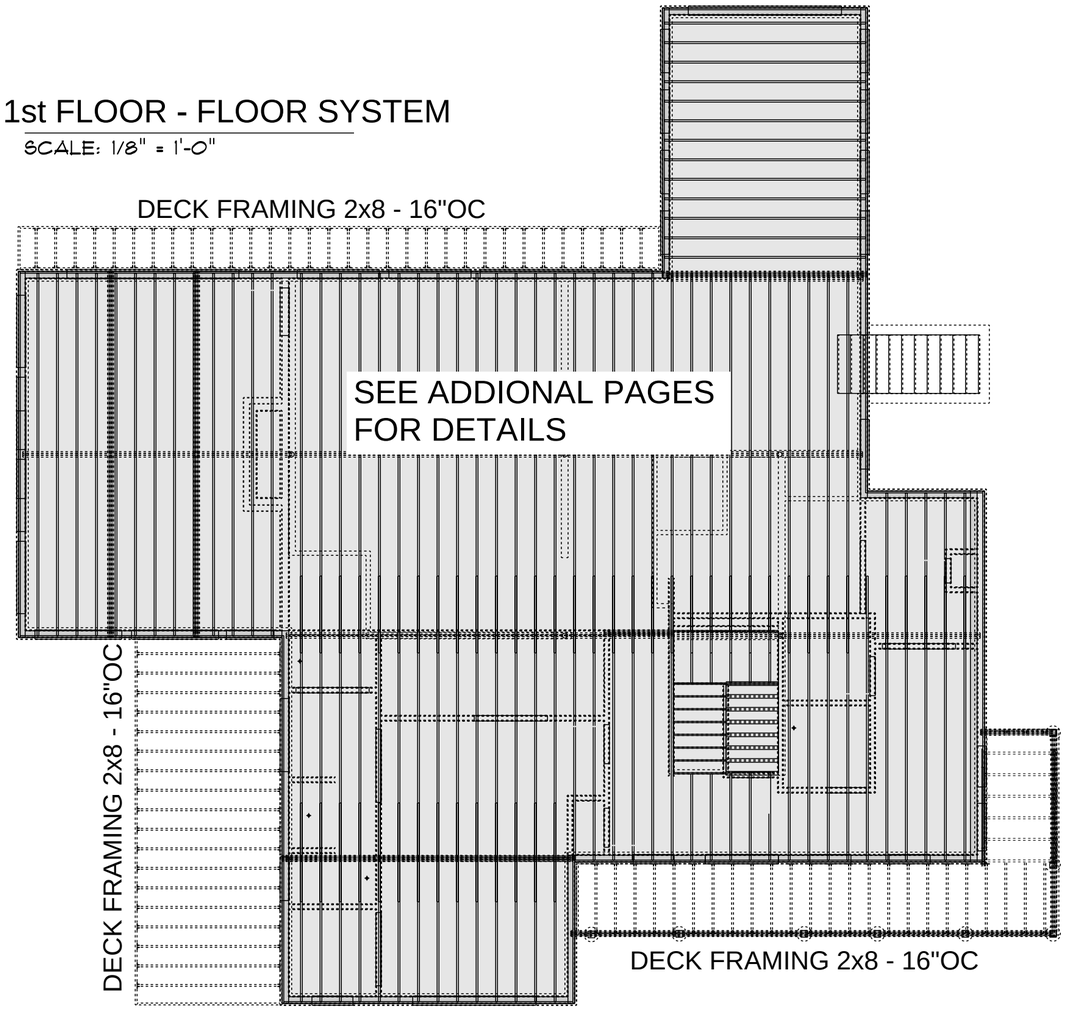
SCALE: 1/4" = 1'-0"
DRAWN BY: John Ferro
DATE: 2/15/2022

A
1 1
SECTION LETTER
PAGE NUMBERS

PAGE:
10/14

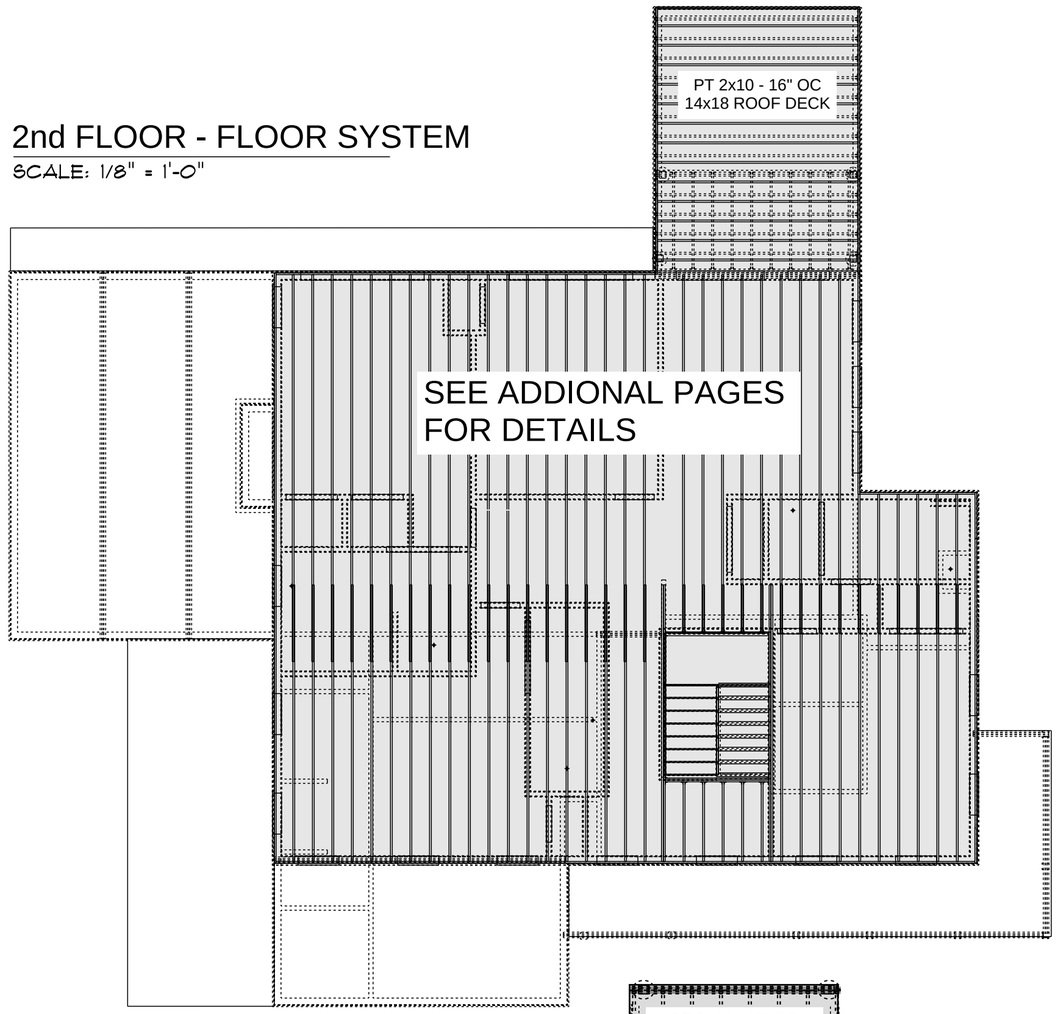
1st FLOOR - FLOOR SYSTEM

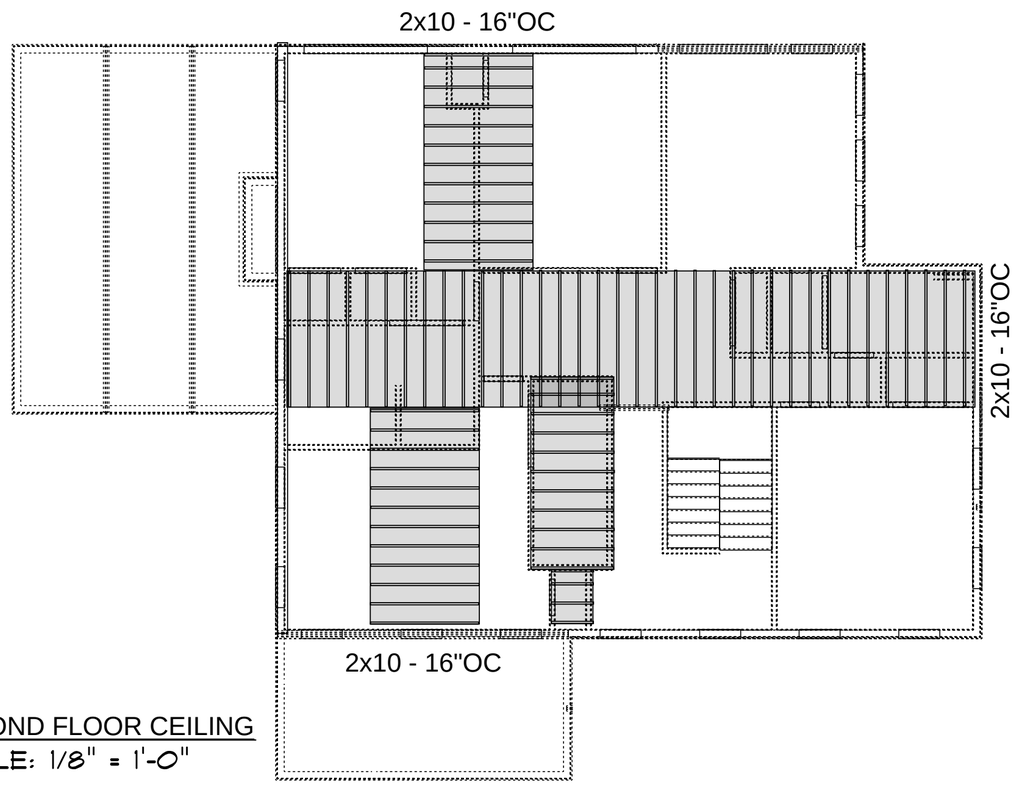
SCALE: 1/8" = 1'-0"



2nd FLOOR - FLOOR SYSTEM

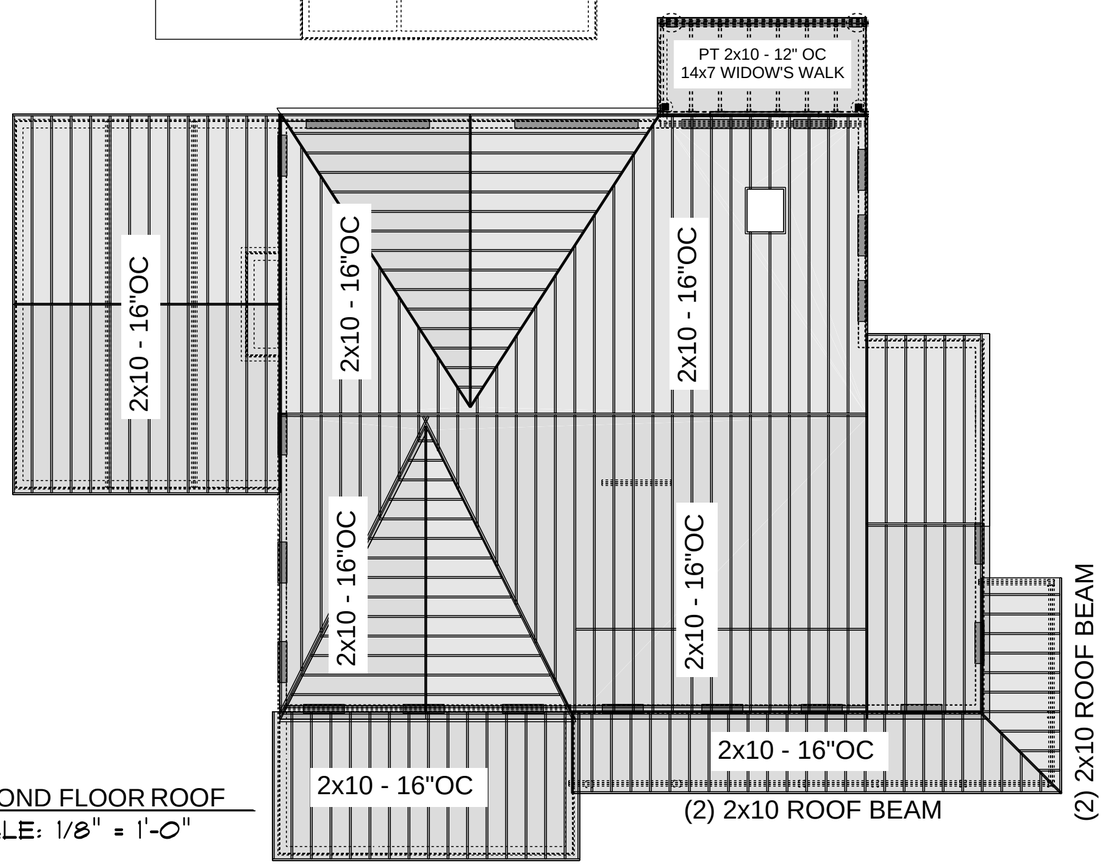
SCALE: 1/8" = 1'-0"





SECOND FLOOR CEILING

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



SECOND FLOOR ROOF

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

PAGE: 11/14

SECTION LETTER A

PAGE NUMBERS 1 1

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

DRAWN BY: John Ferro

DATE: 2/15/2022

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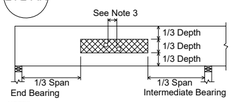
SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

Paul & Amy Holt
113 Castle Rd,
Truro MA
02666

LVL-AH

Allowable Holes in VERSA-LAM® Beams



NOTES:
1. Square and rectangular holes are NOT permitted.
2. Round holes may be drilled or cut with a hole saw anywhere within the hatched area of the beam.
3. The horizontal distance between adjacent holes must be at least two times the diameter of the larger hole.
4. Do not drill more than three access holes in any four foot long section of beam.
5. The maximum round hole diameter permitted is:

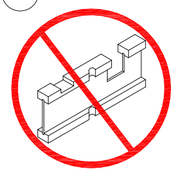
Beam Depth	5 1/2"	7 1/4"	9 1/4" +
Maximum Hole Diameter	3/4"	1"	2"

6. These limitations apply to holes drilled for plumbing or wiring access only. The size and location of holes drilled for fasteners are governed by the provisions of the *National Design Specification® for Wood Construction*.
7. Beams deflect under load. Size holes to provide clearance where required.
8. This hole chart is valid for beams supporting uniform load only. For beams supporting concentrated loads or for beams with larger holes, contact Boise® EWP Engineering.

LVL Allowable Holes Diagram

LVL-AH

DN01 **DO NOT** cut, notch or drill flanges

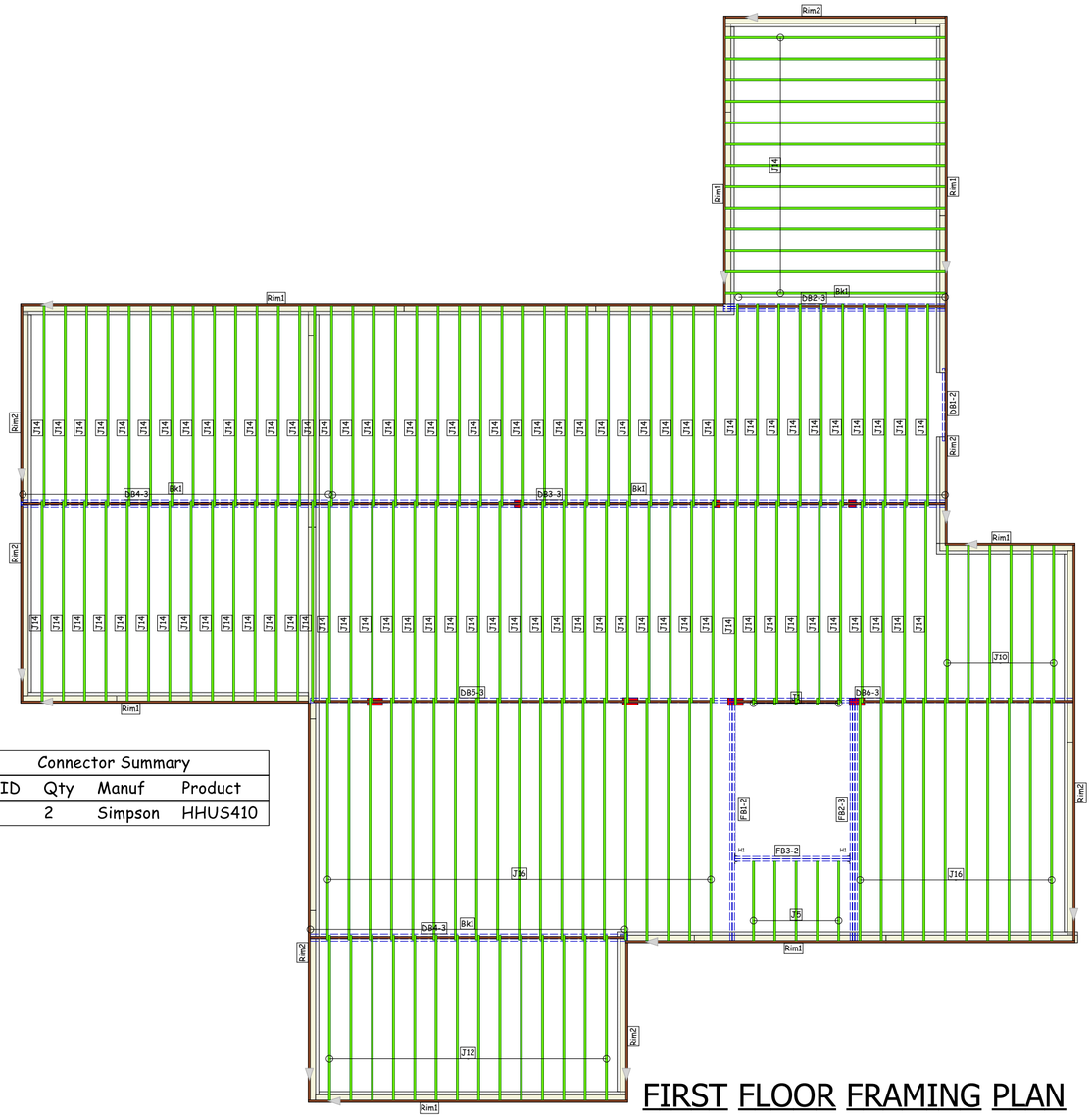


DO NOT Cut Flanges

DN01

Products				
PlotID	Net Qty	Product	Length	Plies
J16	29	2x10 SPF No.2	16' 0"	1
J14	99	2x10 SPF No.2	14' 0"	1
J12	14	2x10 SPF No.2	12' 0"	1
J10	6	2x10 SPF No.2	10' 0"	1
J5	5	2x10 SPF No.2	5' 0"	1
J1	5	2x10 SPF No.2	1' 0"	1
DB1-2	2	1-3/4" x 7-1/4" VERSA-LAM® 2.0 3100 SP	6' 0"	2
FB1-2	2	1-3/4" x 9-1/2" VERSA-LAM® 2.0 3100 SP	16' 0"	2
FB2-3	3	1-3/4" x 9-1/2" VERSA-LAM® 2.0 3100 SP	16' 0"	3
FB3-2	2	1-3/4" x 9-1/2" VERSA-LAM® 2.0 3100 SP	8' 0"	2
DB2-3	3	1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP	14' 0"	3
DB3-3	3	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	40' 0"	3
DB4-3	6	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	20' 0"	3
DB5-3	3	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	28' 0"	3
DB6-3	3	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	22' 0"	3
Rim1	13	2x10 SP No.2	12' 0"	1
Rim2	10	2x10 SPF No.2	12' 0"	1
Bk1	1	2x10 SPF No.2	111' 6"	1

Connector Summary			
PlotID	Qty	Manuf	Product
H1	2	Simpson	HHUS410



FIRST FLOOR FRAMING PLAN

***** FOR REVIEW *****

VERIFY ALL CHECKED ITEMS PRIOR TO ORDERING

- ☐ Joist depth changed
- ☐ Joist direction changed
- ☐ Joist series changed
- ☐ Joist spacing changed
- ☐ Beams added for structural reasons
- ☐ Mid span bridging recommended
- ☐ Verify design criteria
- ☐ Note high deflection
- ☐ Connection by others req'd
- ☐ Beam sizes changed from specification
- ☐ Steel or flitch beams by others required
- ☐ Flush beams deeper than floor joists
- ☐ Verify Post and or column locations
- ☐ Posts added (see notes on plan)
- ☐ Verify joists and beam lengths
- ☐ Critical dimensions have been scaled
- ☐ Verify framing at fireplace
- ☐ Verify framing at stairwell

☐ Additional information required to complete joist layout
☐ Shop drawing is an estimate only, not for construction
☐ Based on truss roof system

Signature:_____ **Date:**_____

Company:_____

12/14

Revisions:	By:
1/19/22	KLL

Boise Cascade

PLANS BASED ON ARCHITECTURAL SET DATED Plans Date

NOTE: ALL MEASUREMENTS TO BE VERIFIED IN THE FIELD.

SALES PRESENTATION DRAWING
This placing plan is provided as a courtesy to the Builder. It is intended to indicate product selection and placement. No structural or dimensional check has been made with the design drawings of the building. It is the responsibility of the Customer to review and approve all bearing conditions, connections, spans, footing, product usage and dimensions. This drawing has not been checked by Boise Cascade Engineering

Holt
113 Castle Road
Truro, MA

BC FRAMER
Scale: 1/4" = 1'-0"
Date: 1/14/22
By: KLL
Sheet: 1/2

• PRODUCTS • DELIVERY • SERVICE • CUSTOMERS • SUPPORT • TEAMWORK • QUALITY • COMMUNITY • PEOPLE •
Mid-Cape SINCE 1895
Experience that Builds.

PAGE: 12/14

SECTION LETTER A 1 1 PAGE NUMBERS

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

DRAWN BY: John Ferro

DATE: 2/15/2022

PINE KNOLL DEVELOPERS
P.O.BOX 1347
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MA 02651
Phone: 508-255-8292
Fax: 508-255-8292
Email: pineknoll123@gmail.com

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

Paul & Amy Holt
113 Castle Rd,
Truro MA
02666

13/14

Products				
PlotID	Net Qty	Product	Length	Plies
J40	16	14" AJS® 20	40' 0"	1
J16	13	14" AJS® 20	16' 0"	1
J10	6	14" AJS® 20	10' 0"	1
J6	5	14" AJS® 20	6' 0"	1
J26	18	14" AJS® 25	26' 0"	1
FB1-3	3	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	26' 0"	3
FB2-3	3	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	22' 0"	3
FB3-2	4	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	16' 0"	2
FB4-2	2	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	8' 0"	2
Rim1	13	1-1/8" x 14" BC RIM BOARD OSB	12' 0"	1

Connector Summary			
PlotID	Qty	Manuf	Product
H1	4	Simpson	HHUS410
H2	24	Simpson	IUS2.56/14
H3	14	Simpson	IUS2.56/9.5
H4	18	Simpson	IUS3.56/14

SECOND FLOOR FRAMING PLAN
14" AJS-20/AJS-25 @ 16"/12" O.C.

***** FOR REVIEW *****

VERIFY ALL CHECKED ITEMS PRIOR TO ORDERING

- ☐ Joist depth changed
- ☐ Joist direction changed
- ☐ Joist series changed
- ☐ Joist spacing changed
- ☐ Beams added for structural reasons
- ☐ Mid span bridging recommended
- ☐ Verify design criteria
- ☐ Note high deflection
- ☐ Connection by others req'd
- ☐ Beam sizes changed from specification
- ☐ Steel or flitch beams by others required
- ☐ Flush beams deeper than floor joists
- ☐ Verify Post and or column locations
- ☐ Posts added (see notes on plan)
- ☐ Verify joists and beam lengths
- ☐ Critical dimensions have been scaled
- ☐ Verify framing at fireplace
- ☐ Verify framing at stairwell

☐ Additional information required to complete joist layout
☐ Shop drawing is an estimate only, not for construction
☐ Based on truss roof system

Signature:_____ **Date:**_____

Company:_____

Revisions:	By:

Boise Cascade

PLANS BASED ON ARCHITECTURAL SET DATED Plans Date

NOTE: ALL MEASUREMENTS TO BE VERIFIED IN THE FIELD.

SALES PRESENTATION DRAWING
This placing plan is provided as a courtesy to the Builder. It is intended to indicate product selection and placement. No structural or dimensional check has been made with the design drawings of the building. It is the responsibility of the Customer to review and approve all bearing conditions, connections, spans, loading, product usage, and quantities. The drawing has not been checked by Boise Cascade Engineering

Holt
113 Castle Road
Truro, MA

BC FRAMER	
Scale: 1/4" = 1'-0"	
Date: 1/14/22	
By: KLL	
Sheet: 2/2	

Mid-Cape SINCE 1895 — Experience that Builds.
PRODUCTS • DELIVERY • SERVICE • CUSTOMERS • SUPPORT • TEAMWORK • QUALITY • COMMUNITY • PEOPLE

PAGE: 13/14

SECTION LETTER A 1 1 PAGE NUMBERS

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

DRAWN BY: John Ferro

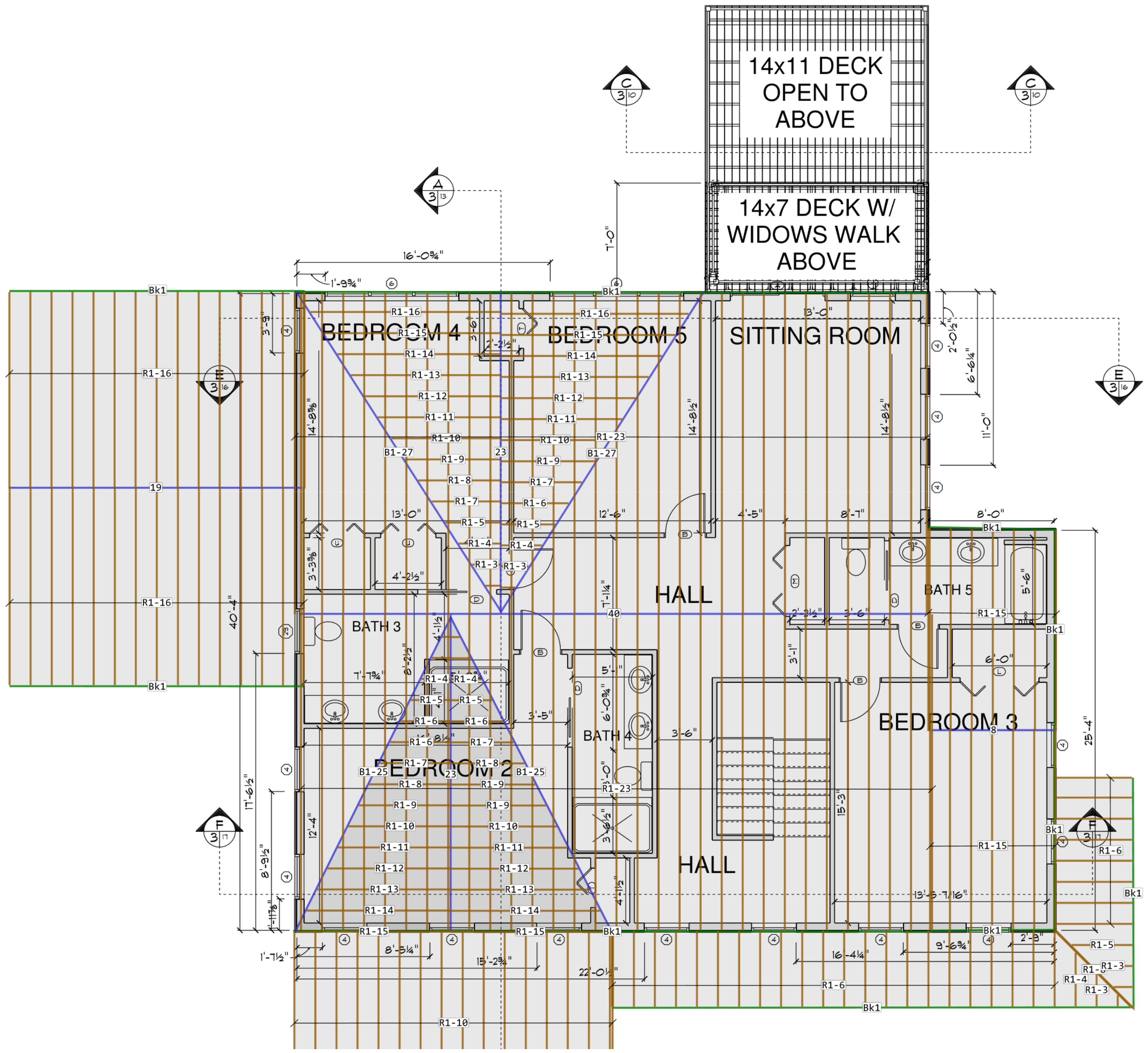
DATE: 2/15/2022

PINE KNOLL DEVELOPERS
P.O.BOX 1347
N. EASTHAM
MA 02651

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

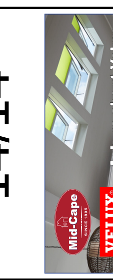
Paul & Amy Holt
113 Castle Rd,
Truro MA
02666

Tag	Qty	Product	Len	Cut Logic
Rafter				
R1	63	2x10 SPF #2 & BTR Dry	24'	63x{1/23}
R1	1	2x10 SPF #2 & BTR Dry	20'	1x{1/9 1/11}
R1	2	2x10 SPF #2 & BTR Dry	18'	2x{2/9}
R1	52	2x10 SPF #2 & BTR Dry	16'	33x{1/16} 19x{1/15}
R1	10	2x10 SPF #2 & BTR Dry	14'	1x{1/6 1/8} 1x{2/7} 4x{1/14} 4x{1/13}
R1	21	2x10 SPF #2 & BTR Dry	12'	14x{2/6} 4x{1/12} 3x {1/11}
R1	23	2x10 SPF #2 & BTR Dry	10'	1x{1/3 1/7} 1x{1/4 1/6} 21x{1/10}
R1	17	2x10 SPF #2 & BTR Dry	8'	4x{1/8} 1x{1/1 1/7} 5x{1/2 1/6} 5x{1/3 1/5} 2x{2/4}
Ridge				
	8	2x12 SPF #2 & BTR Dry	16'	8/16
Roof Decking				
	114	5/8"x4'x8' CDX		
Overframing Valley Pad				
B1	2	2x12 SPF #2 & BTR Dry	24'	2x{1/24}
B1	2	2x12 SPF #2 & BTR Dry	20'	2x{1/20}
B1	4	2x12 SPF #2 & BTR Dry	8'	4x{1/8}
Eave Blocking				
Bk1	16	2x10 SPF #2 & BTR Dry	16'	16/16



Scale 1/4"=1'0"

14/14



Holt

113 Castle Road
Truro, Massachusetts 02666

Roof Framing

These placement plans for the products specified were based on the information provided to us. This service is solely intended for product application assurance; it is not intended to circumvent the need for a design professional as determined by the building codes. The designer of record and/or builder/framer is responsible to assure these drawings are compatible with the overall project.

Architectural Date: **1/7/2022**
Estimator: **KLL**
Tracking:
Sheet 1 of 1

PAGE: 14/14

SECTION LETTER — PAGE NUMBERS

SCALE: 1/8" = 1'-0"
DRAWN BY: John Ferro
DATE: 2/15/2022

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ARCHITECTURAL DESIGN SOFTWARE

Paul & Amy Holt
113 Castle Rd,
Truro MA
02666

EXHIBIT 1

TOWN OF TRURO
APPLICATION FOR A CURB CUT PERMIT

Note: *This permit application must be accompanied by a plan. If this permit is being applied for by someone other than the Owner of the property, the owner's signature must appear at the bottom of the application.*

Date: 4/7/22

To the Board of Selectmen
24 Town Hall Road
P. O. Box 2030
Truro, MA 02666

Re: **APPLICATION FOR A CURB CUT**

Dear Board Members:

The applicant(s) hereby make application for a curb cut as follows:

Owners Name(s) (Please Print): Paul & Amy Holt

Address: 75 Andrew St. Newton, MA 02461

Phone Number: 617-719-5500

Email Address: amyholt4842@gmail.com

Curb Cut Street Location: 113 Castle Rd. Truro

Affected Town or State road: Castle Rd

Truro Assessor's Map Number: 46 Parcel Number: 398

Name of contractor: Pine Knoll Dev.
Contractor Phone Number: 508-255-8292
Contractor Email: pineknoll123@gmail.com

Reason/explanation: New Construction

I/we hereby agree to the terms and conditions as outlined in this policy and attached Exhibits:

Applicant's Signature: _____ 4/7/22

Owner's Signature (if different): _____ Date: _____
Owner's Address (if different): _____

TOWN OF TRURO

P.O. Box 2030, Truro MA 02666
Tel: (508) 349-7004 Fax: (508) 349-5505

POLICY MEMORANDUM #28

Date: Adopted June 6, 2000, revised 9/22/04, 2/28/06, 6/13/06, 10/13/07

Subject: **CURB CUT POLICY**

1. Introduction

Due to the continuing growth in construction activity in Truro and the associated growth in curb cuts, the Board of Selectmen has established the following Curb Cut Policy in order to address inherent safety concerns.

This policy is intended to provide control over access to Town or State owned roads and uniformity of requirements and standards of construction for every curb cut request. Upon inspection by the Director of the Department of Public Works, there may be additional construction requirements imposed for a particular situation, but none that would be contradictory to the Subdivision Control Laws as outlined in MGL Chapter 41, Sections 81K through 81GG, or the Town of Truro Rules and Regulations governing the Subdivision of Land (Rules and Regulations), Sections 3.6.2, 3.6.6, 4, Table 1 and Section 1.5.

2. Policy

Alteration of existing curb cut(s) and/or requests for additional curb cuts off of a Town or State owned road(s) shall cause an applicant to for file a Curb Cut Permit (CCP). Any application for a building permit that includes a proposed curb cut on property off a Town or State owned road will first require an approved CCP. The approved CCP must be provided to the Truro Building Commissioner prior to or at the time of requesting a building permit. No such building permit will be issued without an approved CCP. Additionally, a final certificate of occupancy for the construction will not be issued unless the conditions of the CCP have been met.

The Truro Board of Selectmen will refer any Town concerns regarding proposed curb cuts on State owned roads to the Massachusetts Highway Department for consideration.

The curb cut construction requirements of this Policy will be applicable to new construction, existing structures, and renovations thereto.

3. Action

Application for a CCP will be made on approved forms available at Town Hall or the Department of Public Works. A copy of the current (as of this date) CCP application form is attached as Exhibit 1. The applicant for

a CCP, or his/her agent, will be available to the Director of the Department of Public Works and the Chief of Police to enable a site inspection and to answer any questions regarding the CCP application.

The Planning Board approval/sign off is required for approved subdivision roads on Town or State roads and for endorsed Site Plan Review on Town or State roads.

All curb cuts shall be located and constructed in such a manner so as to **preclude**:

a. Damage to the Town or State road either at the time of construction or in the future;
b. Drainage from private property onto the Town or State road;
c. Introduction of sand, soils, or other materials onto the Town or State road; and
d. Any other potential hazard to public safety as may be identified by the Director of the Department of Public Works and/or the Chief of Police.

All curb cuts will comply with the Town of Truro construction requirements, as noted on the attached information sheet and shown as Exhibit 2; the design standards shown under the Rules and Regulations, Section 2.5.8; the Mass Highway permit requirements as applicable; and/or as required by the Director of the Department of Public Works.

All applications for a curb cut and approval of performance conditions on Town roads shall be subject to review, including a site visit by the Director of the Department of Public Works and the Chief of Police, prior to approval. The Director shall make recommendations on each application, based upon the Town's construction requirements as outlined above, such as location, materials to be used, catch basin(s) location(s), and so forth, if required. All such required construction will be at the applicant's expense. The Chief of Police will review the application site to ascertain that the curb cut will not be detrimental to traffic flow and the public's safety.

Final approval by the Director of the Department of Public Works shall be made only after approval by the Planning Board, if required, after completion of all construction, and after a final inspection by the Director of the Department of Public Works has been made. Final written approval shall become a part of the property records maintained by the Building Commissioner, and shall be completed prior to the issuance of a certificate of occupancy.

The Board of Selectmen may waive any requirements of this policy, at their sole discretion, when such waiver is deemed to be in the best interests of, and at no cost to, the Town of Truro.

4. Enforcement

Failure to comply with this policy shall result in one or more of the following actions:

a. A refusal to issue a building permit (permit approval) and/or a certificate of occupancy (permit compliance);

b. A request to Mass Highway for disapproval of the applicant's request for a permit to enter a State Highway; and/or
c. A penalty of $300.00 for each violation through the non-criminal disposition process as outlined in the Truro General Bylaws. Each day a violation exists shall be considered a new violation.

2. Process

Following is an outline of the chronological process to be used for conformance to this Policy:

a. Applicant submits an approved application for a Curb Cut Permit.
b. Director of the Department of Public Works performs a site visit, attaches his recommendations to the Board of Selectmen, and forwards the completed curb cut application to the Chief of Police.
c. The Chief of Police performs a site visit; he notes his approval/disapproval of the application based on safety considerations and forwards the application to the Board of Selectmen.
d. Board of Selectmen approves/disapproves the application w/wo conditions and forwards the results to the applicant. If the application is disapproved, the process starts over again with a revised application reflecting the reason(s) for disapproval.
e. Upon the approval of the Board of Selectmen, applicants whose curb cut applications are tied to a building permit will proceed as below:
    1. Applicant includes the approved Curb Cut Permit to his/her application for a building permit.
    2. Construction occurs.
    3. Property owner or his/her agent applies for a certificate of occupancy.
    4. Director of the Department of Public Works performs a site visit to determine compliance with the conditions of the Curb Cut Permit and informs the Building Commissioner, in writing, that the conditions have or have not been met. If the latter, the applicant will be informed of what actions are required to meet the conditions of the Curb Cut Permit and that they must be completed prior to the issuance of a certificate of occupancy.

Alfred Gaechter, Chairman

Gary Palmer, Vice-Chairman

Christopher R. Lucy, Clerk

Curtis Hartman

Janet W. Worthington
Board of Selectmen
Town of Truro

EXHIBIT 2

TOWN OF TRURO
CURB CUT DESIGN AND CONSTRUCTION REQUIREMENTS

General: Any owner of property abutting Town or State roads shall, before beginning any construction, make written application to the Board of Selectmen, in duplicate. The application will be accompanied by a plan showing the following:

1. Complete plans drawn to scale on the property in question, including the location of property lines and all existing driveways, using a scale of no less than 40' = 1".

2. Indication of any drive that is to be altered or closed.

The following additional requirements must be met and agreed upon by the applicant/owner:

1. The applicant must furnish a list of all materials, including any necessary signs, to be part of any construction within the Town or State layout.

2. All work and material shall meet the standards of the Town of Truro and/or the Mass Highway requirements, if applicable.

3. Any alterations to the original application shall require a new permit.

4. All curb cuts and street approaches will be inspected during and after construction, and the Town has the right to stop work until such time as any objectionable conditions are corrected at the applicant/owner's expense.

5. The cost of any/all construction and maintenance of any work to take place within the Town or State layout; all materials and labor; and any work specified and approved by the Board of Selectmen, shall be borne by the applicant/owner, their grantees, successors and assignees.

Design and Construction Requirements:

Driveways should be located to the best advantage with regard to the road alignment, profile, sight distance conditions, road safety, and so forth.

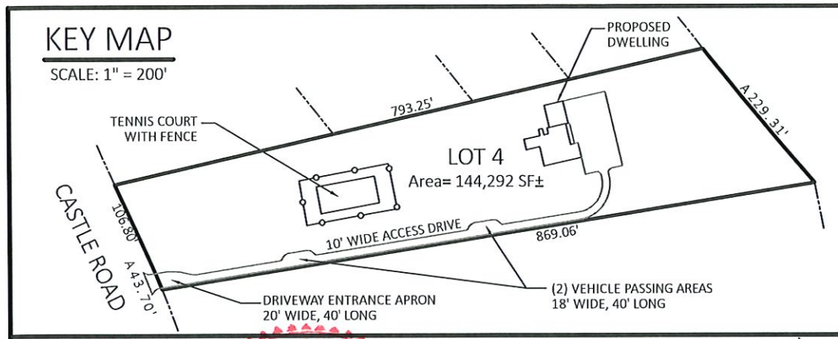
The standards call for not more than one (1) curb cut for any one property. A variance may be granted by the Board of Selectmen, subject to an individual need.

The radius of a private driveway may not extend beyond the private owner's property line without the abutting owner's written consent.

All driveways or private road entrances or exits shall be hot mixed and bermed, oiled, or hardened with such materials to the road/property sideline so as to prevent erosion of such driveway/private road entrance or exit which would cause sand or material to be washed onto Town or State roads. This should be completed as soon as possible, weather permitting.

KEY MAP

SCALE: 1" = 200'



ZONING TABLE

RESIDENTIAL DISTRICT	
FRONT YARD (STREET) SETBACK	25 FEET
SIDE AND REAR YARD SETBACKS	25 FEET
BUILDING HEIGHT	30 FEET

PROPOSED BUILDING HEIGHT CALCULATIONS:

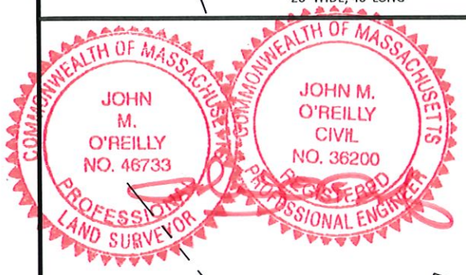
MEAN GROUND LEVEL = (114.0+113.8+112.0+113.8) / 4

MEAN GROUND LEVEL = 113.4

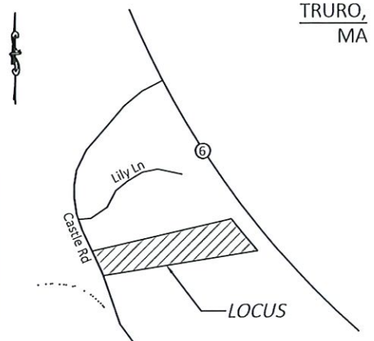
MAXIMUM ALLOWABLE BUILDING ELEVATION: 113.4 + 30 = 143.4

PROPOSED BUILDING ELEVATION:

114.5 (TOF) + 28.0' (BUILDING HEIGHT) = 142.5 < 143.4, OK



TRURO, MA



NOT TO SCALE

*LAND COURT PLAN PENDING
*CERTIFICATE PENDING
ASSESSORS' MAP 46 PARCEL 1

*NOTE: A PLAN TITLED 'PLAN OF LAND #105 CASTLE ROAD TRURO, MA' BY OUTERMOST LAND SURVEY, INC. WHICH SHOWED THE SUBDIVISION OF THIS LOT WAS SUBMITTED TO THE TRURO PLANNING BOARD AS AN APPROVAL NOT REQUIRED PLAN ON 11/09/2021, AND WAS SIGNED BY THE TRURO PLANNING BOARD ON 11/17/2021. THE LAND COURT PLAN AND CERTIFICATE HAVE NOT YET BEEN RECORDED AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS.

LEGEND

32	EXISTING CONTOUR
32	PROPOSED CONTOUR
×12.34	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
W	WATER SERVICE LINE
E	UNDERGROUND UTILITY SERVICE
TP	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
Reserve	RESERVED FOR FUTURE
	UTILITY POLE
BH	BULKHEAD
S	STEP
W	WELL
	CONCRETE BOUND, FOUND
	CHAIN LINK FENCE
	EDGE OF CLEARING

0 40 80 120

SCALE 1"=40'

SHEET 1 OF 2

Amy Holt

c/o Pine Knoll Builders, P.O. Box 1347, N. Eastham, MA 02651

SITE & SEPTIC PLAN

Lot 4, 105 Castle Road, Truro, MA

J.M. O'REILLY & ASSOCIATES, INC.

Professional Engineering & Land Surveying Services

1573 Main Street – Route 6A
P.O. Box 1773
(508)896-6601 Office Brewster, MA 02631 (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
01/25/2022	As Noted	RFR	JMO	JMO-9171

G:\AAJobs\Pine Knoll Builders\9225- Lot 4 105 Castle Rd Truro\dwg\9225.SDS PLAN.dwg

793.25'

106.80'

CASTLE ROAD
(Variable Width Town Way)

Edge of Pavement

× 88.7

× 93.5

× 79.8

× 80.3

× 88.2

× 88.5

× 84.3

× 84.6

× 84.9

× 85.2

× 82.0

× 80.0

× 79.6

× 80.3

A 43.70'

T.O. Catch Basin
EL: 79.7'

From 80.3' at Castle Rd to 80' around the new Catch Basin, there will be a 2% pitch away from Castle Rd.

PROPOSED 1000 GALLON LEACHING CATCH BASIN WITH 1' STONE AROUND RIM EL=79.7±

PAVED APRON

20'

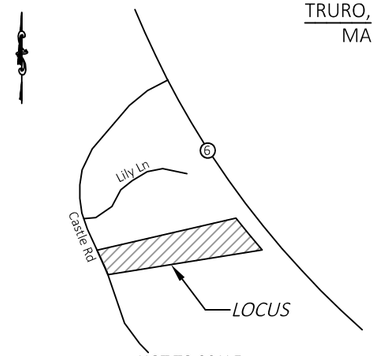
10'

DIRT DRIVE- ACCESS TO DWELLING

869.06'

L.C. PLAN 17658-I

TRURO, MA



NOT TO SCALE

LAND COURT PLAN 17658-I
CERTIFICATE 229034
ASSESSORS' MAP 46 PARCEL 398

LEGEND

- 32 EXISTING CONTOUR
- 32 PROPOSED CONTOUR
- ×12.34 EXISTING SPOT GRADE
- 24x5 PROPOSED SPOT GRADE
- E UNDERGROUND UTILITY SERVICE
- UTILITY POLE
- PROPOSED CATCH BASIN
- STORMWATER FLOW ARROW

0 20 40 60

SCALE 1"=20'

Amy Holt
c/o Pine Knoll Builders, P.O. Box 1347, N. Eastham, MA 02651

Curb Cut Plan
113 Castle Road, Truro, MA

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services
1573 Main Street – Route 6A
P.O. Box 1773
(508)896-6601 Office Brewster, MA 02631 (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
4/25/2022	As Noted	RFR	JMO	JMO-9171

G:\AAJobs\Pine Knoll Builders\9225- Lot 4 105 Castle Rd Truro\dwg\9225.Curb Cut Plan.dwg

CB W/DH = Concrete Bound with Drill Hole
LCB W/DH = Land Court Bound With Drill Hole
CB W/DH To be set = Concrete Bound with Drill Hole to be set

Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health, or General Bylaw Requirements

Truro Planning Board
APPROVAL under the subdivision control law NOT REQUIRED
Docket #2021-006/PB
Date of Submission 11/09/21
Date of Endorsement 11/17/21

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

OUTERMOST LAND SURVEY, INC.
#46 Main Street
Brewster, MA 02631
508-255-0477

I certify that this as of the date of this survey the monuments controlling prior plans are in the ground as shown and described hereon. I further certify that any additional monuments shown hereon have been set in accordance with the Land Court Instructions of 2006, as of the date of this survey.

[illegible] 11/24/2021
Donald T. Poole PLS #32662 Date

COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL LAND SURVEYOR

Total area of Parcel = 490,115± Sq.Ft. or 11.15 Acres
Zoning District = Residential
Minimum Lot Size = 33,750 Sq.Ft.
Minimum Lot Frontage = 150'
Minimum Frontyard Setback = 25'
Minimum Sideyard setback = 25'
Maximum building height = 2 stories; 30'

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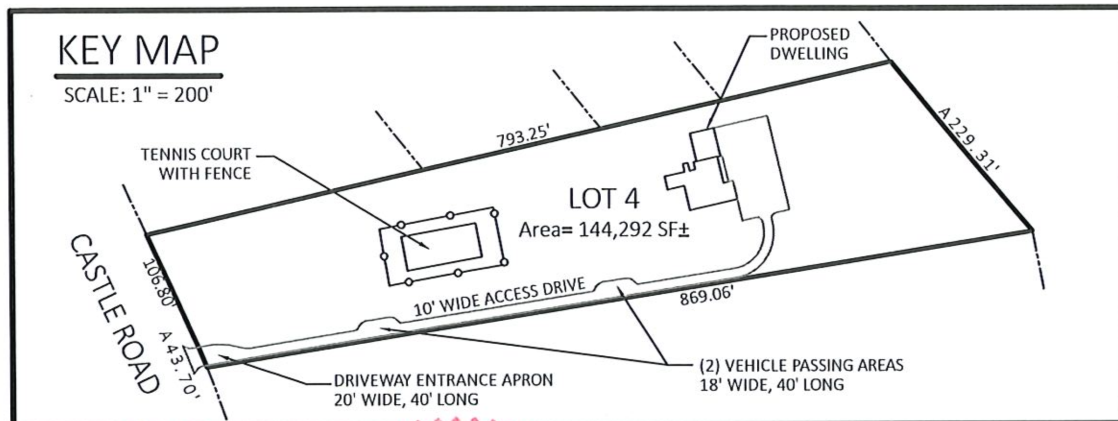
[illegible] 11/24/2021
Donald T. Poole PLS #32662 Date

Unadjusted Error of Closure = 1/21,641" or 0.09' in 2127', Azimuth Direction of error = 350° 30' 08"
EDM Verification: 1,410.70 Published Baseline vs. 1,410.72 Measured

Plan of Land
#105 Castle Road, Truro, MA
prepared for
V. Henry Rothschild III, et al
Ctf.# 196,125, Lot 4, LCP 17658-C
Assessor's Map 46, Parcel 1
Scale 1" = 40' June 8, 2021
ols #1001001

0 40 80 120



ZONING TABLE

RESIDENTIAL DISTRICT	
FRONT YARD (STREET) SETBACK	25 FEET
SIDE AND REAR YARD SETBACKS	25 FEET
BUILDING HEIGHT	30 FEET

PROPOSED BUILDING HEIGHT CALCULATIONS:

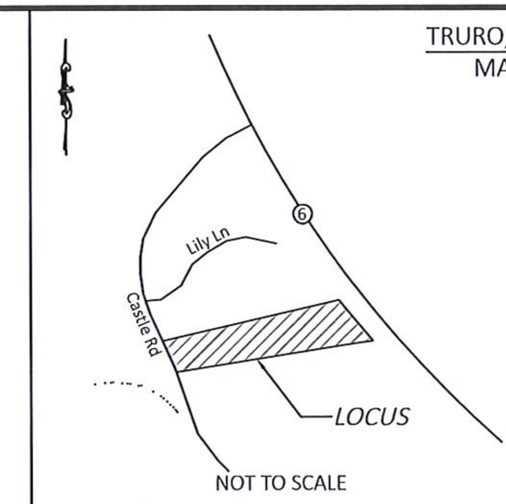
MEAN GROUND LEVEL = (114.0+114.0+114.0+114.0) / 4

MEAN GROUND LEVEL = 114.0

MAXIMUM ALLOWABLE BUILDING ELEVATION: 114.0 + 30 = 144.0

PROPOSED BUILDING ELEVATION:

114.5 (TOF) + 29.2' (BUILDING HEIGHT) = 143.7 < 144.0, OK



*LAND COURT PLAN PENDING
*CERTIFICATE PENDING
ASSESSORS' MAP 46 PARCEL 1

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LEGEND

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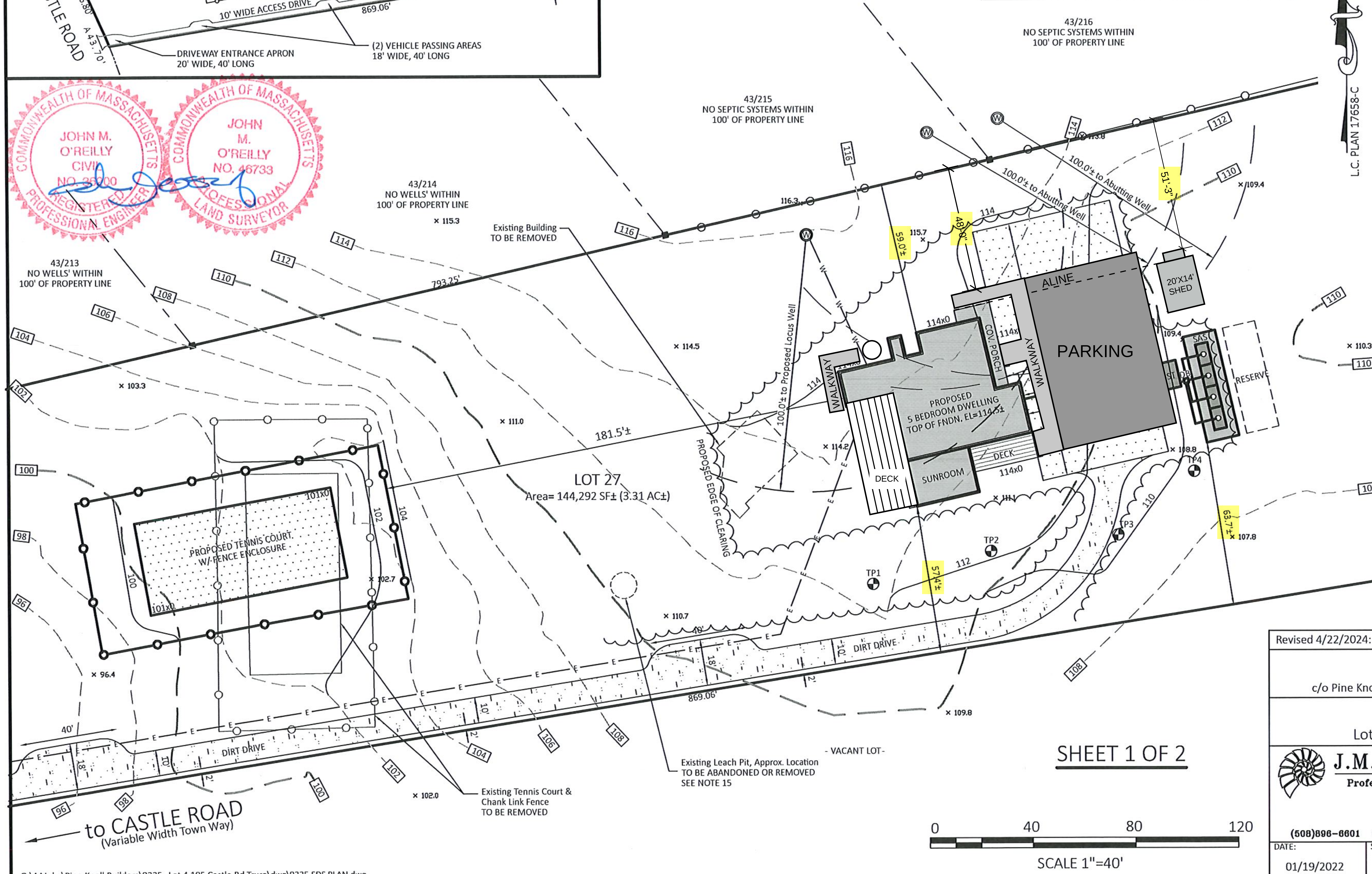
— 32	PROPOSED CONTOUR
×12.34	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
—W—	WATER SERVICE LINE
—E—	UNDERGROUND UTILITY SERVICE
TP	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
Reserve	RESERVED FOR FUTURE
	UTILITY POLE
BH	BULKHEAD
S	STEP
W	WELL
■	CONCRETE BOUND, FOUND
—o—o—	CHAIN LINK FENCE
	EDGE OF CLEARING



G:\AAJobs\Pine Knoll Builders\9225- Lot 4 105 Castle Rd Truro\dwg\9225.SDS PLAN.dwg

Revised 4/22/2024: Adjusted building height calcs & proposed grades.

Amy Holt
c/o Pine Knoll Builders, P.O. Box 1347, N. Eastham, MA 02651

SITE & SEPTIC PLAN
Lot 4, 105 Castle Road, Truro, MA

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services
1573 Main Street – Route 6A
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DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
01/19/2022	As Noted	RFR	JMO	JMO-9171

GENERAL NOTES:

A.) NEITHER DRIVEWAYS NOR PARKING AREAS ARE ALLOWED OVER SEPTIC SYSTEM UNLESS H-20 COMPONENTS ARE USED.

B.) THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DESIGNED UNLESS CONSTRUCTED AS SHOWN. ANY CHANGES SHALL BE APPROVED IN WRITING.

C.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

CONSTRUCTION NOTES:

1.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.

2.) SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.

3.) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".

4.) SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.

5.) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.

6.) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.

7.) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.

8.) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ASSURE EVEN DISTRIBUTION.

9.) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.

10.) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A 2" LAYER OF 1/8" TO 1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST.

11.) VENT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL; OR WHEN PRESSURE DOSED.

12.) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).

13.) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".

14.) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.

15.) EXISTING CESSPOOL(S) TO BE REMOVED OR ABANDONED IN PLACE IN ACCORDANCE WITH 310 CMR 15.354. CESSPOOL AND ANY CONTAMINATED SOIL WITHIN 5' OF THE PROPOSED SOIL ABSORPTION SYSTEM SHALL BE REMOVED AND REPLACED WITH CLEAN SAND. AREA TO BE COMPACTED TO MINIMIZE SETTLING.

16.) INSTALLER SHALL VERIFY BUILDING SEWER INVERT ELEVATION PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS.

SYSTEM DESIGN CALCULATIONS:

SEWAGE DESIGN FLOW:
5 BEDROOM DWELLING @ 110 GPD = 550 GPD

LEACHING CAPACITY REQUIRED:
5 BEDROOMS (MAX.) @ 110 GPD = 550 GPD REQUIRED

SEPTIC TANK CAPACITY REQUIRED:
DAILY FLOW = 550 GPD @ 200% = 1,100 GAL. REQUIRED

SEPTIC TANK CAPACITY PROVIDED:
1500 GALLON SEPTIC TANK (MIN. ALLOWED)

LEACHING CAPACITY PROVIDED:
ONE (1) 42.0' X 12.83' X 2.0' LEACHING CHAMBER CAN LEACH:
Vt=[(42.0 X 12.83) + (42.0 X 2.0)2 + (12.83 X 2.0)2] X 0.74 GPD/SF=561.05 GPD
561 GPD>550 GPD REQUIRED

NOTE: A GARBAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.

INSTALL:
ONE (1)- 1500 GALLON SEPTIC TANK
ONE (1)- 6 OUTLET DISTRIBUTION BOX (H-20 RATED)
FOUR (4)- 500 GALLON LEACH CHAMBERS WITH 4' OF STONE ALL AROUND

SOIL TEST LOGS:

TEST HOLE 1: EL=112.2±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-9	A	Loamy Sand	10YR3/2	NONE	
9-21	B	Loamy Sand	10YR7/6	NONE	
21-156	C1	Medium-Coarse Sand	10YR6/4	NONE	PERC @ 39"; <2 MIN/IN

TEST HOLE 2: EL=110.4±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-10	A	Loamy Sand	10YR3/2	NONE	
10-28	B	Loamy Sand	10YR7/6	NONE	
28-120	C1	Medium-Coarse Sand	10YR6/4	NONE	

TEST HOLE 3: EL=109.2±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-10	A	Loamy Sand	10YR3/2	NONE	
10-28	B	Loamy Sand	10YR7/6	NONE	
28-127	C1	Medium-Coarse Sand	10YR6/4	NONE	PERC @ 46"; <2 MIN/IN

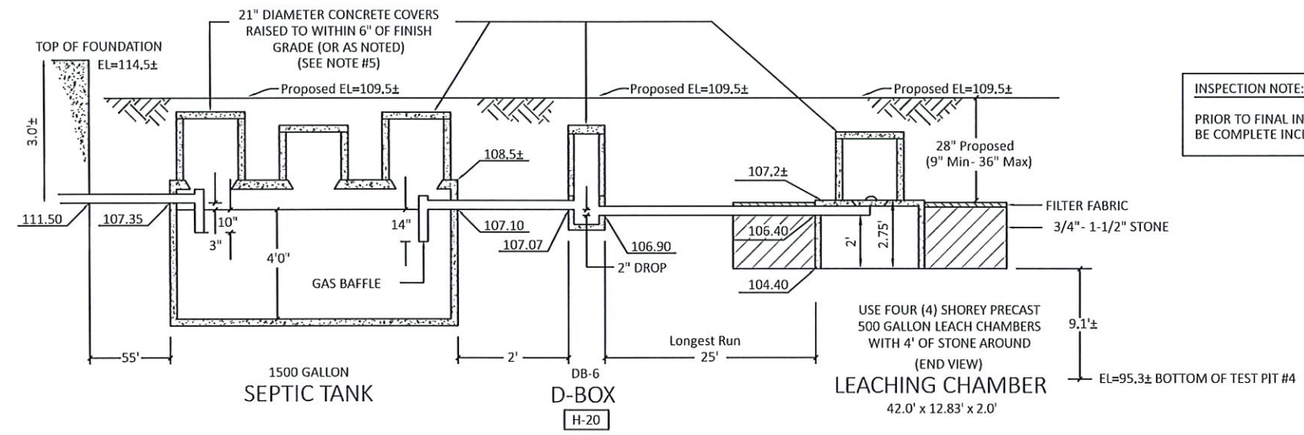
TEST HOLE 4: EL=108.6±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-9	A	Loamy Sand	10YR3/2	NONE	
9-24	B	Loamy Sand	10YR7/6	NONE	
24-160	C1	Medium-Coarse Sand	10YR6/4	NONE	

DATE OF TESTING: 11/30/2021
PERCOLATION RATE: LESS THAN 2 MIN/INCH IN 'C1' LAYER.
WITNESSED BY: ROBERT REEDY, P.E., J.M. O'REILLY & ASSOCIATES, INC.
AROZANA DAVIS, TRURO HEALTH DEPARTMENT
NO WATER ENCOUNTERED
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.

FLOW PROFILE:

NOT TO SCALE

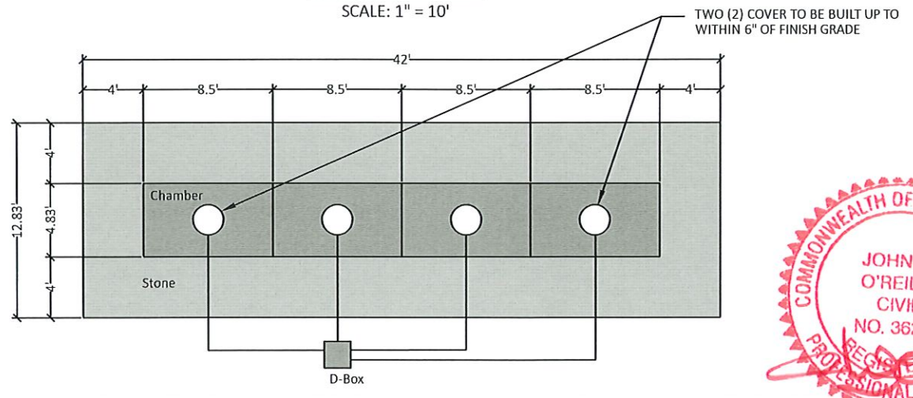


INSPECTION NOTE:

PRIOR TO FINAL INSPECTION BY THE ENGINEER, SYSTEM NEEDS TO BE COMPLETE INCLUDING BUILDUP FOR COVERS.

SAS DETAIL:

SCALE: 1" = 10'



SHEET 2 OF 2

Amy Holt
c/o Pine Knoll Builders, P.O. Box 1347, N. Eastham, MA 02651

SEWAGE DISPOSAL SYSTEM DESIGN & NOTES
Lot 4, 105 Castle Road, Truro, MA

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Professional Engineering & Land Surveying Services
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G:\AAJobs\Pine Knoll Builders\9225- Lot 4 105 Castle Rd Truro\dwg\9225.SDS PLAN.dwg

Stanley & Anne Reznikoff Bratskeir
Ctf. # 219,408
Lot 13, LCP 17658–E
Assessor's Map 43, Parcel 214

Peter M. Costa
Ctf. # 204,694
Lot 12, LCP 17658–E
Assessor's Map 43, Parcel 215

Stephen W. Jr. & Lisa A. Colley
Ctf. # 209,047
Lot 11, LCP 17658–E
Assessor's Map 43, Parcel 216

S 77°01'57" W 793.25'

129.44' Record
129.30' Measured

180.12' Record
180.32'Measured

188.87' Record
188.96' Measured

294.82' Record
294.73' Measured

V. Henry Rothschild, Trustee
Ctf. # 176,503
Lot 14, LCP 17658–E
(A portion of Lot 6, LCP 17658–D)
Assessor's Map 43, Parcel 213

CB W/DH Good

Dilapidated Structure to be removed

Dilapidated Structure to be removed

Tennis Court

Fence to be removed

Lot 27
144,292± Sq. Feet
or 3.31 Acres

113 Castle Road

46-398

STATE HIGHWAY - ROUTE 6 (VARIABLE WIDTH)

R= 5075.00'
A= 229.31'

LCB W/DH Out

SEE DETAIL

DETAIL

SEE TRURO ASSESSORS' ATLAS, SH. 46, PCL. 1.

ROUTE 6
QUAIL RIDGE RD.
GREAT HOLLOW RD.
LOCUS
SYLVAN LANE
CASTLE
PERRY RD.
RESOLUTION RD.
HILL RD.
CORN
CAPE COD BAY

BUILDING DEPARTMENT
TOWN OF TRURO
FEB 23 2022
RECEIVED BY:

S 24°19'05" E
106.80'

Total Lot Frontage =150.50'

A= 43.70'

CASTLE ROAD

MARCH 1967 COUNTY LAYOUT - Public Way
A= 162.75'
R= 1050.00'

Asphalt, Forement, 23.5' Wide, Good Condition

N 80°48'46" E 869.06'

N 80°48'46" E 236.58'

Lot 26
152,696± Sq. Feet
or 3.50 Acres

109 Castle Road

46-397

Total Lot Frontage =150.00'

A= 119.05'

A= 30.95'

S 60°11'40" W 278.43'

2 Story Wood Frame Dwelling

Cottage

Lot 25
117,160± Sq. Feet
or 2.69 Acres

105 Castle Road

46-1

187.92'

S 27°27'40" E

Dilapidated Structure to be removed

349.08'

N 10°42'47" W 265.87'

Steven J. & Caren L. Gorven
Deed Book 24485, Page 288
Lot 2, Plan Book 634, Page 24
Assessor's Map 46, Parcel 386

S 77°53'59" W
88.44'

Land Court Bound, Found Good

N 00°16'55" W
43.01'

LCB W/DH Good

CB W/DH Good

CB W/DH To be set

CB W/DH Out

A= 224.67'

R= 800.00'
A= 405.62'

161.16'

336.67'

N 65°33'29" E 510.44'

817.92'

Lot 24
75,967± Sq. Feet
or 1.74 Acres

101 Castle Road

46-396

A= 150.00'

N 67°28'07" E 481.25'

William R. & Patricia Berger
Ctf. # 194,271
Lot 21, LCP 17658–H
Assessor's Map 46, Parcel 390

William R. & Patricia Berger
Ctf. # 194,271
Lot 20, LCP 17658–G
Assessor's Map 46, Parcel 389

CB W/DH = Concrete Bound with Drill Hole
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CB W/DH To be set = Concrete Bound with Drill Hole to be set

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Truro Planning Board
APPROVAL under the subdivision control law NOT REQUIRED
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Date of Submission 11/09/21
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640 Main Street
Brewster, MA 02631
508-255-0477

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Donald T. Poole PLS #32662 — 11/24/2021 Date

COMMONWEALTH OF MASSACHUSETTS — DONALD T. POOLE — PROFESSIONAL LAND SURVEYOR

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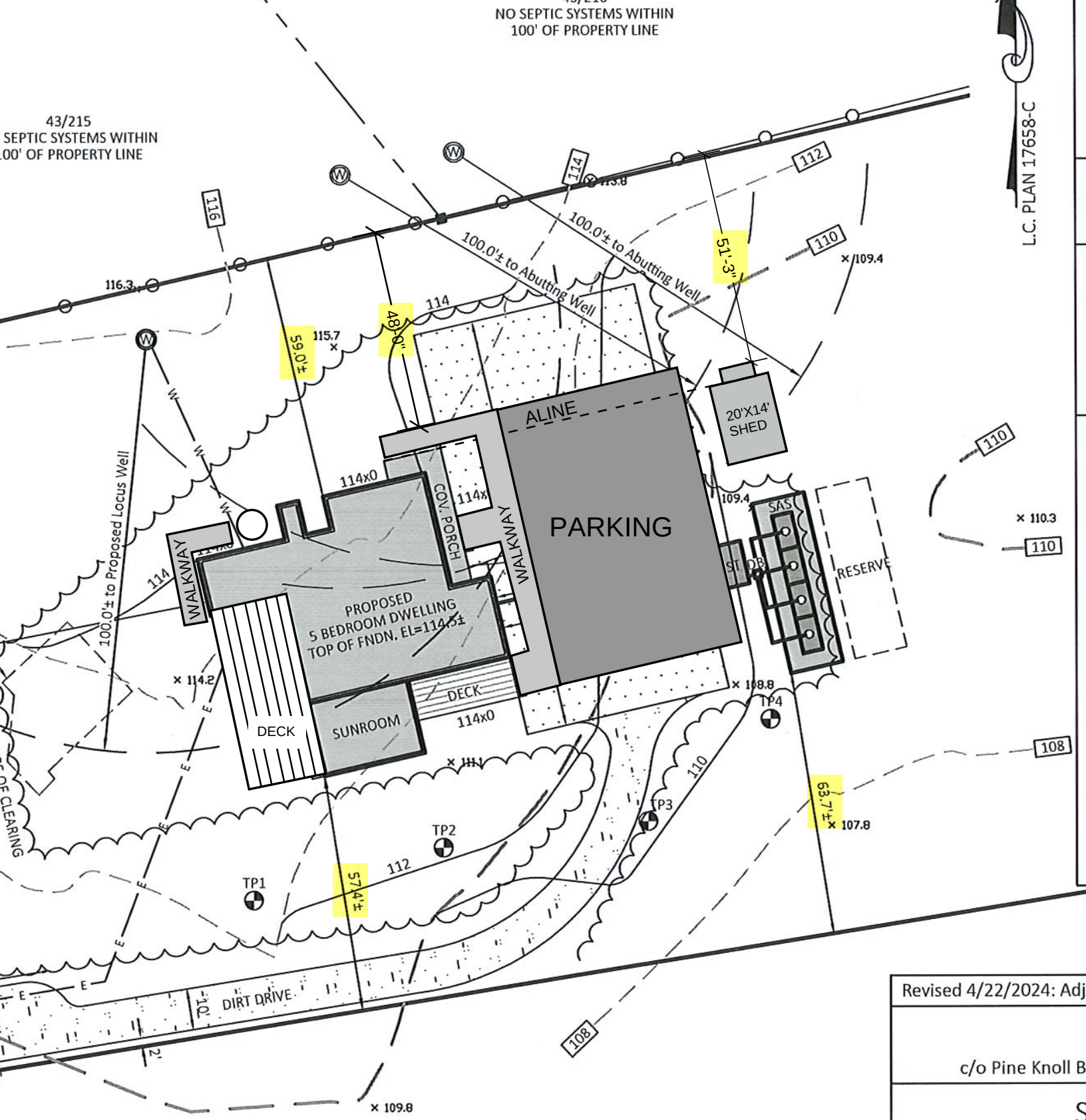
#105 Castle Road, Truro, MA
prepared for
V. Henry Rothschild III, et al
Ctf.# 196,125, Lot 4, LCP 17658–C
Assessor's Map 46, Parcel 1
Scale 1" = 40' June 8, 2021
ols #1001001

0 40 80 120


NO SEPTIC SYSTEMS WITHIN
100' OF PROPERTY LINE
43/215
SEPTIC SYSTEMS WITHIN
100' OF PROPERTY LINE
L.C. PLAN 17658-C
100.0'± to Abutting Well
100.0'± to Abutting Well
51'-3"
48'-0"
59.0'±
ALINE
20'X14'
SHED
PARKING
PROPOSED
5 BEDROOM DWELLING
TOP OF FNDN. EL=114.5±
COV. PORCH
WALKWAY
WALKWAY
DECK
SUNROOM
DECK
114x0
SAS
ST
DR
RESERVE
100.0'± to Proposed Locus Well
TP1
TP2
TP3
TP4
57.4'±
63.7'±
DIRT DRIVE
- VACANT LOT-
Leach Pit, Approx. Location
BANDONED OR REMOVED
E 15
Revised 4/22/2024: Adj
c/o Pine Knoll B
Lot 4,
J.M. C
Professi
(508)898-6601
DATE:
01/19/2022

Pine Knoll
508-255-8292
3 Main Street, Unit 25
N. Eastham, MA
02651

To Whom it may concern,

For the new construction at 113 Castle Rd, Truro, it was realized through the collection of the asbuilt data that the dwelling exceeds Truro's maximum height restrictions by 1'-6". In order to correct this conflict, the truss system has to be adjusted so that the ridge height is lowered by at least 1'-6". Within this packet is the engineered stamped truss adjustments lowering the ridge height by 1'-9". This will put the new height 3" below Truro's maximum height.

It is the intent of the homeowner and the general contractor to complete this correction as soon as possible. Due to the availability of labor, this work cannot be done before the summer, so the intent is to complete this correction by the end of the year 2024.

The original intent was for the house to be ready for move-in by this summer. Since the corrective work will delay the final CO until after summer, it is the general contractor's intent to complete all work except for final energy sign off and the final CO and receive a partial CO so that the homeowner can be in the house for the summer. Once summer is over and the house is empty, the corrective work would take place before the end of the year.

Amy Holt (Home owner)

Paul Holt (Home owner)

John Ferro (General Contractor)

4/23/24

Karen A. LaVoie
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 29, 2028

Commonwealth of Massachusetts
County of Barnstable
On 4/23/24 before me the undersigned Amy Holt, Paul Holt, and John Ferro proved to me by MA license sworn to me that they signed the document as their free act and deed.

Karen A. LaVoie Comm: 12/29/28

Job	Truss	Truss Type	Qty	Ply	105 Castle Rd
Q15203	T3	Common	6	1	Job Reference (optional)

Stark Truss Company, Inc., North Kingstown, RI 02852 Run: 8.53 S May 4 2022 Print: 8.530 S May 4 2022 MiTek Industries, Inc. Thu Jul 21 14:52:50 Page: 1
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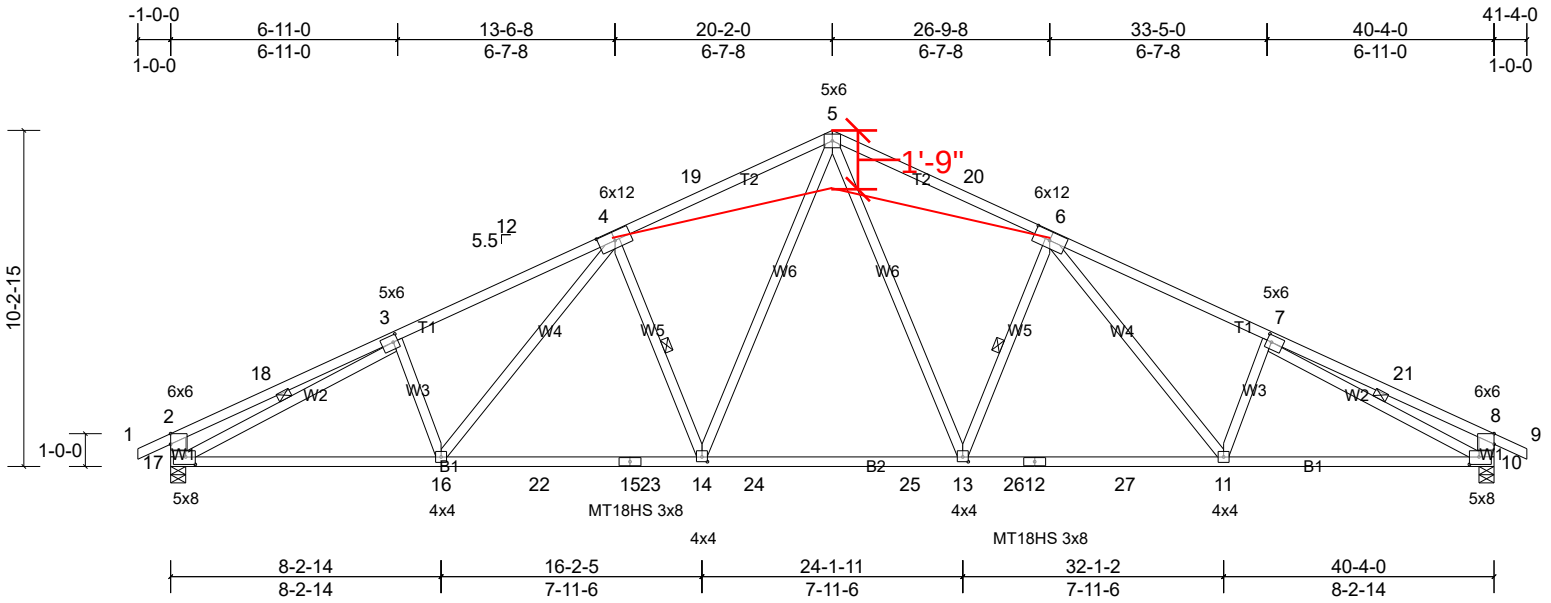


Scale = 1:70.2

Plate Offsets (X, Y): [2:0-3-14,Edge], [3:0-1-12,0-2-8], [4:0-6-0,0-3-4], [6:0-6-0,0-3-4], [7:0-1-12,0-2-8], [8:0-3-14,Edge], [10:0-3-8,0-2-12], [13:0-2-0,0-1-12], [14:0-2-0,0-1-12], [17:0-3-8,0-2-12]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.93	Vert(LL)	-0.30	14-16	>999	360	MT20	197/144
Snow (Pf)	35.0	Lumber DOL	1.15	BC	0.99	Vert(CT)	-0.51	11-13	>938	240	MT18HS	197/144
TCDL	15.0	Rep Stress Incr	YES	WB	0.93	Horz(CT)	0.20	10	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-MSH								
BCDL	10.0										Weight: 186 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF 2100F 1.8E *Except* T1:2x4 SPF 1650F 1.5E
BOT CHORD 2x4 SPF No.2 *Except* B2:2x4 SPF 1650F 1.5E
WEBS 2x4 SPF No.2 *Except* W1:2x6 SPF 1650F 1.5E

REACTIONS (lb/size) 10=2515/0-5-8, (min. 0-3-15), 17=2515/0-5-8, (min. 0-3-15)
Max Horiz 17=158 (LC 20)
Max Uplift 10=-328 (LC 17), 17=-328 (LC 16)

BRACING
TOP CHORD Structural wood sheathing directly applied, except end verticals.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing, Except:
10-0-0 oc bracing: 13-14.
WEBS 1 Row at midpt 6-13, 4-14, 3-17, 7-10

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-18=-856/220, 3-18=-705/239, 3-4=-3886/558, 4-19=-3233/511, 5-19=-3081/531, 5-20=-3081/531, 6-20=-3233/511, 6-7=-3886/558, 7-21=-705/238, 8-21=-856/220, 2-17=-779/276, 8-10=-779/276
BOT CHORD 16-17=-518/3499, 16-22=-359/3123, 15-22=-359/3123, 15-23=-359/3123, 14-23=-359/3123, 14-24=-145/2408, 24-25=-145/2408, 13-25=-145/2408, 13-26=-231/3123, 12-26=-231/3123, 12-27=-231/3123, 11-27=-231/3123, 10-11=-360/3499
WEBS 5-13=-240/1230, 6-13=-1053/340, 6-11=-133/513, 7-11=-270/223, 5-14=-240/1230, 4-14=-1053/340, 4-16=-133/513, 3-16=-270/223, 3-17=-3316/283, 7-10=-3316/283

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=140mph (3-second gust) Vasd=111mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) -1-0-0 to 3-0-6, Interior (1) 3-0-6 to 20-2-0, Exterior (2) 20-2-0 to 24-2-6, Interior (1) 24-2-6 to 41-4-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pf=35.0 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Partially Exp.; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 35.0 psf on overhangs non-concurrent with other live loads.
6) All plates are MT20 plates unless otherwise indicated.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 328 lb uplift at joint 17 and 328 lb uplift at joint 10.
10) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	105 Castle Rd
[PRELIM] Q15203	A01	Common	9	1	Job Reference (optional)

8.630 s May 25 2023 MiTek Industries, Inc. Mon Mar 11 16:58:39 2024 Page 1
ID:s1_ZFflenyeteBbaAGZP6tzYR6t-9x5730aKq6H97RW?po6nCgOQQJrc?yoZrf5E54zbxvk

Repair to Shorten Truss 1-9-0; Trusses A01, A02, and A03

Add 2x4 #2 SPF As Shown

Attach 7/16" 24/16 APA Sheathing To Both Sides With (2) Rows 0.131 x 2-3/8" Nails at 3" c/c Into All Members As Shown

Scale = 1:69.7

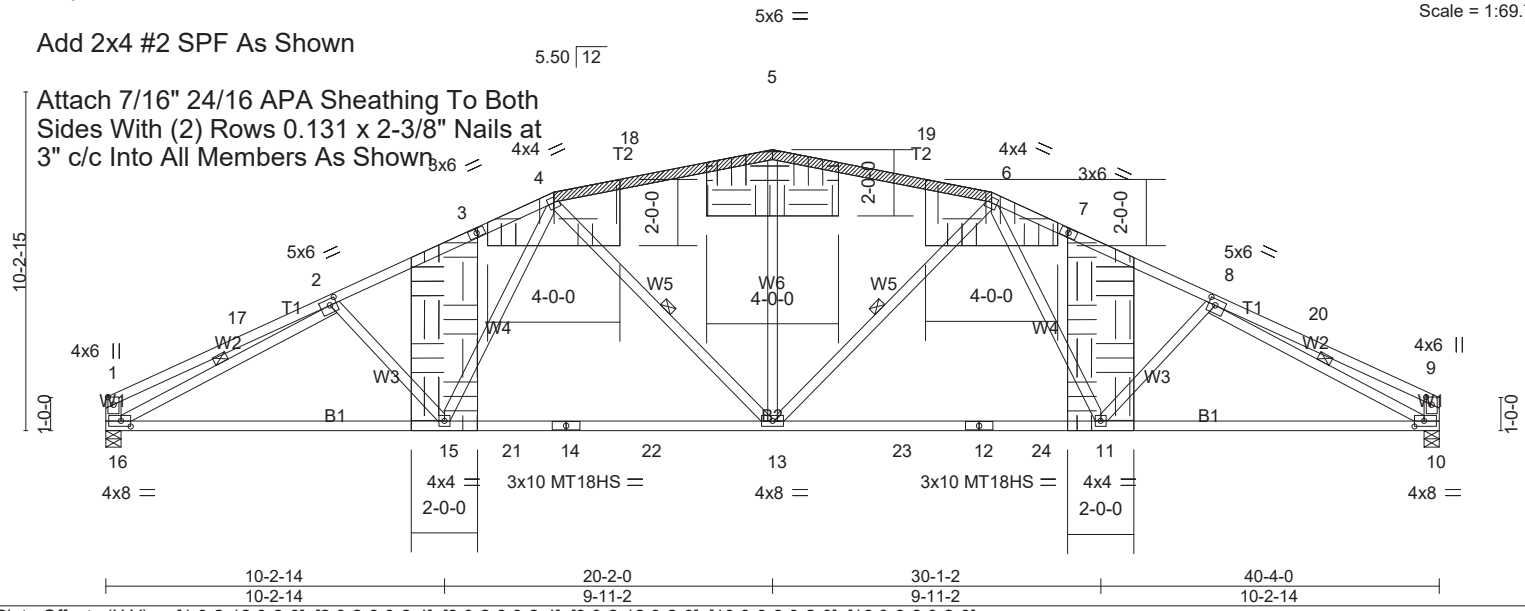


Plate Offsets (X,Y)-- [1:0-2-12,0-2-0], [2:0-2-8,0-2-4], [8:0-2-8,0-2-4], [9:0-2-12,0-2-0], [10:0-3-8,0-2-0], [16:0-3-8,0-2-0]

LOADING (psf)		**SPACING-**	2-0-0	**CSI.**		**DEFL.**	in	(loc)	l/defl	L/d	**PLATES**	**GRIP**
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.87	Vert(LL)	-0.40	11-13	>999	360	MT20	197/144
Snow (Pf)	35.0	Lumber DOL	1.15	BC	0.94	Vert(CT)	-0.68	11-13	>709	240	MT18HS	197/144
TCDL	15.0	Rep Stress Incr	YES	WB	0.99	Horz(CT)	0.20	10	n/a	n/a		
BCLL	0.0 *	Code	IRC2015/TPI2014	Matrix-MSH							Weight: 176 lb	FT = 20%
BCDL	10.0											

LUMBER-
TOP CHORD 2x4 SPF 2100F 1.8E *Except*
T1: 2x4 SPF No.2
BOT CHORD 2x4 SPF 1650F 1.5E
WEBS 2x4 SPF No.2 *Except*
W1: 2x6 SPF 1650F 1.5E

BRACING-
TOP CHORD Structural wood sheathing directly applied, except end verticals.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.
WEBS 1 Row at midpt 2-16, 8-10, 4-13, 6-13

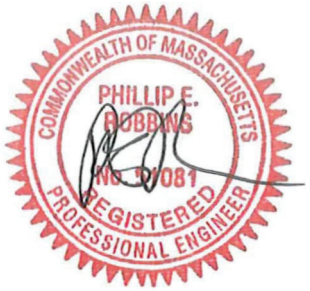
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. (lb/size) 16=2393/0-5-8 (min. 0-3-12), 10=2392/0-5-8 (min. 0-3-12)
Max Horz 16=147(LC 20)
Max Uplift 16=-295(LC 16), 10=-295(LC 17)

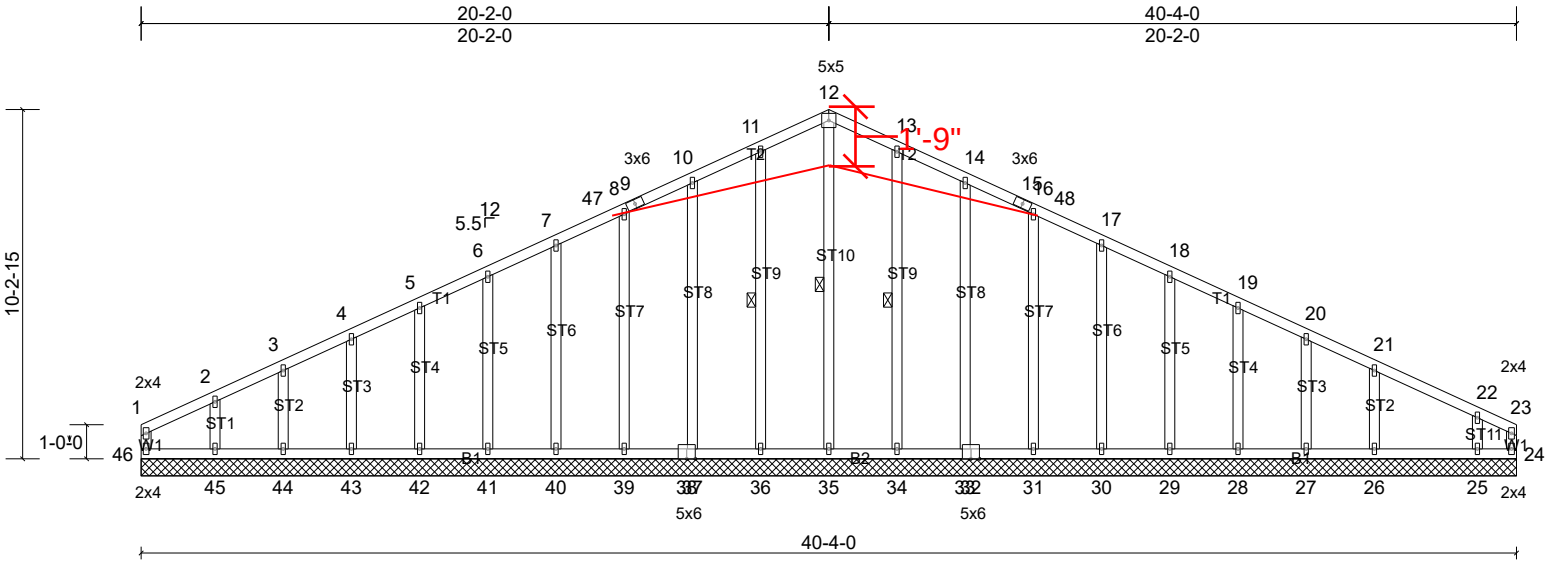
FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-17=-677/130, 2-17=-509/149, 2-3=-3793/486, 3-4=-3541/516, 4-18=-2832/455, 5-18=-2681/475, 5-19=-2681/475, 6-19=-2832/455, 6-7=-3541/516, 7-8=-3793/486, 8-20=-509/149, 9-20=-677/131, 1-16=-546/166, 9-10=-546/166
BOT CHORD 15-16=-549/3518, 15-21=-369/3125, 14-21=-369/3125, 14-22=-369/3125, 13-22=-369/3125, 13-23=-276/3125, 12-23=-276/3125, 12-24=-276/3125, 11-24=-276/3125, 10-11=-404/3518
WEBS 2-16=-3499/401, 8-10=-3499/401, 4-15=-51/489, 2-15=-313/236, 4-13=-1171/326, 5-13=-194/1635, 6-13=-1171/326, 6-11=-51/489, 8-11=-313/236

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=140mph Vasd=111mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) 0-2-12 to 4-3-2, Interior(1) 4-3-2 to 20-2-0, Exterior(2) 20-2-0 to 24-2-6, Interior(1) 24-2-6 to 40-1-4 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pf=35.0 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Partially Exp.; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) All plates are MT20 plates unless otherwise indicated.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 295 lb uplift at joint 16 and 295 lb uplift at joint 10.
9) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard



Job	Truss	Truss Type	Qty	Ply	105 Castle Rd
Q15203	T2GE	Common Supported Gable	1	1	Job Reference (optional)



Scale = 1:67.6

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.12	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Pf)	35.0	Lumber DOL	1.15	BC	0.08	Vert(TL)	n/a	-	n/a	999		
TCDL	15.0	Rep Stress Incr	YES	WB	0.34	Horiz(TL)	0.01	24	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-MR								
BCDL	10.0										Weight: 213 lb	FT = 20%

LUMBER

TOP CHORD	2x4 SPF No.2
BOT CHORD	2x4 SPF No.2
WEBS	2x4 SPF No.2
OTHERS	2x4 SPF No.2

BRACING

TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS	1 Row at midpt 12-35, 11-36, 13-34

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS All bearings 40-4-0.
(lb) - Max Horiz 46=149 (LC 20)
Max Uplift All uplift 100 (lb) or less at joint(s) 24, 26, 27, 28, 29, 30, 31, 33, 34, 36, 37, 39, 40, 41, 42, 43, 44, 46 except 25=-197 (LC 17), 45=-153 (LC 16)
Max Grav All reactions 250 (lb) or less at joint(s) 24, 27, 28, 29, 30, 40, 41, 42, 43, 44, 46 except 25=309 (LC 23), 26=325 (LC 1), 31=312 (LC 23), 33=333 (LC 23), 34=350 (LC 23), 35=256 (LC 28), 36=350 (LC 22), 37=333 (LC 22), 39=312 (LC 22), 45=265 (LC 1)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 6-7=-91/258, 7-47=-109/303, 8-47=-86/308, 8-9=-126/349, 9-10=-113/358, 10-11=-144/411, 11-12=-161/453, 12-13=-161/444, 13-14=-144/401, 14-15=-113/348, 15-16=-126/339, 16-48=-86/299, 17-48=-109/294
WEBS 22-25=-262/257, 12-35=-253/29, 11-36=-309/159, 10-37=-292/138, 8-39=-271/94, 13-34=-309/158, 14-33=-292/138, 16-31=-271/94, 21-26=-270/187

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=140mph (3-second gust) Vasd=111mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Corner (3) 0-1-12 to 4-2-0, Exterior (2) 4-2-0 to 20-2-0, Corner (3) 20-2-0 to 24-2-0, Exterior (2) 24-2-0 to 40-2-4 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pf=35.0 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Partially Exp.; Ct=1.10
5) Unbalanced snow loads have been considered for this design.
6) All plates are 1.5x4 MT20 unless otherwise indicated.
7) Gable requires continuous bottom chord bearing.
8) Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
9) Gable studs spaced at 2-0-0 oc.
10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
11) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 46, 24, 36, 37, 39, 40, 41, 42, 43, 44, 34, 33, 31, 30, 29, 28, 27, 26 except (jt=lb) 25=196, 45=152.

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	105 Castle Rd
[PRELIM] Q15203	A01GE	Common Supported Gable	1	1	Job Reference (optional)

8.630 s May 25 2023 MiTek Industries, Inc. Mon Mar 11 17:32:15 2024 Page 1
ID:KcON374IZwwD1gNAmZFjXazYR8S-7nvGAMzv2XG6_FeTvCHYwot7r_7MMt6lQJSvsEzbxQE

20-2-0 / 20-2-0 | 40-4-0 / 20-2-0

Repair to Shorten Truss 1-9-0

Add 2x4 #2 SPF As Shown

Attach 7/16" 24/16 APA Sheathing To Both Sides With (2) Rows 0.131 x 2-3/8" Nails at 3" c/c Into All Members As Shown

Scale = 1:72.1

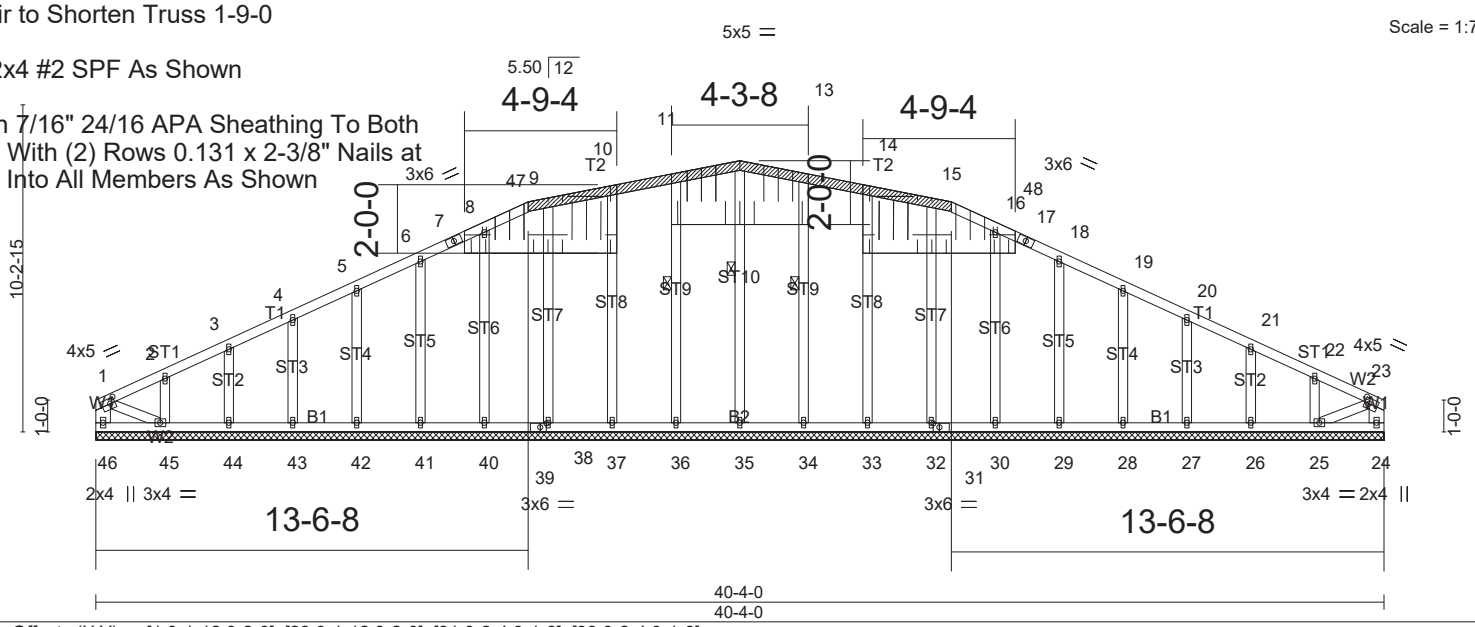


Plate Offsets (X,Y)-- [1:0-1-12,0-2-0], [23:0-1-12,0-2-0], [31:0-2-4,0-1-8], [39:0-2-4,0-1-8]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.09	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Pf)	35.0	Lumber DOL	1.15	BC	0.03	Vert(CT)	n/a	-	n/a	999		
TCDL	15.0	Rep Stress Incr	YES	WB	0.34	Horz(CT)	0.01	25	n/a	n/a		
BCLL	0.0 *	Code	IRC2015/TPI2014	Matrix-SH							Weight: 219 lb	FT = 20%
BCDL	10.0											

LUMBER-

TOP CHORD	2x4 SPF No.2
BOT CHORD	2x4 SPF No.2
WEBS	2x6 SPF 1650F 1.5E *Except*
	W2: 2x4 SPF No.2
OTHERS	2x4 SPF No.2

BRACING-

TOP CHORD	Structural wood sheathing directly applied or 6-0-0 oc purlins, except end verticals.
BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS	1 Row at midpt 12-35, 11-36, 13-34

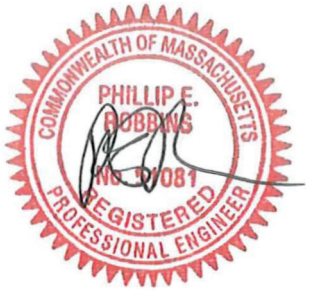
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. All bearings 40-4-0.
(lb) - Max Horz 46=147(LC 16)
Max Uplift All uplift 100 lb or less at joint(s) 46, 36, 37, 38, 40, 41, 42, 43, 44, 34, 33, 32, 30, 29, 28, 27, 26 except 45=-155(LC 16), 25=-132(LC 17)
Max Grav All reactions 250 lb or less at joint(s) 46, 24, 35, 40, 41, 42, 43, 44, 30, 29, 28, 27, 26 except 36=349(LC 22), 37=332(LC 22), 38=311(LC 22), 45=254(LC 22), 34=349(LC 23), 33=332(LC 23), 32=311(LC 23), 25=254(LC 23)

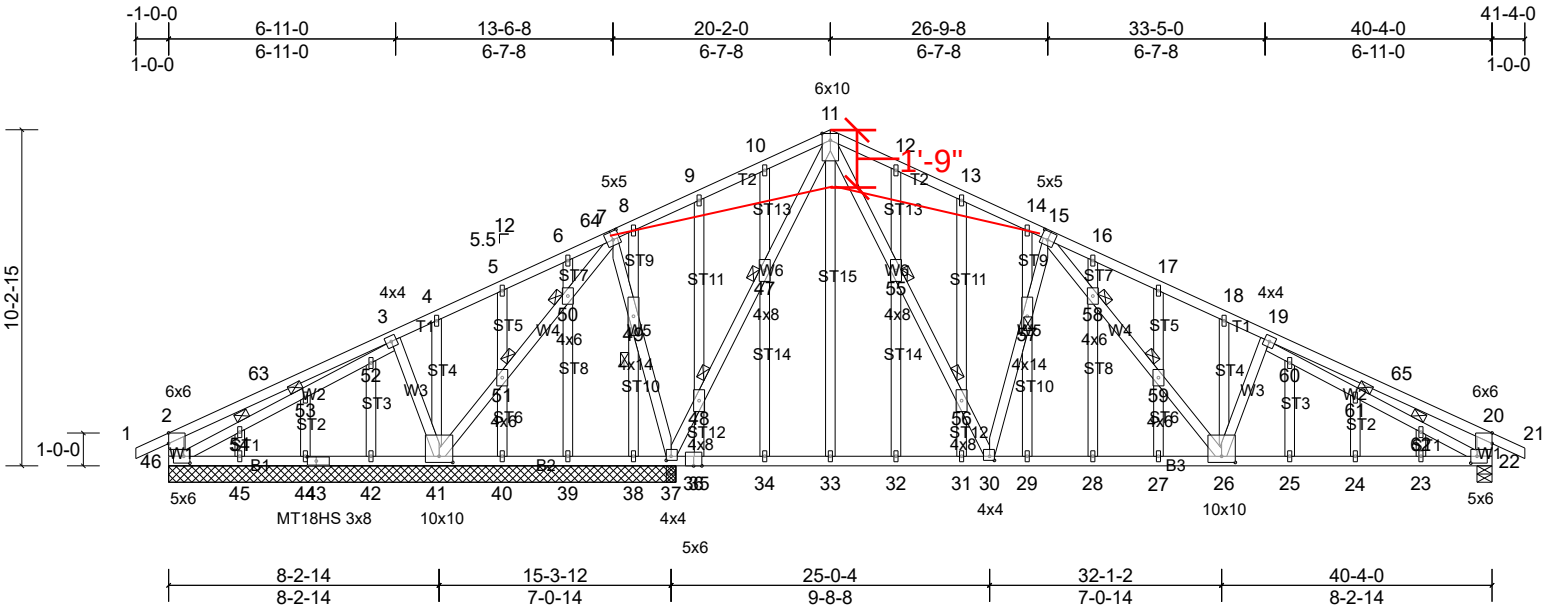
FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 9-10=-103/272, 10-11=-121/324, 11-12=-138/368, 12-13=-138/357, 13-14=-121/307, 14-15=-103/255
WEBS 11-36=-309/163, 10-37=-292/136, 9-38=-271/95, 13-34=-309/162, 14-33=-292/136, 15-32=-271/95

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=140mph Vasd=111mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Corner(3) 0-2-12 to 4-2-0, Exterior(2) 4-2-0 to 20-2-0, Corner(3) 20-2-0 to 24-2-0, Exterior(2) 24-2-0 to 40-1-4 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pf=35.0 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Partially Exp.; Ct=1.10
5) Unbalanced snow loads have been considered for this design.
6) All plates are 1.5x4 MT20 unless otherwise indicated.
7) Gable requires continuous bottom chord bearing.
8) Truss to be fully sheathed from one face or securely braced against lateral movement (i.e. diagonal web).
9) Gable studs spaced at 2-0-0 oc.
10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
11) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 46, 36, 37, 38, 40, 41, 42, 43, 44, 34, 33, 32, 30, 29, 28, 27, 26 except (jt=lb) 45=155, 25=132.
13) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

Continued on page 2



Job	Truss	Truss Type	Qty	Ply	105 Castle Rd
Q15203	T1	Common Structural Gable	1	1	Job Reference (optional)



Scale = 1:70.2

Plate Offsets (X, Y): [2:0-3-14,Edge], [7:0-2-8,0-3-0], [15:0-2-8,0-3-0], [20:0-3-14,Edge], [22:0-2-4,0-2-8], [26:0-5-0,0-2-4], [30:0-1-12,0-1-8], [37:0-1-12,0-1-8], [41:0-5-0,0-2-4], [43:0-3-4,0-1-8], [46:0-2-4,0-2-8]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.84	Vert(LL)	-0.12	27-28	>999	360	MT20	197/144
Snow (Pf)	35.0	Lumber DOL	1.15	BC	0.82	Vert(CT)	-0.20	27-28	>999	240	MT18HS	197/144
TCDL	15.0	Rep Stress Incr	YES	WB	0.80	Horz(CT)	0.03	22	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-MSH								
BCDL	10.0										Weight: 297 lb	FT = 20%

LUMBER

TOP CHORD	2x4 SPF No.2
BOT CHORD	2x4 SPF No.2
WEBS	2x4 SPF No.2 *Except* W1:2x6 SPF 1650F 1.5E
OTHERS	2x4 SPF No.2

REACTIONS All bearings 15-5-8. except 22=0-5-8
(lb) - Max Horiz 46=-157 (LC 21)
Max Uplift All uplift 100 (lb) or less at joint(s) 38, 39, 40, 42, 45 except 22=-249 (LC 17), 37=-229 (LC 17), 41=-180 (LC 16), 46=-110 (LC 16)
Max Grav All reactions 250 (lb) or less at joint(s) 38, 39, 42, 44, 45 except 22=1482 (LC 24), 37=2540 (LC 1), 40=287 (LC 1), 41=343 (LC 23), 46=467 (LC 23)

BRACING

TOP CHORD	Structural wood sheathing directly applied or 3-9-7 oc purlins, except end verticals.
BOT CHORD	Rigid ceiling directly applied or 6-0-0 oc bracing.
JOINTS	1 Brace at Jt(s): 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 59, 61, 62

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-63=-471/209, 3-63=-331/228, 3-4=-2/271, 4-5=0/339, 5-6=0/328, 6-64=0/320, 7-64=0/327, 7-8=0/749, 8-9=0/769, 9-10=0/739, 10-11=0/793, 11-12=-983/397, 12-13=-1073/368, 13-14=-1063/324, 14-15=-1029/294, 15-16=-1741/467, 16-17=-1805/443, 17-18=-1829/403, 18-19=-1851/394, 19-65=-863/234, 20-65=-1016/215, 2-46=-597/274, 20-22=-850/266

BOT CHORD 40-41=-588/234, 39-40=-588/234, 38-39=-588/234, 37-38=-588/234, 29-30=-26/1095, 28-29=-26/1095, 27-28=-26/1095, 26-27=-26/1095, 25-26=-220/1702, 24-25=-220/1702, 23-24=-220/1702, 22-23=-220/1702

WEBS 11-55=-326/1479, 55-56=-331/1489, 30-56=-343/1548, 30-57=-794/219, 15-57=-758/210, 15-58=-244/914, 58-59=-227/840, 26-59=-220/824, 19-26=-298/161, 37-48=-2114/171, 47-48=-2003/159, 11-47=-2125/172, 7-49=-315/62, 37-49=-340/68, 41-51=-70/494, 50-51=-70/489, 7-50=-75/527, 3-41=-703/318, 46-54=-194/343, 53-54=-192/339, 52-53=-196/347, 3-52=-231/409, 19-60=-1070/153, 60-61=-1071/115, 61-62=-1057/113, 22-62=-1038/113, 11-33=-28/295, 9-48=-398/95, 35-48=-314/93, 8-49=-257/71, 40-51=-255/105, 13-56=-317/83, 31-56=-383/97

NOTES

1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=140mph (3-second gust) Vasd=111mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) -1-0-0 to 3-0-6, Interior (1) 3-0-6 to 20-0-10, Exterior (2) 20-0-10 to 24-2-0, Interior (1) 24-2-0 to 41-4-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pf=35.0 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Partially Exp.; Ct=1.10
5) Unbalanced snow loads have been considered for this design.
6) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 35.0 psf on overhangs non-concurrent with other live loads.
7) All plates are MT20 plates unless otherwise indicated.

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	105 Castle Rd
[PRELIM] Q15203	A03GE	Common Structural Gable	1	1	Job Reference (optional)

8.630 s May 25 2023 MiTek Industries, Inc. Mon Mar 11 21:44:05 2024 Page 1
ID:ke0fYXirtP0cpvWCSYBSm1zYR8x-iiwTR?rtd4zAlLmU4ZMvJBh7rwxBfcOMz7fSCRzbtk8

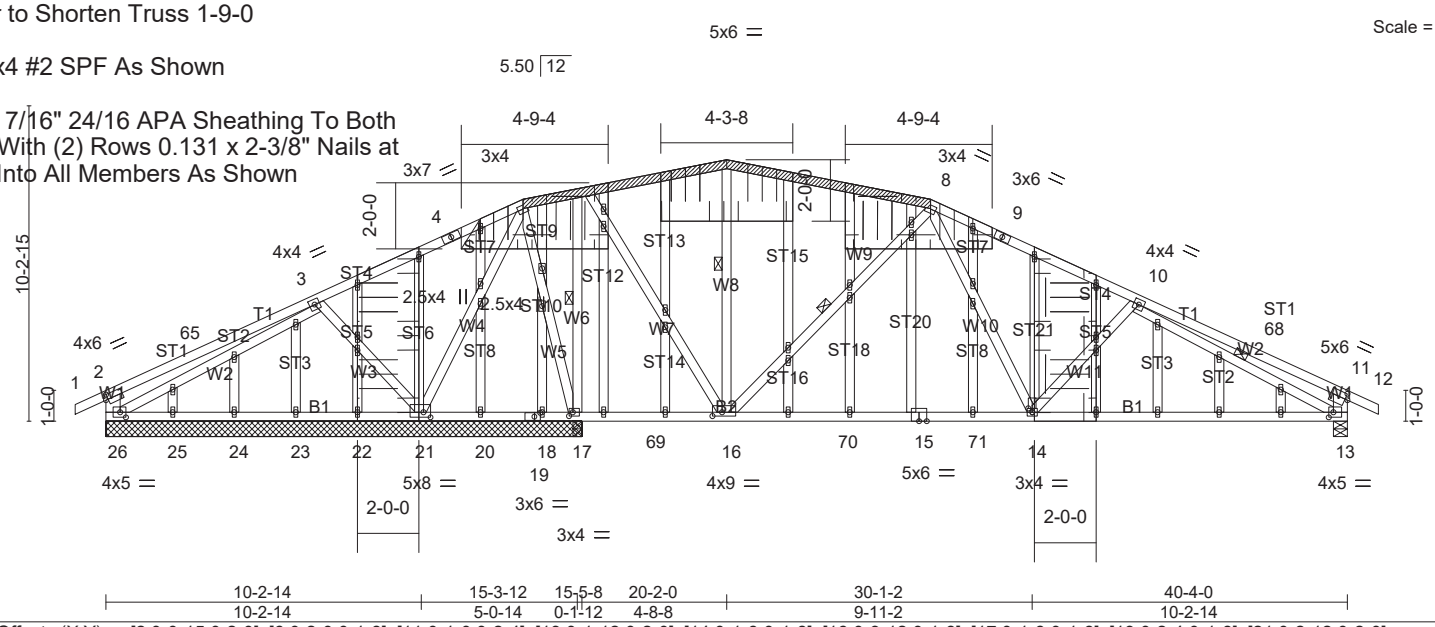
-1-0-0 | 6-11-0 | 13-6-8 | 15-3-12 | 20-2-0 | 26-9-8 | 33-5-0 | 40-4-0 | 41-4-0
1-0-0 | 6-11-0 | 6-7-8 | 1-9-4 | 4-10-4 | 6-7-8 | 6-7-8 | 6-11-0 | 1-0-0

Repair to Shorten Truss 1-9-0

Add 2x4 #2 SPF As Shown

Attach 7/16" 24/16 APA Sheathing To Both Sides With (2) Rows 0.131 x 2-3/8" Nails at 3" c/c Into All Members As Shown

Scale = 1:74.8



10-2-14 | 15-3-12 | 15-5-8 | 20-2-0 | 30-1-2 | 40-4-0
10-2-14 | 5-0-14 | 0-1-12 | 4-8-8 | 9-11-2 | 10-2-14

Plate Offsets (X,Y)-- [2:0-0-15,0-2-0], [6:0-2-0,0-1-8], [11:0-1-0,0-2-4], [13:0-1-12,0-2-0], [14:0-1-8,0-1-8], [16:0-3-12,0-1-8], [17:0-1-8,0-1-8], [19:0-2-4,0-1-8], [21:0-2-12,0-2-0], [26:0-2-4,0-2-0]

LOADING (psf)		**SPACING-**	2-0-0	**CSI.**		**DEFL.**	in	(loc)	l/defl	L/d	**PLATES**	**GRIP**
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.84	Vert(LL)	-0.32	14-16	>932	360	MT20	197/144
Snow (Pf)	35.0	Lumber DOL	1.15	BC	0.88	Vert(CT)	-0.50	14-16	>593	240		
TCDL	15.0	Rep Stress Incr	YES	WB	0.55	Horz(CT)	0.04	13	n/a	n/a		
BCLL	0.0 *	Code	IRC2015/TPI2014	Matrix-MSH							Weight: 294 lb	FT = 20%
BCDL	10.0											

LUMBER-
TOP CHORD 2x4 SPF 1650F 1.5E *Except*
T1: 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF No.2 *Except*
W1: 2x6 SPF 1650F 1.5E
OTHERS 2x4 SPF No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 3-10-14 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing, Except:
10-0-0 oc bracing: 14-16,13-14.
WEBS 1 Row at midpt 7-16, 8-16, 10-13, 6-17

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. All bearings 15-5-8 except (jt=length) 13=0-5-8.
(lb) - Max Horz 26=-158(LC 17)
Max Uplift All uplift 100 lb or less at joint(s) 18 except 26=-112(LC 16), 13=-243(LC 17), 21=-245(LC 16), 17=-269(LC 17)
Max Grav All reactions 250 lb or less at joint(s) 18, 20, 22, 23, 24, 25 except 26=535(LC 23), 13=1532(LC 24), 21=657(LC 23), 17=2365(LC 1), 17=2365(LC 1)

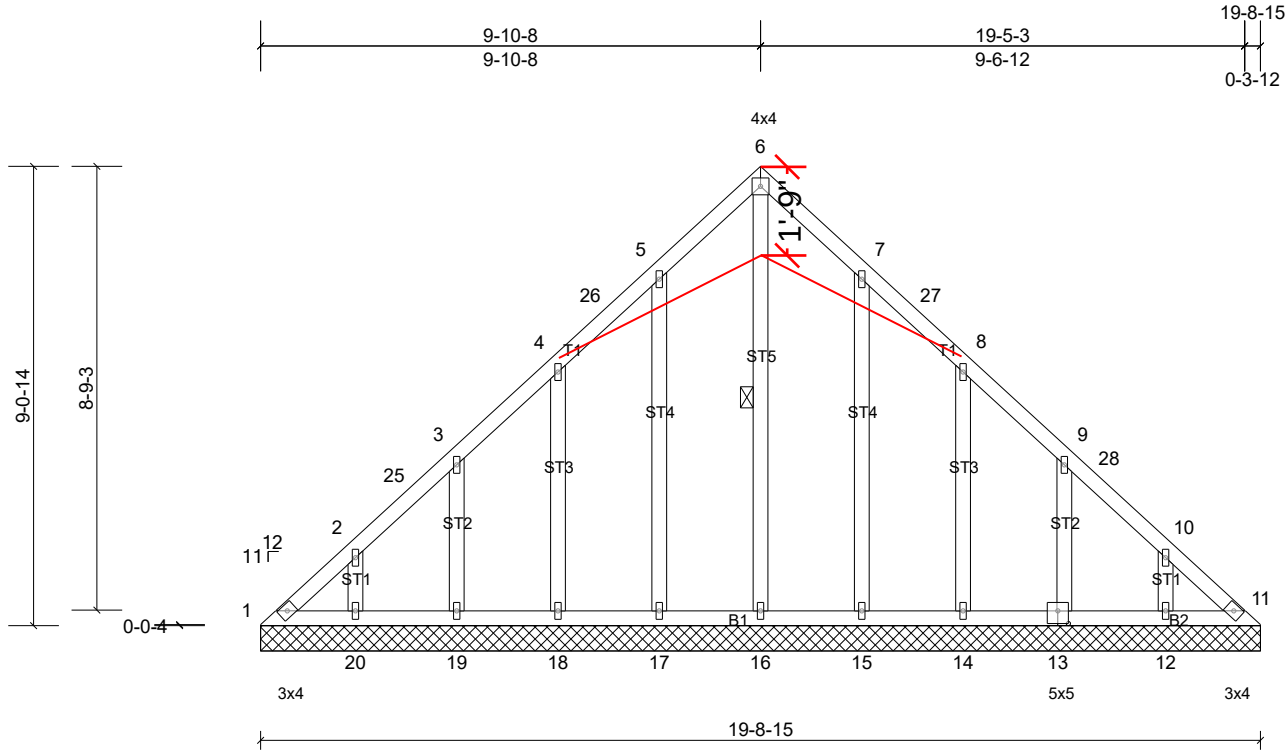
FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-65=-442/193, 3-4=-34/374, 4-5=-12/509, 5-6=0/539, 6-66=-465/205, 7-66=-330/226, 7-67=-383/209, 8-67=-608/188, 8-9=-1519/318, 9-10=-1772/301, 10-68=-592/205, 11-68=-736/186, 2-26=-569/266, 11-13=-715/259
BOT CHORD 20-21=-406/237, 19-20=-406/237, 18-19=-406/237, 17-18=-406/237, 17-69=-510/265, 16-69=-510/265, 16-70=-37/1239, 15-70=-37/1239, 15-71=-37/1239, 14-71=-37/1239, 13-14=-228/1790
WEBS 7-16=-279/14, 8-16=-1286/334, 8-14=-59/642, 10-14=-479/248, 10-13=-1446/154, 3-21=-676/297, 5-17=-499/154, 6-17=-1808/192, 6-16=-132/1611

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=140mph Vasd=111mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) -1-0-0 to 3-0-6, Interior(1) 3-0-6 to 20-2-0, Exterior(2) 20-2-0 to 24-2-6, Interior(1) 24-2-6 to 41-4-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pf=35.0 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Partially Exp.; Ct=1.10
5) Unbalanced snow loads have been considered for this design.
6) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 35.0 psf on overhangs non-concurrent with other live loads.
7) All plates are 1.5x4 MT20 unless otherwise indicated.
8) Gable studs spaced at 2-0-0 oc.
9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.

Continued on page 2

COMMONWEALTH OF MASSACHUSETTS PHILLIP E. ROBBINS NO. 21081 REGISTERED PROFESSIONAL ENGINEER

Job	Truss	Truss Type	Qty	Ply	105 Castle Rd
Q15203	V1	Valley	1	1	Job Reference (optional)



Scale = 1:45.5

Plate Offsets (X, Y): [13:0-2-8,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.07	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Pf)	35.0	Lumber DOL	1.15	BC	0.05	Vert(TL)	n/a	-	n/a	999		
TCDL	15.0	Rep Stress Incr	YES	WB	0.18	Horiz(TL)	0.01	11	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-MSH								
BCDL	10.0										Weight: 98 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 1 Row at midpt 6-16

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS All bearings 19-8-15.
(lb) - Max Horiz 1=254 (LC 11)
Max Uplift All uplift 100 (lb) or less at joint(s) 1, 11, 20 except 12=-112 (LC 15), 13=-114 (LC 15), 14=-121 (LC 15), 15=-115 (LC 15), 17=-118 (LC 14), 18=-118 (LC 14), 19=-125 (LC 14)
Max Grav All reactions 250 (lb) or less at joint(s) 1, 11, 12, 13, 14, 18, 19 except 15=261 (LC 22), 16=251 (LC 24), 17=263 (LC 21), 20=267 (LC 21)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-296/209, 10-11=-251/168

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=140mph (3-second gust) Vasd=111mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) 0-0-4 to 3-0-4, Interior (1) 3-0-4 to 9-10-12, Exterior (2) 9-10-12 to 12-10-12, Interior (1) 12-10-12 to 19-5-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pf=35.0 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Partially Exp.; Ct=1.10
4) All plates are 1.5x4 MT20 unless otherwise indicated.
5) Gable requires continuous bottom chord bearing.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 11, 20 except (jt=lb) 17=117, 18=118, 19=125, 15=114, 14=121, 13=113, 12=111.
9) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	105 Castle Rd
[PRELIM] Q15203	V01GE	Valley	1	1	Job Reference (optional)

8.630 s May 25 2023 MiTek Industries, Inc. Mon Mar 11 19:42:25 2024 Page 1
ID:rPq?rn3godoMPWozCrjU_MzYR8T-SIpmKtVrn9FyzUiURRO0SmLoSEeiF7esKOKA_YzbvWC

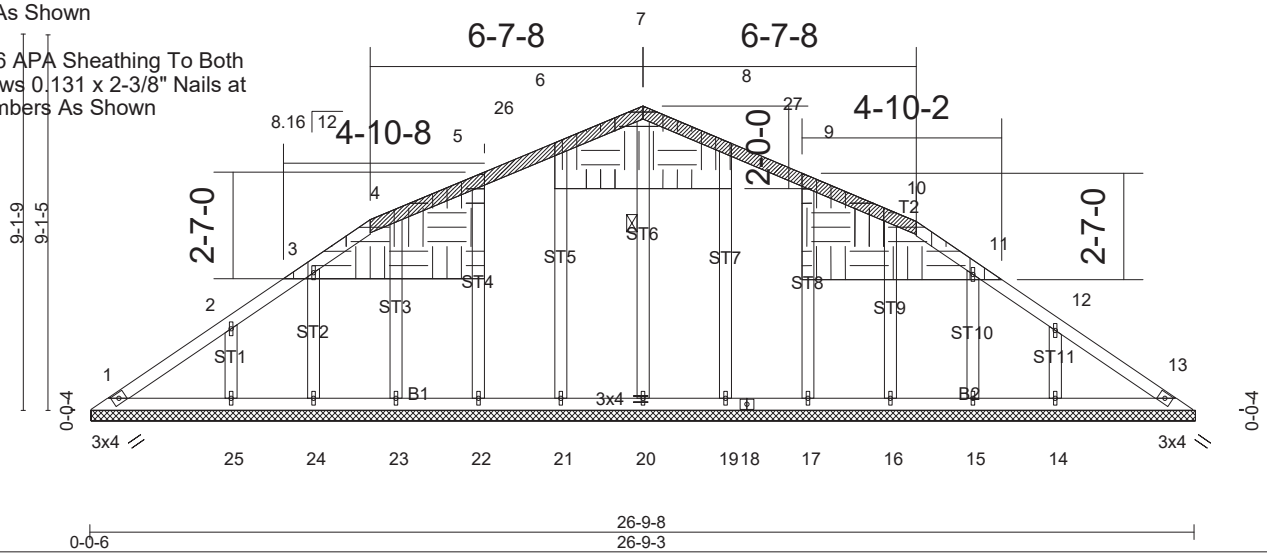
13-5-2 / 13-5-2 | 26-9-8 / 13-4-6

Repair to Shorten Truss 1-9-0; Trusses V01GE, V02, V03, V04, V05, V17, V18, V19GE

Add 2x4 #2 SPF As Shown

Attach 7/16" 24/16 APA Sheathing To Both Sides With (2) Rows 0.131 x 2-3/8" Nails at 3" c/c Into All Members As Shown

Scale = 1:55.9



LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.12	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Pf)	35.0	Lumber DOL	1.15	BC	0.09	Vert(CT)	n/a	-	n/a	999		
TCDL	15.0	Rep Stress Incr	YES	WB	0.21	Horz(CT)	0.01	13	n/a	n/a		
BCLL	0.0 *	Code	IRC2015/TPI2014	Matrix-SH							Weight: 127 lb	FT = 20%
BCDL	10.0											

LUMBER-
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 1 Row at midpt 7-20

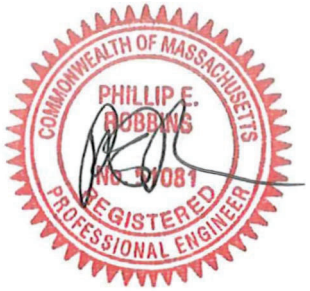
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. All bearings 26-9-8.
(lb) - Max Horz 1=-252(LC 10)
Max Uplift All uplift 100 lb or less at joint(s) 1, 21, 22, 23, 24, 19, 17, 16, 15 except 25=-126(LC 14), 14=-124(LC 15)
Max Grav All reactions 250 lb or less at joint(s) 1, 13, 22, 24, 17, 15 except 20=257(LC 24), 21=254(LC 21), 23=252(LC 21), 25=366(LC 21), 19=251(LC 22), 16=251(LC 22), 14=359(LC 22)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 2-25=-280/144, 12-14=-275/142

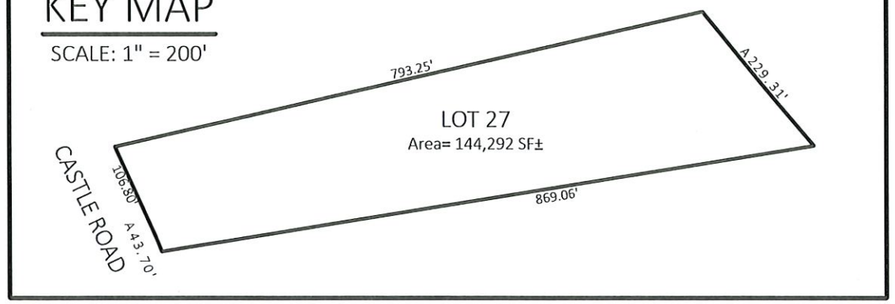
NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=140mph Vasd=111mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) 0-5-11 to 3-5-2, Interior(1) 3-5-2 to 13-5-2, Exterior(2) 13-5-2 to 16-5-2, Interior(1) 16-5-2 to 26-3-14 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pf=35.0 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Partially Exp.; Ct=1.10
4) All plates are 1x4 MT20 unless otherwise indicated.
5) Gable requires continuous bottom chord bearing.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 21, 22, 23, 24, 19, 17, 16, 15 except (jt=lb) 25=126, 14=124.
9) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard



KEY MAP

SCALE: 1" = 200'



OWNER OF RECORD:
PAUL & AMY HOLT
LAND COURT PLAN 17658-I
CERTIFICATE 229034
ASSESSORS' MAP 46 PARCEL 398

I CERTIFY THAT THE FOUNDATION SHOWN HEREON IS LOCATED AS IT EXISTS ON THE GROUND.

DATE 5.23.24

P.L.S.

COMMONWEALTH OF MASSACHUSETTS
JOHN M. O'REILLY
NO. 46733
PROFESSIONAL LAND SURVEYOR

L.C. PLAN 17658-I

BENCHMARK
TOP OF CONCRETE BOUND
EL=116.3± (NAVD88 DATUM)

793.25'

58.9'±

A 229.31'

BH

NEW DWELLING
T.O.F. EL=114.5±
RIDGE EL=145.4±

LOT 27
Area= 144,292 SF± (3.31 AC±)

57.5'±

869.06'

AS-BUILT PLOT PLAN
SHOWING FOUNDATION
ON
113 CASTLE ROAD, TRURO, MA

PREPARED FOR
AMY HOLT

0 40 80 120

SCALE 1"=40' FEBRUARY 12, 2024

G:\AAJobs\PineKnoll9225\dwg\9225.FNDN AS-BUILT.dwg

Drawn by: RFR JMO-9225

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Surveying Services

1573 Main Street, P.O. Box 1773
Brewster, MA 02631 (508)896-6601