

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703
Historic District and Historical Commission
Wednesday, March 17, 2021, 6:00 PM
Meeting Agenda

THIS MEETING IS VIA REMOTE PARTICIPATION ONLY. NO IN PERSON ATTENDANCE IS PERMITTED.

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Locate the Agenda Packet for the date of the hearing.

- I. Call to order - Reading of the Certain Requirements for Public meetings.
- II. Public Hearing
 - A. **HH2021-02 Notice of Intent (NOI)** has been received for 20 Grey Neck Road, Map 5, Parcel N6-K2, in the R-H-1 zoning district. The application proposes partial demolition and rebuild of an addition on the dwelling. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Ronald Martin as Owner, Cape Coastal Builders, Inc. as Applicant.
 - B. **HH2021-03 Certificate of Appropriateness (COA)** has been received for 711 Main Street, Map 41, Parcel D8 in the C-V and the Harwich Center Historic District. The application proposes the installation of 4' Cedar Fence. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Saumil Patel as Owner and Applicant.
 - C. **HH2021-04 Certificate of Appropriateness (COA)** has been received for 1 Oak St, Map 41, Parcel C6 in the R-R and the Harwich Center Historic District. The application proposes the installation of a water bottle refill station at the Brooks Park Restroom. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Town of Harwich as Owner, Patrick Otton as Applicant.
- III. Public Meeting
 - 1) Discussion and Possible Vote
 - a. Meeting Minutes
 - i. August 5, 2020
 - ii. August 19, 2020
 - iii. September 23, 2021
 - iv. February 17, 2021
 - 2) Reports from Commission Members
 - 3) Other updates
- IV. Adjourn

Next HDHC Meeting – Subject to Change – April 21, 2021

Authorized Posting Officer: Melyssa Millett mmillett@town.harwich.ma.us 508.430.7506

HH 2021-02

**TOWN OF HARWICH
HISTORIC DISTRICT AND
HISTORICAL COMMISSION**



Please submit this application to: Town of Harwich Building Department
732 Main Street, Harwich, MA 02645
Telephone: (508) 430-7506 Fax: (508) 430-4703

Application fee: \$55

Harwich General By-Laws, Chapter 131, Article II, §131-8.A, Notice of Intent to Demolish. Before any building constructed prior to one hundred years before the present calendar year is demolished in whole or in part, a Notice of Intent to do so will be filed with the Commission.

Application for Notice of Intent

I, Ronald "Chuck" Martin, intend to demolish **in whole or in part** the structure located at
(Print Owner/Applicant's Name)

20 Grey Neck Road Harwich Port, MA 02646 5 / N6-K2 0
(Street Number) (Street Name) (Village), (Assessor's Map) (Parcel #) (Zoning District(s))

Section 1 - Owner/Applicant Information (Note: A non-owner may apply, however written authorization of the owner is required at the time of submittal of this Application)

Owner Ronald "Chuck" Martin Telephone 617-435-9555

Mailing Address 94 High Street, Winchester, MA 01890 Email Address chuckmarti@comcast.net

Legal Owner's Authorization See attached owner authorization letter

Applicant (if different) Cape Coastal Builders, Inc. Telephone 508-432-2299

Mailing Address (if different) P.O. Box 827, Harwich Port, MA 02646 Email Address peterb@capecoastalbuilders.com

Section 2 - Determination of Historical Significance

Description of Structure to be demolished (in whole or in part) The rear addition to the home will be removed which consists of a family room and bedroom to re-construct an additon.

Date Building was Constructed 1910

Which records were used to establish this date? Harwich assessors database, Historic Inventory List.

Is the building listed on the National or Massachusetts Register of Historic Places?

No. Yes. If yes, which register? _____

Original Owner if known Unknown

Subsequent Owners if known Unknown

Section 2 - Determination of Historical Significance – Con't

Has the property been associated with any noteworthy events or with the political, cultural, economic, or social history of the Town or Region? Please list: Unknown

Type of Architectural Style: Cape Cod Cottage

Method of Construction: Wooden framed and sheathed.

Type of Materials Used: Cedar shingles and painted corner boards, asphalt roof.

Name(s) of Architect, Designer or Builder if known: Unknown

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition or Partial Demolition

For Partial Demolition, describe portion(s) to be demolished The rear family room and bedroom #3 will be removed.

Age(s) of portion(s) to be demolished Unknown

Describe how the remaining structure will be treated and renovated The additon is concentrated at the rear of the home, This area appears to be an additoin to the original structure. The siding will be replaced on the entire home as well as windows and trim.

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional _____

Is there room on the site to relocate the structure or integrate it with the new project? Yes No

Describe what alternatives to demolition have been investigated _____

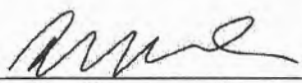
Section 4 – Filing Requirements

One Certified Abutter List – available from the Assessor’s Office for a fee.

One (1) original and twelve (12) copies of each of the following shall be submitted:

1. Completed Application Form & Owner authorization if required
2. Certified Site Plan and Locus Map
3. Registered Professional(s) Stamped Reports of Inspection
4. Complete set of Photographs (of sufficient quality and number) showing **all:** exterior elevations, significant architectural details, and /or detailing existing conditions supporting claim of conditions
5. List and copies of appropriate references and documents consulted to determine age and historical significance of structure.
6. **For Partial Demolitions:** Plans and Drawings of existing areas to be demolished and final elevations of completed project.

The application shall not be considered complete until the all the above requirements and information are provided and submitted with this application.



(Signature of Applicant/Representative)

2.10.21

(Date)

For Committee and Staff Only

Date(s) of Hearing or Determination: _____

Approved Denied Continued Withdrawn without Prejudice

Comments/Conditions: _____

Board Chair Signature

Date



January 8, 2021

Re: Chuck Martin

17 Shore Road Ext.
Harwich, MA 02646

Owner Authorization to permit

To whom it may concern:

I, Chuck Martin, as the owner of the property located at 20 Grey Neck Road, Harwich Port, Massachusetts, hereby authorize Cape Coastal Builders, Inc., of Harwich Port Massachusetts, to act on my behalf in all matters relative to applying for, issuance of and work authorized by the Town of Harwich, Massachusetts Building Department permit.

Thank you for your consideration in this matter.

A handwritten signature in black ink, appearing to read "Chuck Martin", is written over a horizontal line.

01.19.21

Chuck Martin

Date











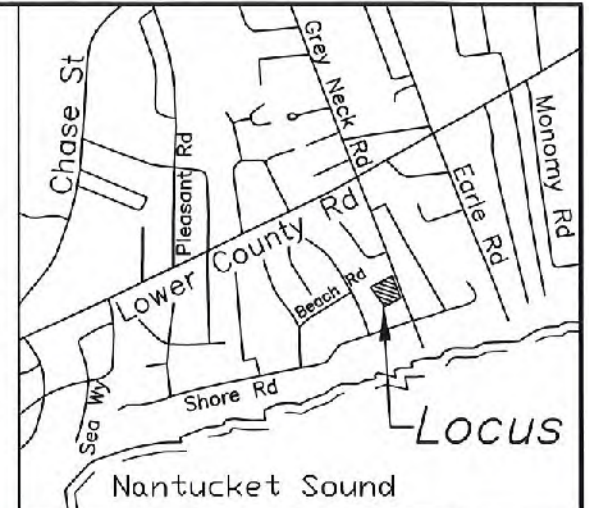


N

L.C.P. 14896-B

Zoning Compliance

| Zone: R-H-1 | Zoning Art.: VI | Existing | Proposed |
|--------------------|-----------------|------------------|-------------------|
| Min Front Setback | 25' | 31.5' | unchanged |
| Min Side Setback | 20' | 27.1', 71.7' | unchanged |
| Min Rear Setback | 20' | 63.3' | 54.1' |
| Max Bldg. Coverage | (7031sf) 30% | (2299sf) 9.8% | (2701sf) 11.5% |

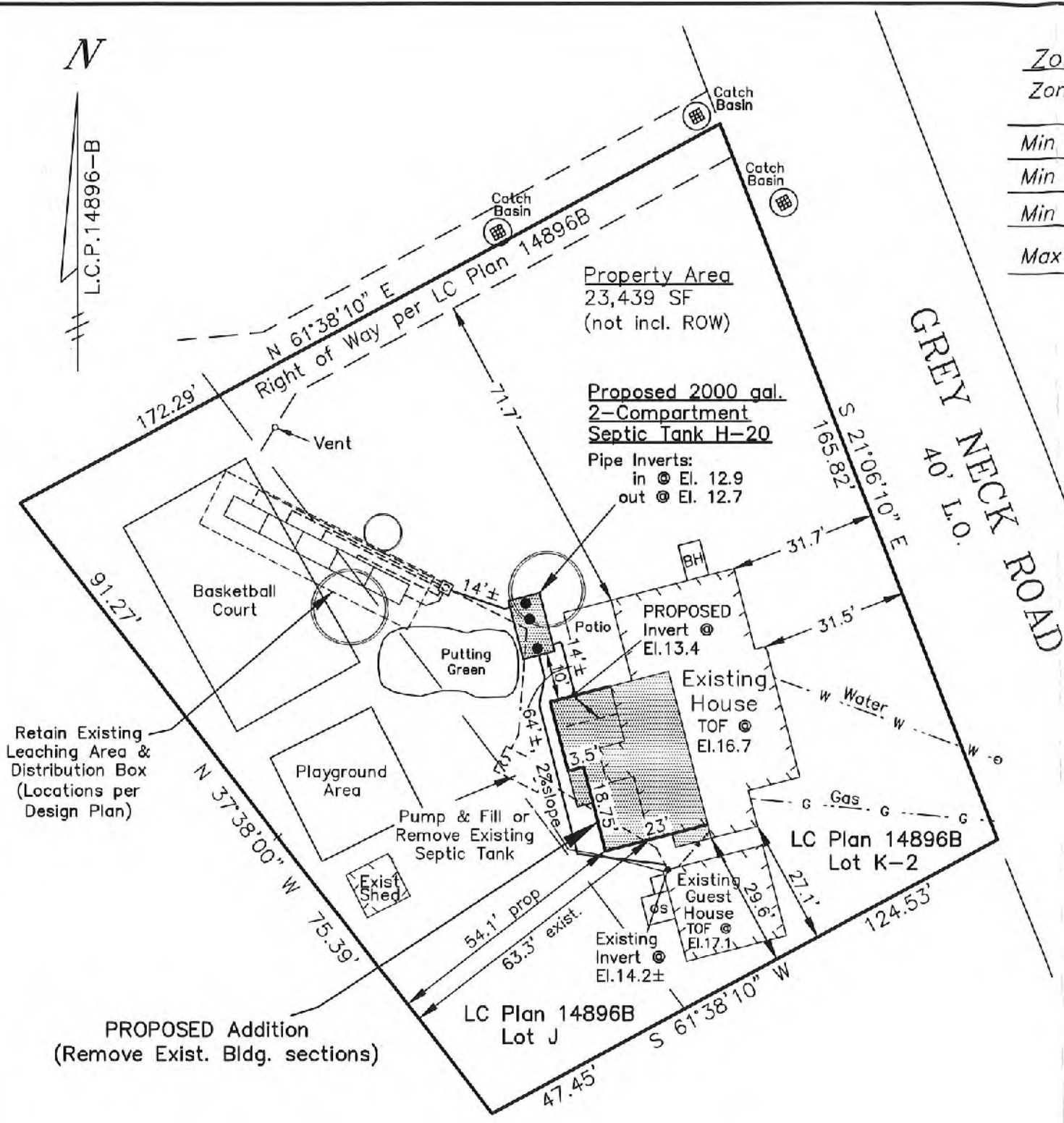


LOCATION MAP
Assessors Map 5
Parcel N6-K2
Deed CTF: 185794
L.C. Plan: 14896-B
Lots K-2 & J



SEPTIC SYSTEM NOTES

- EXISTING SEWER ELEVATIONS ARE TO BE VERIFIED PRIOR TO THE INSTALLATION OF THE NEW SEPTIC TANK. ALL SEWERS ARE TO HAVE A MINIMUM 2% SLOPE.
- PROVIDE MANHOLE COVERS TO WITHIN 6" OF FINISH GRADE ON THE NEW SEPTIC TANK.
- EXISTING SEPTIC TANK IS TO BE PUMPED & FILLED OR REMOVED.
- NEW SEPTIC TANK IS TO BE SET ON A STABLE COMPACTED BASE.
- Sched-40 PVC TEES ARE TO BE INSTALLED ON NEW SEPTIC TANK.
Inlet: Tee to extend 10" below flow line and 6" above flow line.
Outlet: Tee w/gas baffle to extend 14" below flow line and 6" above flow line.
- DESIGN ENGINEER IS TO CERTIFY SEPTIC TANK INSTALLATION (LOCATIONS & ELEVATIONS) PRIOR TO BACKFILLING.



NOTE:
* This property is not located within a Special Flood Hazard Area.
** This property is not located within a Zone II, Drinking Water Protection District

SCALE: 1" = 30'



MORAN ENGINEERING ASSOC., LLC
508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

PROPOSED ADDITION & SEPTIC TANK LOCATION PLAN
Prepared For: Cape Coastal Builders
20 GREY NECK ROAD WEST HARWICH, MA

PROJECT: 20-275 | SCALE: 1" = 30' | DATE: 11/23/20

Rev. 2/2/21



PERMIT SET
DRAFT

Cape Coastal Builders, Inc.

P.O. Box 827
Harwich Port, MA 02646

Martin Residence

20 Grey Neck Road
Harwich, MA 02671

DRAWINGS PREPARED BY:

SUSIE MITCHELL

649 South Street
Needham, MA
617-513-1084

| WINDOW / EXTERIOR PATIO DOOR SCHEDULE | | | |
|---------------------------------------|---|---|---|
| | WINDOW/EXTERIOR PATIO DOOR | ROUGH OPENING (W x H) | NOTES : ALL HEAD HEIGHTS FOR WINDOWS AND DOORS AT 6'-8" UNLESS OTHERWISE NOTED. |
| (A) | PELLA LIFESTYLE 2541 | 2'-1 $\frac{3}{4}$ " X 3'-5 $\frac{3}{4}$ " | 2 WINDOWS IN KITCHEN |
| (B) | (3) PELLA LIFESTYLE 2959 (each 2'-5 $\frac{3}{4}$ " X 4'-11 $\frac{3}{4}$ " | 7'-5 $\frac{1}{4}$ " X 4'-11 $\frac{3}{4}$ " | 2 SETS OF THIS WINDOW IN GREAT ROOM |
| (C) | PELLA LIFESTYLE DOUBLE SWING IN-SWING PATIO DOOR 7280 | 6'-0" X 6'-8" | GREAT ROOM DOOR |
| (D) | PELLA LIFESTYLE SLIDING DOOR 2 PANEL (OX) 7280 | 6'-0" X 6'-8" | GREAT ROOM NEAR KITCHEN. ACTIVE DOOR ON LEFT WHEN LOOKING FROM INTERIOR |
| (E) | (2) PELLA LIFESTYLE 2959 (each 2'-5 $\frac{3}{4}$ " X 4'-11 $\frac{3}{4}$ " | 4'-11 $\frac{1}{2}$ " X 4'-11 $\frac{3}{4}$ " | BEDROOM 3 |
| (F) | PELLA LIFESTYLE DOUBLE SWING IN-SWING PATIO DOOR 7280 | 6'-0" X 6'-8" | HEAD HEIGHT 7'-0" DOOR IN BEDROOM 3 |
| (G) | PELLA LIFESTYLE IN-SWING PATIO DOOR 3680 | 3'-0 $\frac{3}{4}$ " X 6'-8" | HEAD HEIGHT 7'-0" - HINGED ON LEFT WHEN LOOKING FROM INTERIOR BEDROOM 4 |
| (H) | PELLA LIFESTYLE AWNING 2323 | 1'-11 $\frac{3}{4}$ " X 1'-11 $\frac{3}{4}$ " | V.F.I. HEAD HEIGHT 5'-6" - 2 WINDOWS IN BEDROOM 4. PLEASE ALLOW FOR FULL EXTERIOR CASING AROUND WINDOW WITH GABLE CROWN DETAIL. |
| (I) | PELLA LIFESTYLE 3347 | 2'-9 $\frac{3}{4}$ " X 3'-11 $\frac{3}{4}$ " | DORMER WINDOW IN BEDROOM 4 |
| (J) | (2) PELLA LIFESTYLE 3357 (each 2'-9 $\frac{3}{4}$ " X 4'-9 $\frac{3}{4}$ " | 5'-7 $\frac{1}{2}$ " X 4'-9 $\frac{3}{4}$ " | HEAD HEIGHT 7'-8" - NOTE SILL HEIGHT REQUIREMENT FOR BASEMENT EGRESS 42". 3 SETS OF THIS WINDOW IN BASEMENT. |
| (K) | PELLA LIFESTYLE 3357 | 2'-9 $\frac{3}{4}$ " X 4'-9 $\frac{3}{4}$ " | HEAD HEIGHT 7'-8" SINGLE WINDOW IN BASEMENT |
| (L) | (4) PELLA LIFESTYLE 2959 (each 2'-5 $\frac{3}{4}$ " X 4'-11 $\frac{3}{4}$ " | 9'-11" X 4'-11 $\frac{3}{4}$ " | 2 SETS OF THIS WINDOW IN GREAT ROOM |
| (M) | (2) PELLA LIFESTYLE 2959 (each 2'-5 $\frac{3}{4}$ " X 4'-11 $\frac{3}{4}$ " | 4'-11 $\frac{1}{2}$ " X 4'-11 $\frac{3}{4}$ " | 1 SET OF THIS WINDOW IN GREAT ROOM |
| | | | |

| DOOR SCHEDULE | | | | |
|---------------|------------------------------|---------------------------|----------------------|----------------------------------|
| | DOOR | DESCRIPTION | DOOR SIZE(S) (W x H) | NOTES |
| (101) | BROSCO - PR-44S OR SIMILAR | SHAKER STYLE 4 PANEL DOOR | 2'-6" X 6'-8" | PASSAGE SET WITH LOCK |
| (201) | BROSCO - PR-44S OR SIMILAR | SHAKER STYLE 4 PANEL DOOR | 2'-6" X 6'-6" | PASSAGE SET WITH LOCK |
| (202) | REUSE/RELOCATE EXISTING DOOR | | | |
| (203) | BROSCO - PR-44S OR SIMILAR | SHAKER STYLE 4 PANEL DOOR | 2'-6" X 6'-6" | PASSAGE SET WITH LOCK |
| (204) | BROSCO - PR-44S OR SIMILAR | SHAKER STYLE 4 PANEL DOOR | 2'-6" X 6'-6" | PASSAGE SET WITH LOCK |
| (205) | BROSCO - PR-44S OR SIMILAR | SHAKER STYLE 4 PANEL DOOR | 2'-6" X 6'-6" | PASSAGE SET WITH LOCK |
| (206) | BROSCO - PR-44S OR SIMILAR | SHAKER STYLE 4 PANEL DOOR | 2'-6" X 6'-6" | PASSAGE SET |
| (207) | BROSCO - PR-44S OR SIMILAR | SHAKER STYLE 4 PANEL DOOR | 2'-6" X 6'-6" | POCKET DOOR AND HARDWARE W/ LOCK |

| DRAWING KEY | |
|-------------|-------------------------------|
| A-1 | EX. BASEMENT |
| A-2 | EX. FIRST FLOOR |
| A-3 | EX. SECOND FLOOR |
| A-4 | EX. ROOF PLAN |
| A-5 | EX. FRONT AND REAR ELEVATIONS |
| A-6 | EX. SIDE ELEVATIONS |
| A-7 | BASEMENT PLAN |
| A-8 | FIRST FLOOR PLAN |
| A-9 | SECOND FLOOR PLAN |
| A-10 | ROOF PLAN |
| A-11 | FRONT & REAR ELEVATIONS |
| A-12 | SIDE ELEVATION |
| A-13 | BUILDING SECTION |
| S-1 | FOUNDATION |
| S-2 | FIRST FLOOR FRAMING PLAN |
| S-3 | SECOND FLOOR FRAMING PLAN |
| S-4 | ROOF FRAMING PLAN |
| S-3 | MAIN LEVEL SHEAR WALL PLAN |
| S-4 | UPPER LEVEL SHEAR WALL PLAN |

DRAWINGS PREPARED BY:
SUSIE MITCHELL
649 South Street
Needham, MA
01945-1084

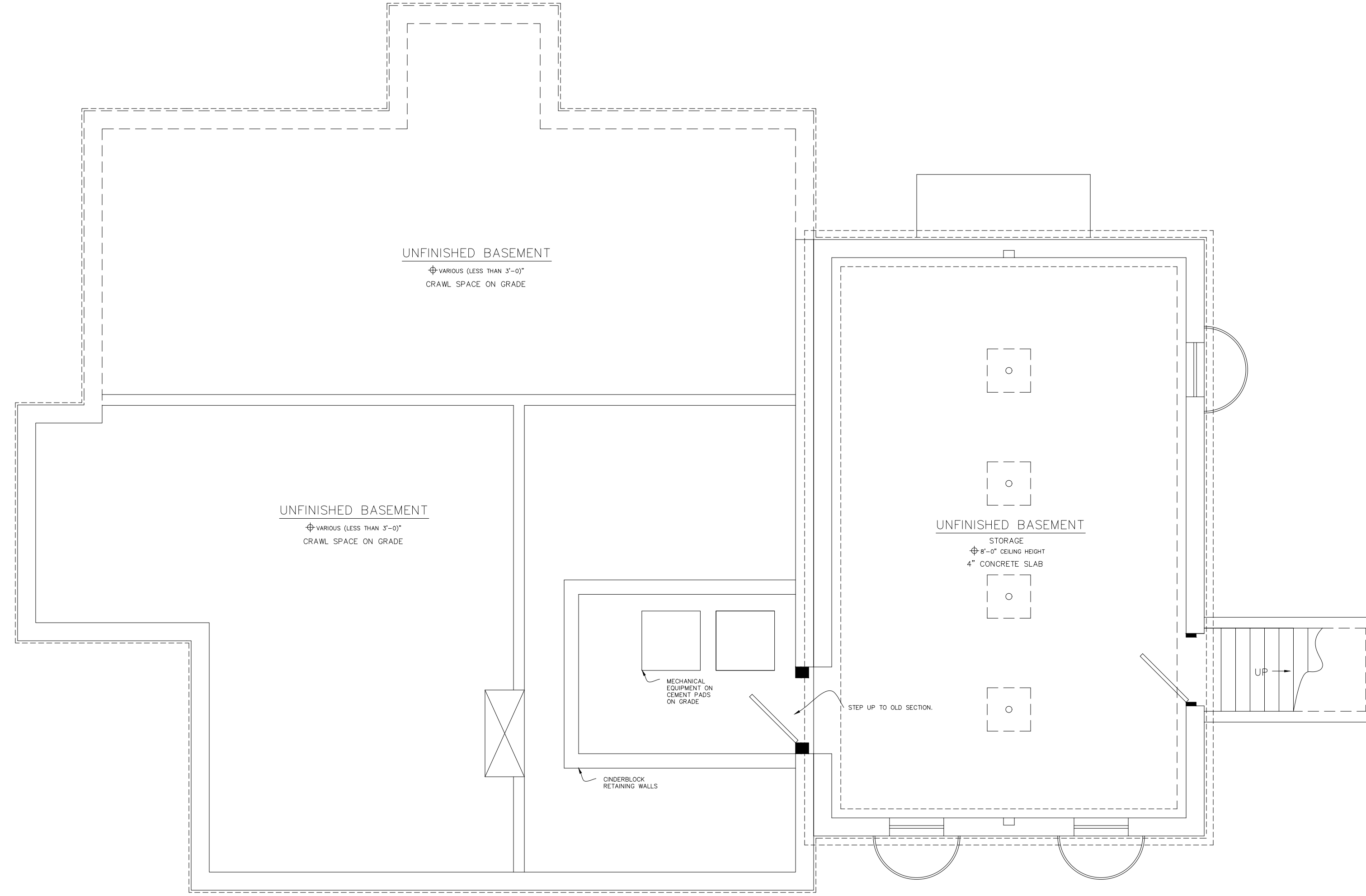
Cape Coastal Builders, Inc.
P.O. Box 827
Harwich Port, MA 02646

Martin Residence
20 Grey Neck Road
Harwich, MA 02671

CONSTRUCTION DOCS.
SCHEDULE
SCALE: 1/4" = 1'-0"

DATE:
2/09/21

A-0



NOTES:
 DIMENSIONS ARE TO STUDS.
 EXTERIOR WALLS OF NEW
 CONSTRUCTION TO BE 2X6.
 ■ NEW WALLS
 □ OLD WALLS

CONSTRUCTION DOCS.
 EXISTING CONDITIONS
 BASEMENT FLOOR PLANS
 SCALE: 1/4" = 1'-0"

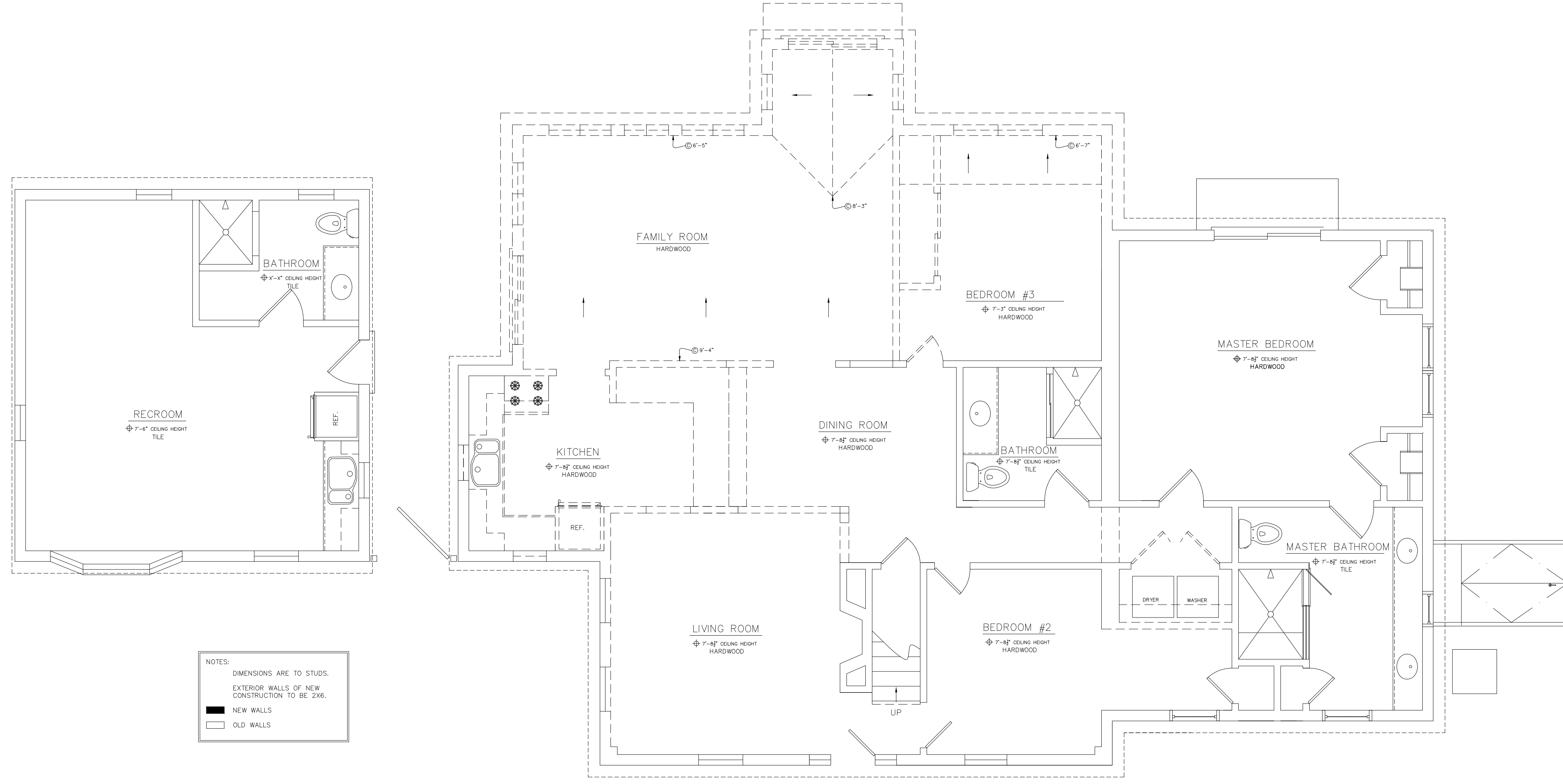
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A-1

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 01951-1084



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 ■ NEW WALLS
 - - - OLD WALLS

CONSTRUCTION DOCS.
 EXISTING CONDITIONS
 FIRST FLOOR PLANS
 SCALE: 1/4" = 1'-0"

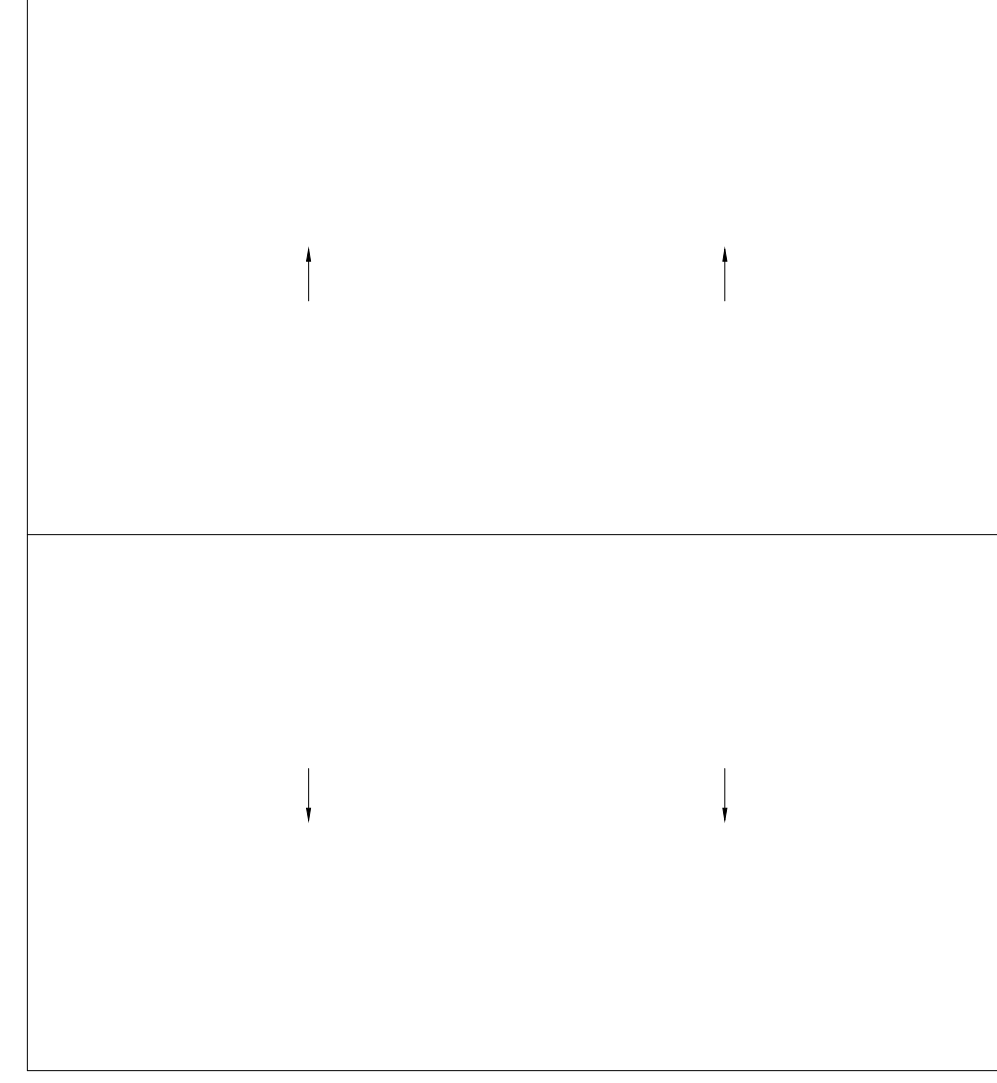
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A-2

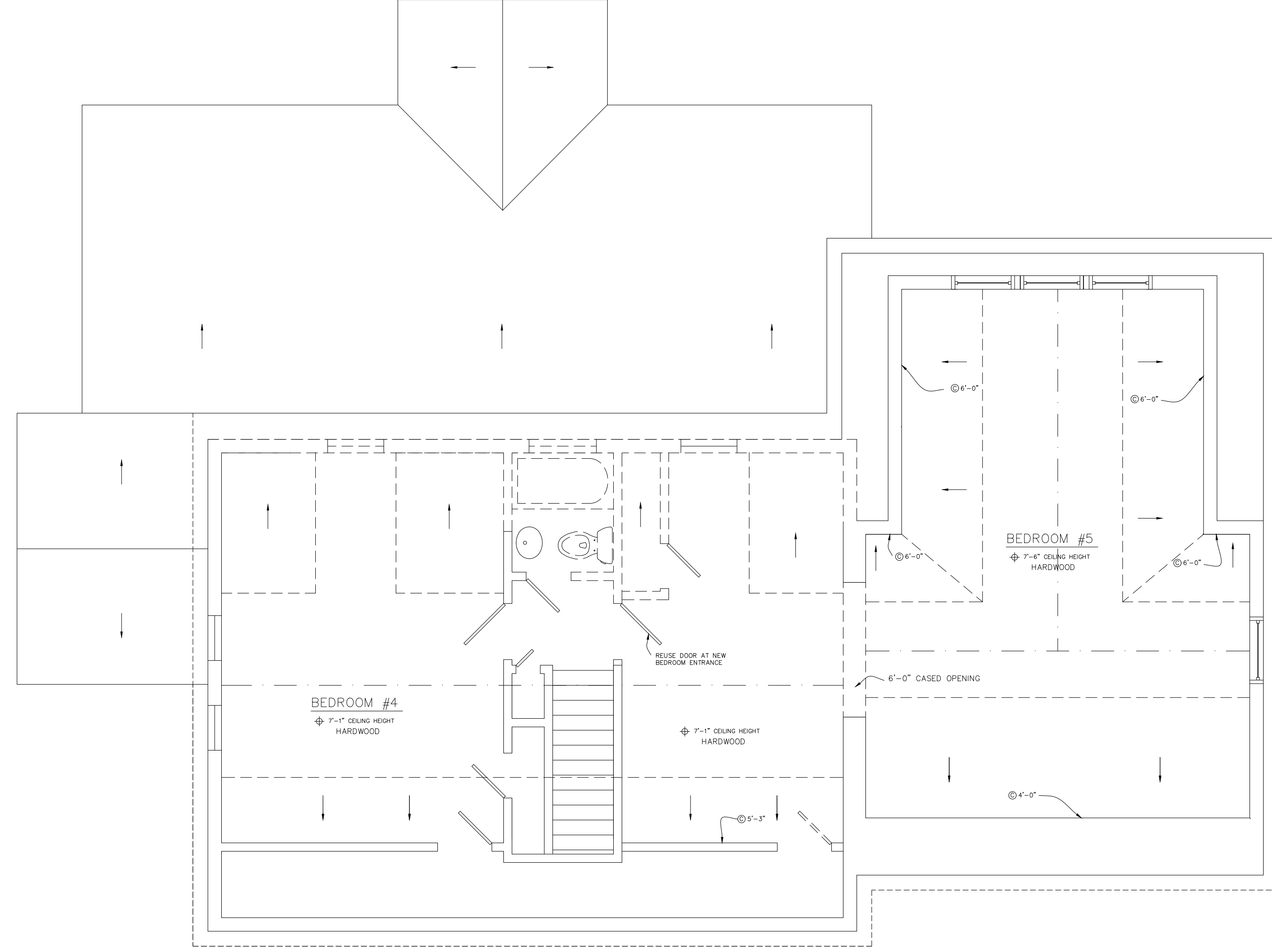
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 617-553-1884



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 EXTERIOR WALLS OF NEW
 CONSTRUCTION TO BE 2X6.
 ■ NEW WALLS
 □ OLD WALLS



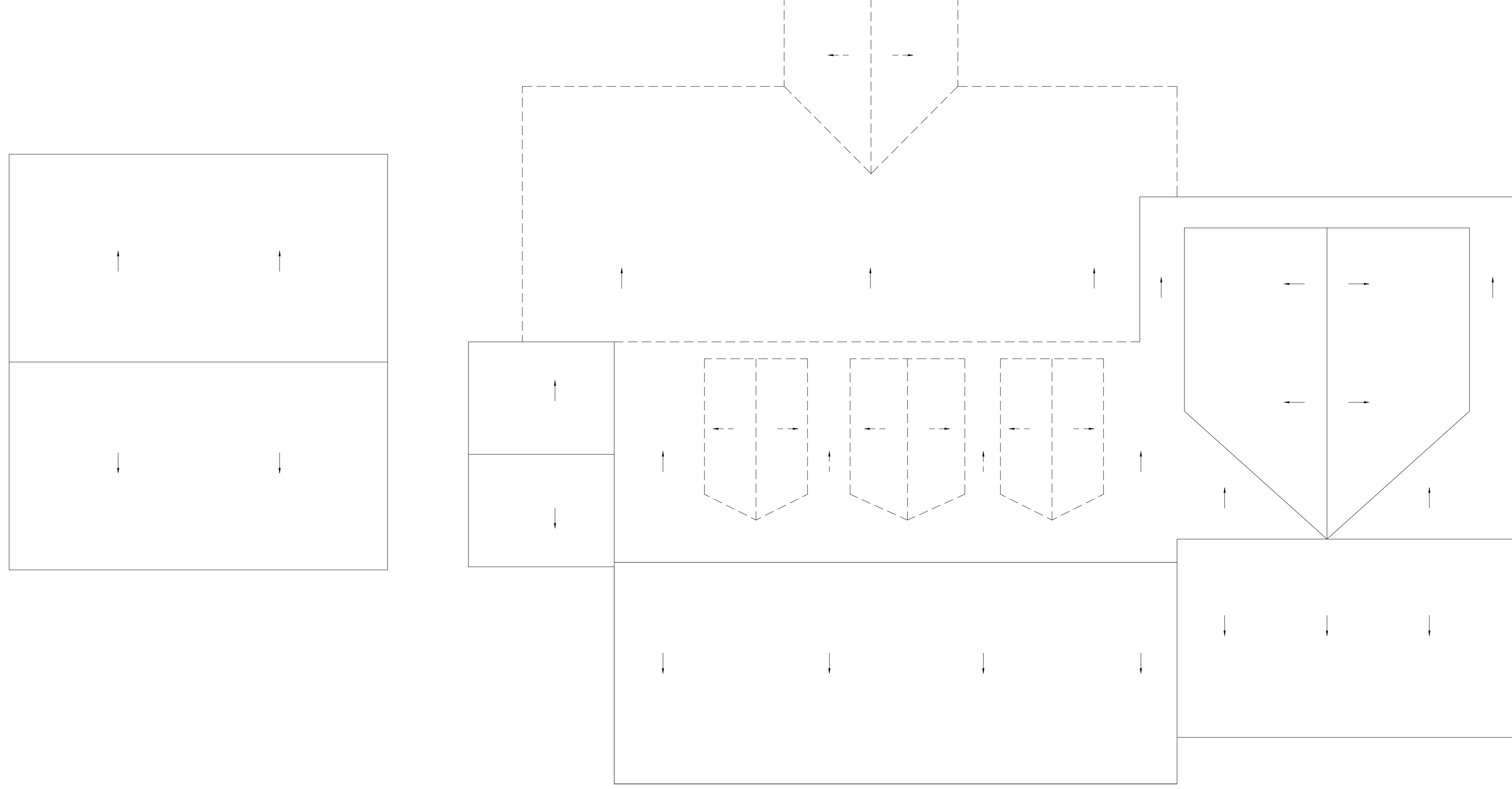
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CONSTRUCTION DOCS.
 EXISTING CONDITIONS
 SECOND FLOOR PLANS
 SCALE: 1/4" = 1'-0"

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 01953-1084



DATE:
2/09/21

CONSTRUCTION DOCS.
EXISTING CONDITIONS
ROOF PLANS
SCALE: 1/4" = 1'-0"

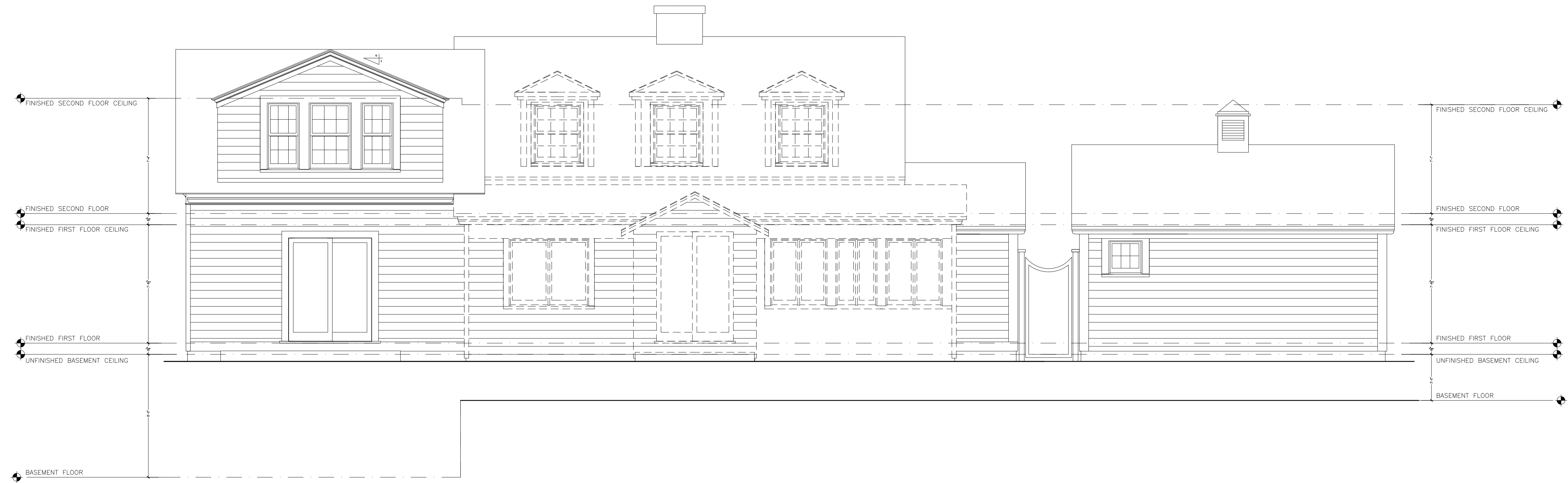
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1 FRONT ELEVATION



2 REAR ELEVATION

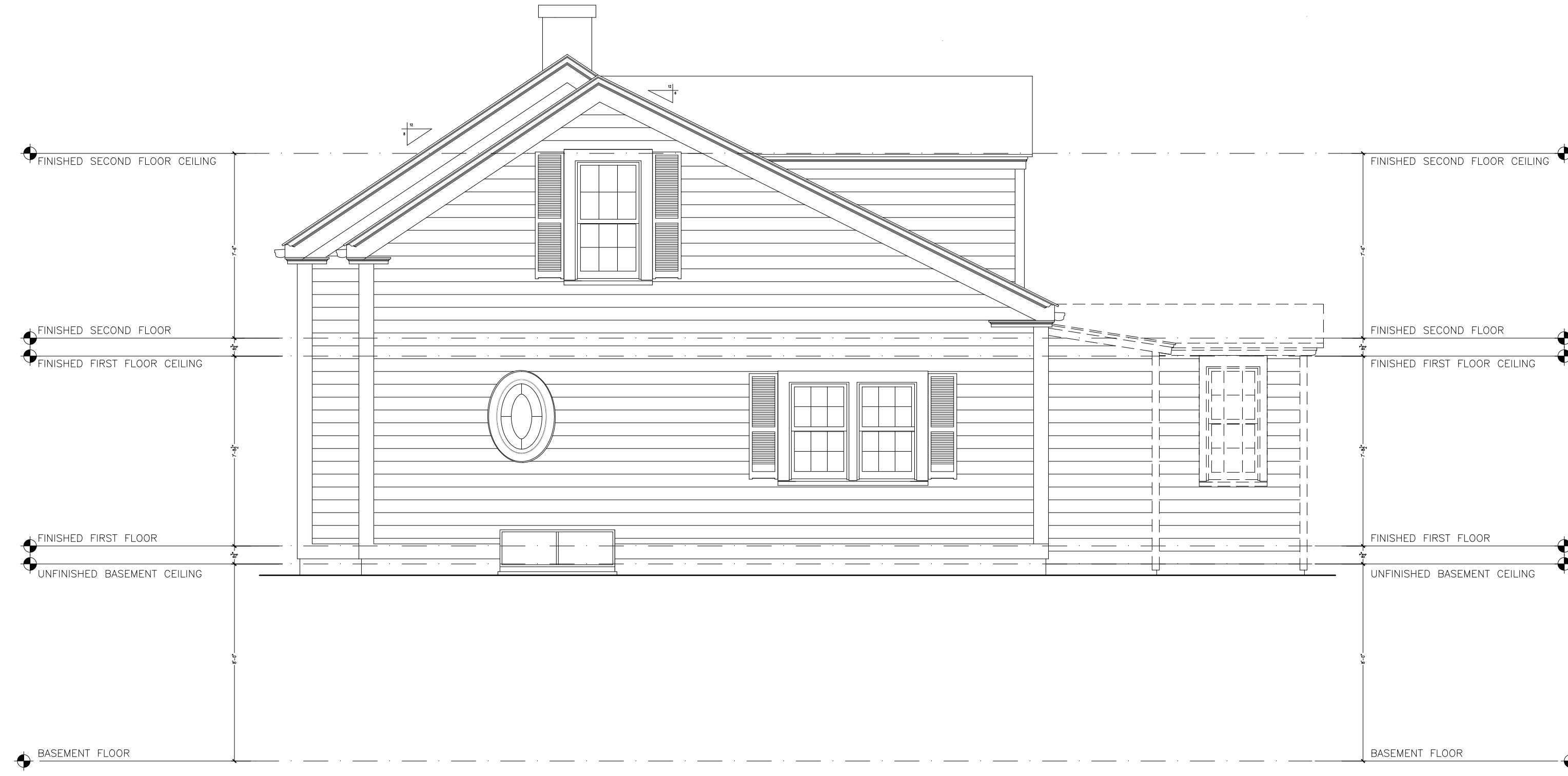
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CONSTRUCTION DOCS.
 EXISTING CONDITIONS
 ELEVATIONS
 SCALE: 1/4" = 1'-0"

DATE:
 2/09/21



1 SIDE ELEVATION



2 GARAGE SIDE ELEVATION

CONSTRUCTION DOCS.
EXISTING CONDITIONS
ELEVATIONS
SCALE: 1/4" = 1'-0"

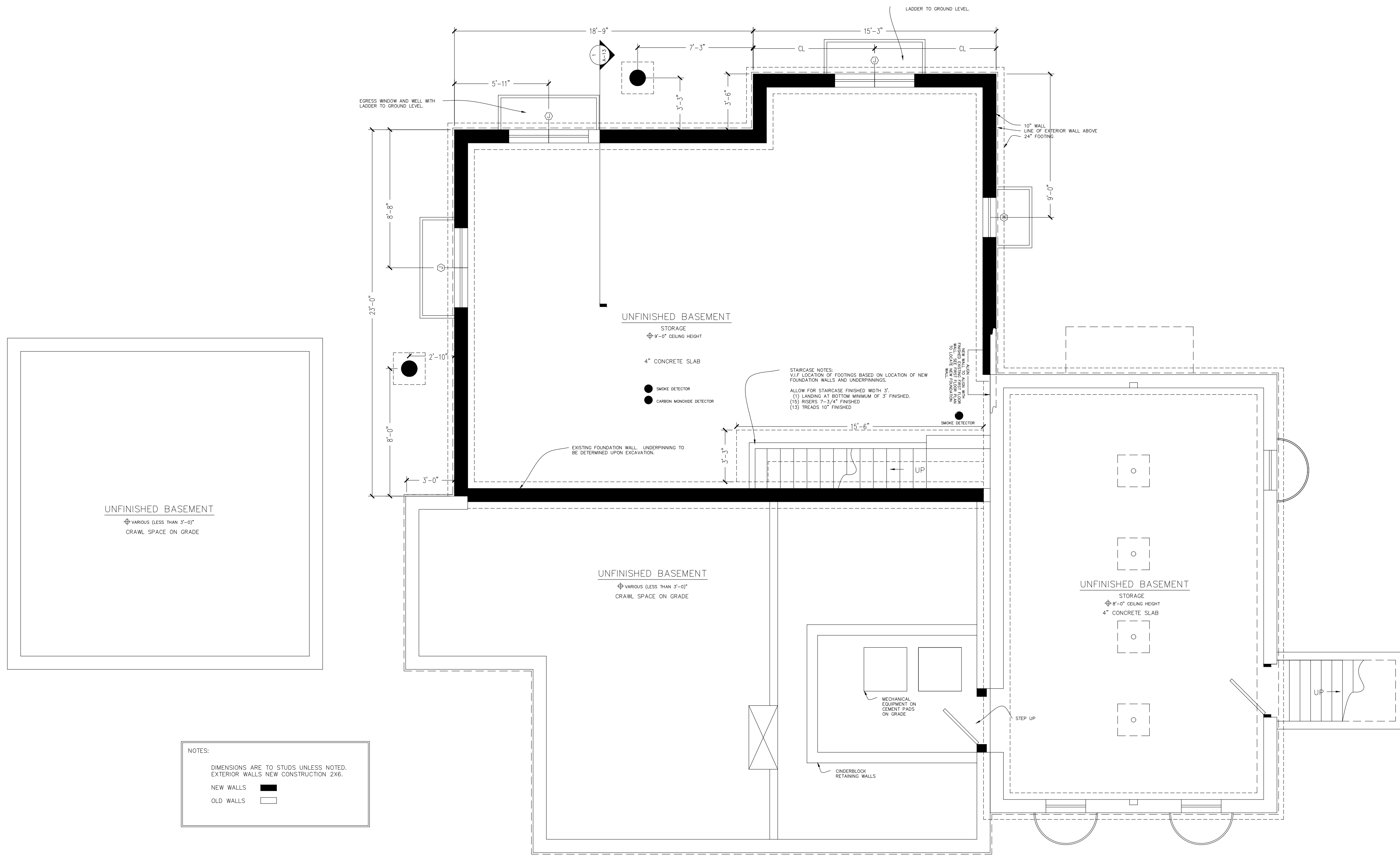
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A-6

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617-553-1884



NOTES:
 DIMENSIONS ARE TO STUDS UNLESS NOTED
 EXTERIOR WALLS NEW CONSTRUCTION 2X6.
 NEW WALLS
 OLD WALLS

CONSTRUCTION DOCS.
 BASEMENT FLOOR PLANS
 SCALE: 1/4" = 1'-0"

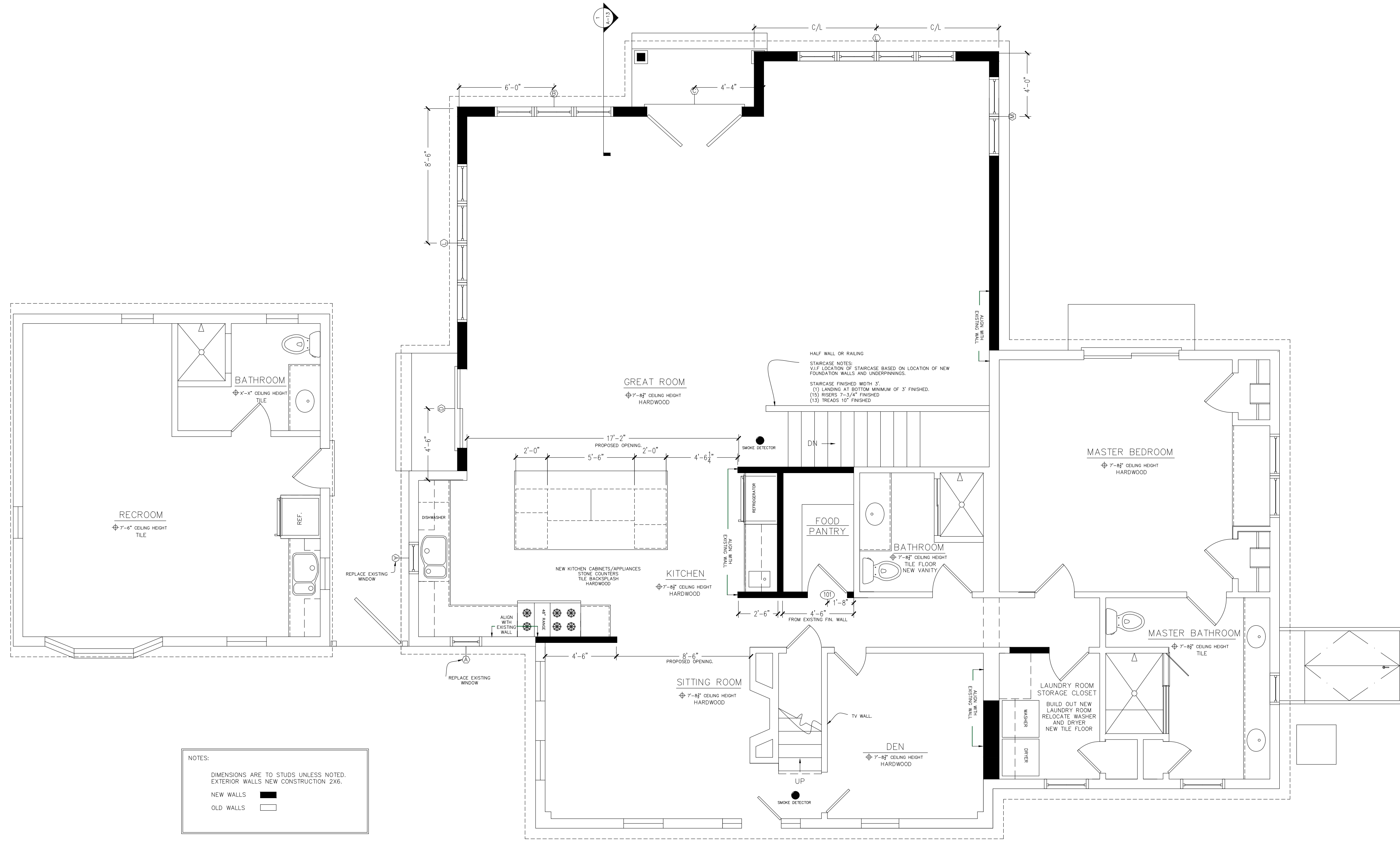
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A-7

Martin Residence
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 01951-1084



NOTES:
 DIMENSIONS ARE TO STUDS UNLESS NOTED.
 EXTERIOR WALLS NEW CONSTRUCTION 2X6.
 NEW WALLS [Solid Black Line]
 OLD WALLS [Dashed Line]

CONSTRUCTION DOCS.
 FIRST FLOOR PLANS
 SCALE: 1/4" = 1'-0"

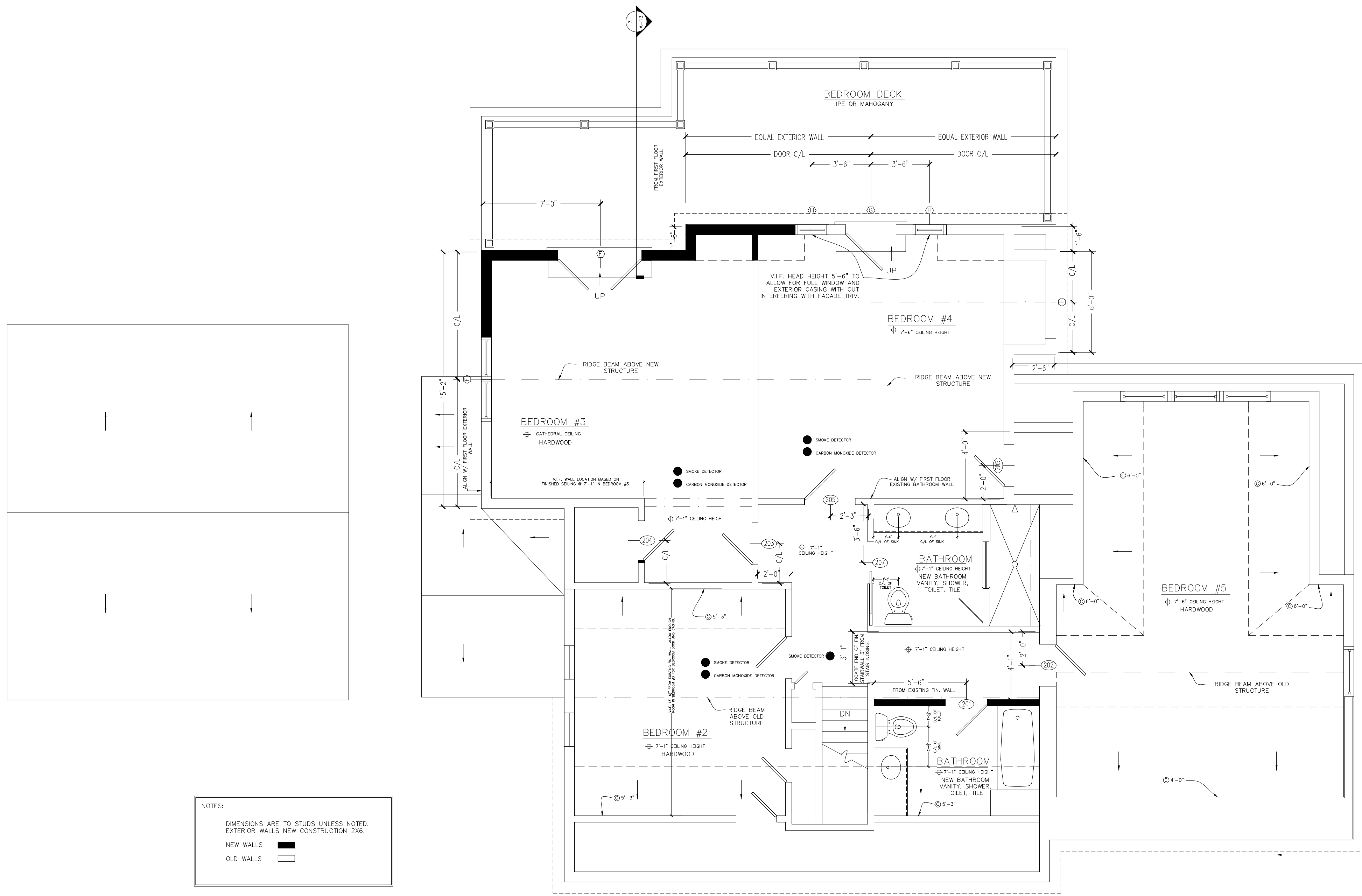
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A-8

Martin Residence
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 617-553-1884



NOTES:
 DIMENSIONS ARE TO STUDS UNLESS NOTED.
 EXTERIOR WALLS NEW CONSTRUCTION 2X6.
 NEW WALLS [thick line]
 OLD WALLS [thin line]

CONSTRUCTION DOCS.
 SECOND FLOOR PLANS
 SCALE: 1/4" = 1'-0"

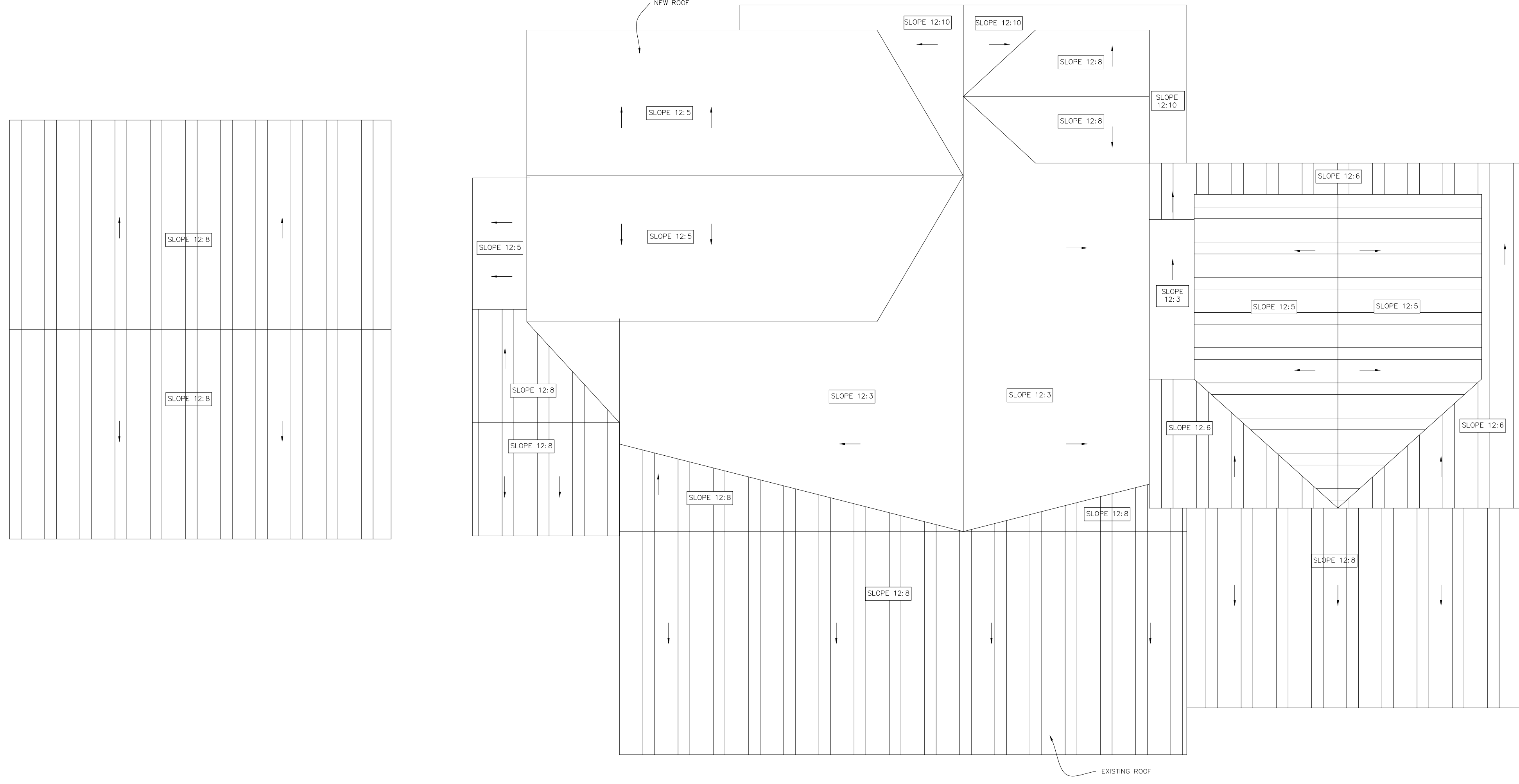
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A-9

Martin Residence
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1 FRONT ELEVATION



2 REAR ELEVATION

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CONSTRUCTION DOCS.
ELEVATIONS

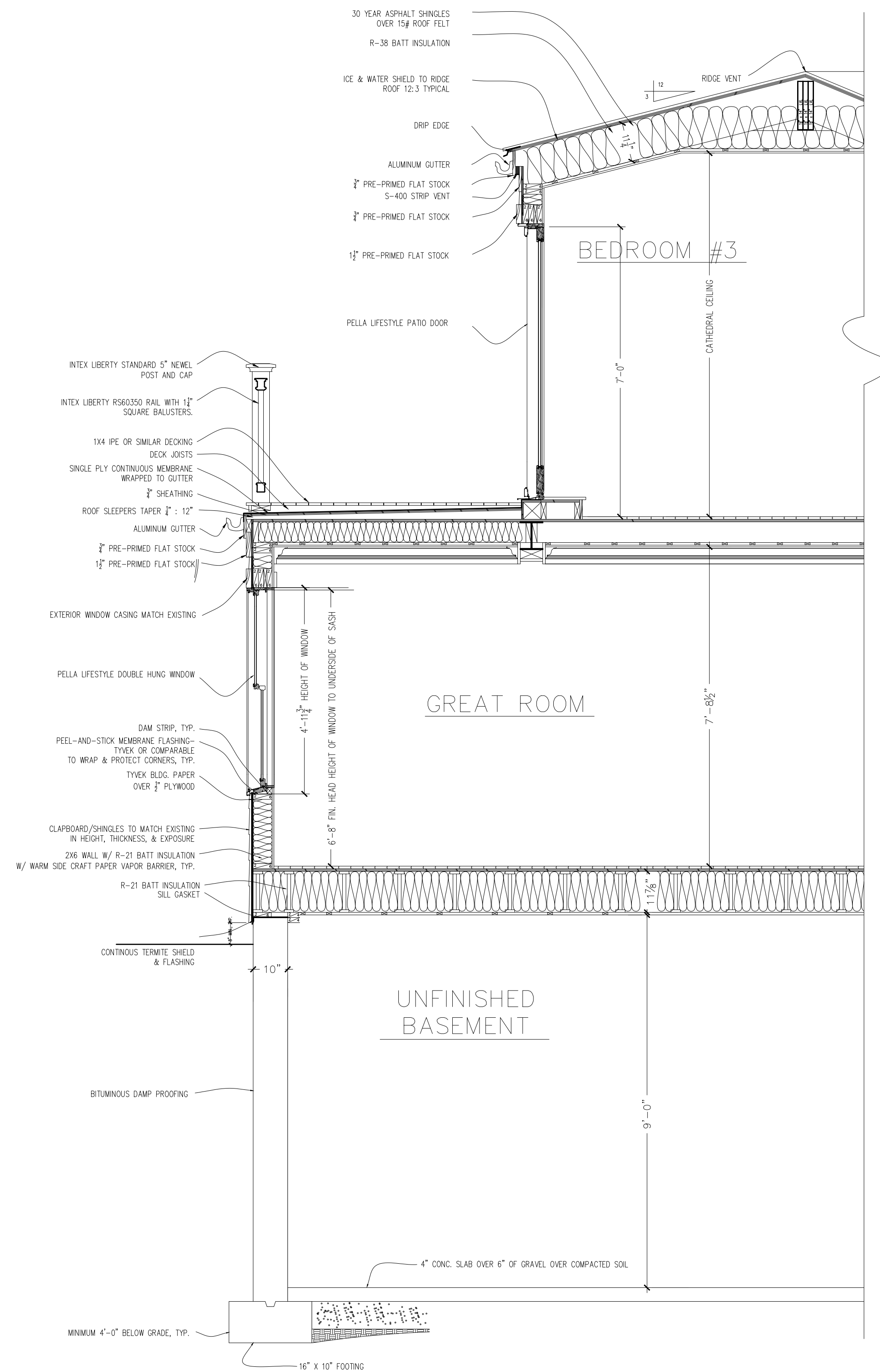
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1 BUILDING SECTION

CONSTRUCTION DOCS.
SECTION

DATE:
2/09/21

A-13

Martin Residence

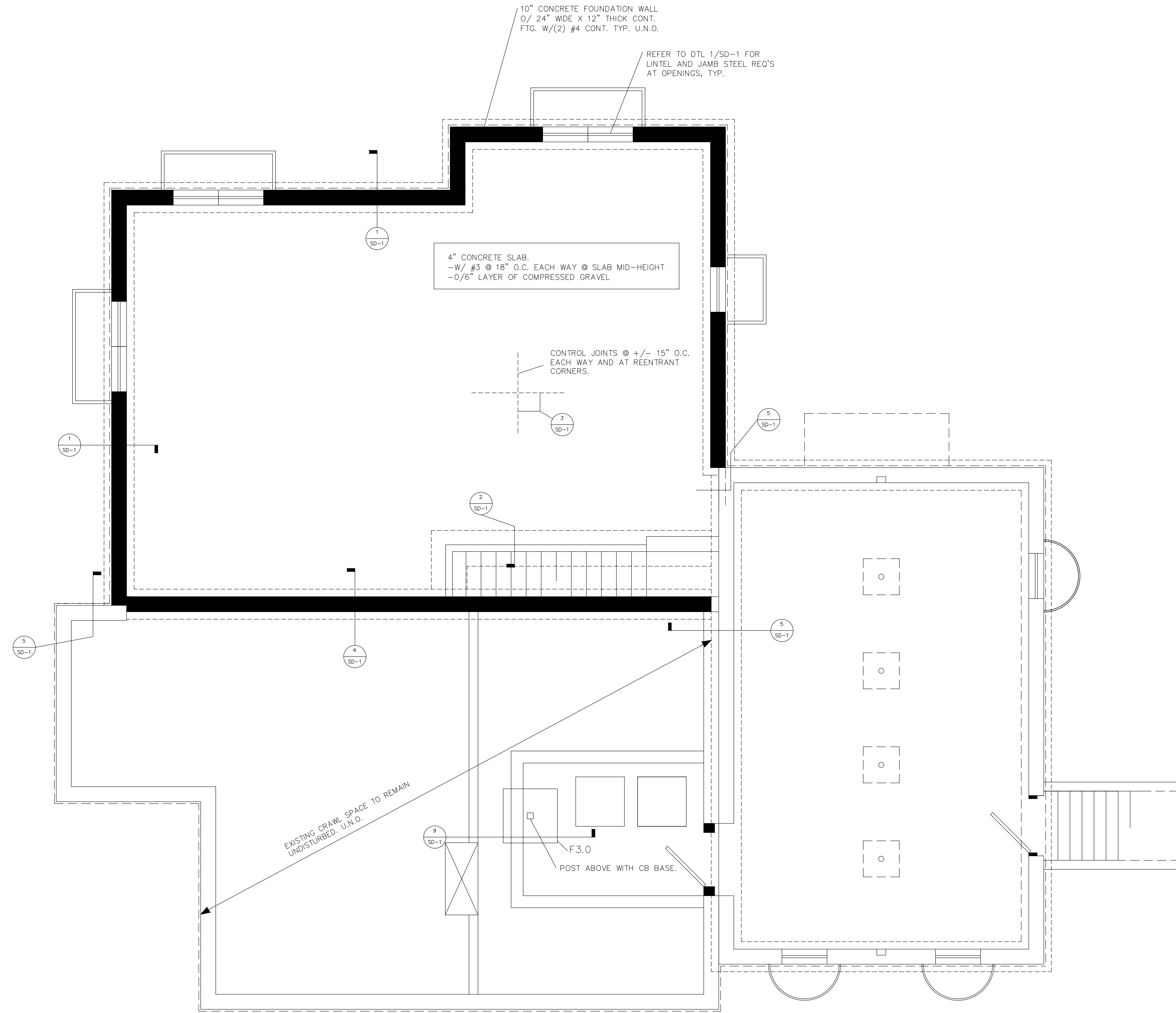
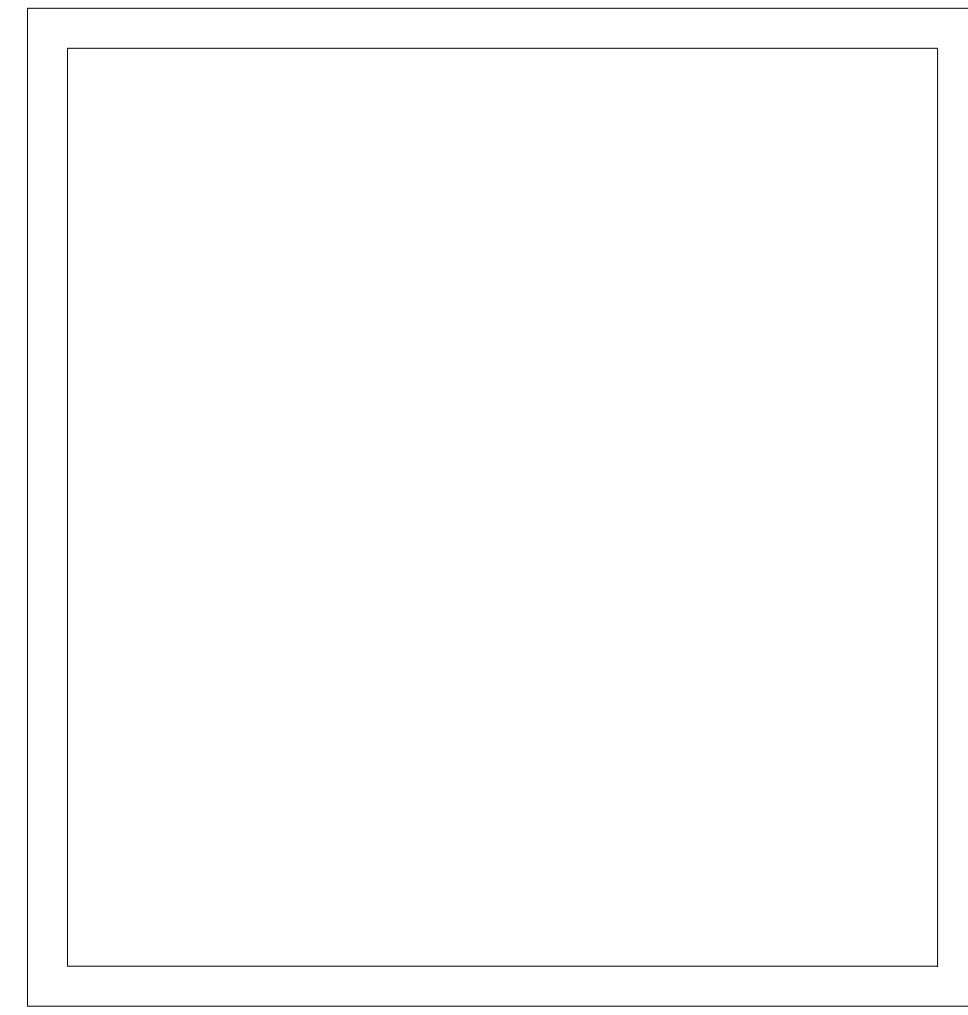
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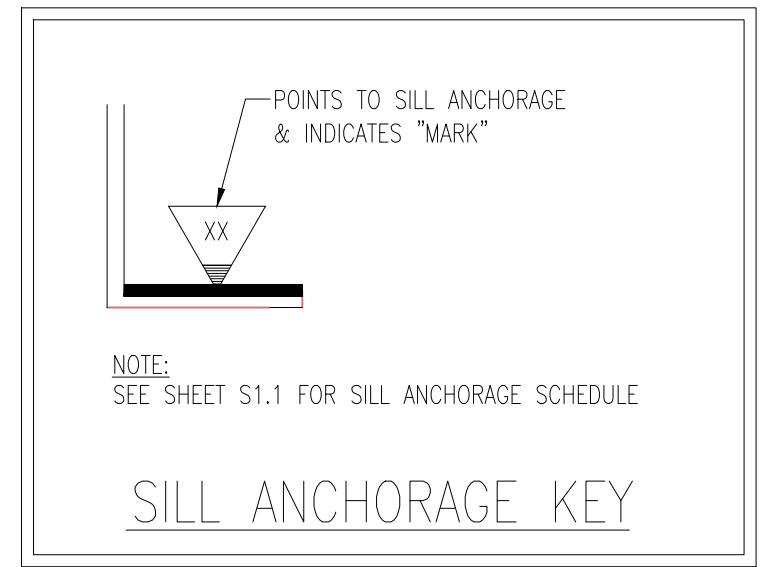
P.O. Box 827
Harwich Port, MA 02646

DRAWINGS PREPARED BY:

SUSIE MITCHELL
649 South Street
Needham, MA
617-552-1884



- FOUNDATION NOTES:**
1. ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ #1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
 3. ALL HOLDDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 7/SD-1.
 4. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
 5. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
 6. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
 7. STRIP & REMOVE EXISTING VEGETATION, REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE w/ PROPERLY COMPACTED FILL AS REQUIRED PER GEOTECHNICAL REPORT.
 8. - INDICATES LOCATION OF PORTAL FRAMES, INSTALL PER DETAIL 8/SD-1



NOTE:
ALL EXISTING ELEMENTS OF THE STRUCTURE ARE TO REMAIN UNDISTURBED, U.N.O. CONTRACTOR TO VERIFY ALL EXISTING FRAMING MEMBER SIZES, CONFIGURATION, SPAN DIRECTIONS, ETC., PRIOR TO ANY DEMOLITION OR CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS ARE FOUND.

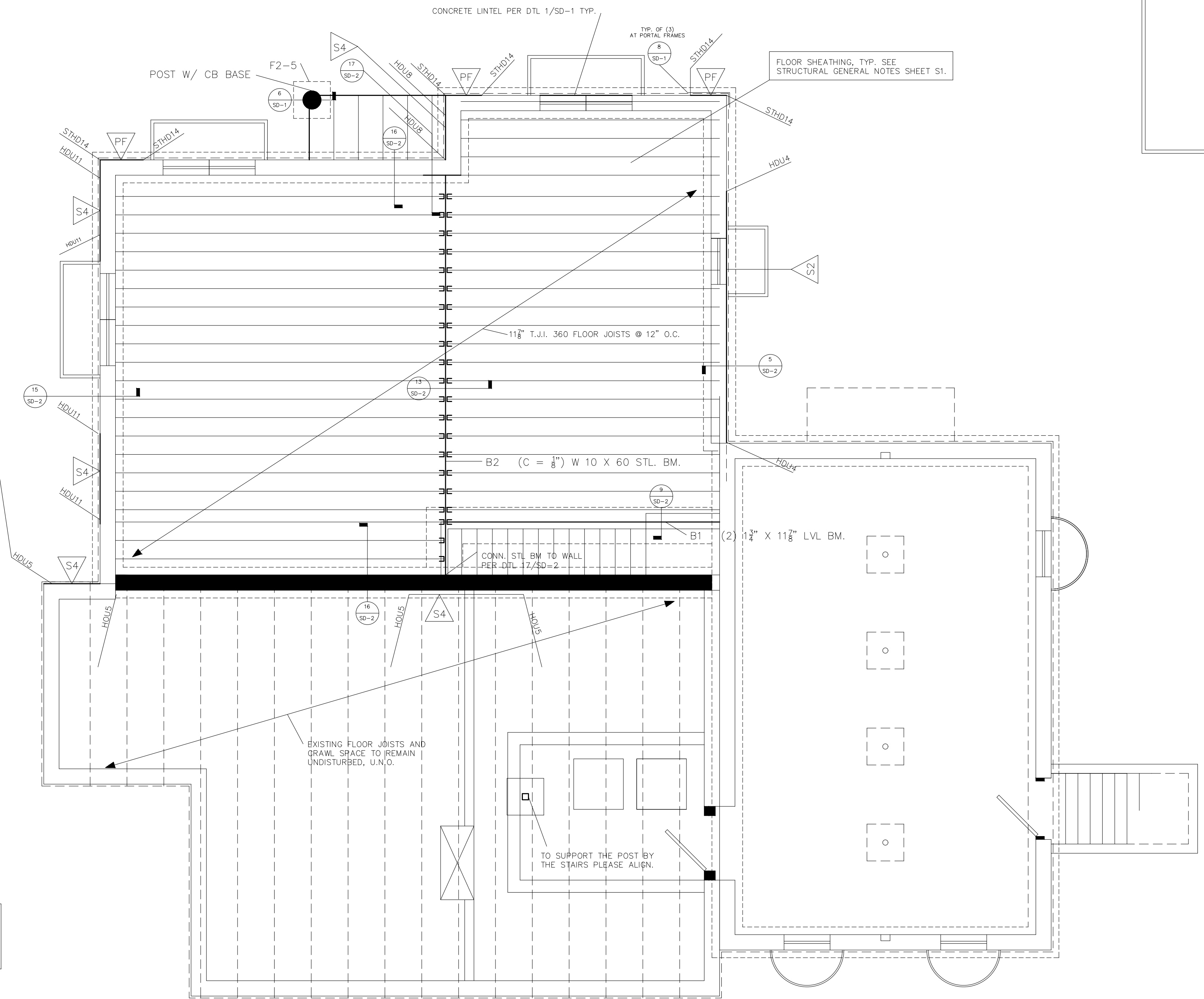
FOUNDATION PLAN



PLEASE SEE STRUCTURAL ENGINEER'S NOTES
IN PACKET PROVIDED BY:

VECTOR STRUCTURAL ENGINEERING, LLC
651 W. GALENA PARK BLVD. STE 101
DRAPER, UT 84020

| FLOOR JOISTS | | | | |
|--------------|--------|-----------|----------------|-------------|
| LABEL | #PLIES | GRADES | SIZES | BEAM/HEADER |
| FB1 | | STL50 | W8X35 | B |
| FB2 | (3) | LVL (1.9) | 1 1/2 X 5 1/2 | B |
| FB3 | (2) | LVL (1.9) | 1 1/2 X 5 1/2 | B |
| FB4 | | STL50 | W6X16 | B |
| FB5 | | STL50 | W8X67 | B |
| FB6 | | STL50 | WBX24 | B |
| FB7 | | STL50 | W8X67 | B |
| FB8 | (3) | LVL (1.9) | 1 1/2 X 9 1/2 | B |
| FB9 | | STL50 | W6X20 | B |
| FB10 | | STL50 | W8X58 | B |
| FB11 | (2) | SPF#2 | 2X6 | B |
| FB12 | (3) | SPF#2 | 2X6 | B |
| FB13 | (3) | SPF#2 | 2X10 | H |
| FB14 | (3) | LVL (1.9) | 1 1/2 X 11 1/2 | H |
| FB15 | (3) | SPF#2 | 2X8 | H |

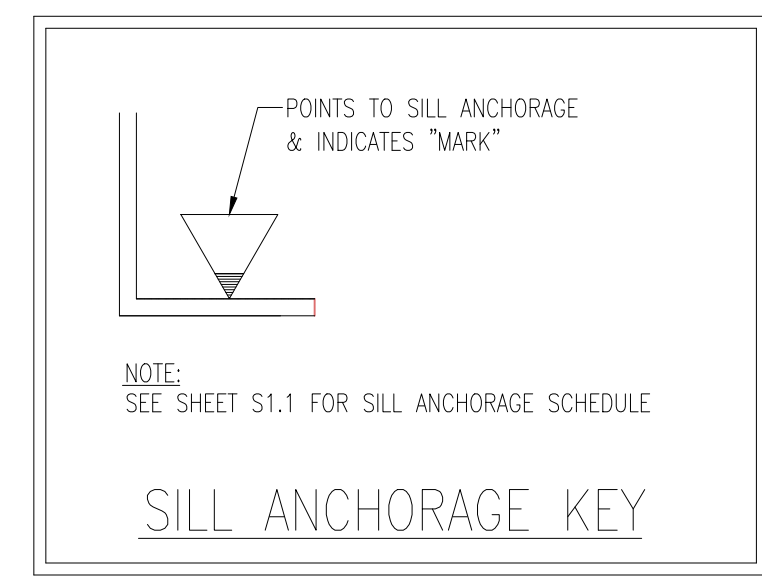


ALIGN HOLDOWNS AND SILL LINES WITH SHEAR WALLS FROM MAIN LEVEL.

NOTES: PROVIDE DOUBLE JOISTS ABOVE AND CONTINUOUS BLOCKING WHERE OCCURS AT SHEAR WALLS & BEARING WALLS ABOVE.

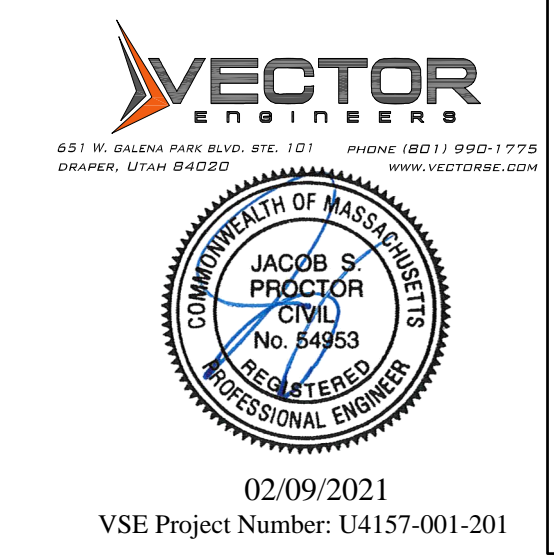
- FRAMING NOTES:**
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O. (1) KING STUD REQUIRED AT BAY WINDOW OPENINGS & AT GARAGE OPENINGS WHERE ADDITIONAL KING STUDS WOULD NOT FIT. NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O. NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
 - SHADED AREAS ARE TYPICAL OVERLAP, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000) U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O. PROVIDE CONTINUOUS LOAD PATH TO FOUNDATION WITH POSTS, CRIPPLES, AND SQUASH BLOCKS AS REQUIRED.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - C = " INDICATES REQUIRED CAMBER (IN INCHES) FOR STEEL BEAMS.

- FOUNDATION NOTES:**
- ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 - ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ #1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C. U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
 - ALL HOLDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 7/SD-1.
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 - INDICATES LOCATION OF PORTAL FRAMES, INSTALL PER DETAIL 8/SD-1



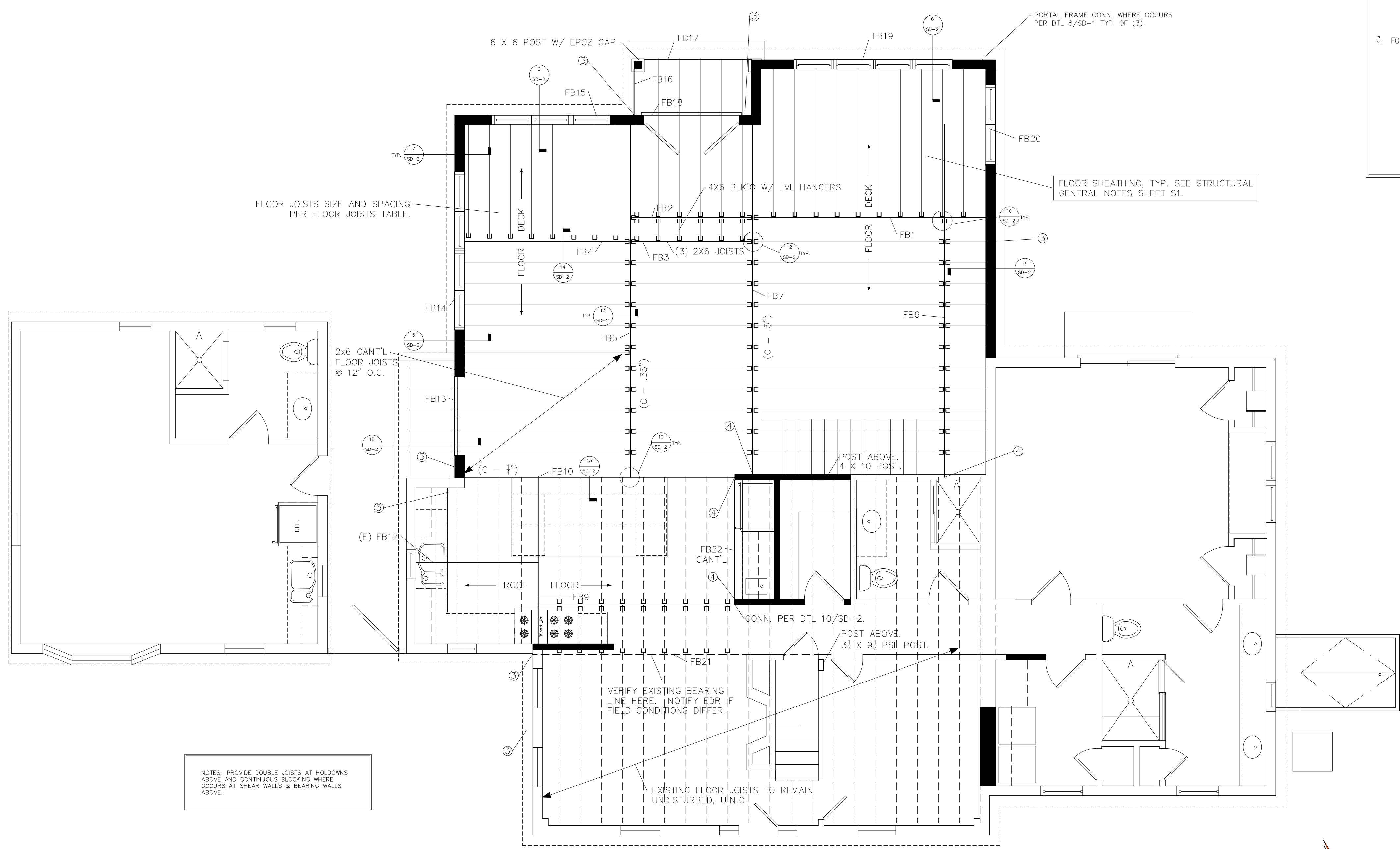
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MAIN LEVEL FRAMING PLAN



PLEASE SEE STRUCTURAL ENGINEER'S NOTES IN PACKET PROVIDED BY:

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651 W. GALENA PARK BLVD. STE 101
DRAPER, UT 84020



| POST KEY | |
|----------|---|
| 1 | 6 X 6 KING POST W/ ECCO CAP |
| 2 | ST 6224 STRAP BM TO BM OR PL |
| 3 | 6 X 6 POST CONNECTION PER DTL 11/SD-2 |
| 4 | 3 1/2 X 7 PSL POST CONNECTION PER DTL 11/SD-2 |
| 5 | ST6224 STRAP EXISTING PLATE TO NEW PLATE |

| FLOOR JOIST SIZE | | |
|------------------|-----------------------|----------|
| MAX. SPAN | SIZE | SPACING |
| 4'-0" | 2X6 SPF #2 | 16" O.C. |
| 8'-0" | (1) 2X6 SPF #2 | 12" O.C. |
| 9'-10" | (2) 2X6 SPF #2 | 12" O.C. |
| 11'-3" | (2) 1 1/2 X 5 1/2 LVL | 16" O.C. |
| 12'-3" | (2) 1 1/2 X 5 1/2 LVL | 16" O.C. |

- FRAMING NOTES:**
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O. (1) KING STUD REQUIRED AT BAY WINDOW OPENINGS & AT GARAGE OPENINGS WHERE ADDITIONAL KING STUDS WOULD NOT FIT. NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
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 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O. NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O. NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
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 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O. PROVIDE CONTINUOUS LOAD PATH TO FOUNDATION WITH POSTS, CRIPPLES, AND SQUASH BLOCKS AS REQUIRED.
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 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - C = " _ " INDICATES REQUIRED CAMBER (IN INCHES) FOR STEEL BEAMS.

| FLOOR JOISTS | | | | |
|--------------|--------|-----------|----------------|-------------|
| LABEL | #PLIES | GRADES | SIZES | BEAM/HEADER |
| FB1 | | STL50 | WBX35 | B |
| FB2 | (3) | LVL (1.9) | 1 1/2 X 5 1/2 | B |
| FB3 | (2) | LVL (1.9) | 1 1/2 X 5 1/2 | B |
| FB4 | | STL50 | W6X16 | B |
| FB5 | | STL50 | W8X67 | B |
| FB6 | | STL50 | WBX24 | B |
| FB7 | | STL50 | W8X67 | B |
| FB8 | (3) | LVL (1.9) | 1 1/2 X 9 1/2 | B |
| FB9 | | STL50 | W6X20 | B |
| FB10 | | STL50 | W8X58 | B |
| FB11 | (2) | SPF #2 | 2X6 | B |
| FB12 | (3) | SPF #2 | 2X6 | B |
| FB13 | (3) | SPF #2 | 2X10 | H |
| FB14 | (3) | LVL (1.9) | 1 1/2 X 11 1/2 | H |
| FB15 | (3) | SPF #2 | 2X8 | H |

NOTES: PROVIDE DOUBLE JOISTS AT HOLD-DOWNS ABOVE AND CONTINUOUS BLOCKING WHERE OCCURS AT SHEAR WALLS & BEARING WALLS ABOVE.

NOTE: ALL EXISTING ELEMENTS OF THE STRUCTURE ARE TO REMAIN UNDISTURBED, U.N.O. CONTRACTOR TO VERIFY ALL EXISTING FRAMING MEMBER SIZES, CONFIGURATION, SPAN DIRECTIONS, ETC., PRIOR TO ANY DEMOLITION OR CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS ARE FOUND.



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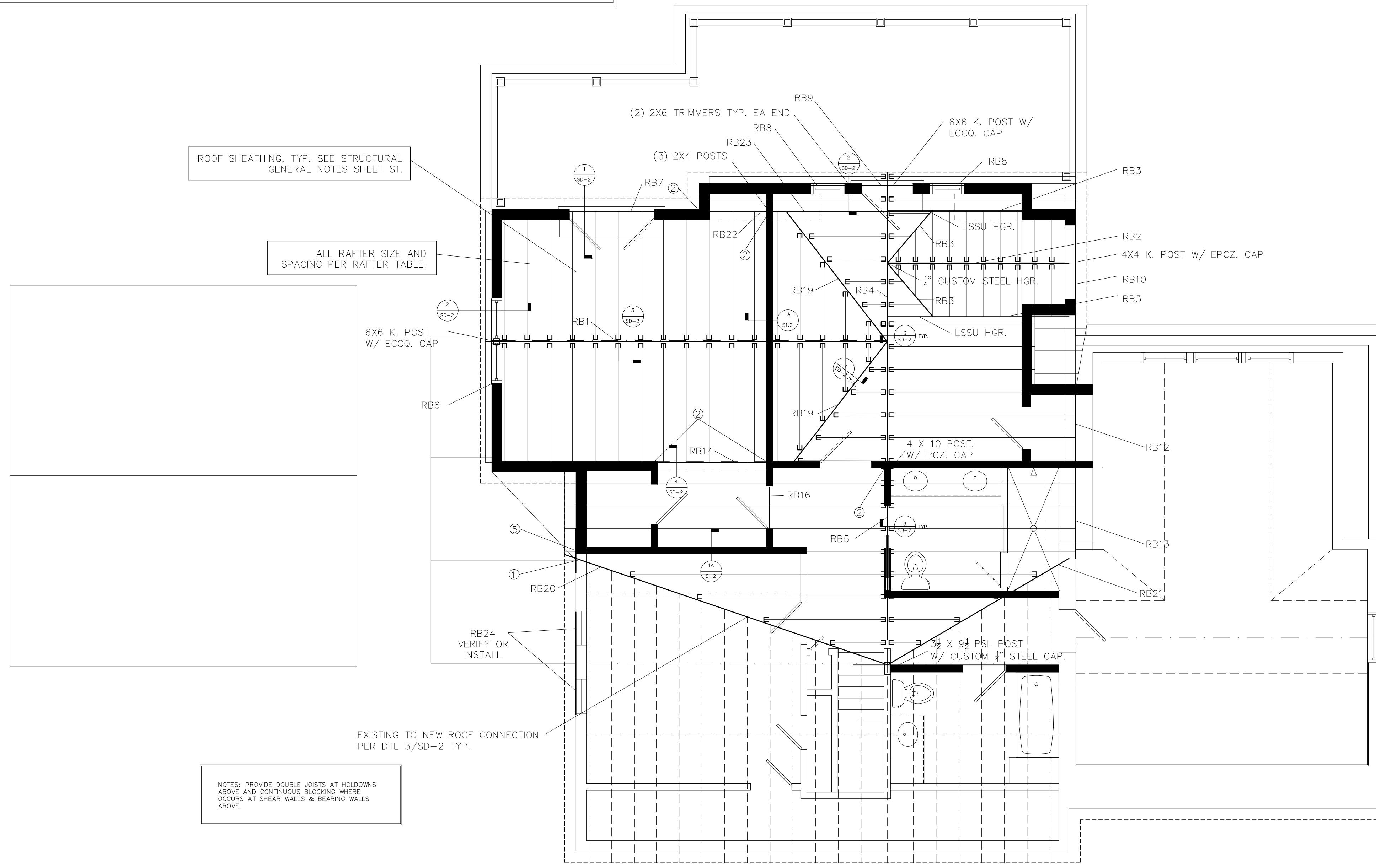
FRAMING NOTES:

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- FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O. NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
- FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O. NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
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- CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
- c = " INDICATES REQUIRED CAMBER (IN INCHES) FOR STEEL BEAMS.

| RAFTER SIZE | | |
|-------------|------------|----------|
| MAX. SPAN | SIZE | SPACING |
| 11'-0" | 2X8 DFL #2 | 24" O.C. |
| 13'-0" | 2X8 DFL #2 | 16" O.C. |
| 16'-0" | 2X8 DFL #2 | 12" O.C. |

| POST KEY | |
|----------|--|
| ① | 6 X 6 KING POST W/ ECCQ CAP |
| ② | ST 6224 STRAP BM TO BM OR PL |
| ③ | 6 X 6 POST CONNECTION PER DTL 11/SD-2 |
| ④ | 3½ X 7 PSL POST CONNECTION PER DTL 11/SD-2 |
| ⑤ | ST6224 STRAP EXISTING PLATE TO NEW PLATE |

| BEAM KEY | | | | |
|----------|--------|-----------|-------------|-------------|
| LABEL | #PLIES | GRADES | SIZES | BEAM/HEADER |
| RB1 | | 24F-V4 | 5½ x 15 GL | B |
| RB2 | (2) | SPF #2 | 2x8 | B |
| RB3 | (2) | SPF #2 | 2x8 | B |
| RB4 | | 24F-V4 | 5½ x 15 GL | B |
| RB5 | (2) | LVL (1.9) | 1½ x 11½ | B |
| RB6 | (3) | SPF #2 | 2x10 | H |
| RB7 | (2) | SPF #2 | 2x6 | H |
| RB8 | (2) | SPF #2 | 2x6 | H |
| RB9 | (3) | SPF #2 | 2x10 | H |
| RB10 | (2) | SPF #2 | 2x6 | H |
| RB11 | (2) | SPF #2 | 2x6 | H |
| RB12 | (2) | SPF #2 | 2x6 | B |
| RB13 | (2) | SPF #2 | 2x6 | B |
| RB14 | (2) | SPF #2 | 2x6 | B |
| RB15 | (2) | SPF #2 | 2x6 | B |
| RB16 | (2) | SPF #2 | 2x6 | H |
| RB17 | (2) | LVL (1.9) | 1½ x 11½ | B |
| RB18 | (2) | LVL (1.9) | 1½ x 11½ | B |
| RB19 | (2) | LVL (1.9) | 1½ x 7½ | B |
| RB20 | | 24F-V4 | 5½ x 13½ GL | B |
| RB21 | (2) | LVL (1.9) | 1½ x 9½ | B |
| RB22 | (2) | SPF #2 | 2x6 | B |
| RB23 | (2) | SPF #2 | 2x8 | B |
| RB24 | (3) | SPF #2 | 2x10 | B |



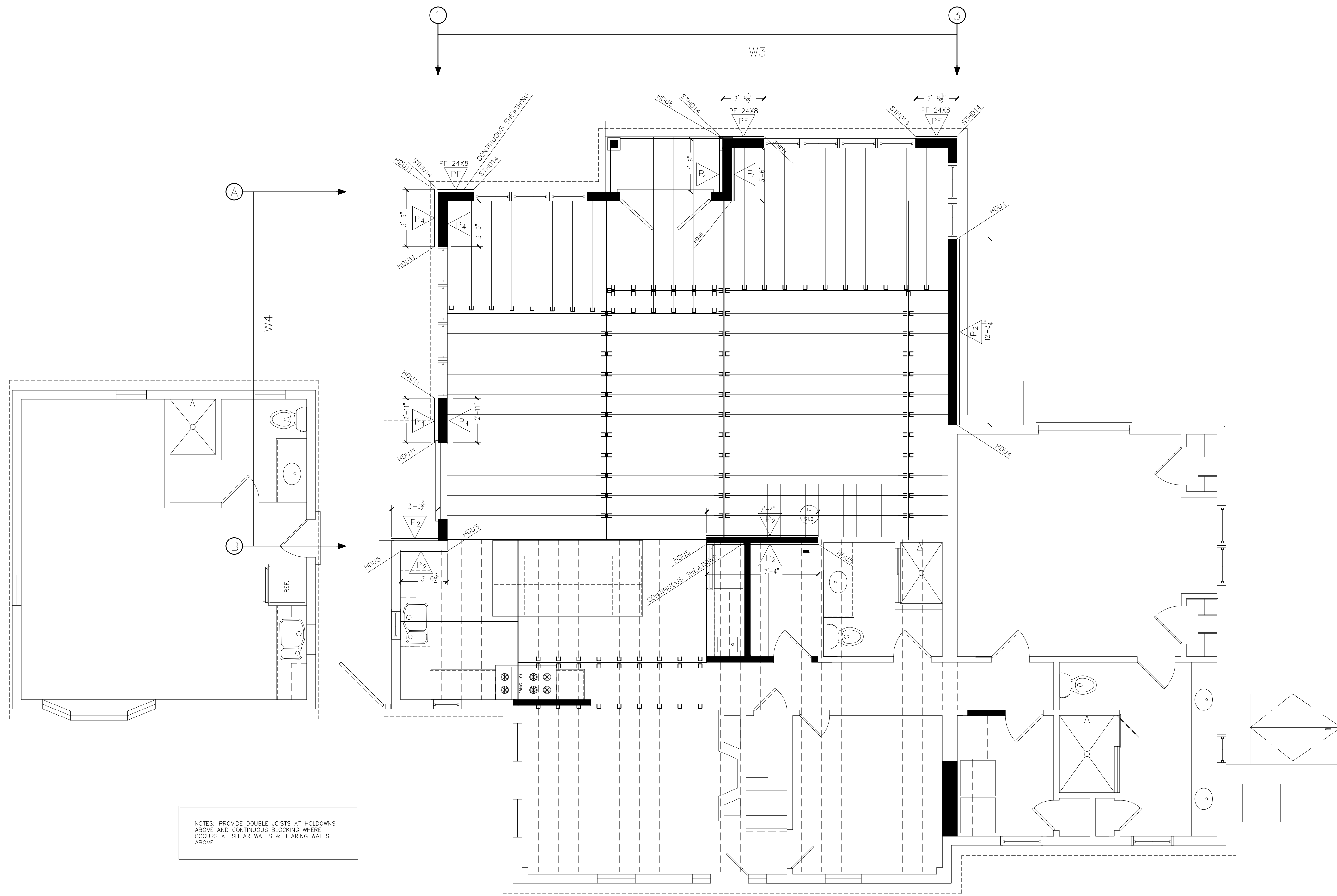
NOTES: PROVIDE DOUBLE JOISTS AT HOLDUPS ABOVE AND CONTINUOUS BLOCKING WHERE OCCURS AT SHEAR WALLS & BEARING WALLS ABOVE.

NOTE: ALL EXISTING ELEMENTS OF THE STRUCTURE ARE TO REMAIN UNDISTURBED, U.N.O. CONTRACTOR TO VERIFY ALL EXISTING FRAMING MEMBER SIZES, CONFIGURATION, SPAN DIRECTIONS, ETC., PRIOR TO ANY DEMOLITION OR CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS ARE FOUND.

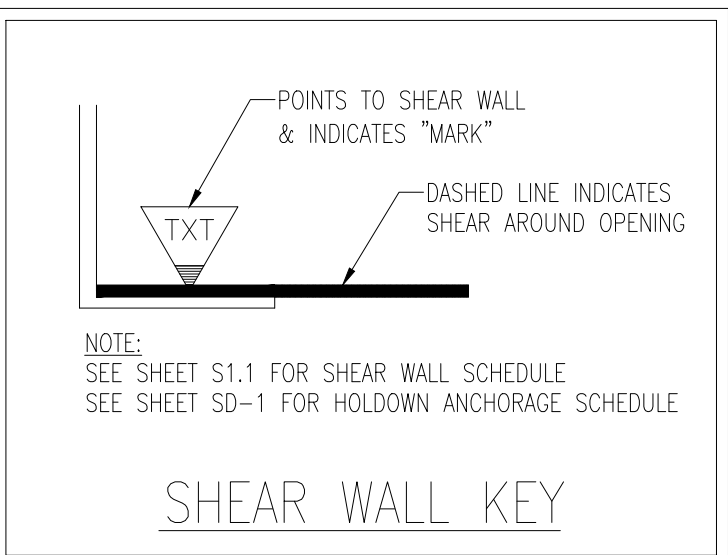
ROOF FRAMING PLAN



PLEASE SEE STRUCTURAL ENGINEER'S NOTES IN PACKET PROVIDED BY:
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651 W. GALENA PARK BLVD. STE 101
DRAPER, UT 84020



NOTES: PROVIDE DOUBLE JOISTS AT HOLDDOWNS ABOVE AND CONTINUOUS BLOCKING WHERE OCCURS AT SHEAR WALLS & BEARING WALLS ABOVE.



NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

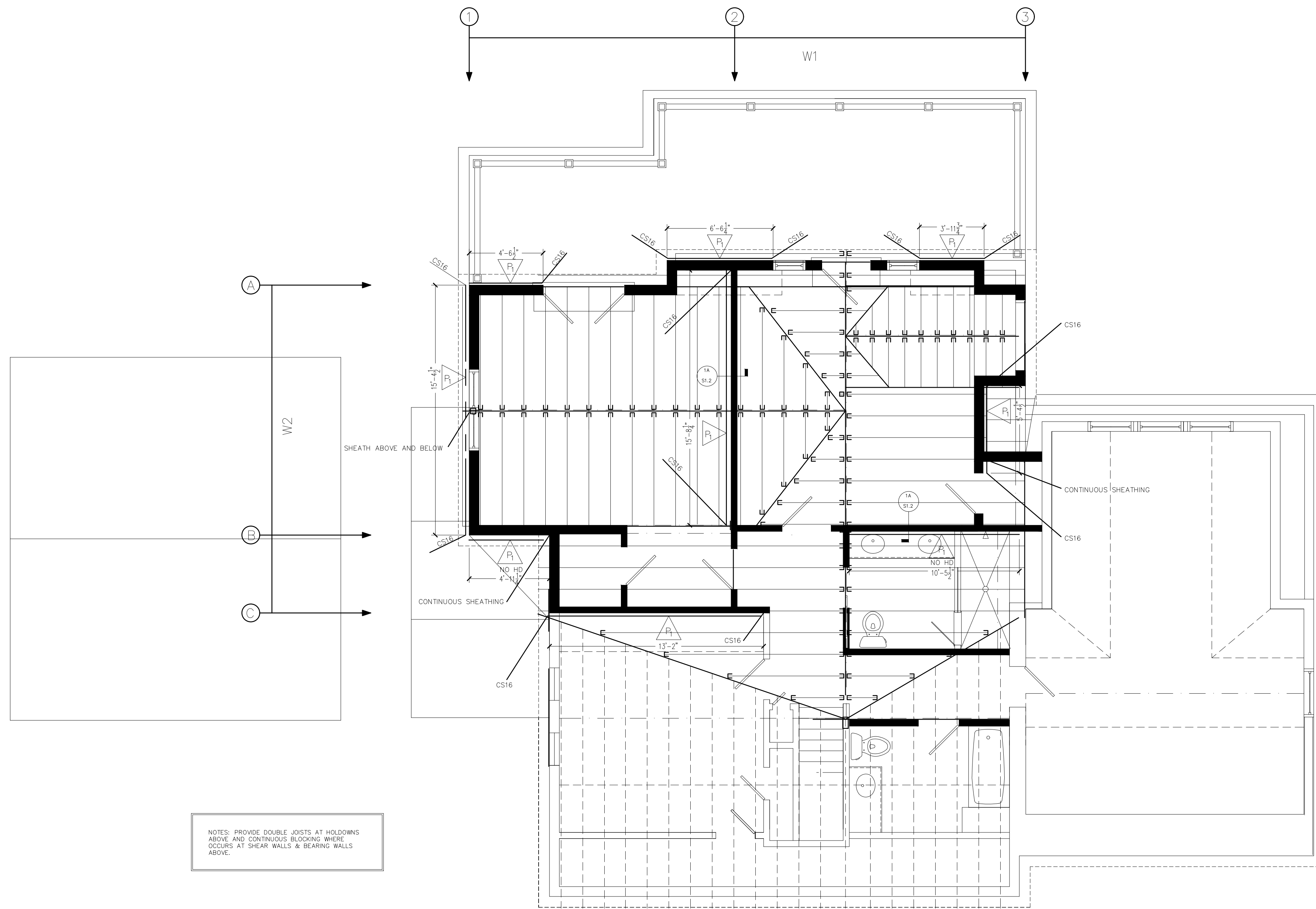
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MAIN LEVEL SHEAR WALL PLAN



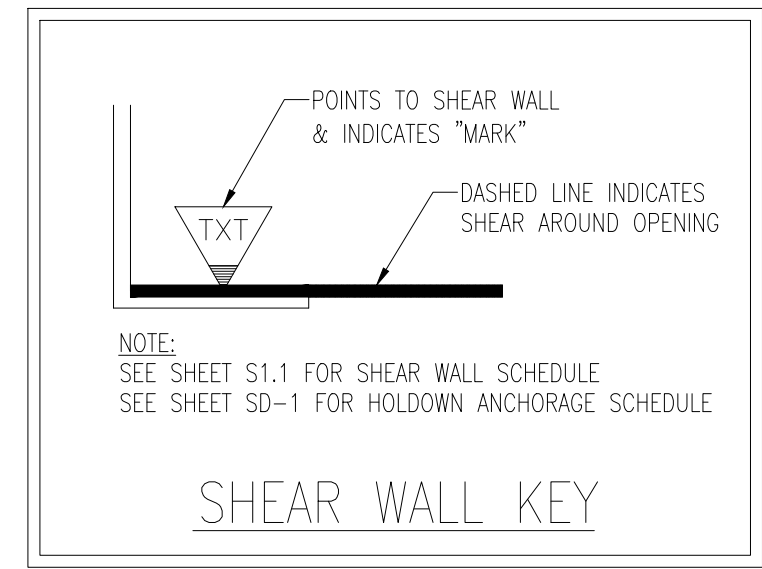
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NOTES: PROVIDE DOUBLE JOISTS AT HOLD-DOWNS ABOVE AND CONTINUOUS BLOCKING WHERE OCCURS AT SHEAR WALLS & BEARING WALLS ABOVE.

UPPER LEVEL SHEAR WALL PLAN



NOTE: WHERE STRAP HOLD-DOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE: SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

NOTE: INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE: ALL EXISTING ELEMENTS OF THE STRUCTURE ARE TO REMAIN UNDISTURBED, U.N.O. CONTRACTOR TO VERIFY ALL EXISTING FRAMING MEMBER SIZES, CONFIGURATION, SPAN DIRECTIONS, ETC., PRIOR TO ANY DEMOLITION OR CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS ARE FOUND.



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STRUCTURAL GENERAL NOTES

A. GENERAL

- The contractor shall verify all dimensions prior to starting construction. The architect shall be notified of any discrepancies or inconsistencies.
- Dimensions shall take precedence over scale shown on drawings.
- Notes and details on drawings shall take precedence over general notes and typical notes.
- All work shall conform to the minimum standards of the following code. The Massachusetts State Building Code (780 CMR Chapter 16, 9th Edition (2015 IBC)), and any other regulating agencies which have authority over any portion of the work, and those codes and standards listed in these notes and specifications.
- See architectural drawings for the following:
 - Size and location of all door and window openings, except as noted.
 - Size and location of all interior and exterior nonbearing partitions.
 - Size and location of all concrete curbs, floor drains, slopes, depressed areas, changes in level, chamfers, grooves, inserts, etc.
 - Size and location of floor and roof openings except as shown
 - Floor and roof finishes
 - Stair framing and details (except as shown)
- See mechanical, plumbing, and electrical drawings for the following:
 - Pipe runs, sleeves, hangers, trenches, wall and slab openings, etc. Except as shown or noted.
 - Electrical conduit runs, boxes, outlets in walls and slabs.
 - Concrete inserts for electrical, mechanical or plumbing fixtures.
 - Size and location of machine or equipment bases, anchor bolts for mounts.
- The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measure shall include, but not be limited to, bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the structural engineer shall not include inspection of the above structural members.
- Openings, pockets, etc. larger than 6 inches shall not be placed in slabs, decks, beams, joists, columns, walls, etc. unless specifically detailed on the structural drawings. Notify the structural engineer when drawings by others show openings, pockets, etc. not shown on the structural drawings, but which are located on structural members.
- ASTM specifications noted shall be the latest revision.
- Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, the structural engineer shall be notified immediately.
- Construction materials shall be spread out if placed on floors or roof. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.

Design Loads:

- Roof:
 - 16 psf DEAD
 - 20 psf LIVE
 - 16 psf SNOW (Pg = 25 psf)
- Floor:
 - 18 psf DEAD
 - 40 psf LIVE (Reducible)
- Deck:
 - 18 psf DEAD
 - 60 psf LIVE
- Wind:
 - Velocity 140 mph (3 sec. Gust)
 - Exposure "D"
 - Risk Category = II
- Seismic:
 - Importance Factor: I = 1
 - $S_s = 0.141$ $S_1 = 0.053$
 - Site Class: "D"
 - $S_{MS} = 0.150$ $S_{M1} = 0.085$
 - Seismic Design Category "B"
 - Seismic Force Resisting System: Timber roof & floor diaphragms with wood shear walls.
 - Base Shear:
 - V = 1 kips
 - $C_s = 0.023$
 - R = 6.5
 - Analysis Procedure: Equivalent lateral force procedure.
 - Risk Category: "II"

B. FOUNDATION

- Footings are designed based on an allowable soil pressure of 1500 PSF. Vector Structural Engineering strongly recommends independent soils testing be performed by a licensed geotechnical engineer to verify soil bearing capacity, slope stability, and any other related soil parameters, as required.
- Contractor shall provide for proper de-watering of excavations from surface water, ground water, seepage, etc.
- Footings shall be placed according to depths shown on the drawings.
- Footing back fill and utility trench back fill within building area shall be mechanically compacted in layers. Flooding will not be permitted.
- All abandoned footings, utilities, etc. that interfere with new construction shall be removed.
- The soil under perimeter beams and slabs shall be above optimum moisture prior to concrete placement.
- Holdown anchor bolts shall meet the requirements of detail 7/SD-1.
- All Ø1/2" anchor bolts may be replaced with ICC approved Ø1/2" Titen HD screws or Ø1/2" all thread rod in Ø5/8" hole with 4" embed using Simpson SET-XP epoxy at the spacing indicated below.

| WALL TYPE | RETROFIT Ø1/2" TITEN OR ALL-THREAD ROD SPACING |
|-------------------|--|
| S1, S2, NON-SHEAR | SAME AS Ø1/2" A.B. |
| S3 & S4 | 12" O.C. |

C. CONCRETE

- All phases of work pertaining to the concrete construction shall conform to the "Building Code Requirements for Reinforced Concrete" (ACI 318 latest approved edition) with modifications as noted in the drawings and specifications.
- Reinforced concrete design is by the "Ultimate Strength Design Method", ACI 318-(latest edition)
- Schedule of structural concrete 28-day strengths and types:

| Location in structure | Strength PSI | Type |
|-----------------------|--------------|-----------|
| Slabs on Grade | 3000 | Hard rock |
| Footings | 3000 | Hard rock |

 Design based on 2500 PSI, 28-day strength, special inspection is not required unless noted otherwise in note M/S1.
- Concrete mix design shall be submitted to the engineer for approval with the following requirements:
 - Compressive strength at age 28 days as specified above.
 - Large aggregate-hardrock, ¾" maximum size conforming to ASTM C-33
 - Cement-ASTM C-150, Type I or II Portland cement
 - Maximum slump 5-inches, max water cement ratio: 0.5
 - No admixtures, except for entrained air, and as approved by the engineer.
- Concrete mixing operations, etc. shall conform to ASTM C-94
- Placement of concrete shall conform to ACI standard 514 and project specifications.
- Clear coverage of concrete over outer reinforcing bars shall be as follows: Concrete poured directly against earth - 3 inches clear, structural slabs - 3/4 inches clear (top and bottom), formed concrete with earth back fill - 2 inches clear.
- All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
- Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing that may conflict. Coring in concrete is not permitted except as shown. Notify the structural engineer in advance of conditions not shown on the drawings.
- Conduit or pipe size (O.D.) shall not exceed 30% of slab thickness and shall be placed between the top and bottom reinforcing, unless specifically detailed otherwise. Concentrations of conduits or pipes shall be avoided except where detailed openings are provided.
- Modulus of elasticity of concrete, when tested in accordance with ASTM C-460, shall be at least the value given by the equations in section 8.5.1 of ACI 318 for the specified 28-day strength.
- Shrinkage of concrete, when tested in accordance with ASTM C-157, shall not exceed 0.0004 inches/inch.

D. REINFORCING STEEL

- Reinforcing bars shall conform to the requirements of ASTM A-615 grade 60.
- All reinforcing bar bends shall be made cold
- Minimum lap of welded wire fabric shall be 6 inches or one full mesh and one half, which ever is greater.
- All bars shall be marked so their identification can be made when the final in-place inspection is made.
- Rebar splices are to be: Class "B"
- Reinforcing splices shall be made only where indicated on the drawings.
- Dowels between footings and walls or columns shall be the same grade, size and spacing or number as the vertical reinforcing, respectively.

E. WOOD

- Framing Lumber
 - Douglas fir larch No. 2 grade for 2x and 4x framing except for 2x4, 2x6 studs use Douglas fir stud grade, U.N.O.
 - 6x framing DFL No. 1 grade
- Bolt holes shall be 1/16" maximum larger than the bolt size. Re-tighten all nuts prior to closing in.
- Standard cut washers shall be used under all sill plate anchor bolts, U.N.O. at shear walls. See the Shear Wall Schedule on sheet S1.1 for anchor bolt spacing and washer requirements at shear walls.
- All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir. Bolts shall be placed 9 inches from the end of a plate, or from a notch greater than ½ the width of the plate, and spaced at intervals noted.
- Do not notch joists, rafters or beams except where shown in details. Obtain engineer's approval for any holes or notches not detailed. Holes through sills, plates, studs and double plates in interior, bearing and shear walls shall conform with detail 6/S1.2.
- Connection hardware shall be by USP or Simpson Strong-Tie, or ICC approved equal.

| SIMPSON CONNECTOR | USP CONNECTOR | SIMPSON CONNECTOR | USP CONNECTOR |
|-------------------|---------------|-------------------|---------------|
| CS16 | RS150 | HDU2 | PHD2A |
| ST6224 | KST224 | HDU4 | PHD4A |
| A35 | MPA1 | HDU5 | PHD5A |
| LUS24-2 | JUS24-2 | HDU8 | PHD8 |
| H1 | RT15 | HDU11 | UPHD11 |
| H10 | RT16A | | |
| LTP4 | MP4F | STHD10 | STAD10 |
| LSSU | LSSH | STHD14 | STAD14 |

- Fastening schedule per Massachusetts State Building Code (780 CMR Chapter 16, 9th Edition (2015 IBC)), table No. 2304.10.1. Unless noted otherwise.
- All nails, bolts, holdowns, straps or other steel fasteners in contact with pressure treated timber shall be hot-dipped galvanized, stainless steel or otherwise treated or isolated to prevent chemical attack. Contractor shall verify treatment method and confirm appropriate corrosion resistance be provided in accordance with hardware supplier recommendations.
- Non-bearing, non-shear interior walls to be anchored to floor and/or roof as indicated on detail 10/S1.1.

F. PREFABRICATED WOOD TRUSSES

- Prefabricated wood roof trusses shall be as designed by the truss manufacturer. Bridging size and spacing by truss manufacturer unless noted otherwise. Contractor shall submit shop drawings, erection drawings and design calculations sealed by an engineer, registered in the state of Massachusetts, for review prior to manufacture. Calculations and shop drawings shall show any special details required at bearing points. All connectors shall be Simpson or equivalent with current ICC approval.
- Truss manufacturer to design trusses for lateral load (LAT. = xxxx) in pounds, as shown on plans. Lateral loads are ASD level loads.
- Additional trusses shall be supplied as required to support mechanical equipment.
- All truss-to-truss and truss-to-beam connectors per truss manufacturer.

G. GLUE LAMINATED BEAMS (GLB)

- Glue laminated beams shall be 24F-V4 (cantilevers and continuous beams shall be 24F-V8) and have the following minimum properties: Fb=2400 psi, Fv=265 psi, Fc (perpendicular)=650 psi, E=1,800,000 psi. All beams shall be fabricated using waterproof glue. Fabrication and handling per latest AITC and WCCA standards. Beams to bear grade stamp and AITC stamp and certificate. Moisture content shall be limited to 12% or less.

H. LAMINATED VENEER LUMBER (LVL)

- Laminated veneer lumber to have: Fb=2600 psi, Fv=265 psi, E=1.9x10⁶psi
- Double & triple LVL beams shall be nailed together as follows:
 - Provide (2) rows of 16d sinkers at 12" O.C. for beams < 11 7/8" deep
 - Provide (3) rows of 16d sinkers at 12" O.C. for beams > 11 7/8" deep
- Beams w/ (4) or more plies shall be bolted together as indicated in the manufacturer's written specifications.

I. WOOD STRUCTURAL PANELS

- All wood structural panels shall be plywood or APA rated oriented strand board. Panels shall bear the stamp of an approved agency. Panels shall be of the span/index rating shown on the plans. Fastening shall be indicated on the plans.
- All plywood shall be C-D interior sheathing with exterior glue. Plywood shall be 4-ply, minimum.

J. SHOP DRAWINGS

- Shop drawings shall be submitted for all structural items in addition to items required by architectural specifications.
- The contractor shall review all shop drawings prior to submittal. Items not in accordance with contract drawings shall be flagged for review.
- Verify all dimensions with architect.
- Any changes, substitutions, or deviations from original contract drawings shall be redlined or flagged by submitting parties, shall be considered approved after engineers review, unless noted otherwise.
- The engineer has the right to approve or disapprove any changes to the original drawings at anytime before or after shop drawings review.
- The shop drawings do not replace the original contract drawings. Items omitted or shown incorrectly and are not flagged by the structural engineer or architect are not to be considered changes to the original contract drawings.
- The adequacy of engineering designs and layout performed by the others rests with the designing or submitting authority.
- Reviewing is intended only as an aid to the contractor in obtaining correct shop drawings. Responsibility for corrections shall rest with the contractor.

K. SHEATHING

- Roof sheathing
 - 15/32" wood structural panel: plywood or oriented strand board (O.S.B.) panel index = 32/16, unblocked, nail with 8d common nails at 6" O.C. at all boundaries and supported edges, 12" O.C. field. Minimum penetration 1" in supporting member (NER 272).
- Floor sheathing
 - 3/4" (min.) wood structural panel: plywood or oriented strand board (O.S.B.) T & G, panel index = 48/24, unblocked, nail with 10d common nails at 6" O.C. at all boundaries and supported edges, 12" O.C. field.
- Shear wall sheathing
 - Sheathing for shear walls shall be as indicated on the shear wall plans and schedules. Sheathing at shear walls may be installed with panels horizontal or vertical. All shear wall panels shall have minimum wood structural panel span rating of 24/0 or "Wall-16."

L. STRUCTURAL STEEL

- Hot-rolled structural steel shapes & plates shall be per ASTM A36 with the following exception. All W-Flange shapes shall be per ASTM A992.
- Structural steel pipe shall be per ASTM A53 grade B, Tube steel per ASTM A500 Grade B.
- Nuts & bolts in structural steel connections shall be per ASTM 325N, with hardened washers. Design is based upon bearing type connections with thread not excluded, therefore, no special inspection required, U.N.O. in note M below.
- Anchor bolts shall be per ASTM F1554, U.N.O.
- Welds shall be by E70XX, low hydrogen electrodes, all welding shall be performed in a shop approved by the building official.
- Grout material for base plates shall be non-metallic, non-shrink, pre-packaged grout conforming to ASTM C 1107.

M. SPECIAL INSPECTION / QUALITY ASSURANCE PLAN

- The seismic lateral load resisting system consists of timber roof & floor diaphragms with wood shear walls.
- Special inspections shall be required:
 - All post-installed anchorage to concrete (epoxy grout applications)
 - When required by the local building department: All timber elements of the lateral force resisting system components
 - The owners shall employ special inspectors who shall provide additional inspections during construction in accordance with IBC section 17.
 - All special inspections shall be performed by an independent certified inspector from an established testing agency, licensed and approved by the building department.
 - The testing agency shall send copies of all structural testing and inspection reports directly to Vector Structural Engineering and all interested parties.
- Structural testing is not required.
- All reports shall be distributed on a monthly basis to the engineer of record, owner, contractor, and to the building official.
- No structural observation is required. However, the engineer of record reserves the right to make field observations during construction approximately once per week.

N. REMODEL OR ADDITION

- Information used to provide remodel and/or addition structural design is based on information provided by the owner or contractor. Vector Structural Engineering has not visited the site and verified the information provided. The contractor is to notify the Engineer of Record of any significant discrepancies between the structural drawings and the as-built condition. Work should not continue until discrepancies are resolved.
- The scope of work is to be limited to that shown on the structural drawings. Additional remodeling or additions require design by the Engineer of Record. The existing structure is to remain undisturbed and has not been analyzed for structural integrity, methods of construction or compliance with current codes.
- The structural drawings and specifications represent the finished structure. See note A.7.
- Appropriate permits and licenses are required and the structural drawings and specifications provided do not remove the responsibility of the owner or contractor to obtain required permits from the appropriate governing authority.

| DATE: 02/09/21 | REV. # | BY: | DESCRIPTION |
|----------------|--------|-----|-------------|
| | | | |
| | | | |
| | | | |



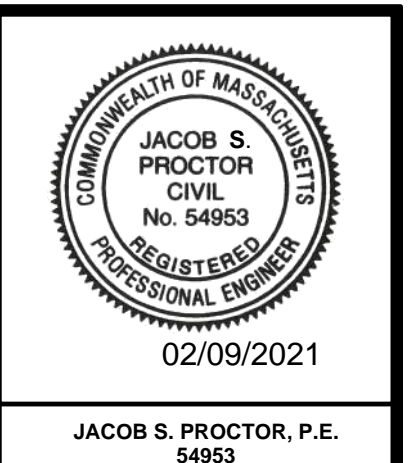
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SUSAN MITCHELL
 MARTIN RESIDENCE
 20 GREY NECK ROAD
 HARWICH, MA 02671

STRUCTURAL GENERAL NOTES

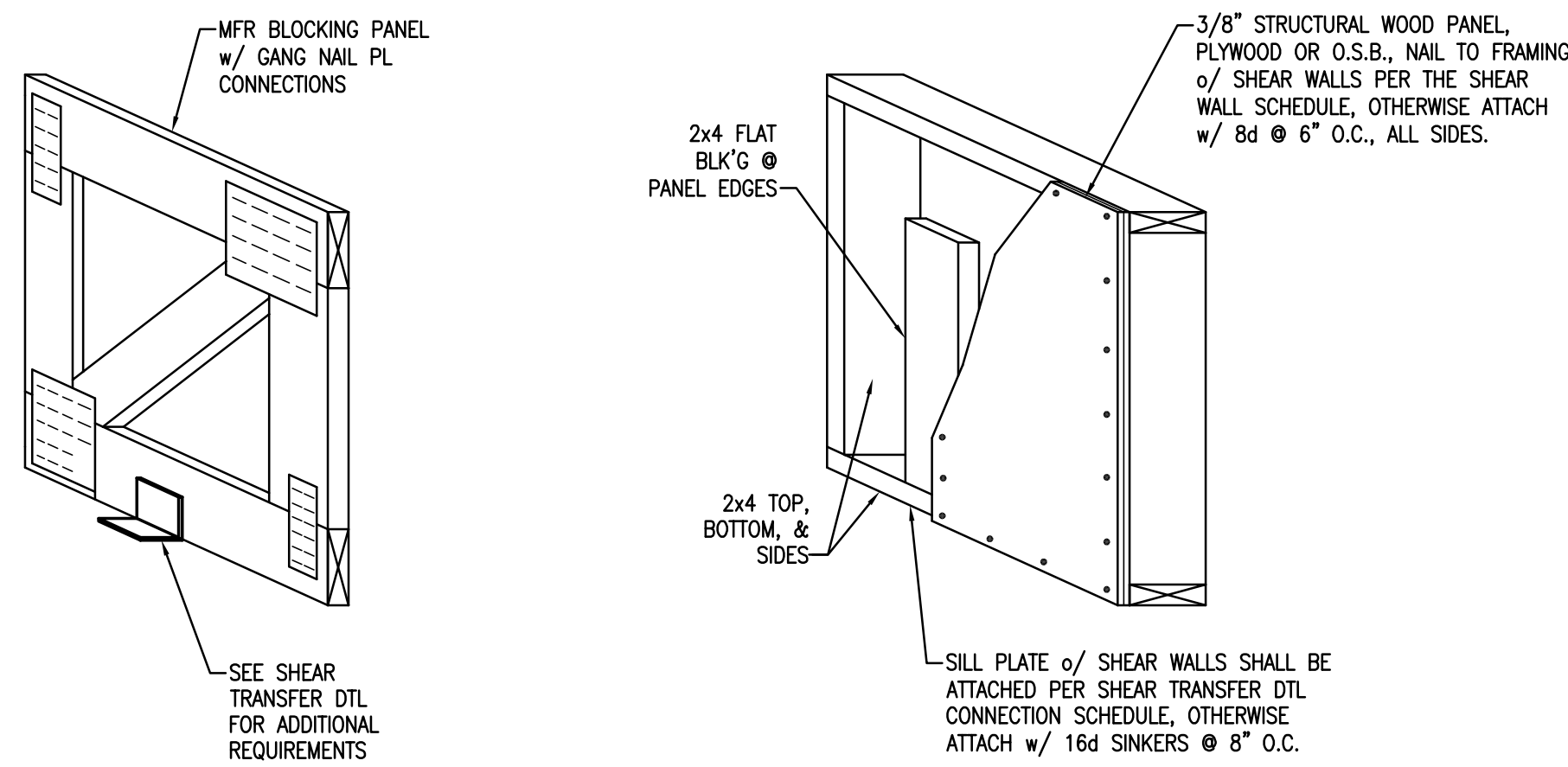
| | | | |
|--------|-------------------------|---------|-------------------------|
| A.B. | ANCHOR BOLT | LVL | LAMINATED VENEER LUMBER |
| ARCH'L | ARCHITECTURAL DRAWINGS | MFR | MANUFACTURED |
| BLDG | BUILDING | N.T.S. | NOT TO SCALE |
| BLK | BLOCK | o/ | OVER |
| BLK'G | BLOCKING | O.C. | ON CENTER |
| BM | BEAM | OPT'L | OPTIONAL |
| CANT'L | CANTILEVERED | O.S.B. | ORIENTED STRAND BOARD |
| C.L. | CENTER LINE | PSL | PARALLEL STRAND LUMBER |
| CLG | CEILING | PL | PLATE |
| CMU | CONCRETE MASONRY UNIT | REQ'D | REQUIRED |
| COL | COLUMN | SHT'H'G | SHEATHING |
| CONT | CONTINUOUS | SHT | SHEET |
| DBL | DOUBLE | SIM | SIMILAR |
| DTL | DETAIL | STL | STEEL |
| EL | ELEVATION | SW | STRONG-WALL |
| EOR | ENGINEER OF RECORD | T.O.F. | TOP OF FOOTING |
| FND | FOUNDATION | T.O.W. | TOP OF WALL |
| FTG | FOOTING | T&B | TOP AND BOTTOM |
| GL | GLUE LAMINATED (BEAM) | TYP. | TYPICAL |
| HDR | HEADER | U.N.O. | UNLESS NOTED OTHERWISE |
| HORIZ. | HORIZONTAL | VERT. | VERTICAL |
| H.D. | HOLD DOWN | w/ | WITH |
| LSL | LAMINATED STRAND LUMBER | u/ | UNDER |

RELEASE DATE: February 9, 2021



U4157-001-201

S1

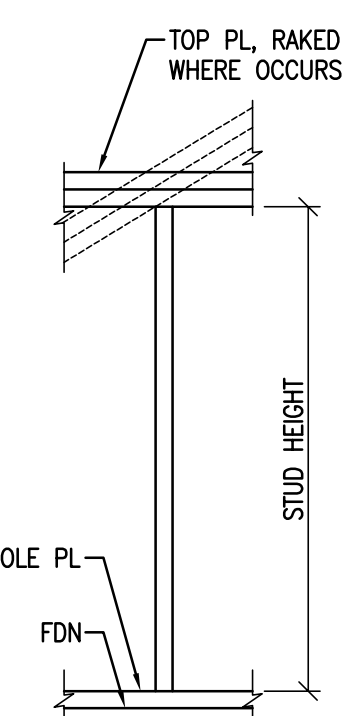


TYPICAL BLOCKING PANEL

N.T.S.

7

| STUD WALL TYPE | STUD HEIGHT TABLE | | |
|------------------------------------|--|----------|---|
| | BEARING AND/OR SHEAR WALLS (MAX. HEIGHT) | | NON-BEARING AND NON-SHEAR WALLS (MAX. HEIGHT) |
| | EXTERIOR | INTERIOR | INTERIOR ONLY |
| 2x4 STUD @ 16" O.C. | 8'-6" | 10'-0" | 13'-0" |
| 2x4 STUD @ 12" O.C. | 9'-6" | 11'-6" | 14'-0" |
| (2) 2x4 STUD @ 16" O.C. | 12'-0" | 13'-6" | 14'-0" |
| 2x4 DFL #2 @ 16" O.C. | 9'-0" | 11'-0" | 13'-0" |
| 2x4 DFL #2 @ 12" O.C. | 10'-6" | 13'-0" | 14'-0" |
| (2) 2x4 DFL #2 @ 16" O.C. | 13'-0" | 13'-6" | 14'-0" |
| 2x6 STUD @ 16" O.C. | 14'-6" | 19'-0" | 20'-0" |
| 2x6 STUD @ 12" O.C. | 17'-0" | 21'-0" | 22'-0" |
| (2) 2x6 STUD @ 16" O.C. | 21'-0" | 22'-0" | 22'-6" |
| 2x6 DFL #2 @ 16" O.C. | 16'-6" | 19'-6" | 20'-0" |
| 2x6 DFL #2 @ 12" O.C. | 18'-6" | 21'-6" | 22'-0" |
| (2) 2x6 DFL #2 @ 16" O.C. | 22'-6" | 22'-6" | 22'-6" |
| 2x8 DFL #2 @ 16" O.C. | 22'-0" | 26'-6" | 27'-0" |
| 2x8 DFL #2 @ 12" O.C. | 25'-6" | 28'-0" | 30'-0" |
| (2) 2x8 DFL #2 @ 16" O.C. | 29'-6" | 29'-6" | 30'-0" |
| 1-3/4 x 7-1/4 LVL STUDS @ 16" O.C. | 27'-0" | 30'-0" | 30'-0" |
| 1-3/4 x 5-1/2 LVL STUDS @ 16" O.C. | 20'-6" | 21'-6" | 22'-0" |



NOTES:

1. THIS TABLE ASSUMES IBC WIND LOADS w/ 115 mph, EXP. "C" AT EXTERIOR WALLS & 5 psf LATERAL LOAD AT INTERIOR WALLS.
2. THIS TABLE ASSUMES AXIAL DL = 710 lb/ft, LL = 760 lb/ft. AT EXTERIOR AND INTERIOR WALLS.
3. THIS TABLE ASSUMES IBC 5psf LATERAL LOAD @ INTERIOR WALLS.

STANDARD STUD TABLE

N.T.S.

4

| SHEAR WALL SCHEDULE | | | | | | |
|---------------------|------------------------|---------------------------|----------------------------|--------------------------------|----------------------------|--------------------------------|
| MARK | MIN. BLOCKED MATERIAL | EDGE / BOUNDARY NAILING | FIELD NAILING | SOLE PL. NAILING, WHERE OCCURS | WALL CAPACITY SEISMIC WIND | DEFAULT SILL ANCHORAGE, U.N.O. |
| △1 | 3/8" PLYWOOD OR O.S.B. | 8d COMMON NAILS @ 6" O.C. | 8d COMMON NAILS @ 12" O.C. | 16d SINKERS @ 6" O.C. | 260 pif 365 pif | △1 |
| △2 | 3/8" PLYWOOD OR O.S.B. | 8d COMMON NAILS @ 4" O.C. | 8d COMMON NAILS @ 12" O.C. | 16d SINKERS @ 4" O.C. | 350 pif 520 pif | △2 |
| △3 | 3/8" PLYWOOD OR O.S.B. | 8d COMMON NAILS @ 3" O.C. | 8d COMMON NAILS @ 12" O.C. | 16d SINKERS @ 3" O.C. | 490 pif 685 pif | △3 |
| △4 | 3/8" PLYWOOD OR O.S.B. | 8d COMMON NAILS @ 2" O.C. | 8d COMMON NAILS @ 12" O.C. | 16d SINKERS @ 2" O.C. | 640 pif 895 pif | △4 |

| SILL ANCHORAGE SCHEDULE | | | |
|-------------------------|----------------------------|--------------------|--------------------|
| MARK | NOMINAL SILL PL. THICKNESS | #1/2" A.B. SPACING | #5/8" A.B. SPACING |
| △1 | 2x | 32" O.C. | 48" O.C. |
| △2 | 2x | 24" O.C. | 32" O.C. |
| △3 | 2x | 16" O.C. | 24" O.C. |
| △4 | 2x | 12" O.C. | 16" O.C. |

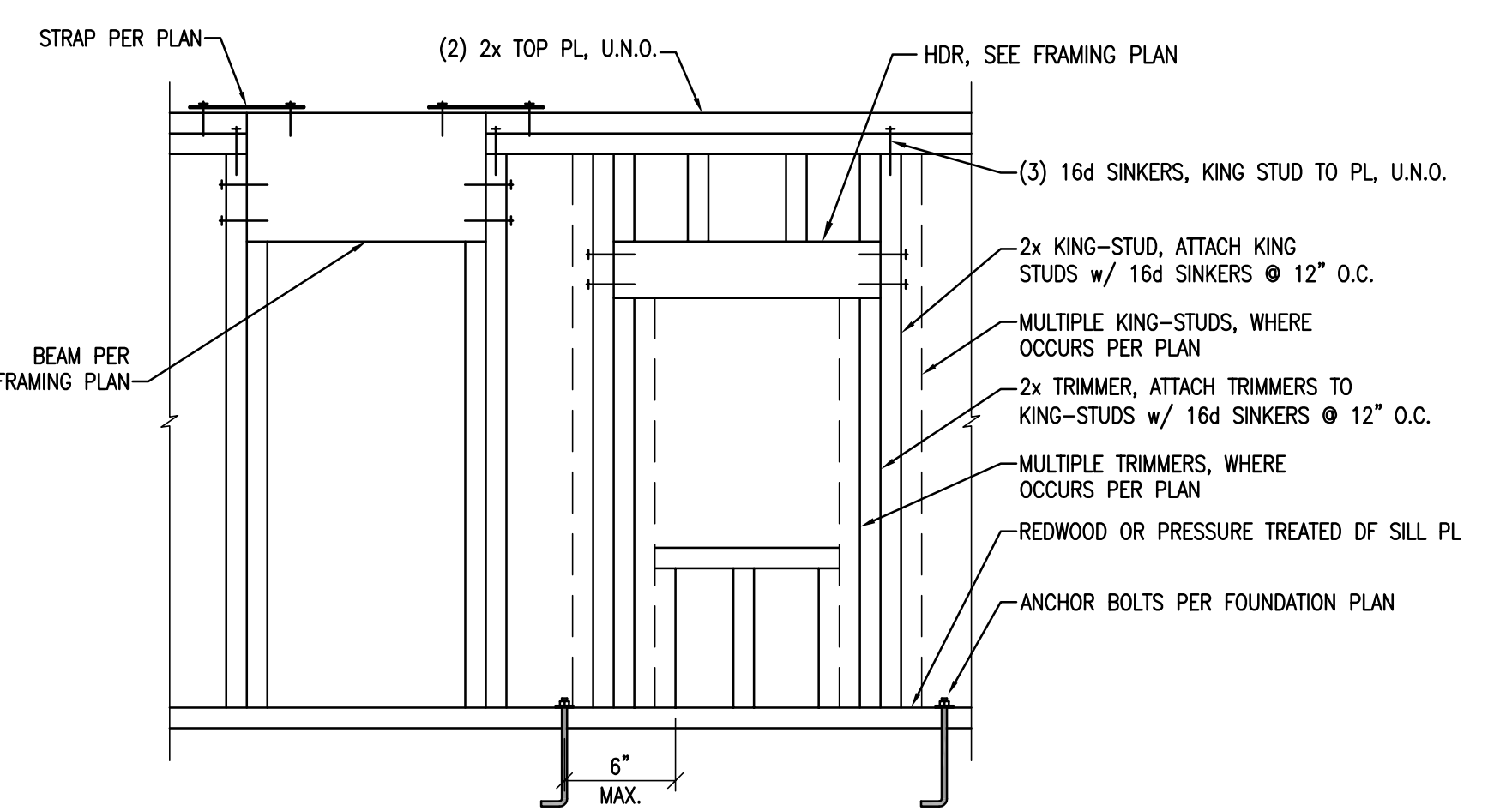
| SHEAR WALL LENGTH TOLERANCES | | |
|------------------------------|---------------------------------|--|
| SPECIFIED SHEAR WALL LENGTH | ACCEPTABLE SHEAR WALL TOLERANCE | |
| UP TO 3'-0" | ± 2" | |
| OVER 3'-0" AND UP TO 5'-0" | ± 3" | |
| OVER 5'-0" AND UP TO 7'-0" | ± 4" | |
| OVER 7'-0" AND UP TO 10'-0" | ± 6" | |
| OVER 10'-0" | ± 8" | |

1. ALL SHEAR WALLS SHALL BE FRAMED TO THE MINIMUM LENGTHS SHOWN ON THE PLANS WITH THE TOLERANCES INDICATED ON THE TABLE ABOVE, U.N.O. ON PLAN w/ MINIMUM WALL LENGTH.
2. ALL SHEAR WALLS SHALL TERMINATE ON AT LEAST (1) FULL HEIGHT STUD. ADDITIONAL STUDS OR SOLID POSTS SHALL BE INSTALLED AS REQUIRED FOR HOLD-DOWNS WHERE THEY OCCUR.
3. 8d COMMON NAIL SHANK DIAMETER = .131", 16d SINKER SHANK DIAMETER = .148"
4. FOR "P3" AND "P4" SHEAR WALLS, ALL FRAMING RECEIVING EDGE NAILING FROM ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED. AS AN ALTERNATE, (2) 2x STUDS MAY BE USED PROVIDED THEY ARE NAILED TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT.
5. FOR "P2", "P3" AND "P4" DOUBLE-SIDED SHEAR WALLS, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3-INCH NOMINAL OR WIDER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.
6. ALL ANCHOR BOLTS SHALL HAVE 7" MINIMUM EMBEDMENT.
7. ALL SHEAR WALL ANCHOR BOLTS SHALL INCLUDE A STEEL 3"x3"x0.229" PLATE WASHER BETWEEN THE SILL PL. & NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/4" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 1/2". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. ANCHOR BOLTS & PLATE WASHERS ARE TO BE OFFSET TOWARD THE SHEATHED WALL EDGE TO LIMIT THE GAP BETWEEN THE EDGE OF WASHER TO SHEATHING TO A MAXIMUM OF 1/2". WHERE BOTH SIDES OF A 2x6 WALL IS SHEATHED A STEEL 4-1/2"x3"x0.229" PLATE WASHER SHALL BE CENTERED ON THE SILL PLATE, PER DTL 2/-.

STANDARD SHEAR WALL SCHEDULE

N.T.S.

1



TYPICAL WALL FRAMING

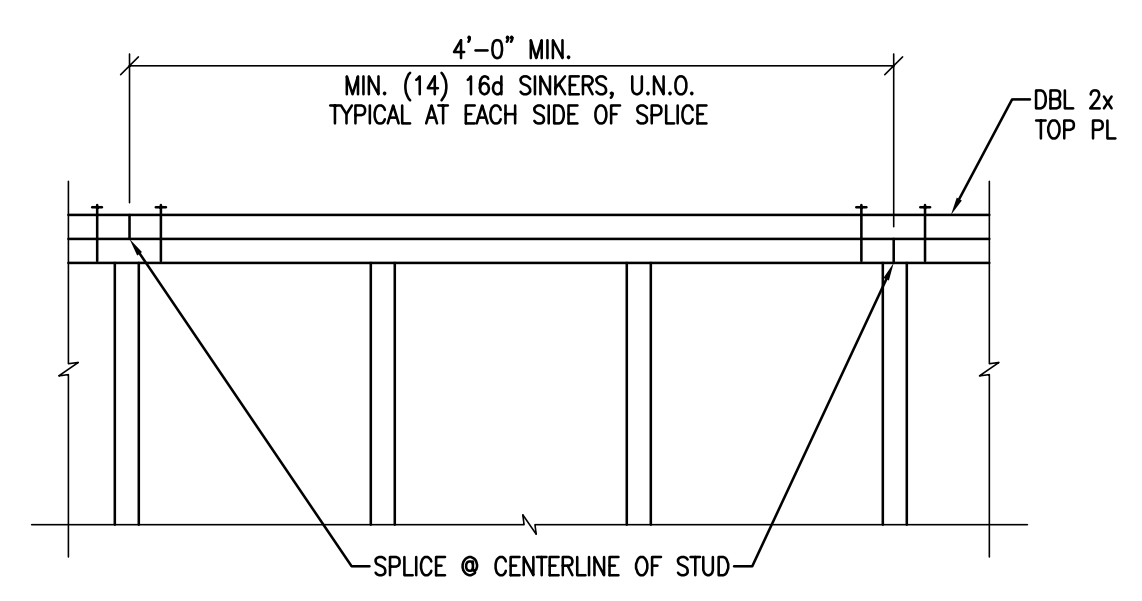
N.T.S.

8

NOT USED

N.T.S.

5

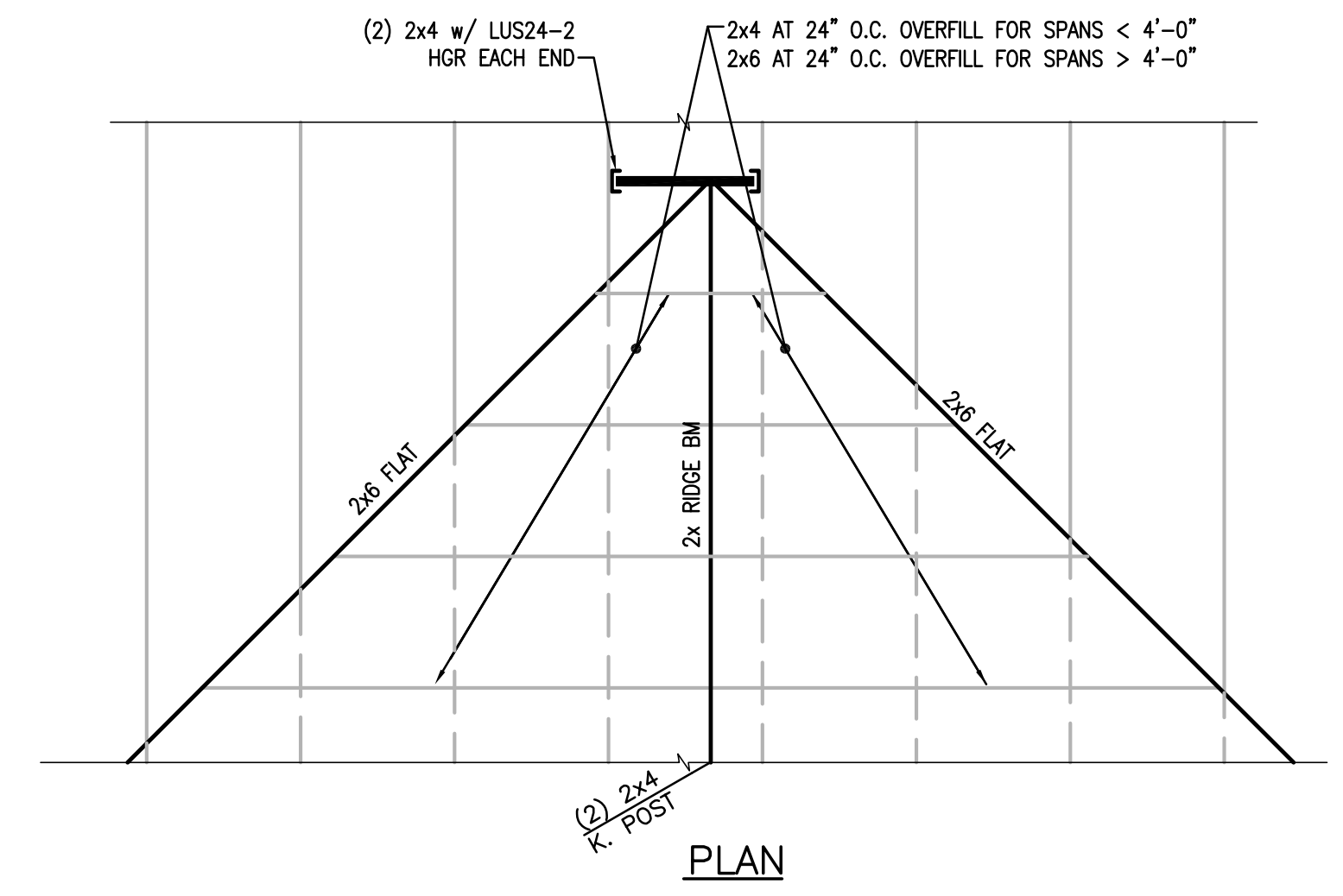


NOTE: WHERE SPLICE LENGTH IS LESS THAN 4'-0" INSTALL ST6224 STRAP AT PL SPLICES. STRAPS ARE NOT REQUIRED WHERE ONE OF THE PLATES IS CONTINUOUS FOR AT LEAST 4'-0" IN EACH DIRECTION.

TYPICAL TOP PLATE SPLICE

N.T.S.

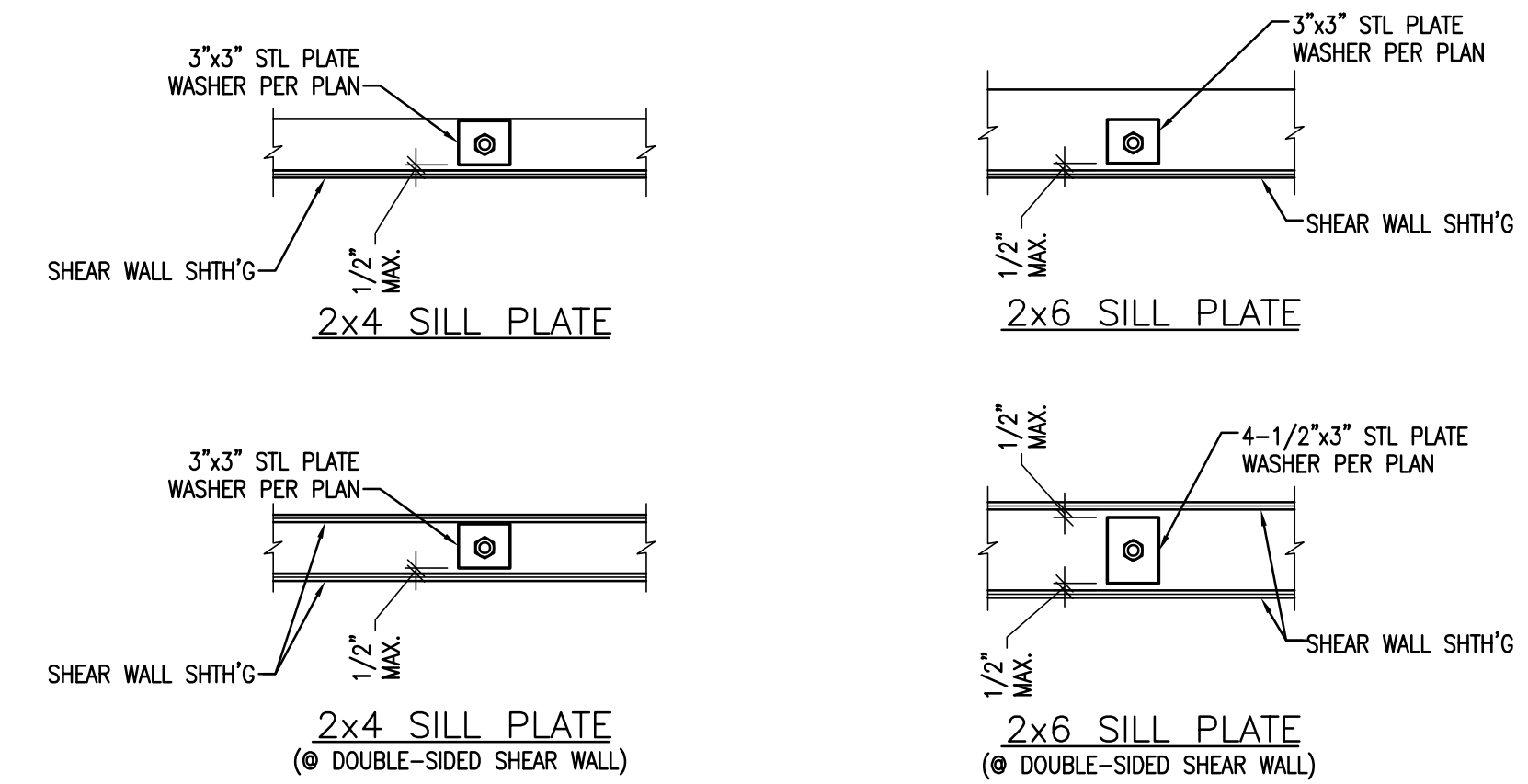
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TYPICAL OVERBUILD

N.T.S.

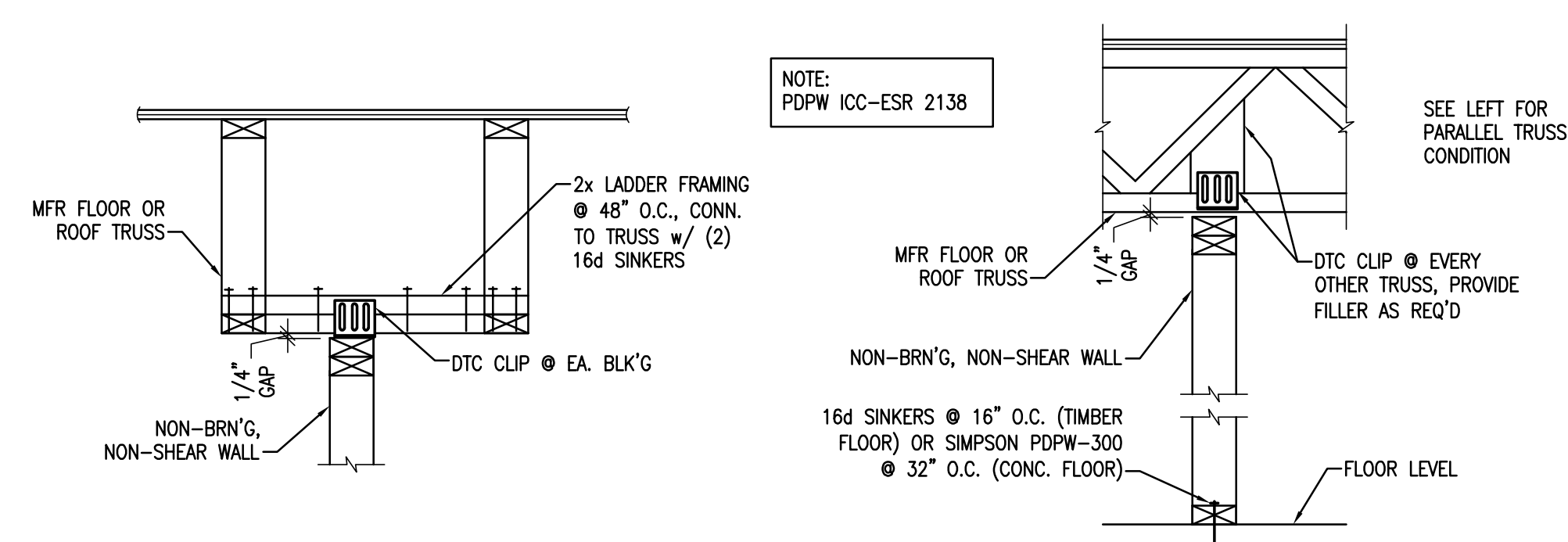
6



TYP. SHEAR WALL WASHERS

N.T.S.

2



NON-BRNG & NON-SHEAR WALL CONN.

N.T.S.

10

| FOOTING SCHEDULE | | |
|------------------|-----------------------|---------------------|
| MARK | SIZE | REINFORCING, BOTTOM |
| F2.0 | 2'-0" SQ. x 12" THICK | (3) #4 EACH WAY |
| F2.5 | 2'-6" SQ. x 12" THICK | (4) #4 EACH WAY |
| F3.0 | 3'-0" SQ. x 12" THICK | (4) #4 EACH WAY |
| F3.5 | 3'-6" SQ. x 12" THICK | (5) #4 EACH WAY |
| F4.0 | 4'-0" SQ. x 12" THICK | (6) #4 EACH WAY |
| F4.5 | 4'-6" SQ. x 12" THICK | (6) #4 EACH WAY |
| F5.0 | 5'-0" SQ. x 12" THICK | (7) #4 EACH WAY |
| F5.5 | 5'-6" SQ. x 12" THICK | (8) #4 EACH WAY |

STANDARD FOOTING SCHEDULE

N.T.S.

3

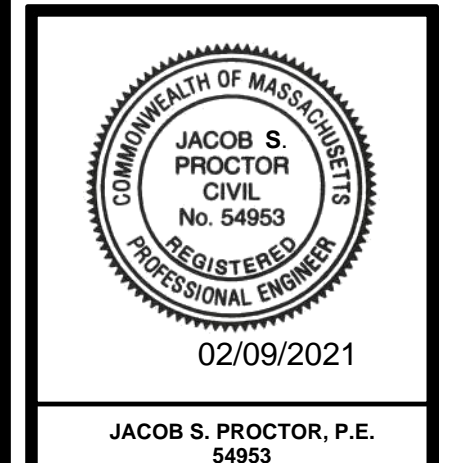
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SUSAN MITCHEL
MARTIN RESIDENCE
 20 GREY NECK ROAD
 HARWICH, MA 02671

STANDARD DETAILS & SCHEDULES

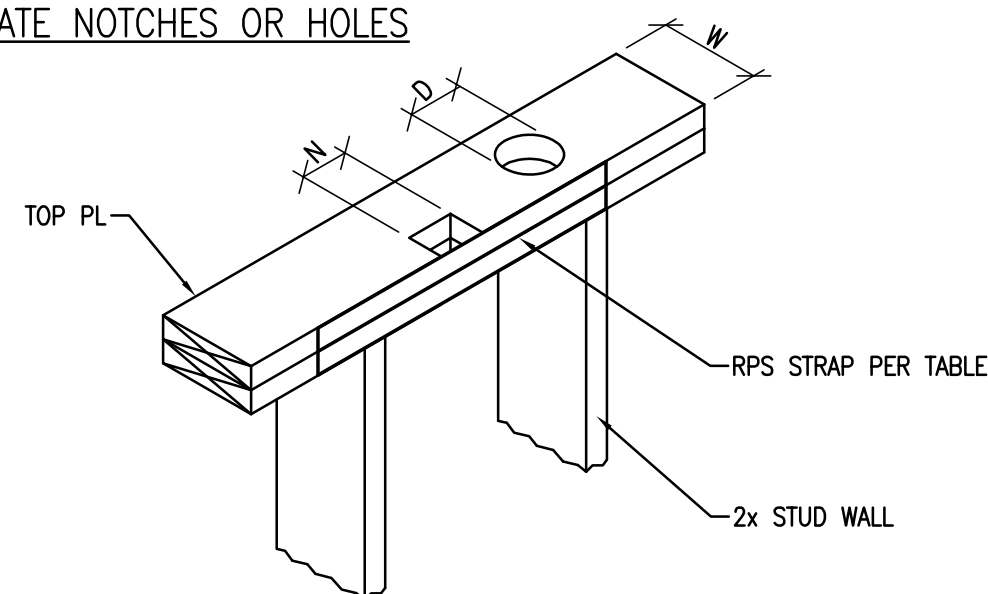


JACOB S. PROCTOR, P.E.
 54953

U4157-001-201

S1.1

PLATE NOTCHES OR HOLES

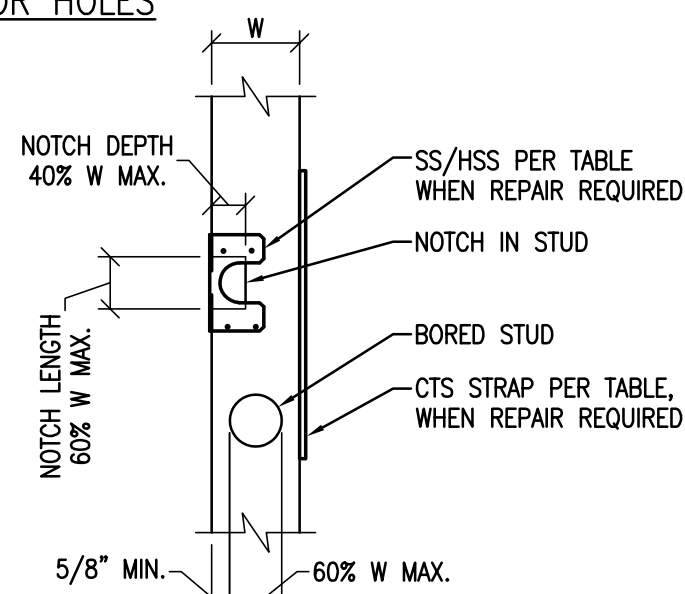


| 2x4 STUD | 2x6 STUD | 2x4 & 2x6 PLATE | RPS STRAP |
|---------------|---------------|--|-----------|
| HOLE DIA. 'd' | HOLE DIA. 'd' | NOTCH WIDTH 'N' (MAX. NOTCH DEPTH = W/2) | |
| ≤ 7/8" | ≤ 1" | ≤ 1" | NONE |
| ≤ 1" | ≤ 1 3/8" | ≤ 2 1/2" | (1) RPS18 |
| ≤ 1 3/8" | ≤ 2 1/8" | ≤ 5 1/2" | (2) RPS18 |
| ≤ 2" | ≤ 3 1/4" | ≤ 12" | (2) RPS28 |

NOTES:

- USE RPSZ FOR SILL PLATE.
- CENTER STRAPS @ NOTCH OR HOLE.
- WHERE ROOF TRUSS OR FLOOR JOIST IS BEARING WITHIN STUD BAY OF THE HOLE OR NOTCH, INSTALL AN ADDITIONAL STUD DIRECTLY BELOW THE TRUSS OR JOIST UNLESS NO RPS STRAP IS REQUIRED OR WHERE EXISTING STUD FACE IS WITHIN 3" OF TRUSS OR JOIST FACE.
- NOTCHES & HOLES MUST BE SEPARATED BY "2x" OR "2xN".
- WHERE MULTIPLE HOLES ARE LOCATED ADJACENT TO EACH OTHER, THE STRAP REPAIR MAY BE WITH A CS16 STRAP ON EACH SIDE OF THE UPPER PLATE. THE STRAPS AND NAILING SHALL EXTEND AT LEAST 9" BEYOND EACH END OF THE WHOLE GROUP. NAILING BETWEEN THE HOLES IS NOT REQUIRED. NAILS IN THE CS16 STRAPS MAY BE N8'S OR N10'S.

STUD NOTCHES OR HOLES



ALLOWABLE HOLES OR NOTCHES FOR NON-BEARING, NON-SHEAR OR INTERIOR PARTITIONS (NO REPAIR REQ'D)

| HOLE / NOTCH % OF 'W' | 2x4 STUD | 2x6 STUD |
|-----------------------|----------|----------|
| 25% | 3/4" | 1-3/8" |
| 40% | 1-3/8" | 2-1/8" |
| 60% | 2" | 3-1/4" |

NOTES:

- HOLES & NOTCHES SHALL NOT OCCUR IN THE SAME STUD.
- WHERE HOLES OR NOTCHES EXCEED THOSE SHOWN ABOVE, REPAIR PER TABLE BELOW.
- ALL NOTCHES IN BEARING OR SHEAR OR EXTERIOR WALLS REQUIRE REPAIRS.

| | 2x4 STUD | | 2x6 STUD | | REPAIR |
|------------------------------------|---------------|---------------|---------------|---------------|-----------------------------|
| | HOLE DIA. 'd' | HOLE DIA. 'd' | HOLE DIA. 'd' | HOLE DIA. 'd' | |
| NON-BEARING & NON-SHEAR & INTERIOR | ≤ 2 3/4" | ≤ 4 1/2" | ≤ 2 3/4" | ≤ 4 1/2" | (1) CTS218 w/ 10d |
| BEARING OR SHEAR OR EXTERIOR WALL | ≤ 3/4" | ≤ 1 3/8" | ≤ 3/4" | ≤ 1 3/8" | (1) CTS218 w/ 10d |
| BEARING OR SHEAR OR EXTERIOR | ≤ 2 3/4" | ≤ 4 1/2" | ≤ 2 3/4" | ≤ 4 1/2" | (2) CTS218 TWO-SIDED w/ 10d |

| | 2x4 STUD | | 2x6 STUD | | REPAIR |
|------------------------------------|-------------|--------------|-------------|--------------|-----------------------------|
| | NOTCH DEPTH | NOTCH LENGTH | NOTCH DEPTH | NOTCH LENGTH | |
| NON-BEARING & NON-SHEAR & INTERIOR | ≤ 2 1/2" | ≤ 4 1/2" | ≤ 3 3/4" | ≤ 4 1/2" | (1) CTS218 w/ 10d |
| BEARING OR SHEAR OR EXTERIOR WALL | ≤ 5/8" | ≤ 2 1/2" | ≤ 2 1/2" | ≤ 2 1/2" | SS w/ 10d |
| BEARING OR SHEAR OR EXTERIOR | ≤ 2 3/4" | ≤ 4 1/2" | ≤ 4 1/2" | ≤ 4 1/2" | (2) CTS218 TWO-SIDED w/ 10d |

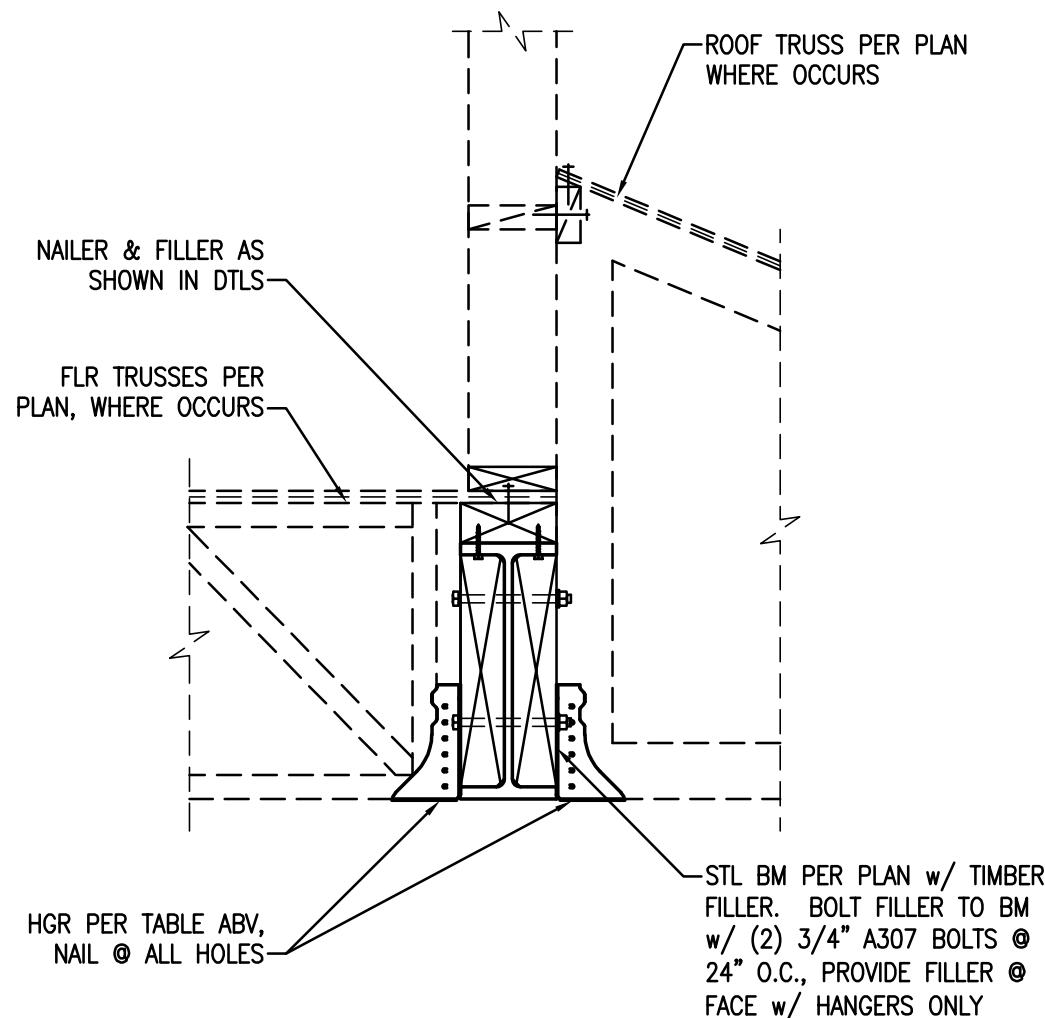
DRILLING & NOTCHING OF PLATES & STUDS

N.T.S.

| CARRYING MEMBER | CARRIED MBR WIDTH | HANGER TYPE | MAX. REACTION (FROM TRUSS CALCS.) (LBS) | NOTES |
|-----------------|-------------------|-------------|---|------------|
| STEEL OR TIMBER | 1-1/2" | LUS210 | 1275 | FACE MOUNT |
| STEEL OR TIMBER | 1-1/2" | HUS26 | 2565 | FACE MOUNT |
| STEEL OR TIMBER | 1-1/2" | HGUS26 | 3750 | FACE MOUNT |
| STEEL OR TIMBER | 1-1/2" | HGUS28 | 5720 | FACE MOUNT |
| STEEL OR TIMBER | 3" | LUS26-2 | 1000 | FACE MOUNT |
| STEEL OR TIMBER | 3" | HHUS26-2 | 2580 | FACE MOUNT |
| STEEL OR TIMBER | 3" | HGU26-2 | 3940 | FACE MOUNT |
| STEEL OR TIMBER | 3" | HGUS28-2 | 6805 | FACE MOUNT |
| STEEL OR TIMBER | 3" | HGUS210-2 | 8650 | FACE MOUNT |
| STEEL OR TIMBER | 3-1/2" | LUS46 | 1000 | FACE MOUNT |
| STEEL OR TIMBER | 3-1/2" | HHUS46 | 2580 | FACE MOUNT |
| STEEL OR TIMBER | 3-1/2" | HGUS46 | 3940 | FACE MOUNT |
| STEEL OR TIMBER | 3-1/2" | HGUS48 | 6805 | FACE MOUNT |
| STEEL OR TIMBER | 6" | HGUS26-4 | 3940 | FACE MOUNT |
| STEEL OR TIMBER | 6" | HGUS210-4 | 8780 | FACE MOUNT |
| STEEL OR TIMBER | 6" | HGUS212-4 | 9155 | FACE MOUNT |

NOTES:

- FOR STEEL BEAMS CARRYING FLOOR TRUSSES, PROVIDE TIMBER FILLER PER DTL BELOW.
- ALTERNATE HANGERS MAY BE USED AT THE CONTRACTOR'S OPTION. SUBMIT TO ENGINEER OF RECORD FOR APPROVAL.
- HANGERS APPLICABLE FOR TIMBER BEAMS.



TYPICAL STEEL BEAM

TYPICAL TRUSS HANGERS

N.T.S.

| UPLIFT LOAD PER TRUSS MANUFACTURER | SIMPSON TIE-DOWN | REQ'D ALIGNED HOLDOWN & POST |
|------------------------------------|--------------------|---|
| 200 TO 365 LBS | H2.5 OR CS16 | NOT REQ'D |
| < 400 LBS | H1 OR CS16 | NOT REQ'D |
| < 845 LBS | H10 OR H7Z OR CS16 | NOT REQ'D |
| < 1285 LBS | H16 OR CS16 | HDU2 & (2) 2x4 POST |
| < 1785 LBS | LGT2 | HDU2 & (2) 2x4 POST |
| < 6485 LBS | HGT-2 | (2) 2x4 POST w/HDU4 @ BASE & (2) HDU2 @ TOP TO HGT-2. AT (1) PLY TRUSS, INSTALL 2x SHAPED FILLER ADJACENT TO TRUSS AT BEARING |

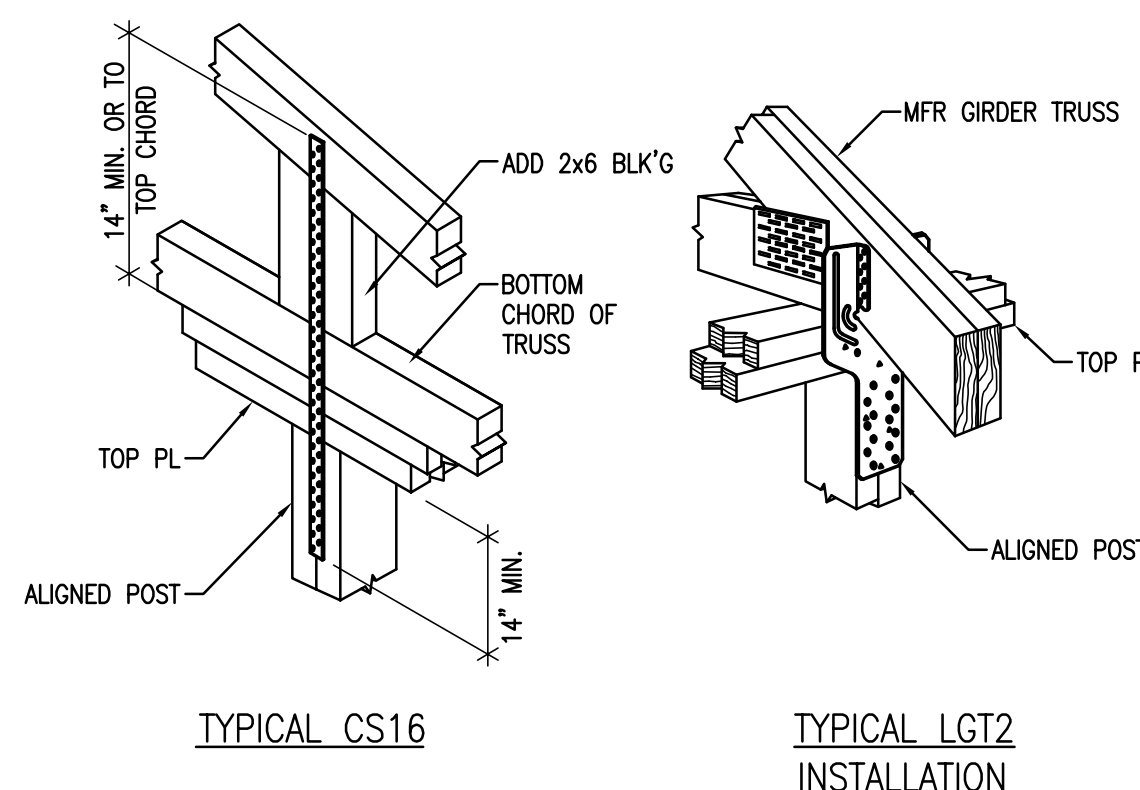
NOTES:

- TIE-DOWN CAPACITIES ARE BASED ON SPRUCE PINE FIR
- TRUSS UPLIFT OF LESS THAN 200lbs: TIE-DOWN NOT REQ'D
- SEE TYPICAL HOLDOWN ANCHORAGE DETAIL FOR HDU HOLDOWN INSTALLATION

| UPLIFT LOAD PER TRUSS MANUFACTURER | SIMPSON TIE-DOWN | REQ'D ALIGNED POST |
|------------------------------------|------------------|--------------------|
| < 1705 LBS | CS16 | 2x4 POST |
| < 3410 LBS | (2) CS16 | (2) 2x4 POST |

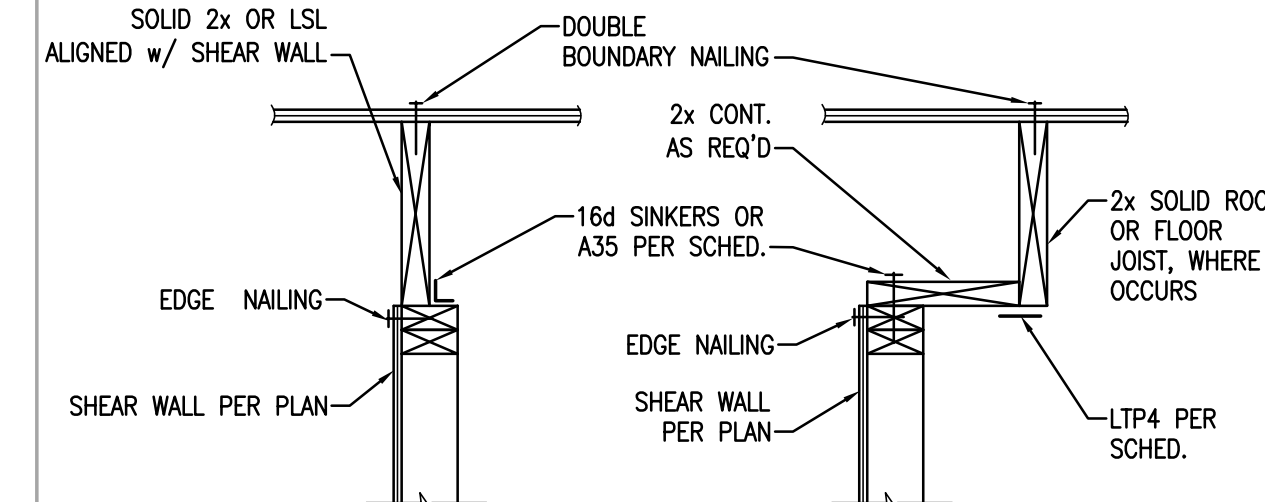
NOTES:

- INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48").
- WHERE UPLIFT OCCURS ABOVE HDR OR BM, INSTALL STRAP PER SCHEDULE AT EACH TRIMMER OR POST
- FLOOR TO FLOOR STRAPS REQ'D ALIGNED WITH ROOF TRUSS ABV.

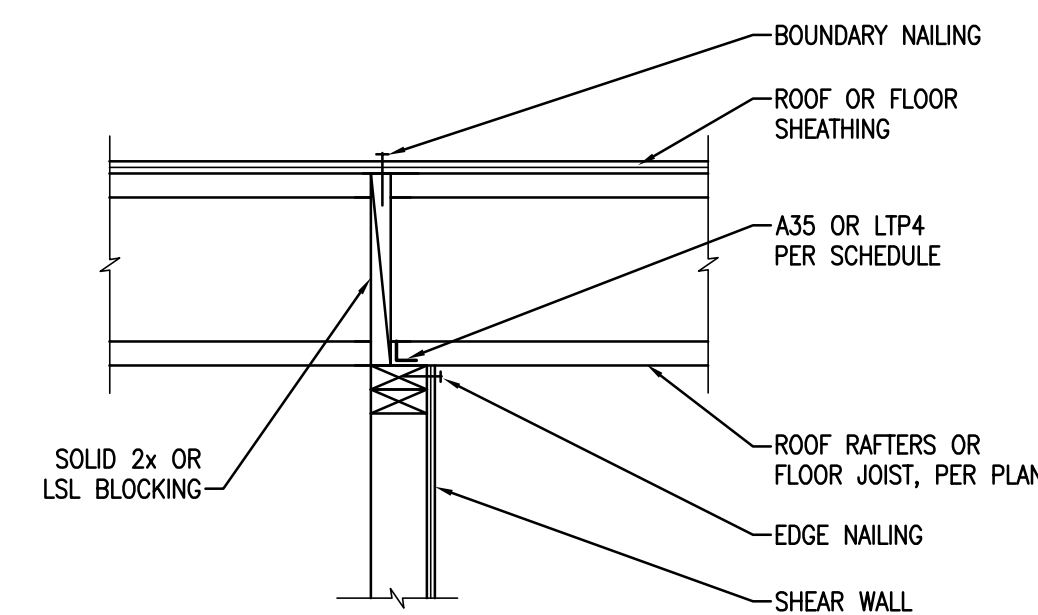


TYPICAL TRUSS ANCHORAGE

N.T.S.



TYPE A



TYPE B

| CONNECTION SCHEDULE | | |
|---------------------|-------------|---------------------|
| SHEAR WALL | A35 OR LTP4 | 16d SINKERS |
| P1 | 18" O.C. | 6" O.C. |
| P2 | 12" O.C. | 4" O.C. |
| P3 | 10" O.C. | 3" O.C. (STAGGERED) |
| P4 | 8" O.C. | 2" O.C. (STAGGERED) |

SHEAR TRANSFER

N.T.S.

| DATE: 02/09/21 | ENG-ADD | BY: | DESCRIPTION |
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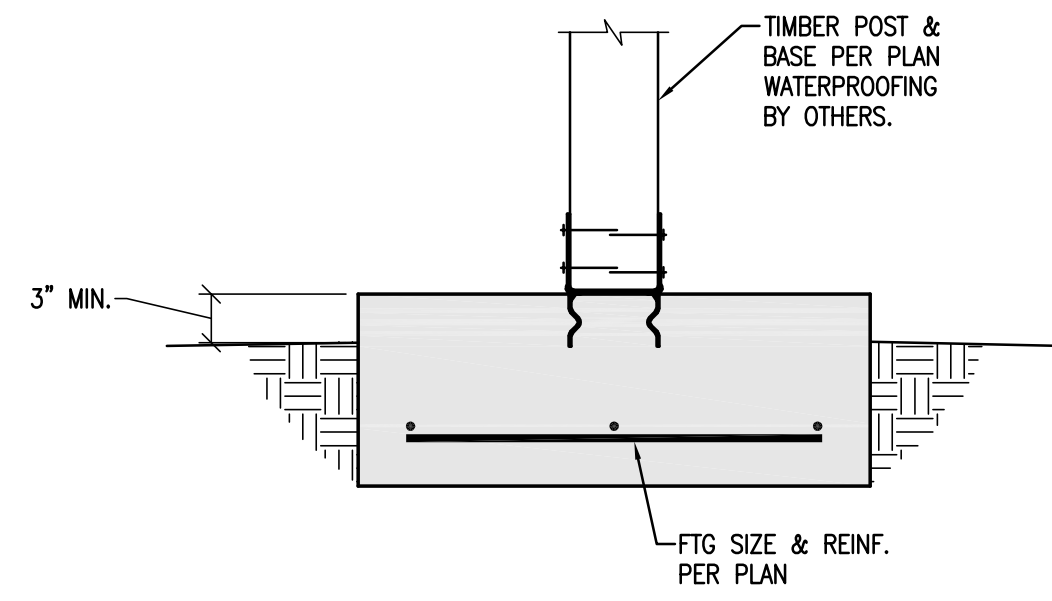
STANDARD DETAILS & SCHEDULES

COMMONWEALTH OF MASSACHUSETTS
 JACOB S. PROCTOR
 CIVIL
 No. 54953
 REGISTERED PROFESSIONAL ENGINEER
 02/09/2021

JACOB S. PROCTOR, P.E.
 54953

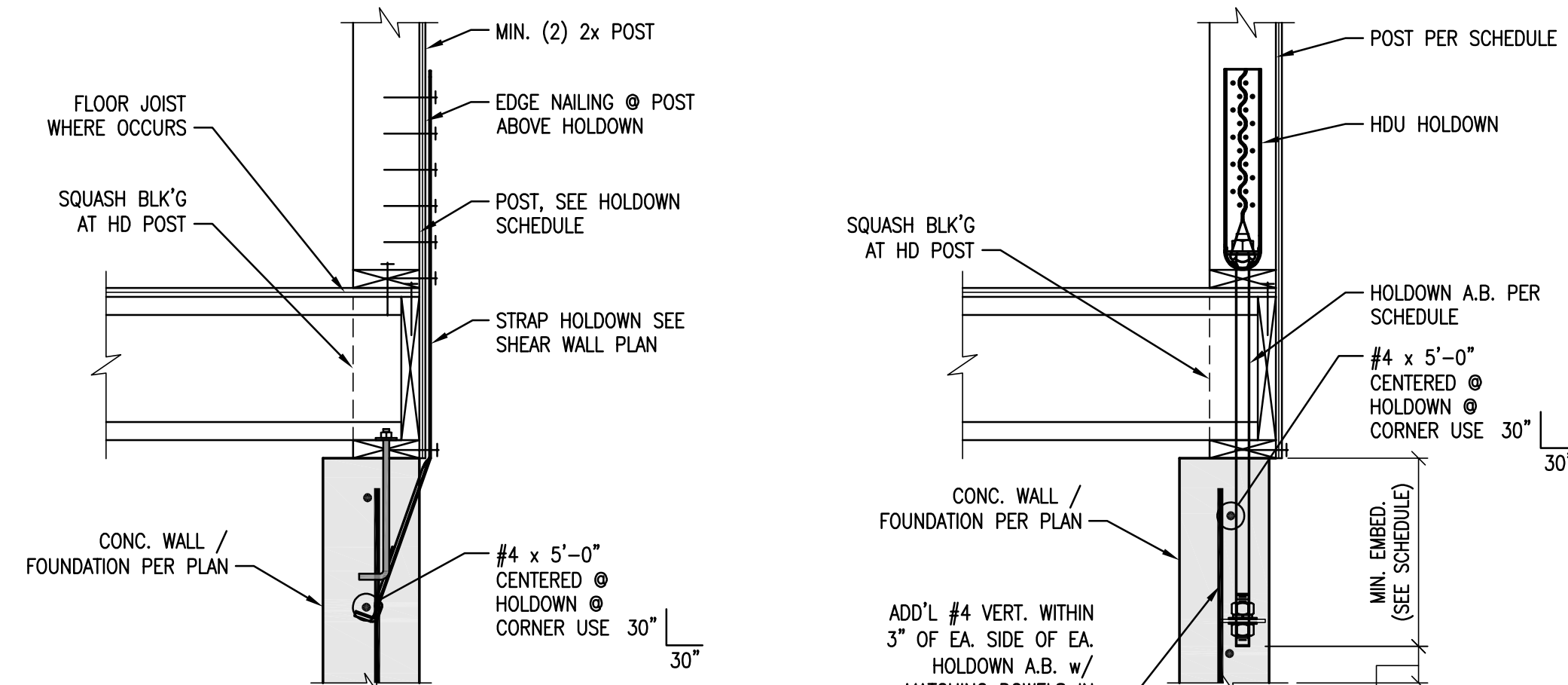
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S1.2



N.T.S.

9



STRAP HOLDDOWN

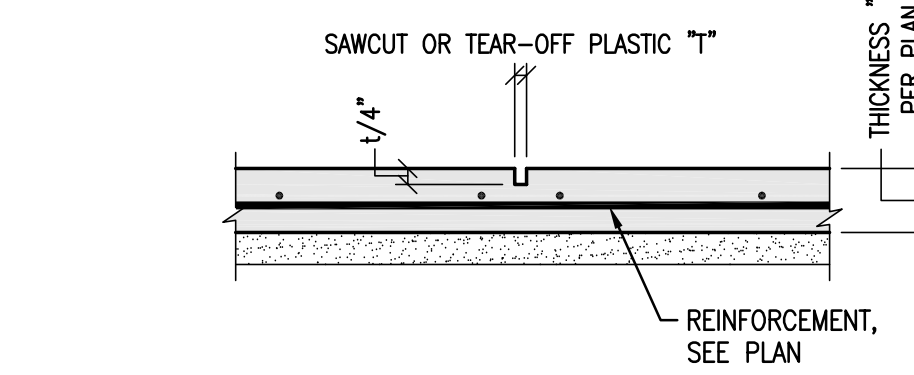
HDU HOLDDOWN

| HOLDOWN | ANCHORAGE | | | | | |
|---------------|---------------------------|-------------------------|-----------------------------|---------------|-----------|--------|
| | ANCHORAGE (CAST IN PLACE) | ANCHORAGE (RETROFIT) | | | | |
| | SSTB | ALL THREAD ROD (NOTE 1) | ALL THREAD ROD (NOTE 2 & 3) | HOLE DIAMETER | EMBEDMENT | POST |
| HDU2 - SDS2.5 | SSTB24 | #5/8" A307 | #5/8" A307 | 3/4" | 10" | (2) 2x |
| HDU4 - SDS2.5 | SSTB24 | #5/8" A307 | #5/8" A307 | 3/4" | 10" | (2) 2x |
| HDU5 - SDS2.5 | NONE | #5/8" A307 | #5/8" A307 | 3/4" | 13" | (2) 2x |
| HDU8 - SDS2.5 | NONE | #7/8" A307 | #7/8" A307 | 1" | 18" | (3) 2x |

- NOTES:
1. PROVIDE 2-1/8"x2-1/8"x3/8" STEEL PLATE w/ (2) NUTS @ CAST IN PLACE ANCHORS.
 2. RETROFIT ALL-THREAD ROD IN HOLES w/ SIMPSON SET-XP EPOXY. PREPARE HOLES & INSTALL EPOXY PER MFR DIRECTIONS w/ EMBEDMENT AND EDGE DISTANCES AS SHOWN.
 3. SIMPSON SET-XP EPOXY PER ICC-ES 2508.
 4. INCREASE FOOTING DEPTH AS REQUIRED FOR 3" MIN. COVER BELOW BOLT & COORDINATE EXACT LOCATIONS WITH THE FRAMING CONTRACTOR.
 5. HOLDOWNS MAY BE INSTALLED 4" MAX. FROM SHEAR WALL EDGE. BOUNDARY NAILING MUST BE PROVIDED @ STUDS ALIGNED WITH HOLDOWNS.
 6. SEE DETAIL 9/S1.1 FOR INTERIOR HDU HOLDOWN ANCHORAGE AND CONCRETE COVER REQUIREMENTS.

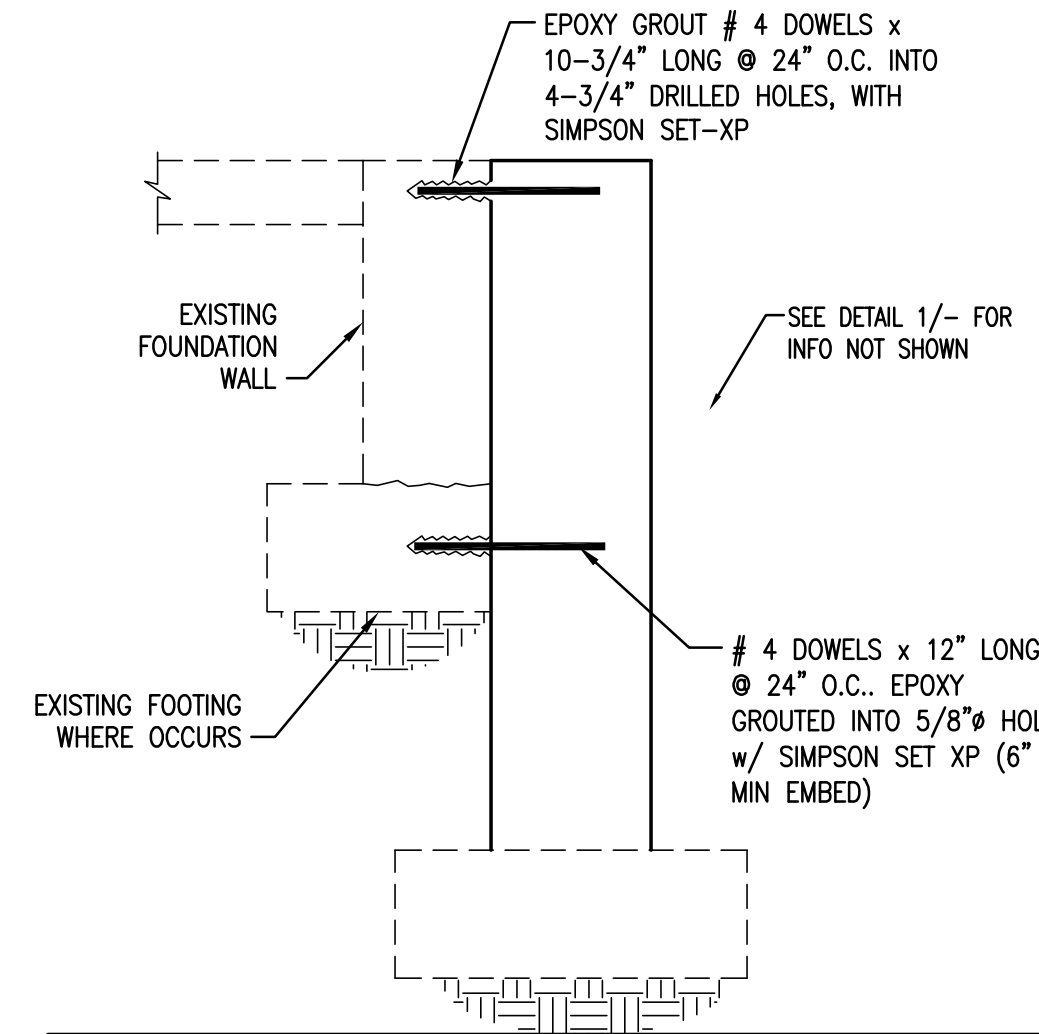
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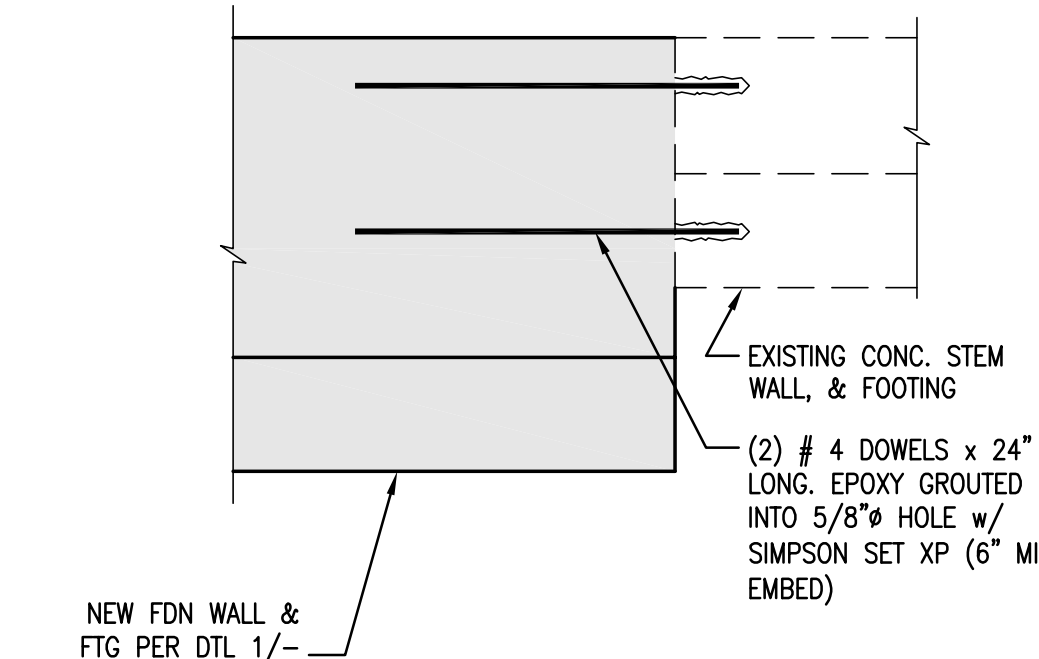
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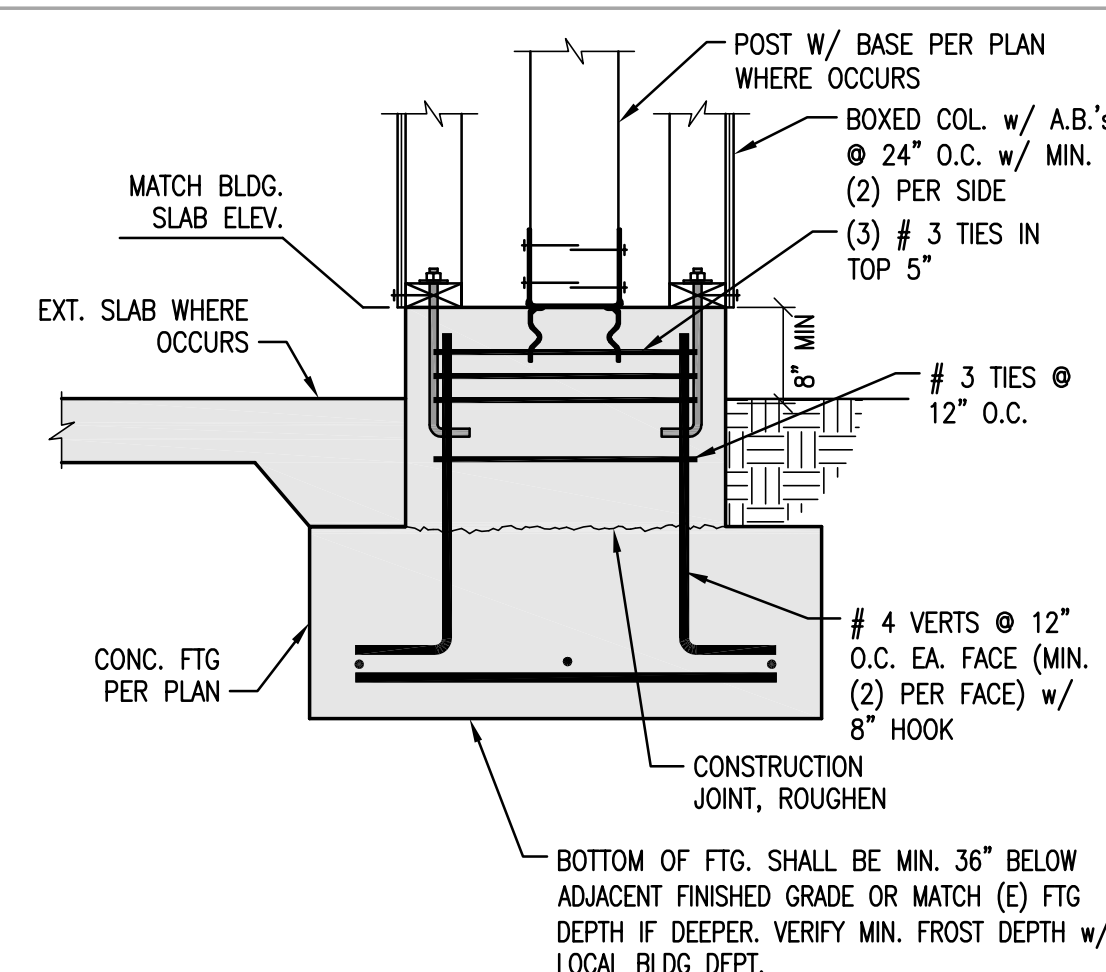
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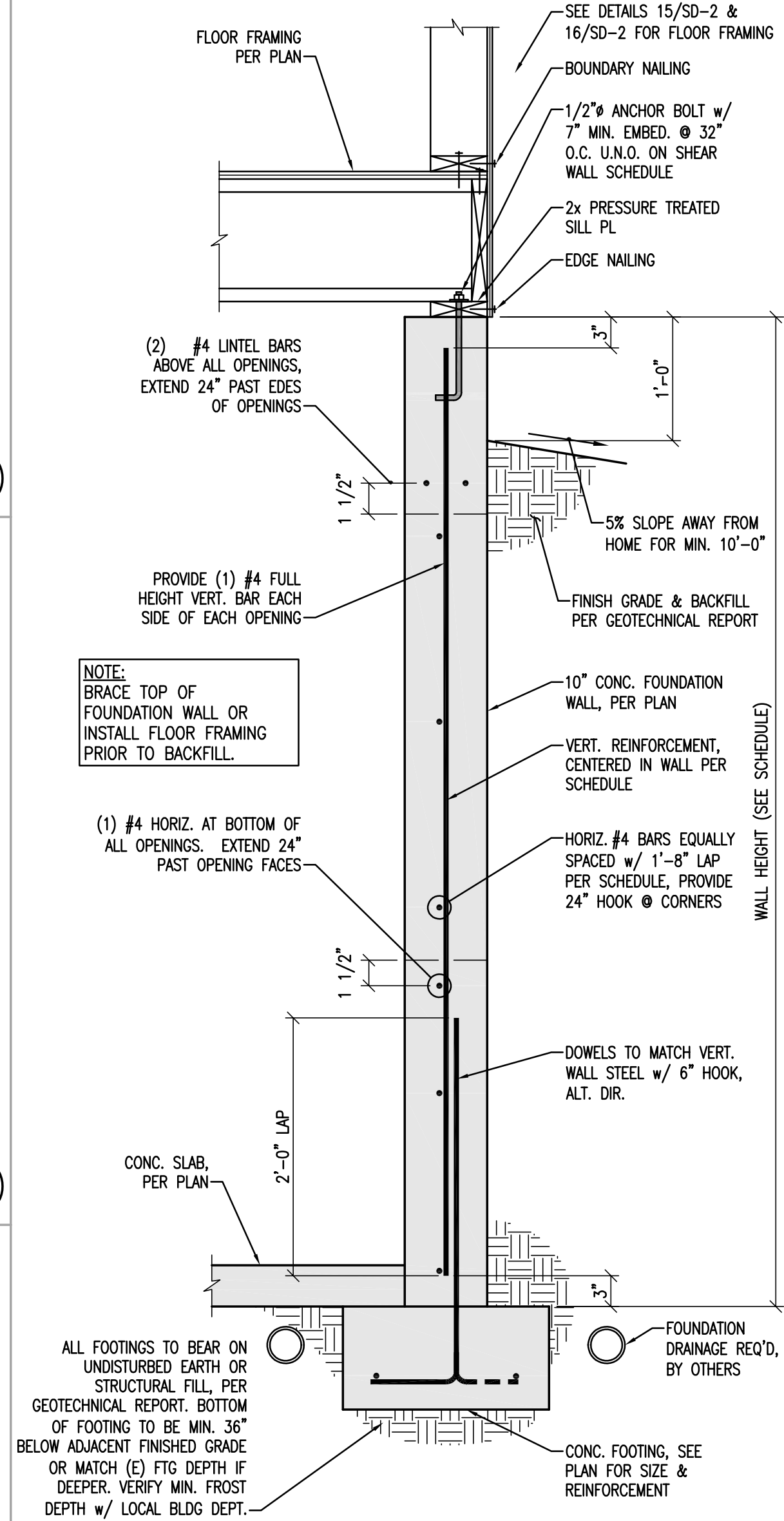
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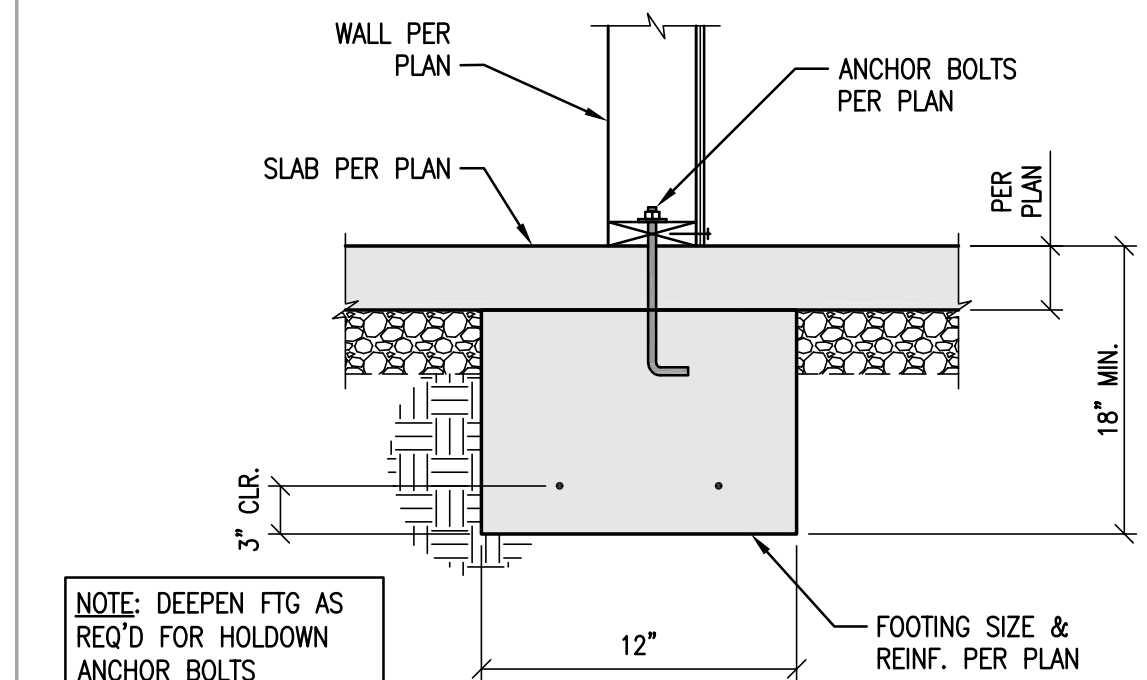


| REINFORCEMENT SCHEDULE | | |
|------------------------|---------------------------|---------------|
| WALL HEIGHT | VERT. BAR SIZE & SPACING* | # HORIZ. BARS |
| 4'-0" | #4 @ 18" O.C. | 4 |
| 6'-0" | #4 @ 18" O.C. | 5 |
| 8'-0" | #4 @ 12" O.C. | 6 |

* ADDITIONAL VERT. REINFORCEMENT & DOWELS AT HOLDOWN ANCHORAGE PER PLAN AND DTL 7/-

N.T.S.

1

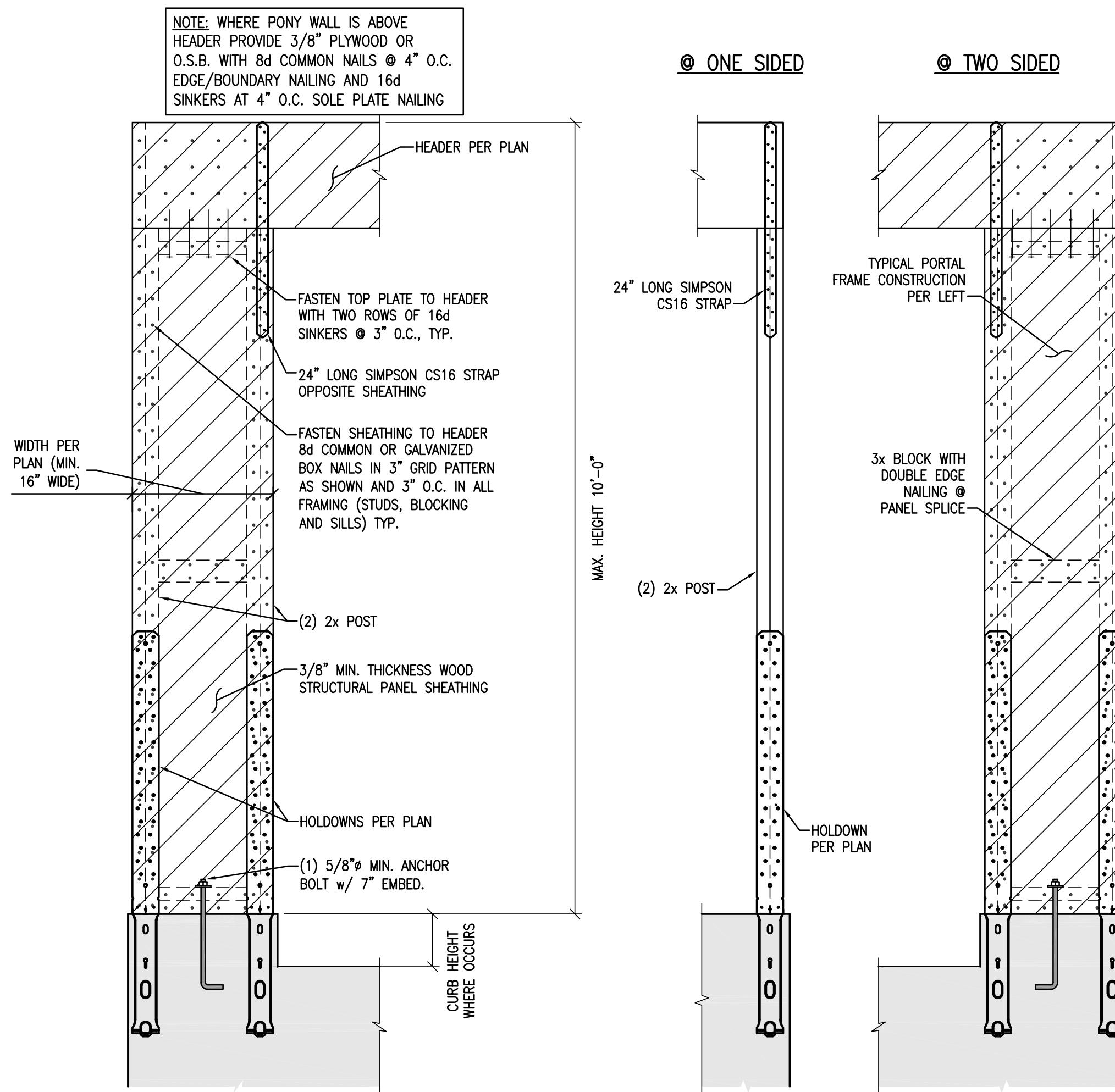


NOTE: DEEPEN FTG AS REQ'D FOR HOLDOWN ANCHOR BOLTS

NOTE: BOTTOM OF FTG. SHALL BE MIN. 36" BELOW ADJACENT FINISHED GRADE OR MATCH (E) FTG DEPTH IF DEEPER. VERIFY MIN. FROST DEPTH w/ LOCAL BLDG DEPT.

N.T.S.

2



N.T.S.

8

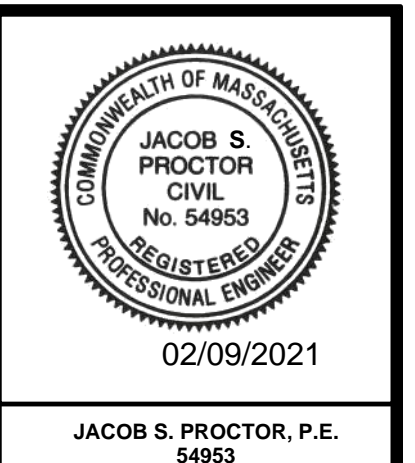
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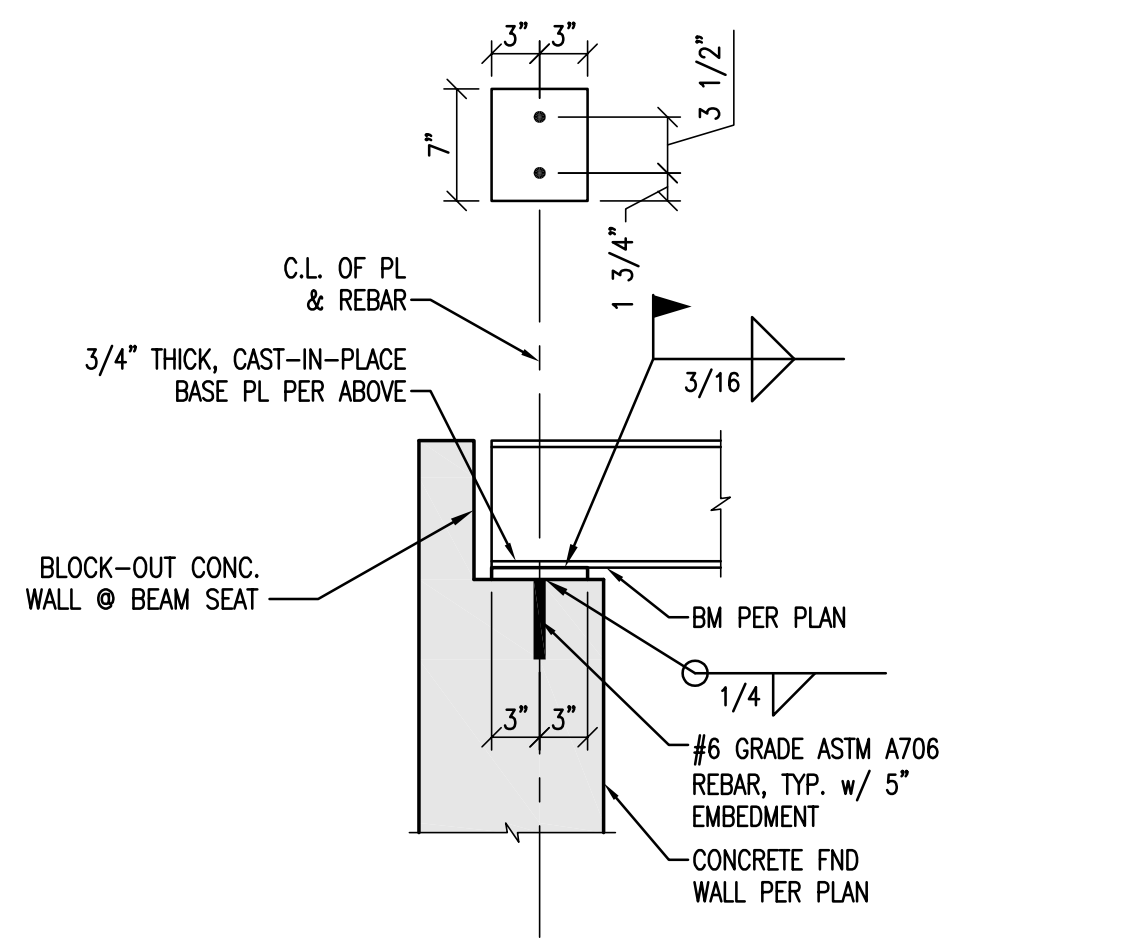
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STRUCTURAL DETAILS

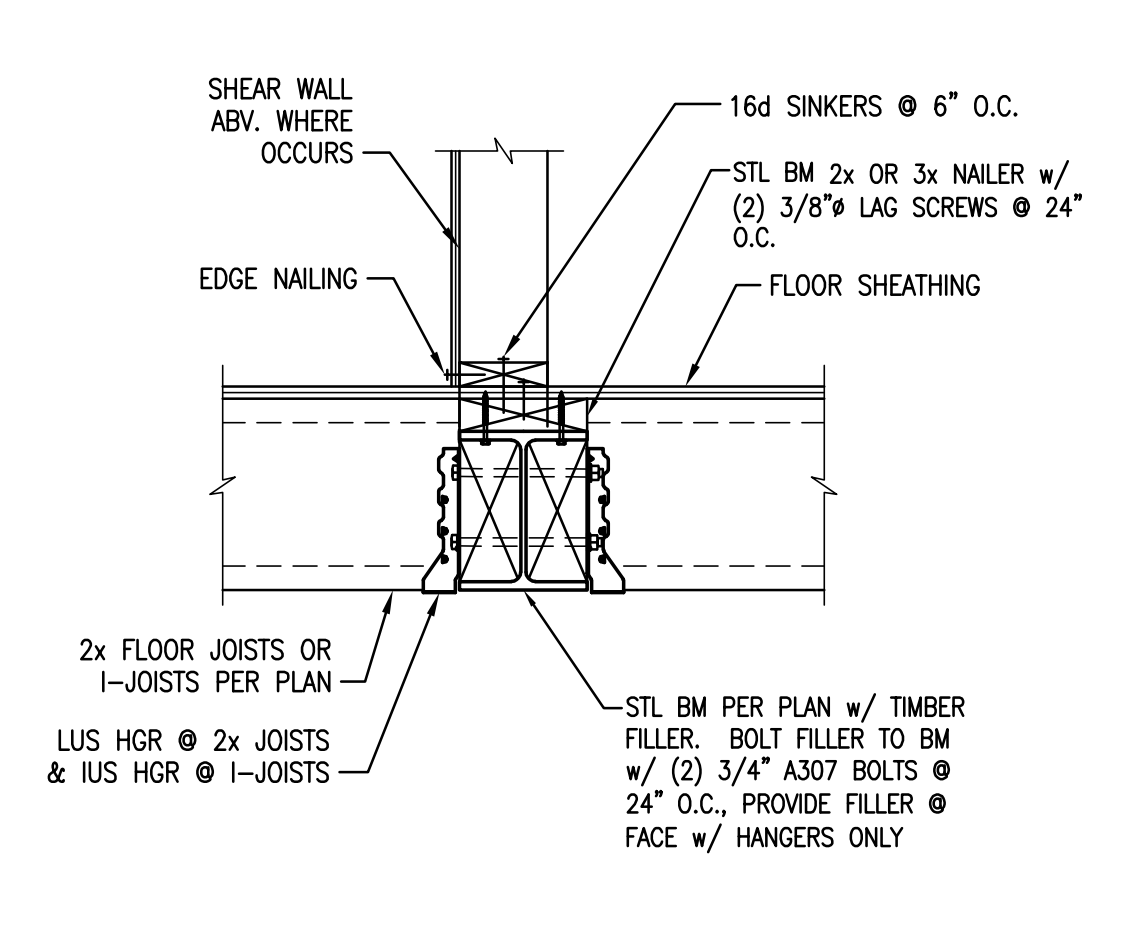


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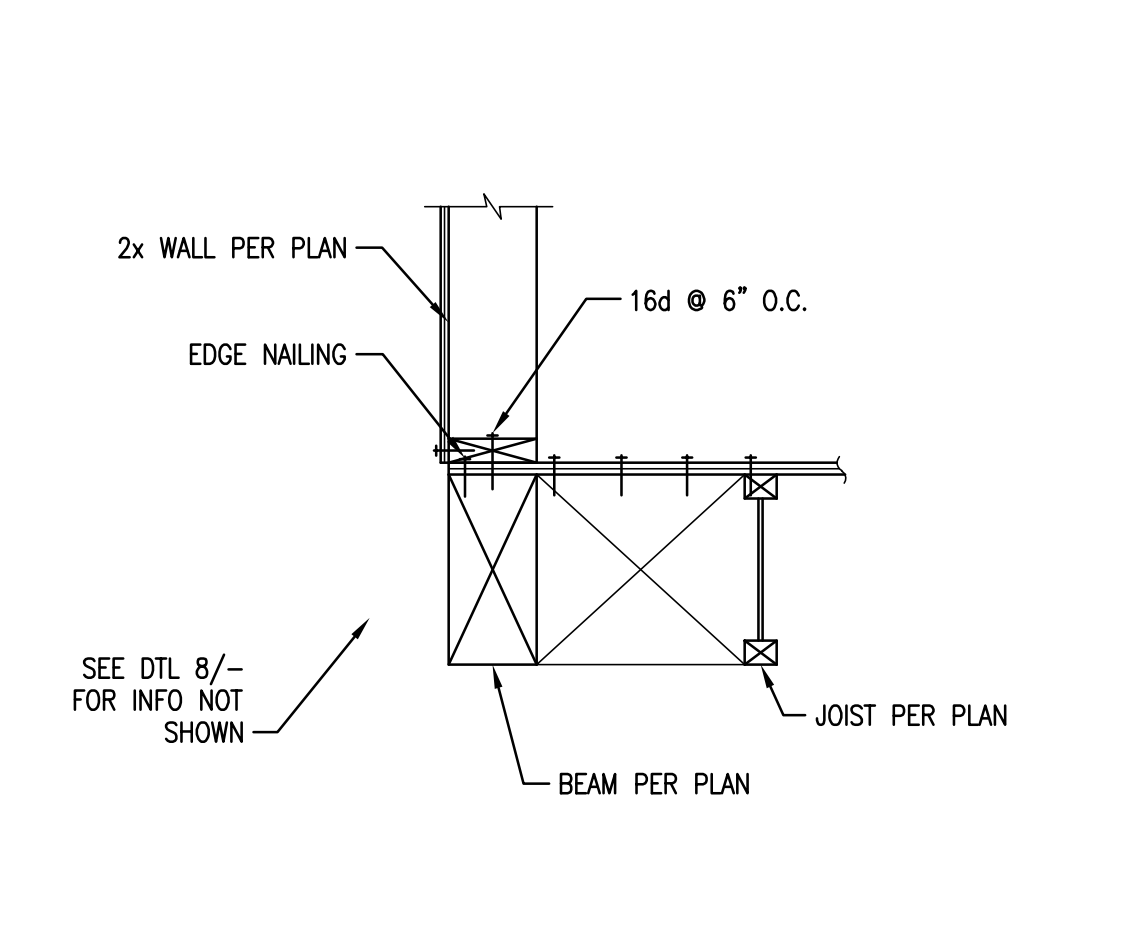
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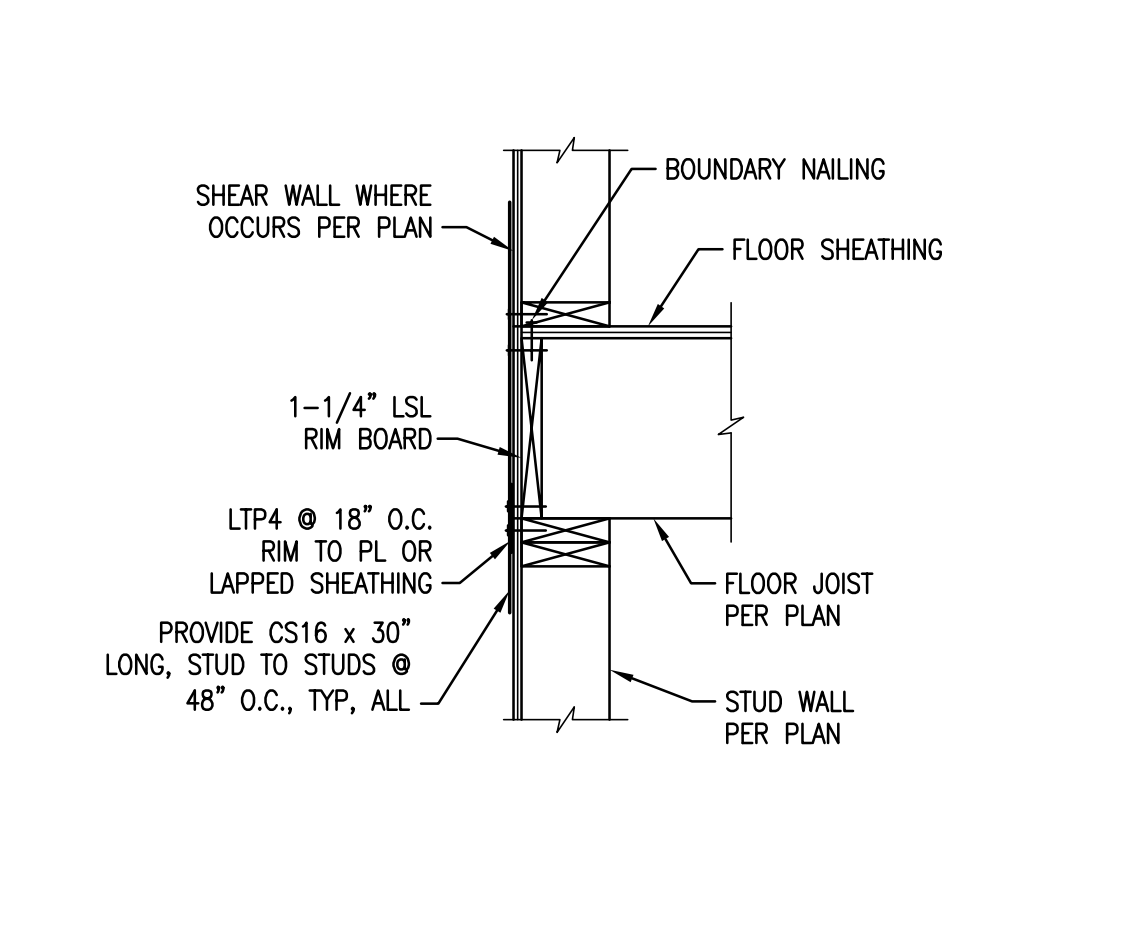
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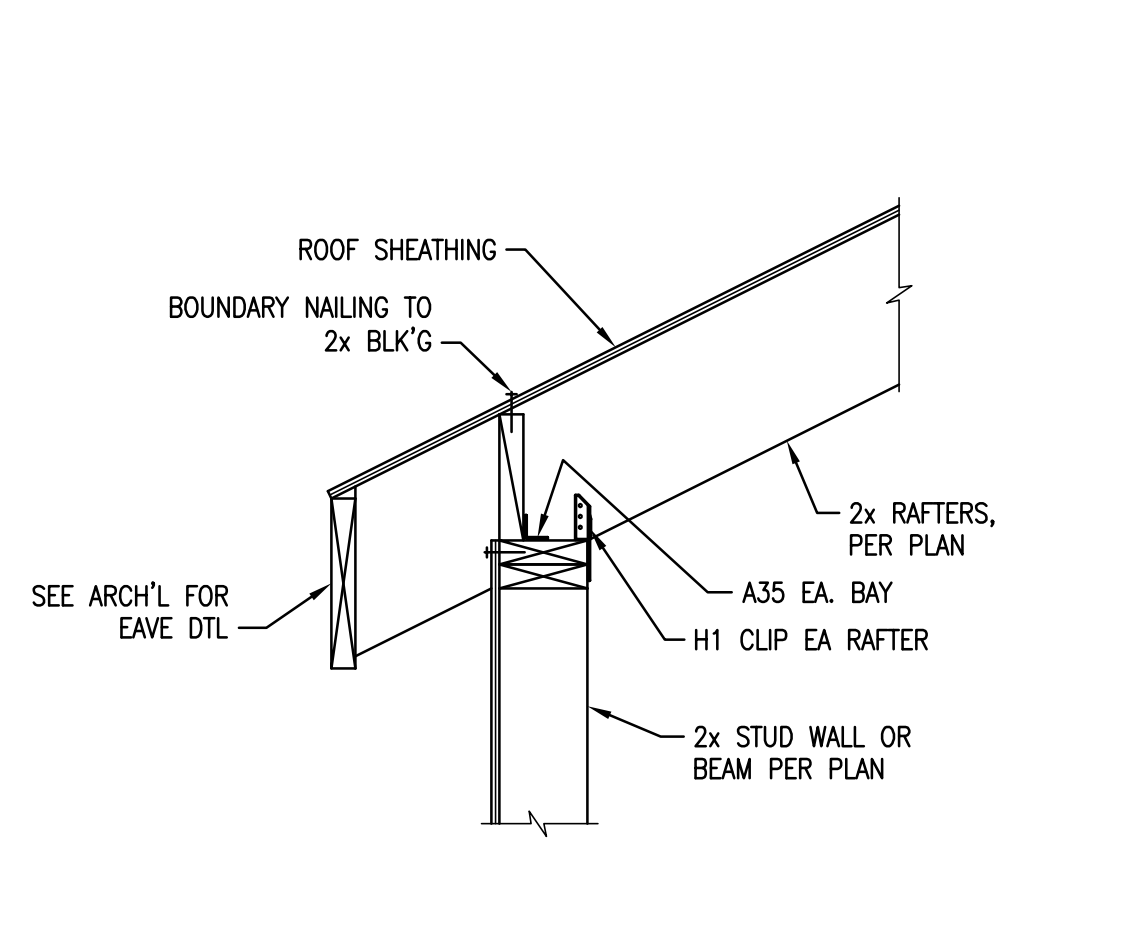
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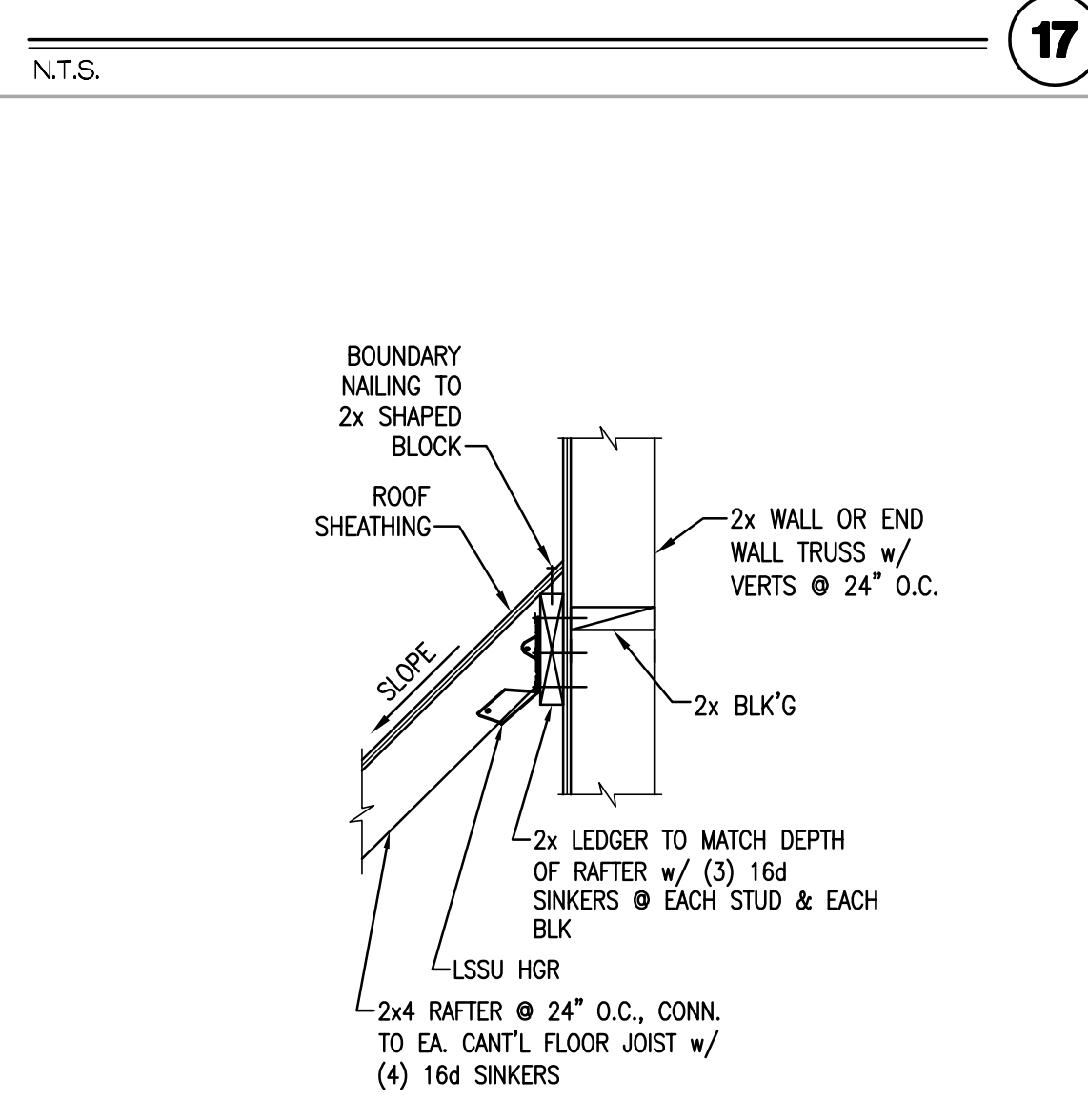
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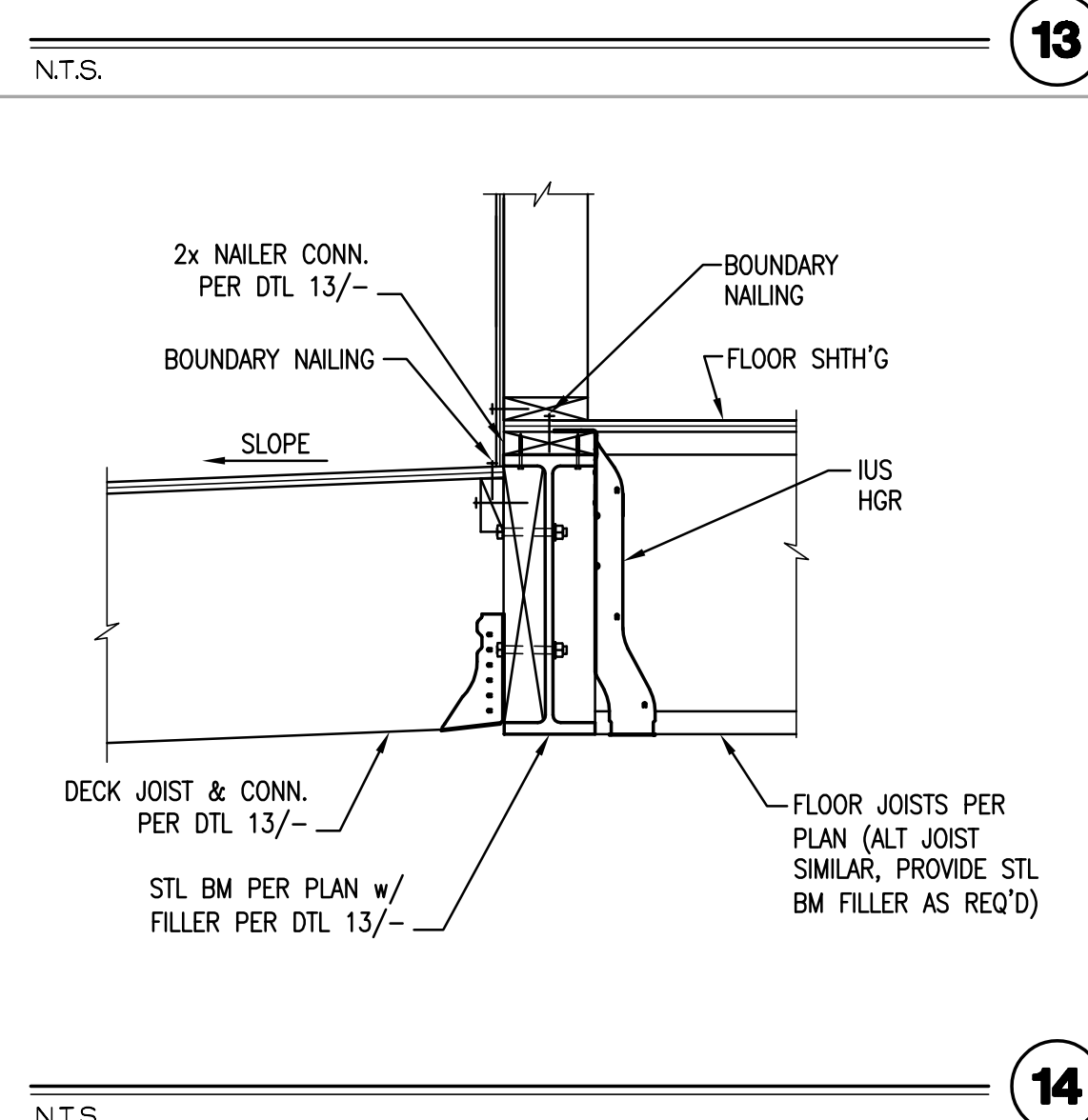
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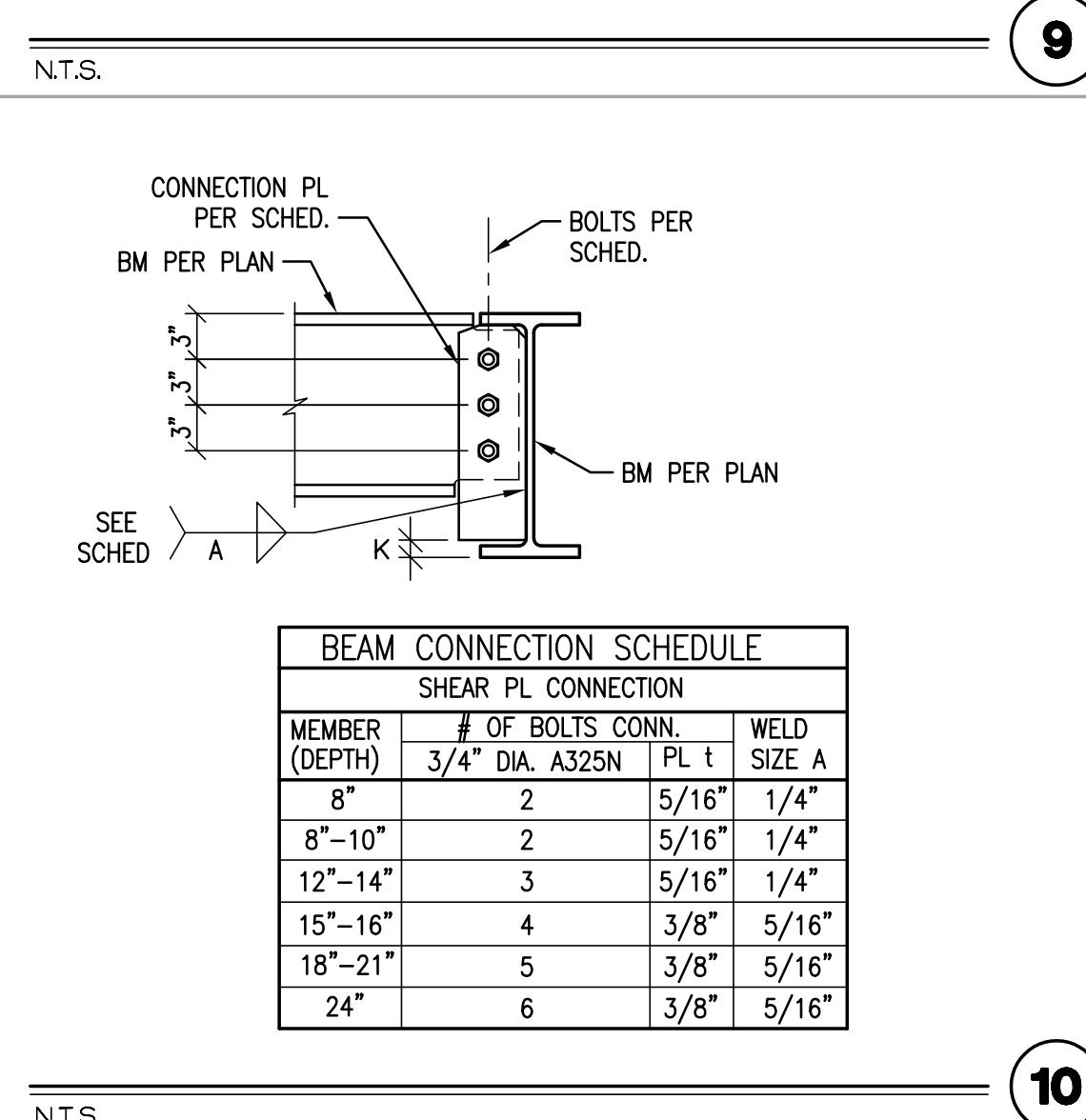
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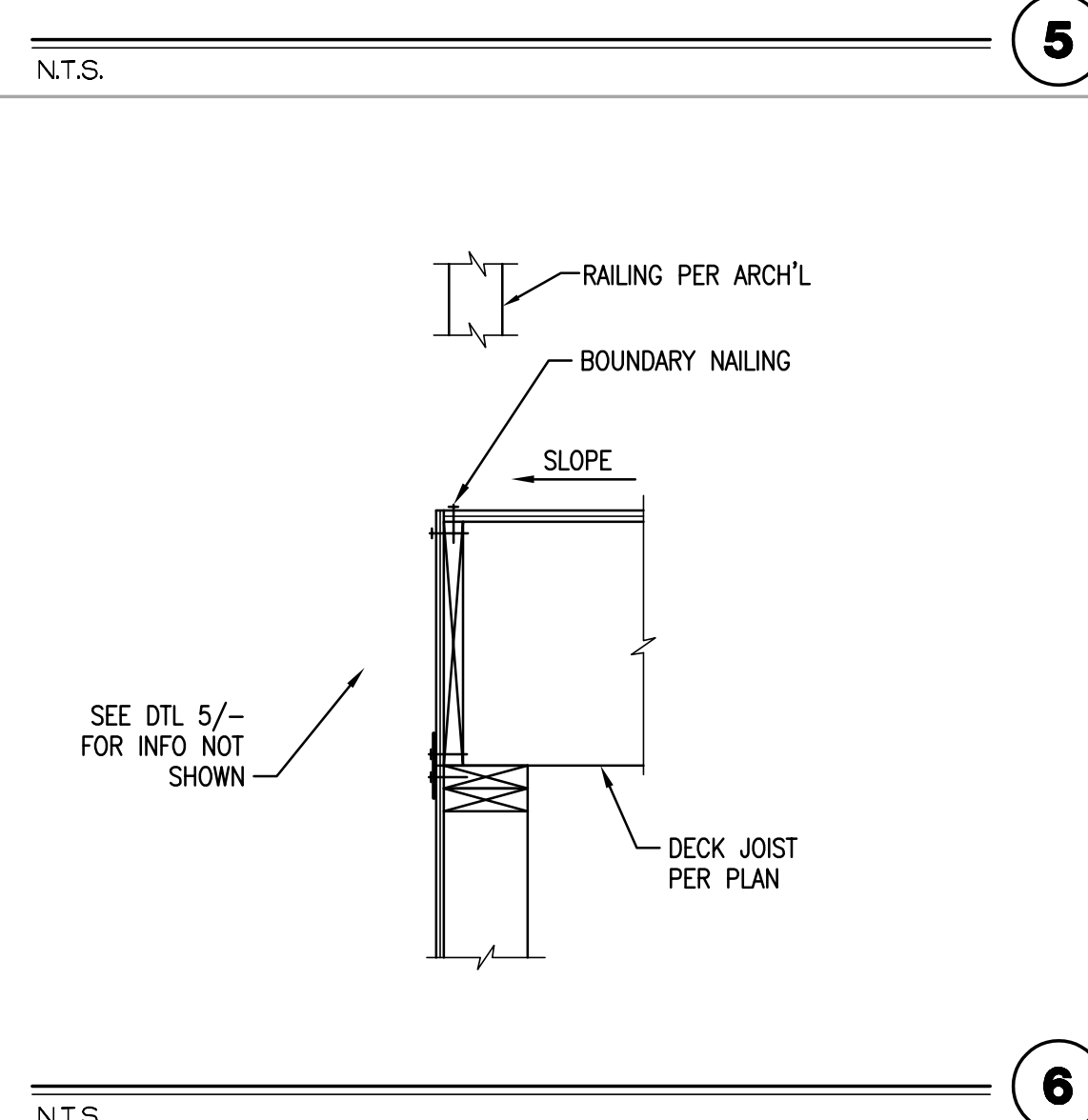
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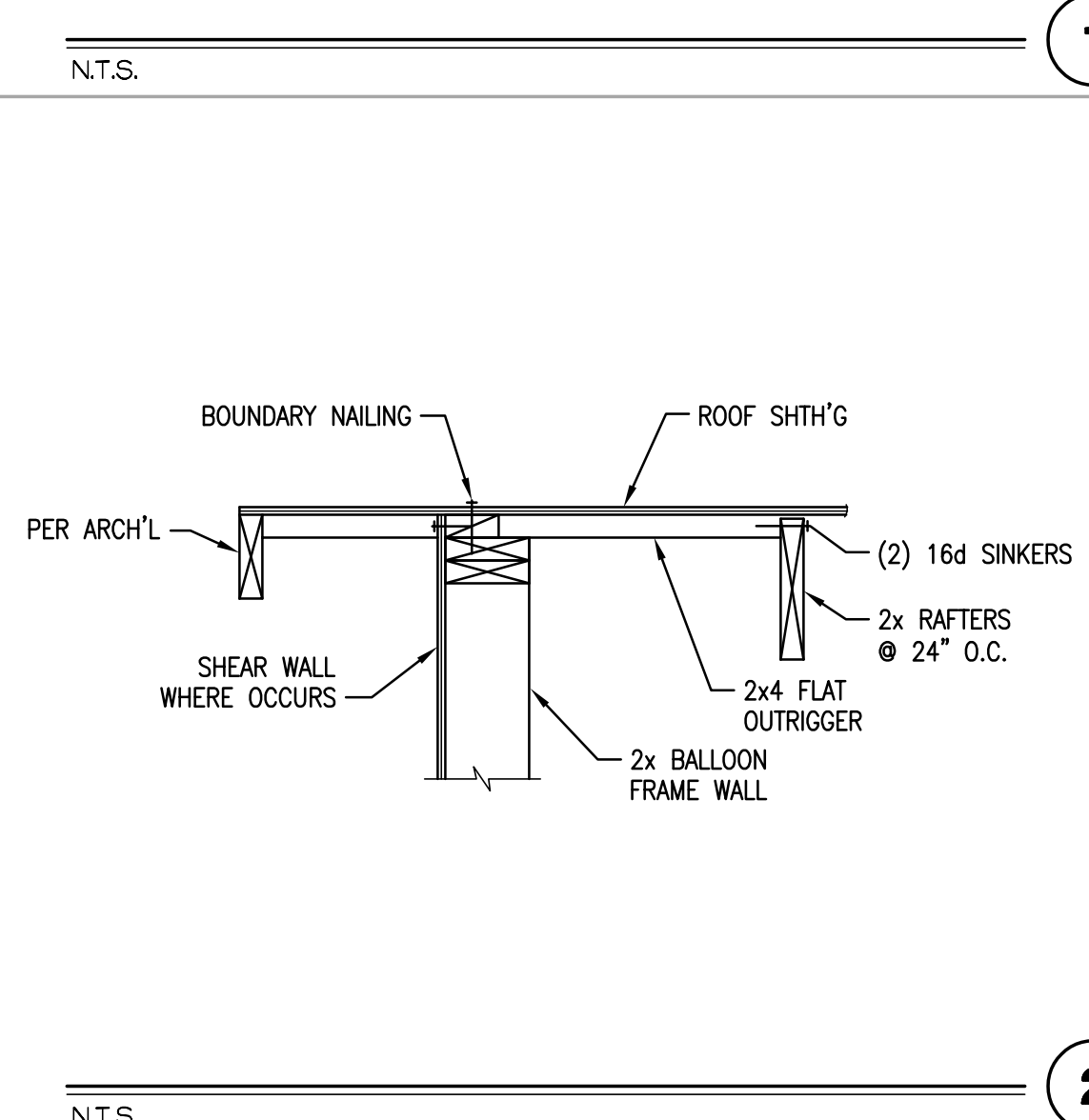
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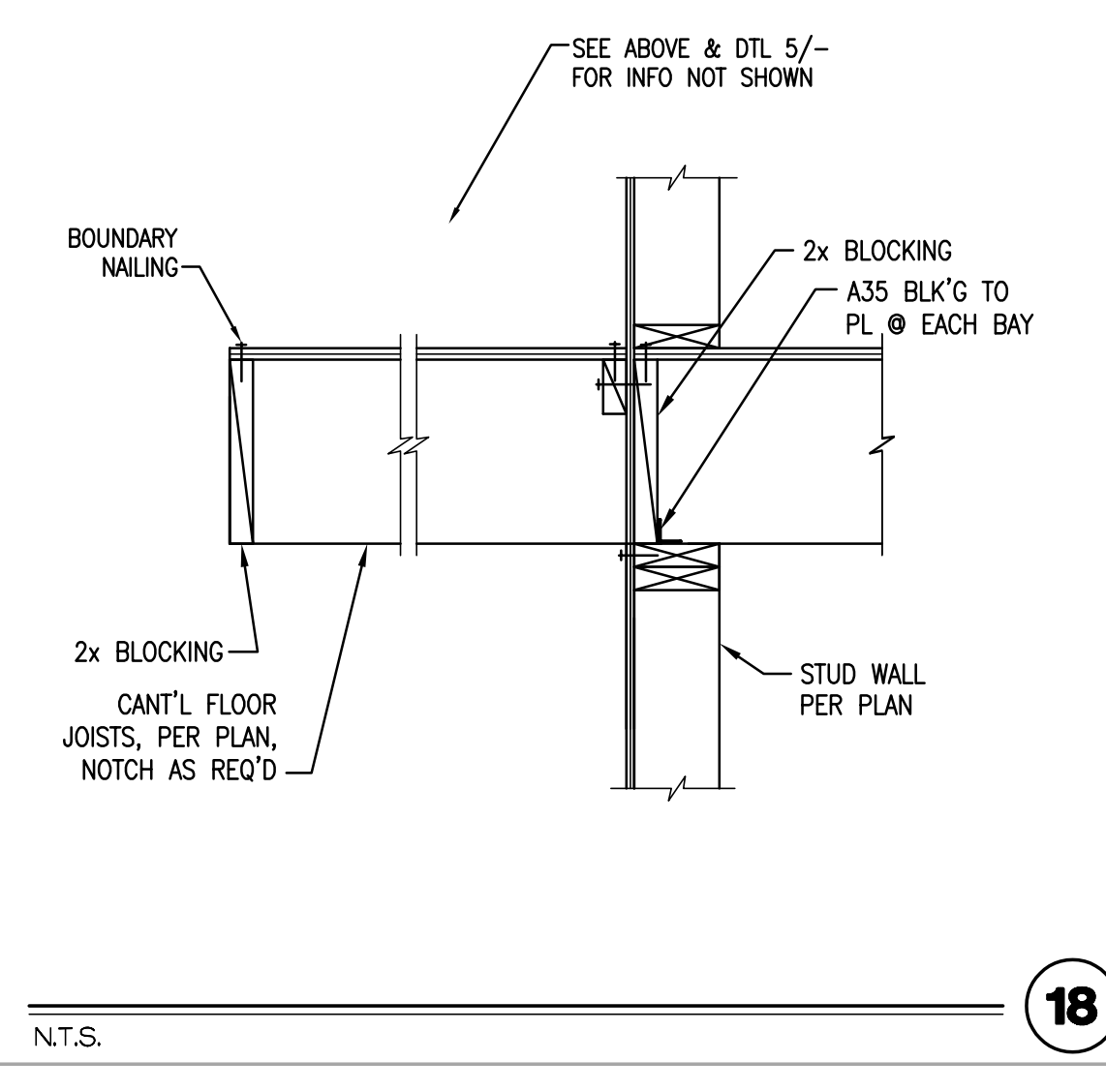
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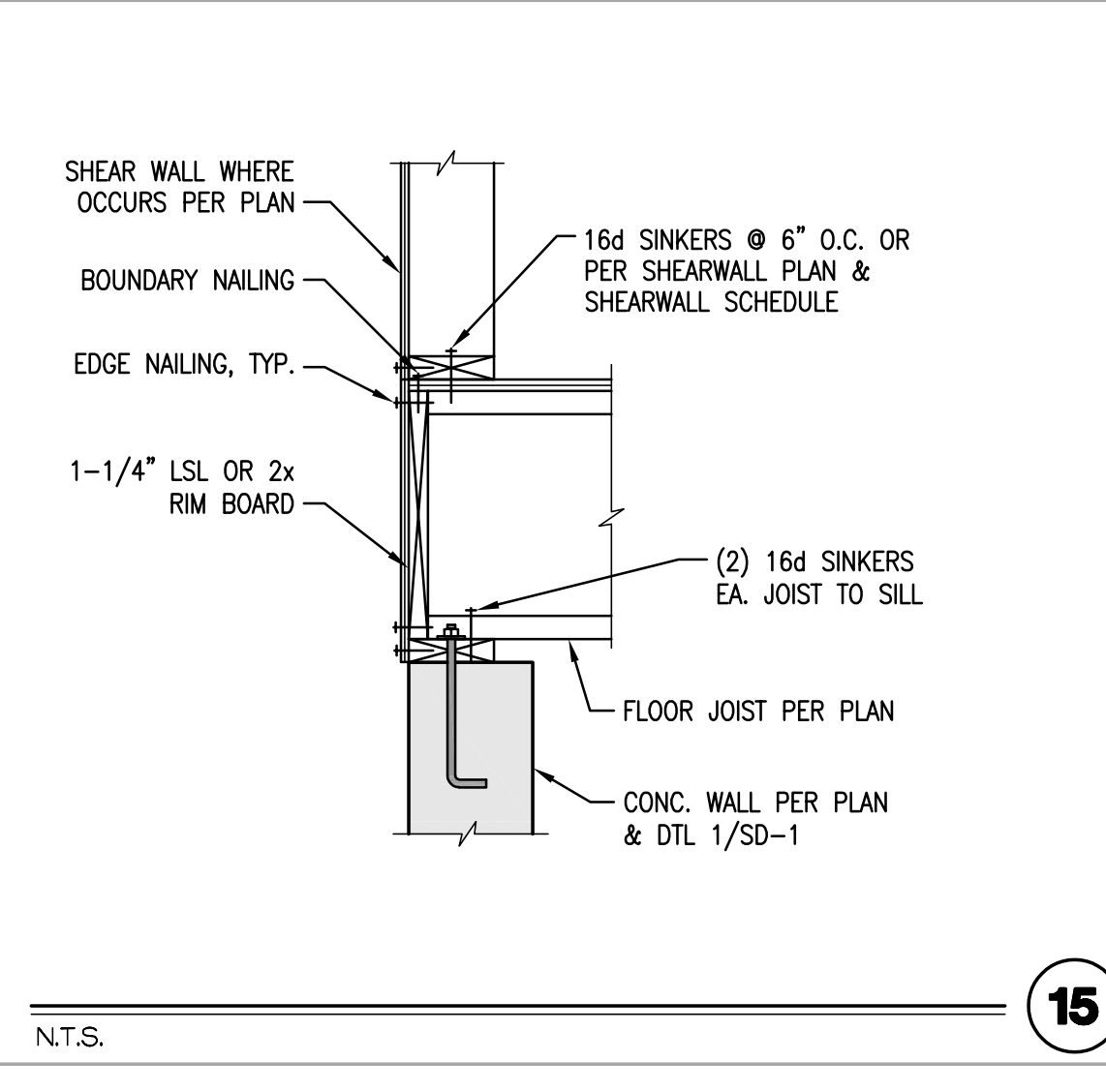
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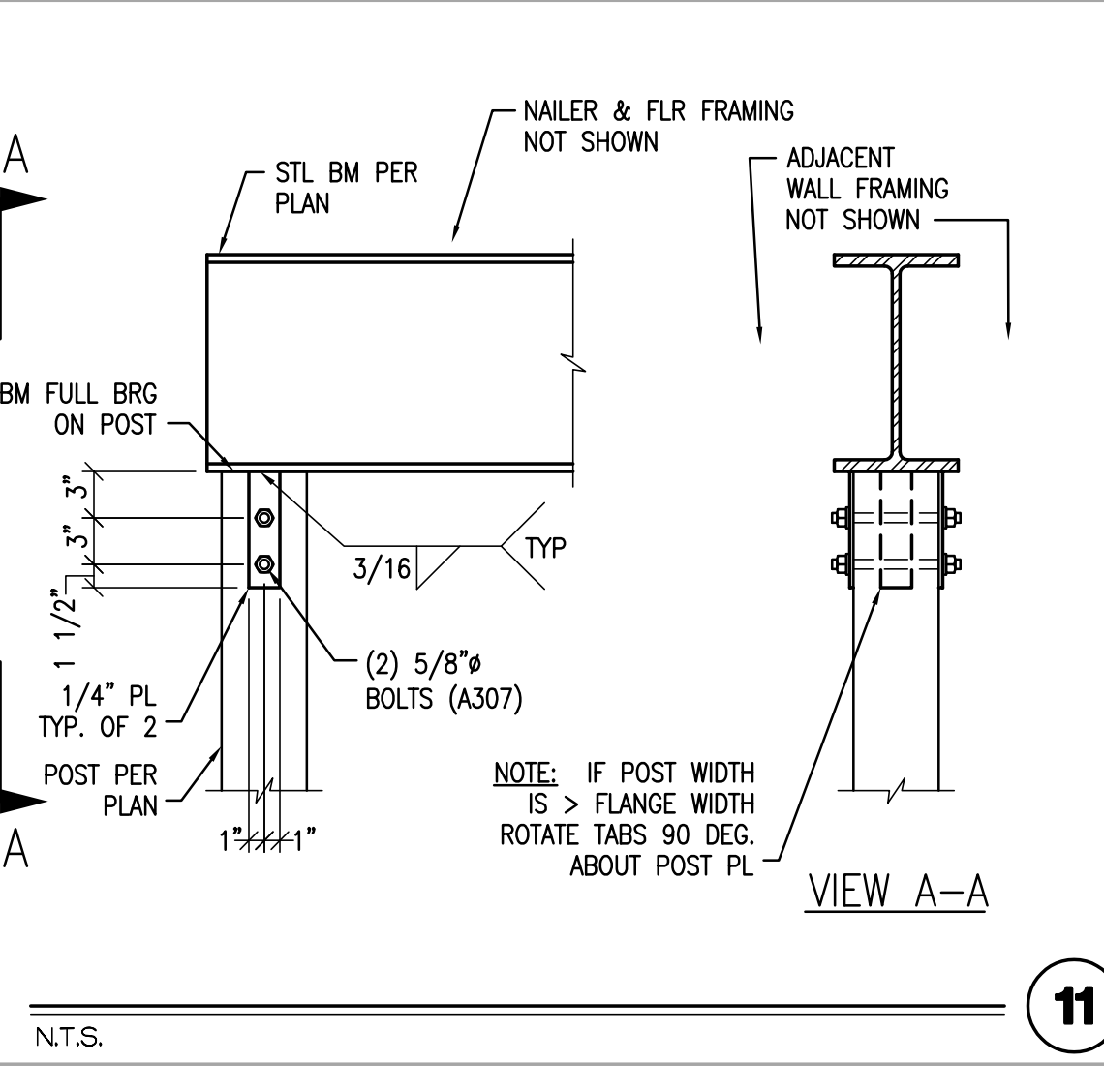
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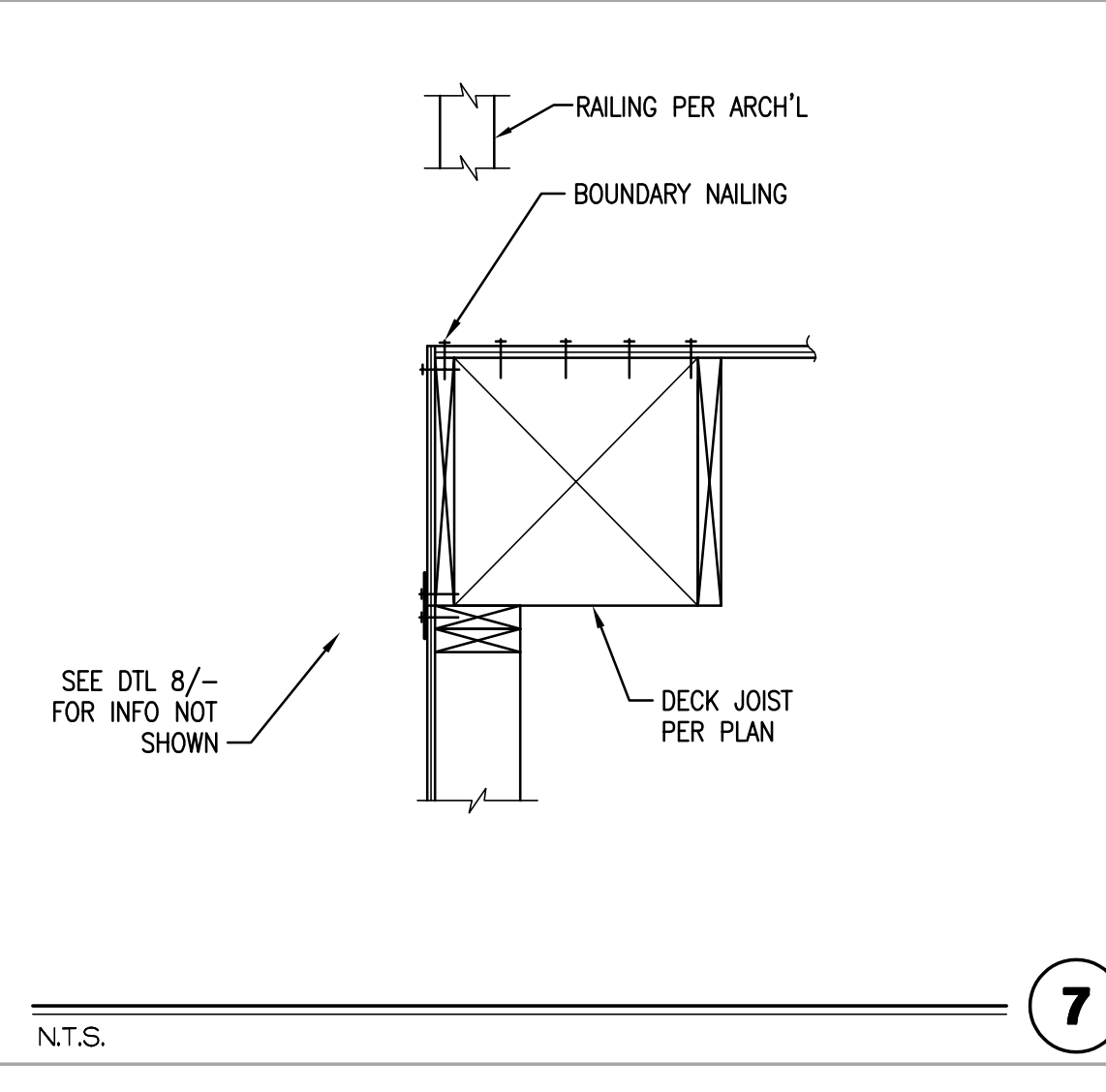
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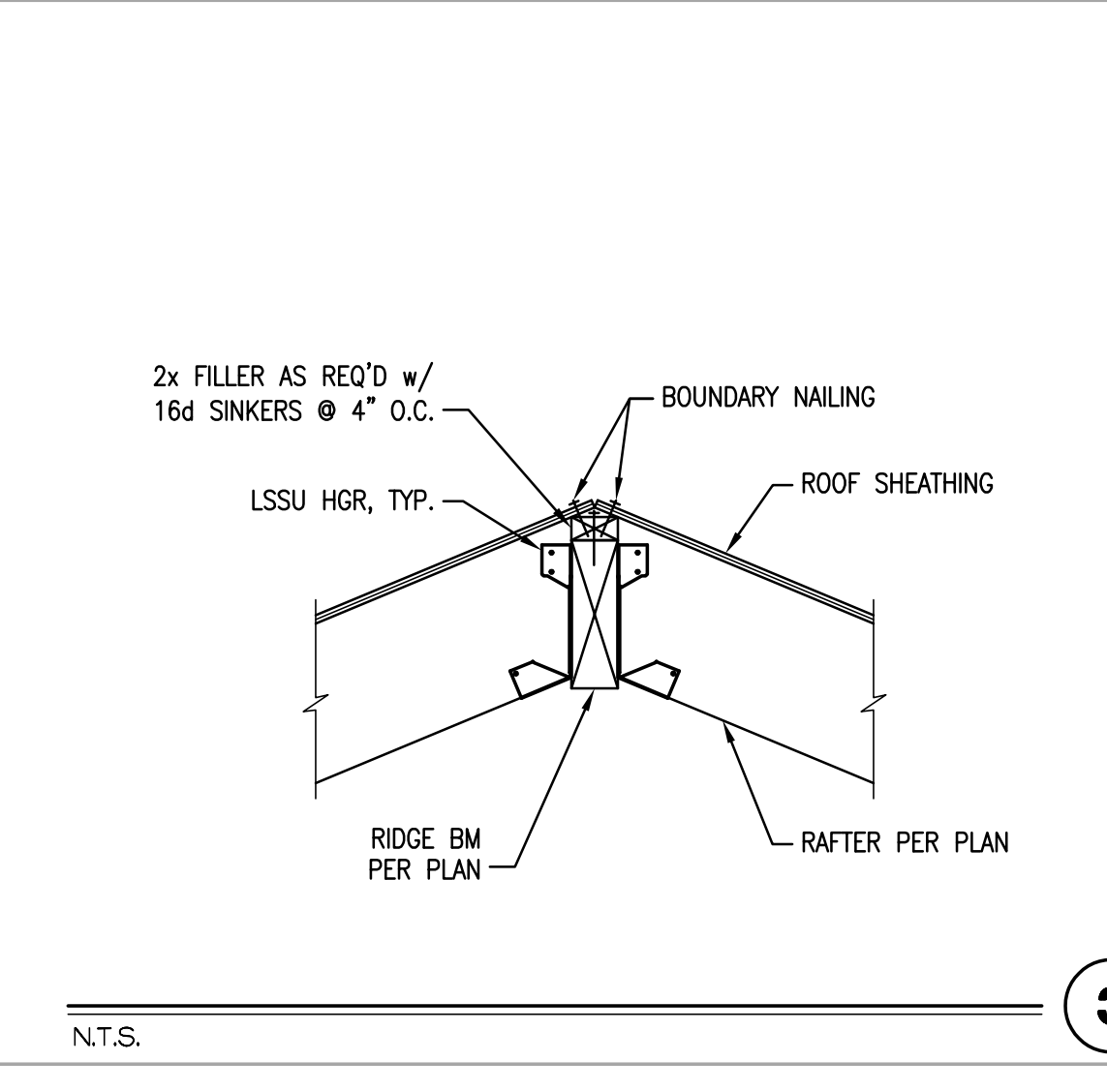
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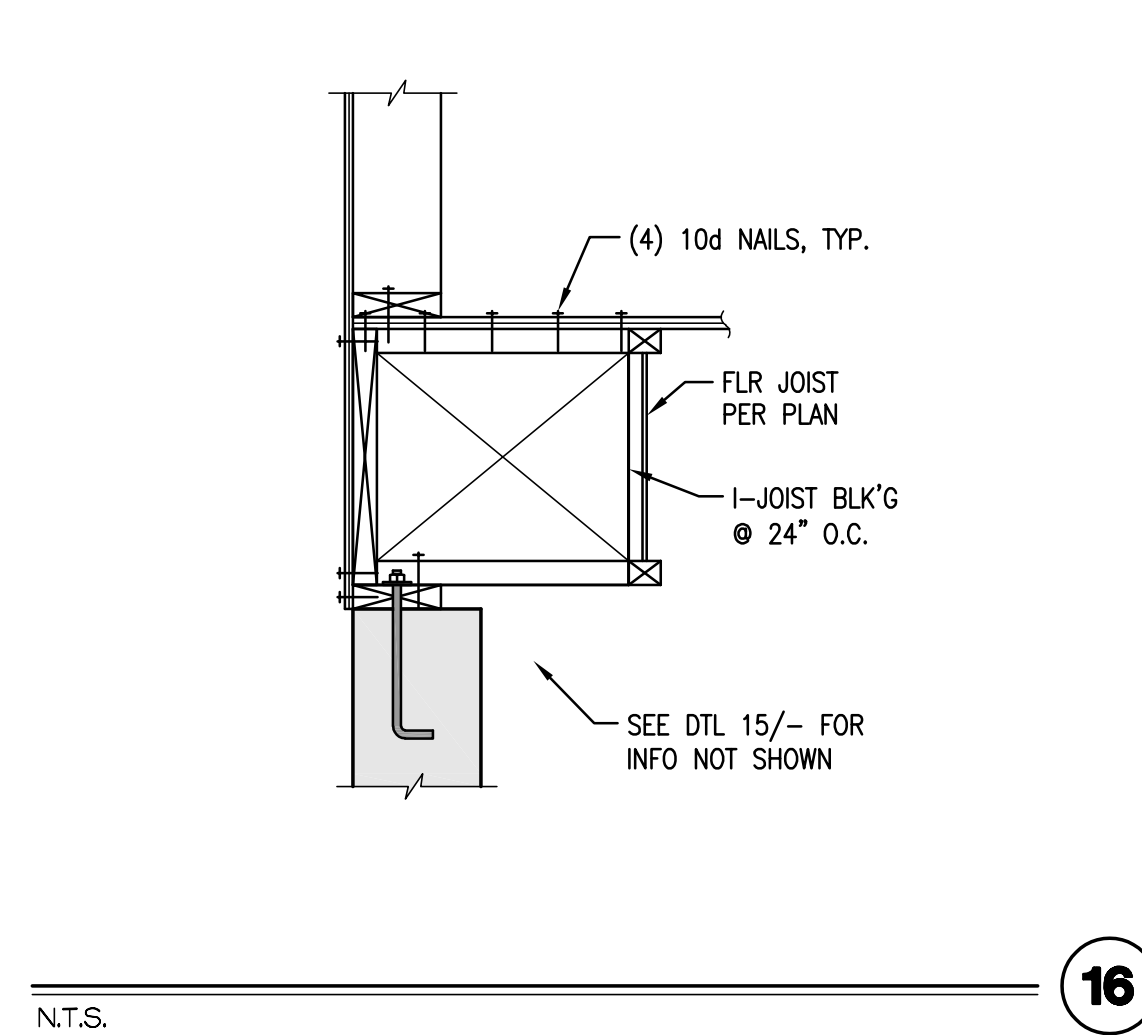
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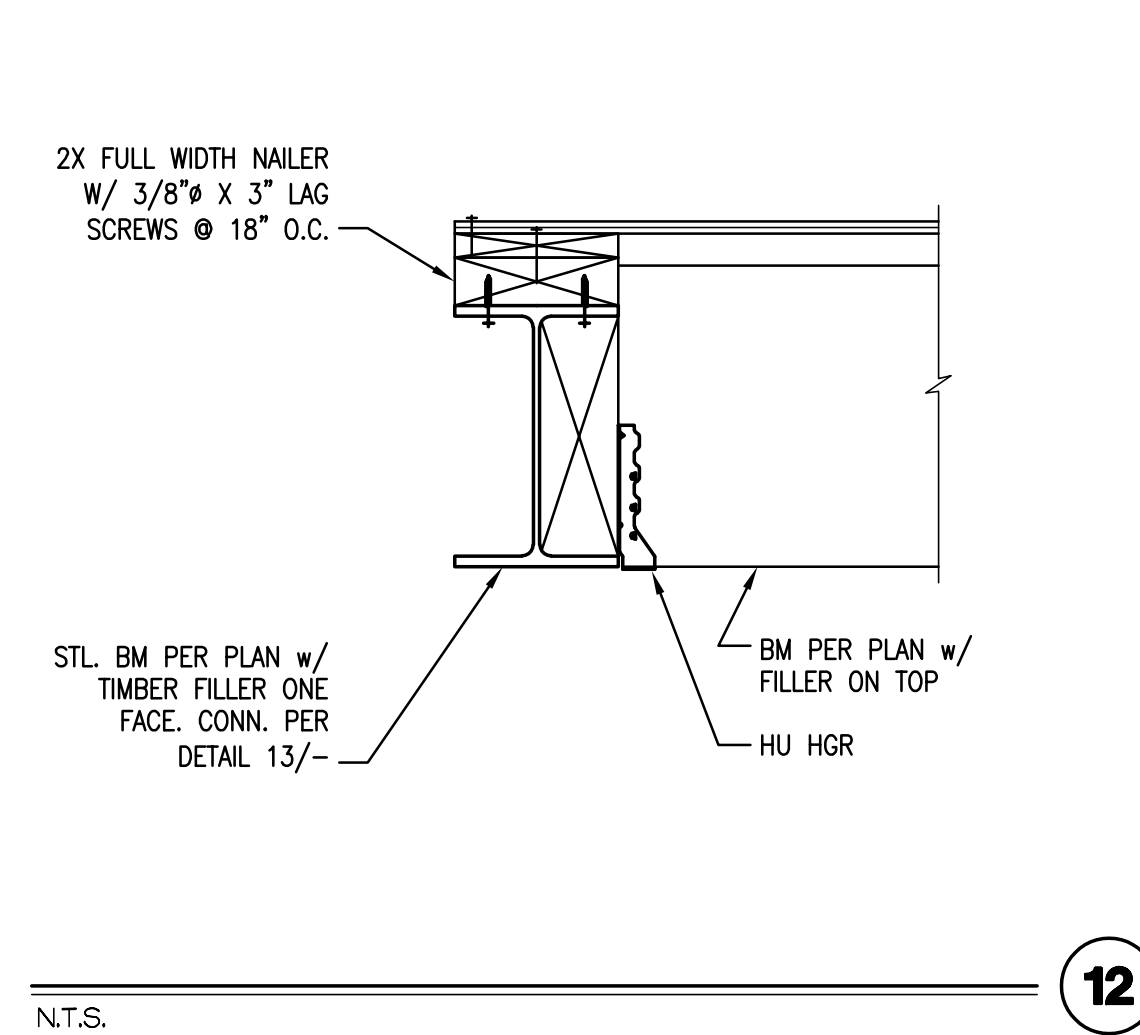
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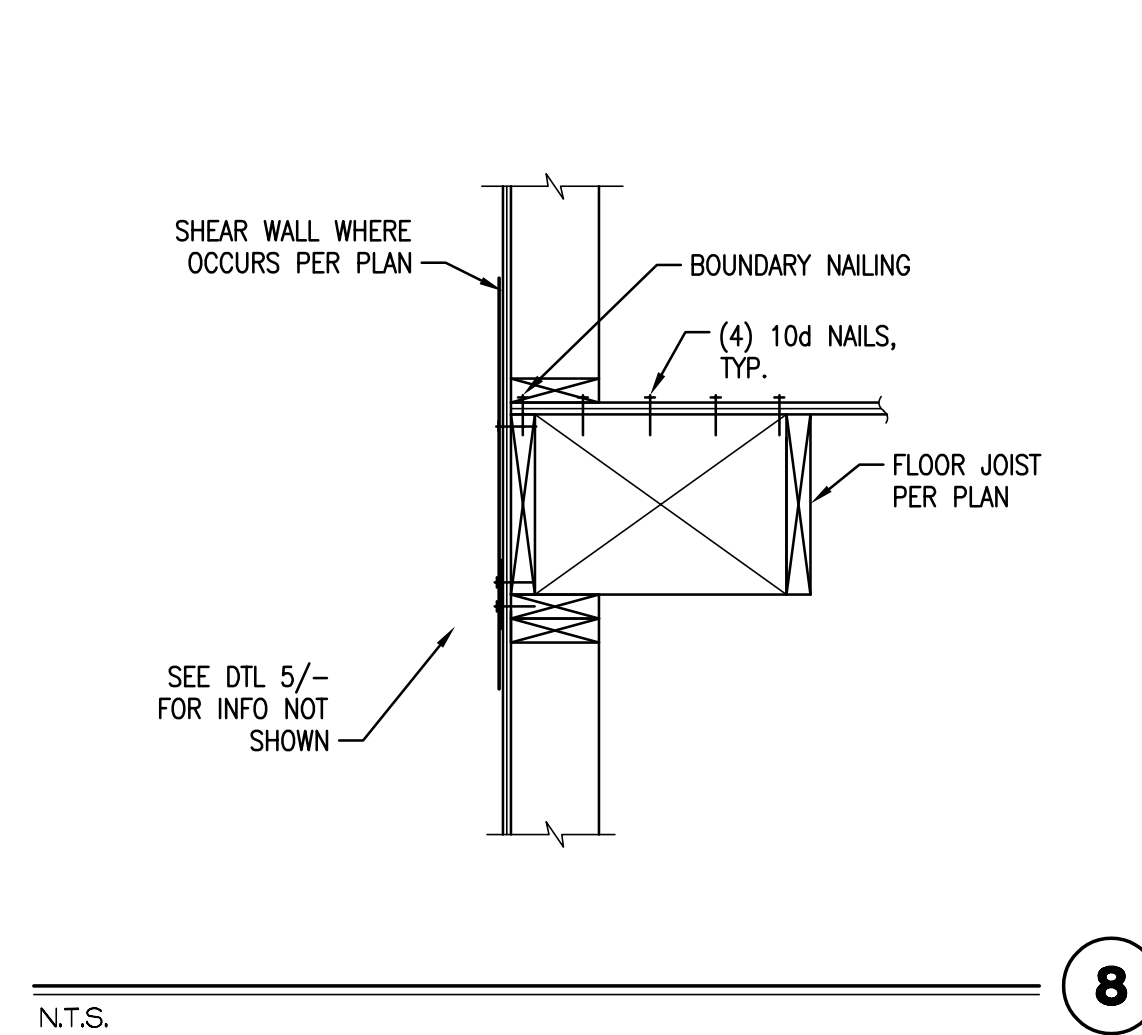
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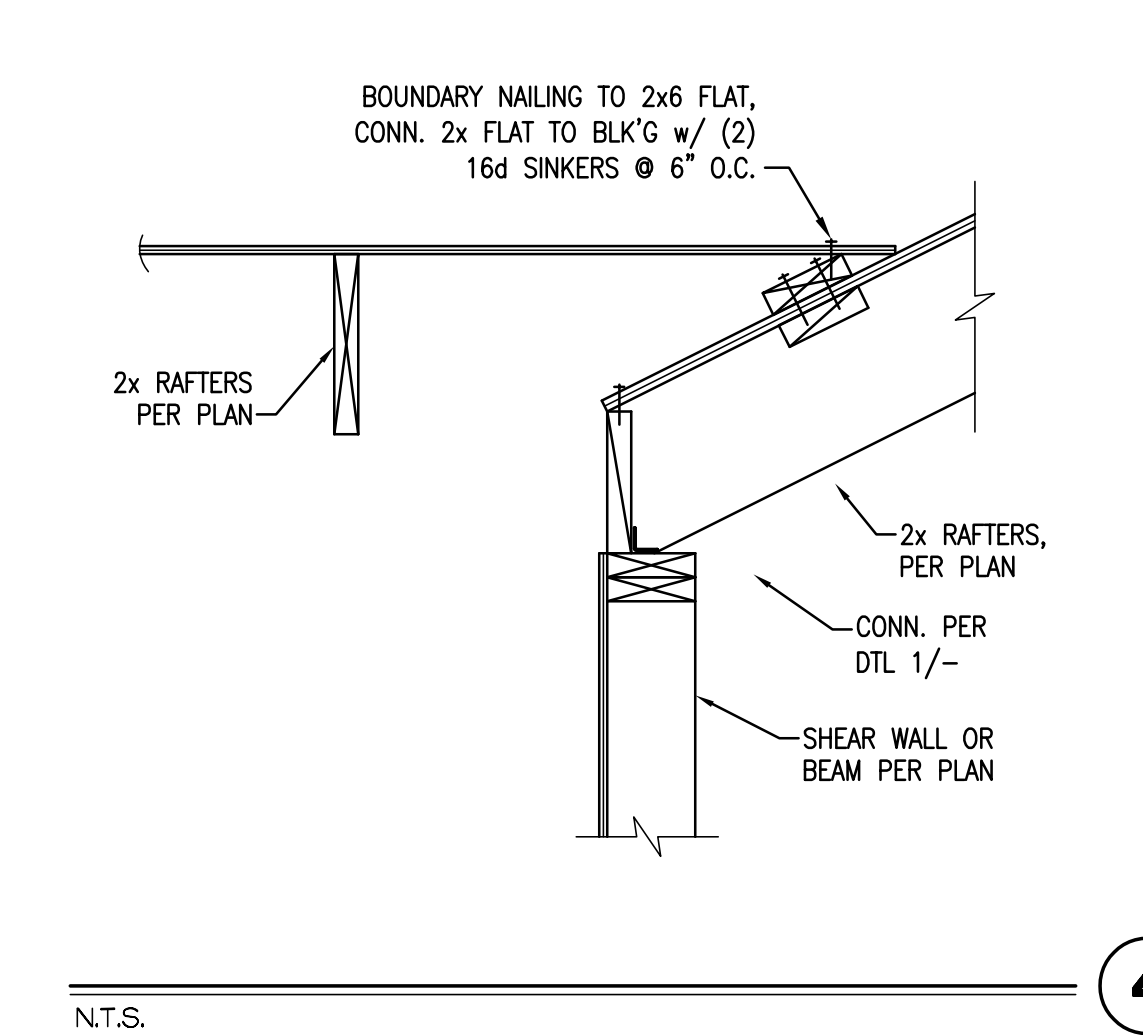
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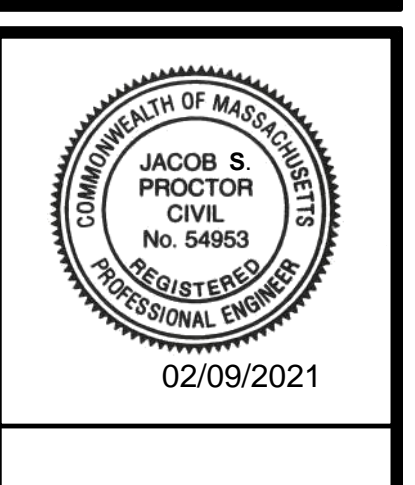
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SUSAN MITCHEL
MARTIN RESIDENCE
 20 GREY NECK ROAD
 HARWICH, MA 02671

STRUCTURAL DETAILS



U4157-001-201

SD-2

TOWN OF HARWICH

HISTORIC DISTRICT AND
HISTORICAL COMMISSION



APPLICATION AND CERTIFICATE FORM

Please submit this application to: **Town of Harwich Building Department**
732 Main Street, Harwich, MA 02645
Telephone: (508) 430-7506 Fax: (508) 430-4703

No exterior feature of a structure or building may be altered, and no structure or building may be erected in the Historic District unless the Commission shall have first issued the Certificate.

SECTION I: (Circle one)

- A. Certificate of Appropriateness:** Required for additions, new construction, or alteration (such as changes in design, material, color or outward appearances) of a building or structure visible from a public space; any addition to, or removal of appurtenances or features from a structure; any removal or demolition of a building or structure, or appurtenance or feature thereof.
- B. Certificate of Hardship:** Applicable in those instances where a Certificate of Appropriateness is inappropriate and such denial will involve substantial hardship to the Applicant. A Certificate of Hardship will not be granted where an approval constitutes a detriment to the public welfare, or derogates from the intent and purpose of the Historic District Act. The Commission cannot grant a Certificate of Hardship for a self-imposed hardship (e.g., owner-incurred costs to correct inappropriate or un-permitted alterations.)
- C. Certificate of Non-Applicability:** A way to acknowledge that a Certificate of Appropriateness is not required. This Certificate, along with photographs submitted as directed in Section IV, protects the Applicant against Commission enforcement actions for unauthorized work performed when undertaken as follows:
 - a. Additions, alterations or new construction not visible from a public space.
 - b. Ordinary maintenance, repairs or replacement of architectural features that are damaged or worn; provided the work does not involve a change in design, color or outward appearances.

SECTION II: Applicant Information (Note: A non-owner may only apply in the event that the owner attaches a written waiver authorizing this Application)

Address of Proposed Work 711 Main St, Harwich

Map 41 Parcel D8 Zone(s) C-V/HC Overlay

Applicant Saumil Patel Telephone (617) 669-9148

Mailing Address 711 Main St, Harwich

SECTION III: (Please specify all structures or features that will be affected)

| | | |
|---|--------------------------------------|---|
| <input type="checkbox"/> Architectural Trim or Siding | <input type="checkbox"/> Lights | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Barrier Free Access | <input type="checkbox"/> Masonry | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Door(s), Doorway | <input type="checkbox"/> Paint Color | <input type="checkbox"/> Skylight |
| <input checked="" type="checkbox"/> Fence, Gate | <input type="checkbox"/> Parking | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> Gutters, Downspouts | <input type="checkbox"/> Porch, Deck | <input type="checkbox"/> Window(s) |
| <input type="checkbox"/> House Numbering | <input type="checkbox"/> Roof | <input type="checkbox"/> Other* |

*Please specify structures/feature not listed i.e. dormers, foundations, shed, wall, etc.

SECTION IV: REQUIRED ATTACHMENTS TO BE INCLUDED HEREWITH

A. One Certified Abutter List – available from the assessor’s office

B. 13 Copies Required for all projects, as noted:

1. Photographs of sufficient number and quality to adequately document existing conditions.
2. A separate list of affected features (See Section III), specifying materials, colors, dimensions for each principal feature that will be affected.
3. Paint samples, as applicable.

C. Additional requirements* for building construction, additions or alterations excluding all roof resurfacing or siding projects.

4. Stamped Architectural elevation plans for building construction projects.
5. Stamped Site/plot plan specifying structure *in situ*, specifying all set-back.

(EXCEPT that scaled drawings may be submitted for fences, garden sheds and signs)

*NOTE: Certificates of Non-Applicability have only to submit Section IV.B attachments.

By signing this Application the Applicant acknowledges that the Commission may deem “incomplete” an Application that fails to provide specified Attachments, or deem “incomplete” an Application where one or more specified Attachments, as submitted, does not provide sufficient information, and upon which the Commission may, in its discretion, rely to make an informed determination.

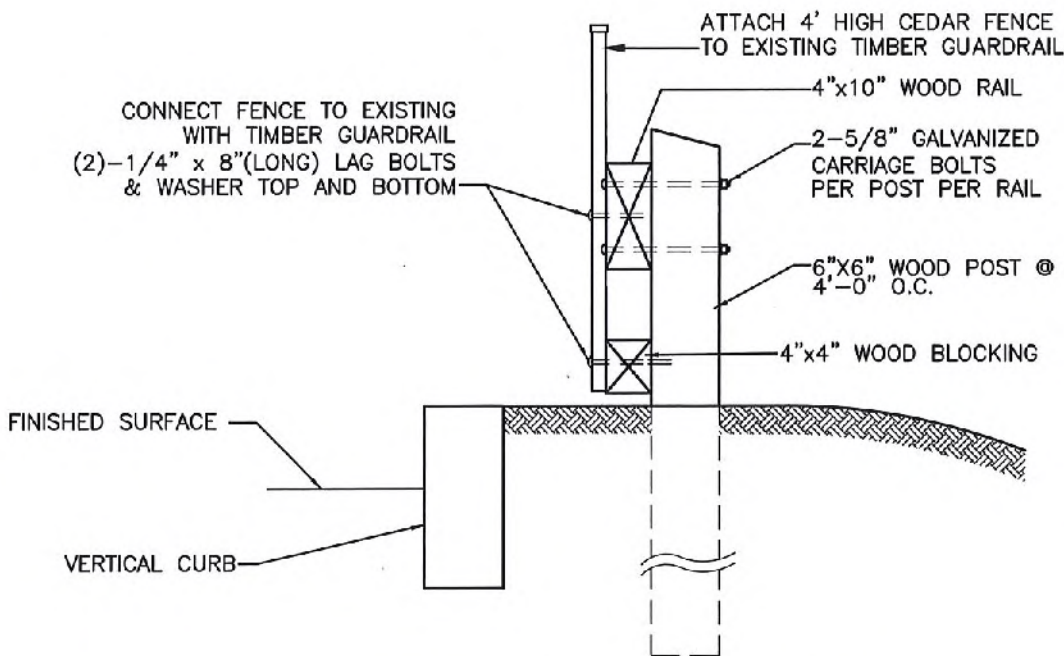
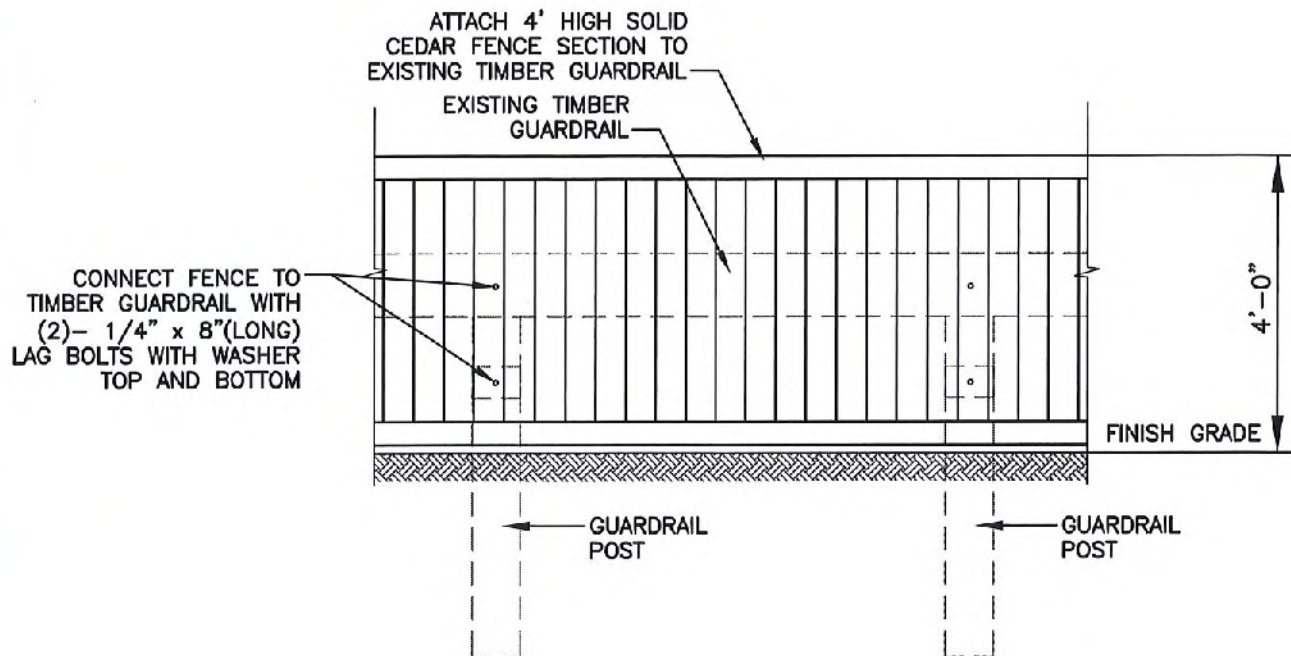
Signed Samir Patel Date 2/17/2021

Date(s) of Hearing or Determination: _____

Approved **Denied** **Continued** **Withdrawn without Prejudice**

Comments/Conditions: _____

Board Chair



CEDAR FENCE TO GUARDRAIL CONNECTION

NOT TO SCALE



112 STATE ROAD,
N. DARTMOUTH, MA 02747
TEL: (508) 858-5040 FAX: (508) 858-5041
www.choubahgroup.com

Project:
**PROPOSED
CONVENIENCE
STORE/DELI &
APARTMENTS
AT
711 MAIN STREET,
HARWICH, MA**

Prepared For:
**SAUMIL PATEL
783 MAIN STREET
HARWICH, MA 02645**

Issue Date: 02/03/2021

| Revisions | | |
|-----------|------|-------------|
| No. | Date | Description |
| | | |
| | | |
| | | |

Project Number: 18-511

Scale: AS SHOWN

Drawn By: C.M.S.

Designed By: H.C.

Reviewed By: H.C.

Sheet Title:

**CEDAR FENCE
TO GUARDRAIL
CONNECTION**

Project:
PROPOSED CONVENIENCE
STORE/DELI & APARTMENTS
AT 711 MAIN STREET,
HARWICH, MA

Applicant:
SAUMIL PATEL
783 MAIN STREET
HARWICH, MA 02645

Owner:
BASSIL ELIE TRS ET AL
BASSIL RABIII TRS
8A HEADWATER DRIVE,
WEST YARMOUTH, MA 02673

Deed Reference:
OWNER'S REFERENCE
BOOK 28565 - PAGE 153
PLAN BOOK 361 - PAGE 3

Issue Date: 11/10/2020

| Revisions | | |
|-----------|------|-------------|
| No. | Date | Description |
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Project Number: 18-511

Scale: AS SHOWN

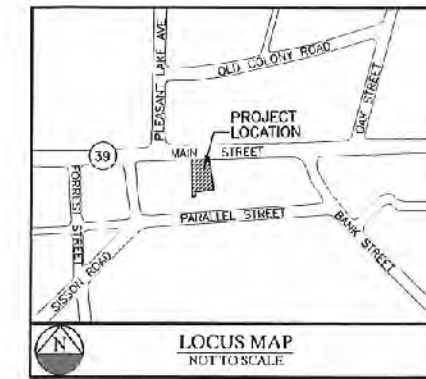
Designed By: CMS

Drawn By: CMS Checked By: HC

Sheet Title:

SITE LAYOUT PLAN

Sheet Number: 1 OF 1



BUILDING 1st FLOOR AREA BREAKDOWN

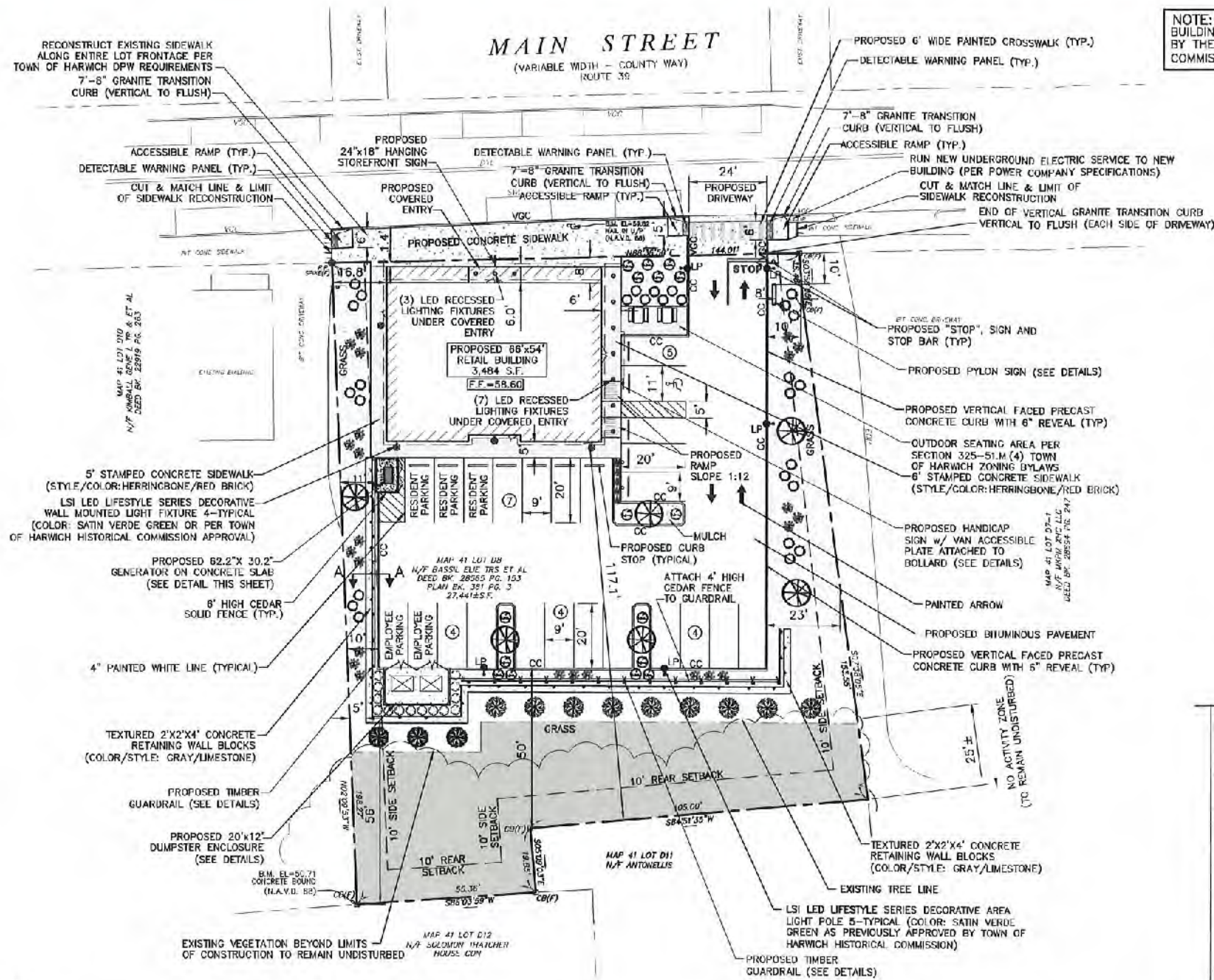
| | |
|--|---------------------|
| CONVENIENCE STORE: | = 2,180 S.F. |
| DELI & SEATING AREA: | = 630 S.F. |
| ACCESS TO SECOND FLOOR AND SPRINKLER ROOM: | = 674 S.F. |
| TOTAL FIRST FLOOR AREA: | = 3,484 S.F. |

SITE DATA:
ADDRESS: 711 MAIN STREET,
HARWICH, MA 02645
ASSESSOR'S MAP 41 LOT D8
ZONING DISTRICT: COMMERCIAL VILLAGE
AREA: 27,441 Sq.Ft. (0.63 Acre)
USE: CONVENIENCE STORE WITH TWO
RESIDENTIAL APARTMENTS

711 MAIN STREET, HARWICH, MA
**ZONING ANALYSIS TABLE (C-V) COMMERCIAL VII.1.A.GF
(HCHDO) HARWICH CENTER HISTORIC DISTRICT OVERLAY**

| ZONING CRITERIA | REQUIRED | EXISTING | PROPOSED |
|------------------------|-------------------|-------------------|-------------|
| MIN. LOT SIZE | 40,000 S.F. | 15,000 S.F. | 27,441 S.F. |
| MIN. FRONTAGE | 150' | 150' | 141.01' |
| MAX. LOT COVERAGE | 80% | 80% | 44.0% |
| MAX. BUILDING COVERAGE | 50% | 50% | 1.2% |
| MAX. BLDG. HEIGHT | 30' (2.5 STORIES) | 30' (2.5 STORIES) | 30' +/- |
| MIN. FRONT SETBACK | 25' | *** | 64.4' |
| MIN. REAR SETBACK | 20' | 10' | 96.8' |
| MIN. SIDE SETBACK | 20' | 10' | 53.8' |

*** FRONT SETBACK REQUIREMENTS FOR HARWICH CENTER OVERLAY DISTRICT SHALL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW BASED ON EXISTING DEVELOPMENT PATTERNS AND THE ELEMENTS OF THE PROPOSED PROJECT.



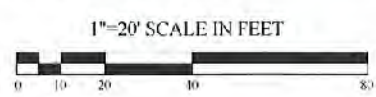
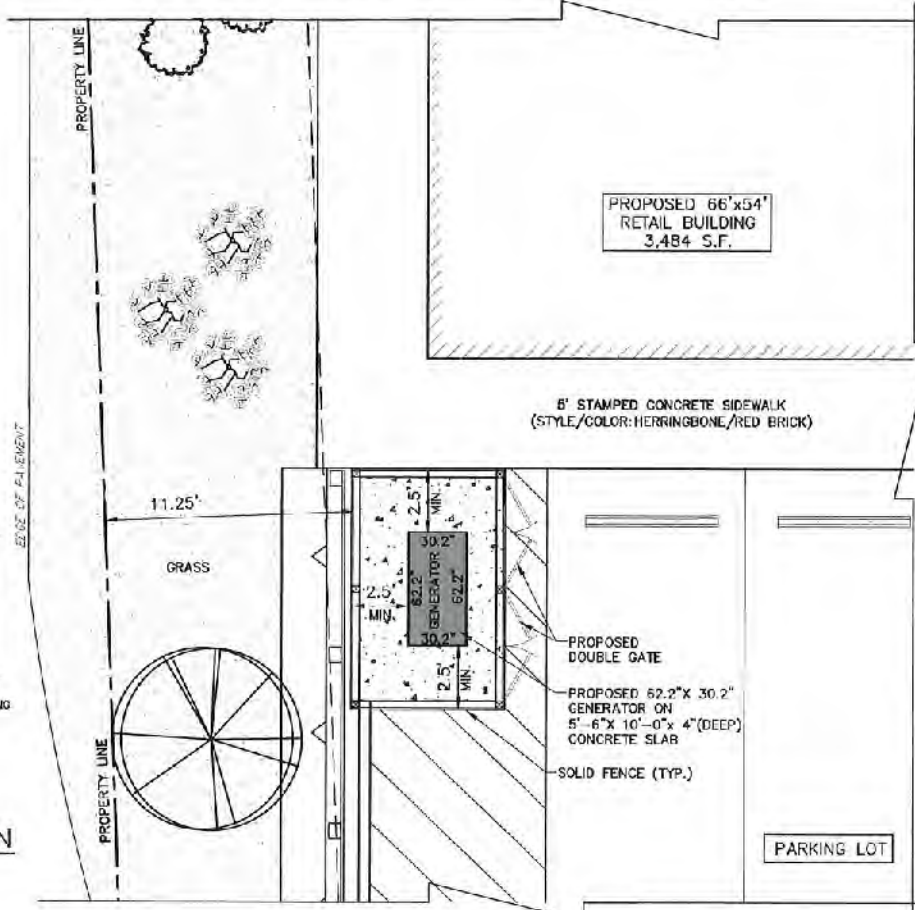
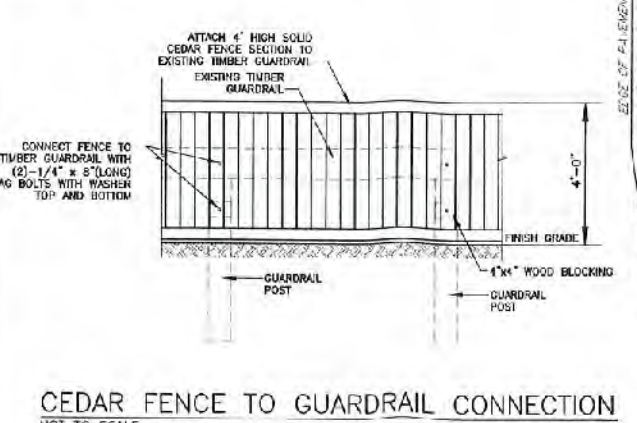
NOTE:
BUILDING PLANS HAVE BEEN APPROVED
BY THE HISTORIC DISTRICT HISTORICAL
COMMISSION CASE#: HH 2019-05

MASSACHUSETTS COORDINATE SYSTEM
GRID NORTH - MAG 83

- NOTES:**
- THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.
 - THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BORDERLAND ENGINEERING, INC.
 - THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY F.I.R.M. 25001C0612V EFFECTIVE DATE JUNE 7, 2012.
 - UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 [(888)DIG-SAFE].

PARKING DATA

| | |
|---|--------------------|
| RETAIL (CONVENIENCE STORE): ONE (1) SPACE PER ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR AREA DEDICATED TO CUSTOMER USE OR DISPLAY, BUT NOT LESS THAN 70% OF THE TOTAL AREA. | |
| 70% TOTAL AREA = 0.7 X 2,180 S.F./150 S.F. | = 10 SPACES |
| RESTAURANT FAST FOOD TAKEOUT (DELI): ONE (1) PER EMPLOYEE MAXIMUM SHIFT, PLUS SIX (6), PLUS ONE (1) PER FOUR (4) SEATS, INDOOR OR OUTDOOR. | |
| 1 EMPLOYEE + 12 SEATS (INDOOR/OUTDOOR)/4 + 6 SPACES | = 10 SPACES |
| MULTI FAMILY OR MIXED USE DEVELOPMENT: 1.5 SPACES PER UNIT (2 UNITS) X (1.5 SPACES) | = 3 SPACES |
| TOTAL PARKING REQUIRED | = 23 SPACES |
| PROVIDED: TOTAL PARKING PROVIDED | = 24 SPACES |



GENERATOR ENCLOSURE DETAIL
NOT TO SCALE

**TOWN OF HARWICH
HISTORIC DISTRICT AND
HISTORICAL COMMISSION**



Please submit this application to: Town of Harwich Building Department
732 Main Street, Harwich, MA 02645
Telephone: (508) 430-7506 Fax: (508) 430-4703

Pursuant to the Historic Districts Act MGL, Chapter 40C, no exterior feature of a structure or building may be altered, and no structure or building may be erected in the Historic District unless the Commission shall have first issued the Certificate.

Application and Certificate Form

for property located at:

Brooks Park - RESTROOM

Street Number, Street Name, Village

Assessor's Map and Parcel #

Zoning District(s)

SECTION I: Applicant Information (Note: A non-owner may apply, however written authorization of the owner is required at the time of submittal of this Application) Please print.

Legal Owner TOWN OF HARWICH Telephone 508-430-7513

Mailing Address 732 MAIN STREET Email Address _____

Owner Authorization Signature: _____

Applicant (if different) PATRICK OTTON Telephone 617-244-2761

Mailing Address (if different) _____ Email Address p.otton@yahoo.com

SECTION II: Please indicate below which Certificate(s) is requested:

- A. Certificate of Appropriateness:** Required for additions, new construction, or alteration of a building or structure visible from a public space; any addition to, or removal of features from a structure; any removal or demolition of a building or structure, or component/appurtenance or feature thereof (e.g. change in design, arrangement, texture, color or materials and for new construction/addition the appropriateness of size and shape of structure in relation to the land and other structures in the vicinity).
- B. Certificate of Hardship:** Applicable in those instances where a Certificate of Appropriateness is inappropriate and such denial will involve substantial hardship to the Applicant. A Certificate of Hardship will not be granted where an approval constitutes a detriment to the public welfare, or derogates from the intent and purpose of the Historic District Act. The Commission cannot grant a Certificate of Hardship for a self-imposed hardship (e.g., owner-incurred costs to correct inappropriate or un-permitted alterations.)
- C. Certificate of Non-Applicability:** A way to acknowledge that a Certificate of Appropriateness is not required. This Certificate, along with photographs submitted as directed in Section IV, protects the Applicant against Commission enforcement actions for unauthorized work performed when undertaken as follows:
 - a. Additions, alterations or new construction not visible from a public space.
 - b. Ordinary maintenance, repairs or replacement of architectural features that are damaged or worn; provided the work does not involve a change in materials, color or outward appearances.

SECTION III: (Please specify all structures or features that will be affected)

| | | |
|---|---|---|
| <input type="checkbox"/> Architectural Trim or Siding | <input type="checkbox"/> Lights | <input type="checkbox"/> Satellite Dish/Antennae |
| <input type="checkbox"/> Barrier Free Access | <input type="checkbox"/> Masonry | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Door(s), Doorway | <input type="checkbox"/> Paint Color | <input type="checkbox"/> Skylight |
| <input type="checkbox"/> Fence, Gate | <input type="checkbox"/> Parking/Walkways | <input checked="" type="checkbox"/> Utilities/Equipment |
| <input type="checkbox"/> Foundation(s) | <input type="checkbox"/> Porch, Deck | <input type="checkbox"/> Window(s) |
| <input type="checkbox"/> Gutters, Downspouts | <input type="checkbox"/> Roof | <input type="checkbox"/> Landscaping and Features |
| <input type="checkbox"/> House Numbering | <input type="checkbox"/> Other* | |

**Please specify structures/feature not listed i.e. dormers, accessory structure, retaining wall, etc.*

SECTION IV: FILING REQUIREMENTS (must be included all applications)

1. One Certified Abutter List – available from the Assessor’s Office for a fee
2. One (1) original application and 10 copies.
3. 11 copies of Photographs of sufficient number and quality to adequately document existing conditions.
4. A separate list of affected features (See Section III), specifying materials, colors, dimensions for each principal feature that will be affected.
5. Paint samples, as applicable.

Additional requirements for Certificate of Appropriateness and Certificate of Hardship for building construction, additions or alterations excluding all roof resurfacing or siding projects:

6. Architectural elevation plans for building construction projects, prepared and stamped by a Massachusetts Licensed Architect.*
7. Site/plot plan providing location of existing and proposed structure(s), driveways, parking, and all other significant features, including all set-backs to property lines prepared and stamped by a Massachusetts Registered Land Surveyor.*

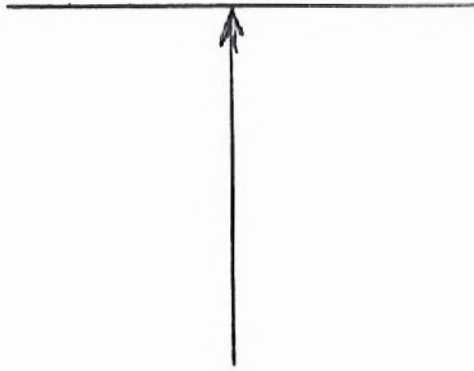
*Please note that scaled drawings *may* be submitted for fences, garden sheds and signs.

By signing this Application the Applicant acknowledges that the Commission may deem “incomplete” an Application that fails to provide specified Attachments, or deem “incomplete” an Application where one or more specified Attachments, as submitted, does not provide sufficient information, and upon which the Commission may, in its discretion, rely to make an informed determination.

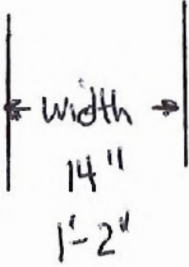
Applicant Signature Patrick Otton Date 12/8/20

| | | | |
|--|--------|-----------|-----------------------------|
| <u>For Committee and Staff Only</u> | | | |
| Date(s) of Hearing or Determination: _____ | | | |
| Approved | Denied | Continued | Withdrawn without Prejudice |
| Comments/Conditions: _____ | | | |
| _____ | | | |
| Board Chair Signature | | Date | |





Height 64"
5.4L



12 color options

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

Historic District and Historical Commission
732 Main Street, Harwich, MA
Wednesday, August 5, 2020, 6:00 PM
Meeting Minutes

REMOTE PARTICIPATION ONLY

I. Call to order

Members and Staff Present: Chairperson Mary Maslowski, Julia Eldredge, Jeanne Steiner, Brendan Lowney, and Bob Doane

Others in Attendance: Allen Furman

Chairperson, Mary Maslowski called the meeting to order at 6:00 p.m.

II. Public Hearing

a) **HH2020-11 Certificate of Non-Applicability (CONA)** has been received for **727 Main Street**, Map 41, Parcel D2 in the C-V and the Harwich Center Historic District. The application proposes ordinary replacement of architectural feature to the Barn roof, siding, PVC windows, and trim and painting. The application is pursuant to MGL c. 40C, Section 6 and the Code of the Town of Harwich, Chapter 131, Historic Preservation, Article I. Allen Furman, owner and applicant.

Mr. Lowney recused himself from this discussion and vote.

Mr. Furman presented the project, explaining that the plan is to save as much as the carriage house as possible including replacing the windows in kind.

Mr. Doane asked if there was a list included of all materials. Mr. Furman responded that they are planning on replacing everything with like materials, so wood, painted PVC trim, and asphalt roofing. Mr. Furman also asked if the Commission would be opposed to board and baton on the non-facing surfaces for a more decorative look. Mr. Doane asked for a description of the PVC aspects, and Mr. Furman explained that the PVC would replace the rotted trim and would be painted. Mr. Doane asked if the windows would be wood and whether they would be replaced or repaired. Mr. Furman responds that they would be replaced, but with single-paned windows that match the existing design. The Commission members agreed that board and baton would be fine on the sides that do not face the road. Mr. Furman explains that the garage door would be replaced with painted white wooden carriage doors to match the original. Ms. Steiner and Ms. Eldredge agreed that this plan was acceptable.

Ms. Maslowski explained what the CONA required in terms of like-for-like replacements and regular maintenance, and called for a motion.

Mr. Doane motioned to close the public hearing. Seconded by Ms. Eldredge. Motion carried 4-0.

Mr. Doane motioned to approve the Certificate of Non-Applicability for the proposed work at 727 Main St. Seconded by Ms. Steiner. Motion carried 4-0.

III. Public Meeting

A. New Business

1. Vote to appoint CPC member

Ms. Eldredge nominates Mr. Doane to serve as the CPC member. Seconded by Mr. Lowney. Nomination approved 5-0.

2. Vote to appoint Chair and Vice Chair(s)

Mr. Doane nominates Ms. Maslowski to serve as Chairperson. Seconded by Ms. Eldredge. Nomination approved 5-0.

Mr. Doane nominates Ms. Steiner and Ms. Eldredge to serve as Vice Chairs. Seconded by Mr. Lowney. Nomination approved 5-0.

B. Old Business

Ms. Maslowski thanked Ms. Carroll for her time served on the Historic Commission.

Ms. Steiner gave an update on the Bylaw update and discussed the next steps to approving the update.

Ms. Maslowski gave an update on the community forum and planning board discussion of the DCPC and the draft guidelines for that area. She expected that the draft regulations discussed at the meetings would be going to the Board of Selectmen, so that they can then be referred to the other Boards for approval. Ms. Maslowski asked that if anyone is interested in attending these upcoming meetings, to let her know so that she can share any information. Mr. Doane asked for clarification on whether this is a Historic District. Ms. Maslowski responds that this is a District of Critical Planning Concern only, but one of the reasons that this designation is happening is because of historic importance so some historic aspects will be included in the regulations. Mr. Doane asked if they could add a change to the Demolition Delay Bylaw, and Ms. Maslowski stated that she would try to send the current draft to the Commission members so they could review it. Ms. Maslowski explained that it would be best if these changes were made before the public hearing for the Planning Board.

Ms. Maslowski asked Commission members if they would like to hold the August 19, 2020 Meeting to discuss the DCPC further, since there are no cases on the Agenda. Mr. Doane responded that he would like to discuss the DCPC at the August 19, 2020 Meeting. Ms. Eldredge asked if they could also discuss the Demolition Delay Bylaw. Ms. Steiner responded that that would be fine.

IV. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Ms. Steiner moved to adjourn at 6:31 p.m. Seconded by Ms. Eldredge. Motion carried 5-0.

Respectfully Submitted,
Melyssa Millett
mmillett@town.harwich.ma.us
508.430.7506

Approved: _____

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

Historic District and Historical Commission
732 Main Street, Harwich, MA
Wednesday, August 19, 2020, 5:00 PM
Meeting Minutes

REMOTE PARTICIPATION ONLY

I. Call to order

Members and Staff Present: Chairperson Mary Maslowski, Julia Eldredge, Jeanne Steiner, Brendan Lowney, and Bob Doane

Chairperson Mary Maslowski called the meeting to order at 5:00 p.m.

II. Public Hearing - NONE

III. Public Meeting

A. New Business

- 1) Proposed Amendments to the Town Code Chapter 131, Historical Preservation, Article II - Historically Significant Buildings - Review of the subcommittee's recommendations.

Ms. Steiner gave an overview of the draft. She explained that herself, Mr. Lowney, and Mr. Doane were part of the subcommittee, and decided to look at the current demolition delay and pick out what they could live with and what needed to be changed or added. This was done by looking at demolition delay bylaws from a number of towns in Massachusetts, and at the sample demolition delay for age-based properties offered by the Massachusetts Historical Society. The one change that they felt should be made is to the time-frame, which is currently 12 months, and they felt should be increased to 18 months as this is common in a few towns on Cape. The first addition was a provision to the enforcement section, that in the event of voluntary demolition without a permit, there would be a two-year period before a building permit could be obtained. This is recommended by the state and is a provision in all other towns on Cape, except Harwich and Dennis. The second addition would be a section for demolition by neglect, which is something that Orleans includes in their bylaw. This section would include minimum maintenance requirements. The third addition would be a section on emergency demolition, which would include a qualification that when a Building Commissioner issues an emergency demolition permit, they would have to prepare a report that comes back to the Historical Commission with the evidence of why it is being considered an emergency demolition. She went on to explain that any highlights in the draft document are proposed changes.

Ms. Maslowski informed the Commission that this issue did come up at the Planning Board meeting for the West Harwich DCPC, and there was much discussion about demolition by neglect and how this is something that they are planning to add to the Demolition Delay Bylaw. Ms. Maslowski reminded the Commission that this would have to go to Town Counsel for review, and that they would need to sell these new provisions to the public at

Town Meeting. She stated that once any comments made at this meeting were added, she thought that the draft was ready to be reviewed by Town Counsel.

Ms. Steiner asked whether or not this should also go to the Building Inspector for review before going to a public hearing, since they are asking for more involvement from the Building Inspector. Ms. Maslowski said that a meeting between the Town Administrator and Building Commissioner regarding these changes would be important, especially in finding out from Town Counsel whether, after a certain number of days or notices, the Building Department could board up the house and add the cost to a tax title account. If this is not possible, the section itself is not as effective, so this should be a conversation between the three parties.

Mr. Doane asked whether, following an emergency demolition, Ms. Maslowski was alright with the Historic Commission being notified within 30 days. Ms. Maslowski stated that it was, but that they needed a clear layout of what qualifies for an emergency demolition. Mr. Doane asked whether, when they put up a sign on the property, is that sign really condemning the building officially, or is this more to mark the building as unsafe for entry by emergency services. Ms. Maslowski explained that there are two different symbols posted on the buildings, one means that the building is condemned, one means that it is not safe for entry. Mr. Doane clarified the verbiage on this section following this explanation, as it read 'When a Building official condemns a building or declares it unsafe to enter, he shall notify the Commissioner within 10 days of that action'. Ms. Maslowski stated that they would flag that for Counsel when they are reviewing it.

Ms. Steiner explained that she would be willing to gather the information on which towns on Cape have each of these additions in their bylaws if it would be helpful for Town Counsel, and Ms. Maslowski stated that it would. Ms. Maslowski also brought up that they may want to revisit the discussion on whether they can require an inspection post-demolition with the Building Commissioner and Town Administrator, which could be a second layer of ensuring that what is written in the demolition permit is actually followed. Ms. Eldredge agreed that this would be good to revisit. Mr. Doane asked whether this would be something that they would add to the bylaw. Ms. Maslowski clarified that the verbiage would include the requirement of an inspection following a partial demolition before a building permit would be issued. Mr. Doane asked if that is something people can apply for simultaneously. Mr. Lowney stated that as far as he knows they would first apply for a demolition permit and then for a building permit, but this depends on what the extent of the project is. After discussing a case that is relevant to this, Mr. Doane asked if this is something that needs to be figured out before they decide on how this should be included in the bylaw. Ms. Maslowski stated that this is something that could be figured out the Building Commissioner, and whether this could be included in the Building Application process. Ms. Steiner stated that, in other towns, the two year demolition without a permit was pretty effective. Ms. Maslowski stated that this would be more for cases of partial demolitions, to ensure that only that which was included in Historic Commission approval was actually demolished. Mr. Lowney agreed, stating that the likelihood of someone demolishing an entire structure without a permit would very slim.

Mr. Doane asked if everyone had reviewed the section on what counts as a significant building. Ms. Maslowski stated that one of the things she would like added is the addition of defined terms in a few places. Mr. Lowney stated that in Chatham, they do state during the meetings that the property or building has been deemed historically significant. Ms. Maslowski states that the architectural aspects of buildings can be tied to the Town's history. Mr. Doane directed attention to page 4 of the draft, in the alternatives to demolition section, and asked if this is something the Commission had the power to look in to. Ms. Maslowski stated that that is more dependent on what you can talk people into, as some people are willing to wait out the demolition delay instead of looking at alternatives, even if the Commission presents them. The Commission agreed that they do have the ability to make alternative recommendations, but Mr. Lowney asked if that is something that would always be up for negotiation, or if it could be something that was presented. Ms. Maslowski stated that, in her opinion, these alternatives should be presented during the public hearing, but that perhaps the possible outcomes could be added to the Notice of Intent. Mr. Lowney stated that this would be a good way to prepare people and perhaps start them thinking about alternatives before coming to the meeting.

Mr. Doane asked if realtors could be asked to give an information sheet to those buying in Harwich. Ms. Maslowski stated that she is not sure if the historic nature needs to be disclosed to buyers, but they could reach out to a few to see. Ms. Eldredge stated that this is a question she has had as well, and whether there could be a handout or something for new buyers in Harwich. Ms. Steiner wondered if there might be something available for the Cape, and stated she would be happy to reach out to someone.

Ms. Maslowski asked if these provisions were something they wanted to add to the draft, or if it should be reviewed by Town Counsel before these are added. Ms. Eldredge stated that she thought they should add something about the inspection following demolition prior to acquiring a building permit. Ms. Maslowski asked Ms. Steiner if she is comfortable making some changes to the draft based on the discussion. Ms. Steiner stated that she would, and would inform everyone when the draft was ready to be reviewed again. Ms. Maslowski asked that the Commission review it as much as possible before it is submitted to Town Counsel, so that they hopefully do not have to take more than one pass at it.

2) West Harwich (WH) District of Critical Planning Concern (DCPC) Zoning Bylaw – Review.

Ms. Maslowski explained that the original application was approved by the Cape Cod Commission in December of 2019, so they have a year to get something done. The decision was made to do a basic zoning bylaw, so they had a sufficient bylaw in place in order to move forward.

Ms. Maslowski asked for any comments on the DCPC draft, which was attached to the Agenda. She gave a brief overview of key points of the draft, including adding some properties to the Historic Inventory List, incentives for preexisting nonconforming structures, and incentives for preserving historic structures. The map at the end of the document outlines where the special district actually is.

Ms. Maslowski explained that this would be referred back to the Planning Board by the Board of Selectmen, and the Planning Board would hold a public hearing. The Historic Commission can make a recommendation before that public hearing if they feel the need to after review. Ms. Maslowski referred Commission members to the Town Planner if they have any questions.

3) Items for the Next Meeting

Ms. Maslowski asked if there were any items to add to the next meeting agenda. She stated that there were no new cases for the next meeting that she was aware of. Mr. Doane asked that they follow up on the changes to the proposed demolition delay and DCPC.

IV. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Mr. Doane moved to adjourn at 5:49 p.m. Seconded by Ms. Steiner. Motion carried 5-0.

Respectfully Submitted,
Melyssa Millett
mmillett@town.harwich.ma.us
508.430.7506

Approved: _____

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

Historic District and Historical Commission
732 Main Street, Harwich, MA
Wednesday, September 23, 2020, 6:00 PM
Meeting Minutes

REMOTE PARTICIPATION ONLY

I. Call to order

Members and Staff Present: Chairperson Mary Maslowski, Julia Eldredge, Jeanne Steiner, Brendan Lowney, and Bob Doane

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m.

II. Public Hearing - NONE

III. Public Meeting

A. New Business

- 1) Continued review and possible vote: Demolition Delay proposed amendments to the Town Code Chapter 131, Historical Preservation, Article II - Historically Significant Buildings - Jeanne Steiner.

Ms. Steiner explained that she would be attending a MA run webinar about Demolition Delay Bylaws. Ms. Maslowski asked if anyone had further comments on the draft as it is, including a two year halt on building permits for unpermitted voluntary demolition, a provision for demolition by neglect, and extending the demolition delay from 12 to 18 months. Ms. Steiner brought a few other small changes in verbiage to the attention of the Commission. Ms. Maslowski suggested that Ms. Steiner take any feedback from the webinar and apply it to the draft, to be reviewed at the next meeting before being referred to other Harwich Departments for their review. The Commission members thanked Ms. Steiner for her work on this project.

- 2) West Harwich District of Critical Planning Concern (DCPC) Zoning By-Law and possible vote.

Ms. Maslowski gave an update that the Planning Board had voted to recommend the DCPC to Town Meeting, so it would be voted on Saturday September 26, 2020. Ms. Maslowski explained that it would require a 2/3 majority vote to pass as it is a Zoning Ordinance change, and that this vote is important as the Town has 12 months to take action on it from the December 2019 Cape Cod Commission vote.

Ms. Maslowski explained that Town Planner, Charleen Greenhalgh, gave a good presentation on it at the previous Planning Board meeting if anyone has any questions regarding the DCPC itself, and what the zoning district would do.

3) Review of Community Preservation Commission (CPC) Articles for Annual Town Meeting

Ms. Maslowski explained that Mr. Doane would be presenting the CPC applications from last year at the Saturday, September 26, 2020, Town Meeting. Mr. Doane had no updates specifically, but voiced how important it is for them to have votes at Town Meeting. Mr. Doane gave a basic overview of the three CPC applications which were pertinent to the Historical Commission. Mr. Doane also explained that the CPC extended the application deadline to October 30, 2020 to allow people more time to get the applications in.

4) Other Updates

Ms. Maslowski reminded everyone of the time/location for the Harwich Annual Town Meeting and the importance of attending and voting at Town Meeting.

Ms. Maslowski also mentioned that they did not spend all of the CPC funds for Historic, so they are hoping that they get more applications with the deadline extended for next year's funding. Mr. Doane asked whether the Historic Commission could get involved with other organizations who want to preserve a historic building. Ms. Maslowski responded that the only hold up on collaborating with other organizations would be the time and staffing, but in the past they have asked all historic applicants to come before the Commission for their comments and support before going to CPC for their consideration. Ms. Maslowski encouraged anyone who is looking to put in a historic CPC application to reach out so that they could get on an agenda and get the CPC application in in time for review, as committee and board support/comments for applications are due in December.

Ms. Maslowski stated that they would plan to meet in the third week of October for any hearings and to continue the discussion of the Demolition Delay bylaw, but that this date might change due to scheduling conflicts.

IV. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Mr. Doane moved to adjourn at 6:20 p.m. Seconded by Ms. Eldredge. Motion carried 5-0.

Respectfully Submitted,
Melyssa Millett
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Approved: _____

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Historic District and Historical Commission
732 Main Street, Harwich, MA
Wednesday, February 17, 2021, 6:00 PM
Meeting Minutes

REMOTE PARTICIPATION ONLY

I. Call to order

Members and Staff Present: Chairperson Mary Maslowski, Jeanne Steiner, Brendan Lowney, Bob Doane, and Historic Assistant Melyssa Millett

Others in Attendance: Thomas Moore, Peter and Corey Lattanzi, Barbara Nickerson

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m.

II. Public Hearing

- a. HH2021-01 Notice of Intent (NOI)** has been received for 58 Bank Street, Map 14, Parcel Y7, partially in the C-V and the R-H-1 zoning district. The application proposes 100% demolition and rebuild of a single family dwelling. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Peter and Corey Lattanzi as Owners, Thomas Moore Design Co. as Applicant. Continued from January 20, 2021.

Mr. Moore recapped the project details from the last meeting. He went on to explain that the new plans include removing and reinstalling the existing front door, as well as replicating the front door trim, reusing the wide floor boards and beams inside the house if possible, moving the shed dormer to the back side of the structure, adding a chimney, changing the roof pitch, and moving the entire structure down about two feet so the front of the half Cape will look much more similar to the current structure.

Mr. Lowney and Ms. Steiner stated that they appreciated the changes made. Ms. Maslowski was most concerned with the pitch and height of the house, and stated that she appreciates the changes as well.

Mr. Doane asked what the chimney will be made of, and Mr. Moore explained that it would be faced with real brick.

Barbara Nickerson, resident, stated that her concerns remain the same as at the last meeting – she does not want to see more historic houses lost, and is particularly concerned with those houses on the Historic Inventory List from before 1900.

Ms. Maslowski responded that preserving the historic buildings is the goal of the Commission and is important, but with what stands currently the HDHC is only able to impose a demolition delay. For that reason, asking homeowners to include the historic aspects of the existing structure in their new build is equally as important, and compromise is all they can ask for. Ms. Maslowski mentioned that in the future, they may have more say as there are upcoming changes to the Demolition Delay Bylaw.

Ms. Nickerson reiterated that she doesn't want to see these houses lost, and that she would be happy for the homeowners to visit her property to see how she went about maintaining the historic structure while still bringing it up-to-date.

Mr. Doane motioned to close the public hearing. Seconded by Ms. Steiner. Motion carried 4-0.

Ms. Maslowski reminds the Commission that they will need a unanimous vote to pass with this number of members present.

Mr. Lowney motioned to approve the Notice of Intent with reference to the new plans dated February 4, 2021, which include saving the front door, moving the dormer to the rear, adding the brick-faced chimney, and changing the roof pitch and wall heights. Seconded by Ms. Steiner. Motion carried 4-0.

III. Public Meeting

1) Discussion and Possible Vote

a. Meeting Minutes

- i. March 18, 2020 - CANCELLED
- ii. May 20, 2020

Ms. Steiner motioned to approve the May 20, 2020 Meeting Minutes. Seconded by Mr. Doane. Motion carried 4-0.

- iii. January 20, 2021

Ms. Steiner motioned to approve the May 20, 2020 Meeting Minutes. Seconded by Mr. Doane. Motion carried 4-0.

2) Reports from Commission Members

Mr. Doane stated that there were no real updates from the CPC. Ms. Maslowski confirmed that the headstone portion of the CPC Grant for the Cemetery was approved but the fences would be held off until a later date. The project at Brooks Academy was also approved in full.

Ms. Maslowski had no Planning Board update, and stated that the only real question was on whether the Royal should be approved for apartments. The meeting with the Royal was continued to the next week and she stated that she anticipated it to be a lengthy meeting with public comment.

Mr. Doane inquired as to where they were in the bylaw update process. Ms. Maslowski stated that it was headed to Town Counsel last she heard and would be put on the warrant for Town Meeting. Mr. Doane asked if the Board of Selectmen needed to review it before it would be put on the warrant. Ms. Maslowski responded that it would need to be approved by the Board of Selectmen. Mr. Doane stated he wanted to be sure it would make it on the warrant.

3) Other updates

Ms. Maslowski stated that she had received an email about some historic grants that she is going to forward along to everyone, and also informed everyone that it was

February 17, 2021

time to update their conflict of interest training, so they would be receiving information on that soon.

IV. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Mr. Doane moved to adjourn at 6:27 p.m. Seconded by Ms. Steiner. Motion carried 4-0.

Respectfully Submitted,
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Approved: _____