

I CERTIFY THAT THE DWELLING IS LOCATED IN FLOOD PLAIN ZONES VE (EL.16) & AE (EL.15) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25001C0511J AND THAT FLOOD PLAIN ZONES VE (EL.16) & AE (EL.15) ARE SPECIAL FLOOD HAZARD AREA.

HOLMES AND McGRATH, INC.

Michael B. McGrath
Michael B. McGrath
Registered Professional
Land Surveyor

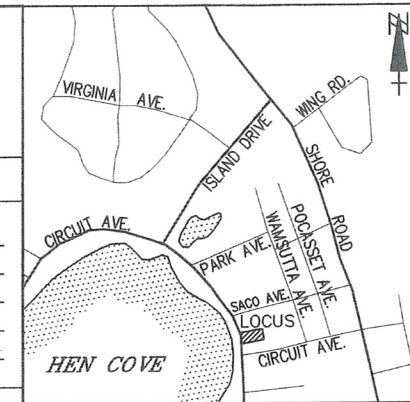
Aug 30 2021
Date

LOT COVERAGE NOTES (FOR ZONING PURPOSES)

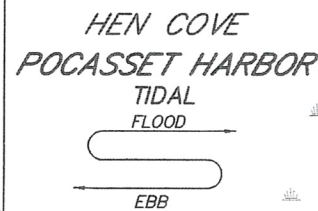
	EXISTING	MAXIMUM ALLOWABLE
BY STRUCTURES	24.2%	25%

LEGEND

UTILITY POLE	⊕
GAS VALVE	⊗
EXISTING SPOT GRADE	14.6
EXISTING GRADE	—14—



LOCUS MAP
NOT TO SCALE



I CERTIFY THAT THE DWELLING AND SHED ARE LOCATED ON THE LOT AS SHOWN.

HOLMES AND McGRATH, INC.

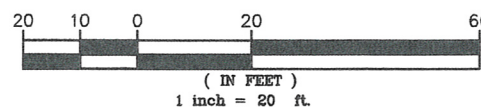
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NOTES

- HOUSE NUMBER: 72
- ASSESSOR'S NUMBER: MAP 43.3, PARCEL 239-0-R
- ZONING DISTRICT: R-40
- FLOOD HAZARD ZONES: VE (EL.16), AE (EL.15) & X (500 YR.)
- BENCHMARK: AS SHOWN
- TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND INSTRUMENT SURVEY.
- ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN GEODETIC VERTICAL DATUM OF 1988. (NAVD88)
- REFERENCE: PLAN BOOK 28, PAGE 1
PLAN BOOK 196, PAGE 145
- WIND EXPOSURE CATEGORY: C

GRAPHIC SCALE



NOTICE

Unless and until such time as the original (red) stamp of the responsible Professional Engineer, or Professional Land Surveyor appears on this plan:
(A) no person or persons, including any municipal or other public officials, may rely upon the information contained herein; and
(B) this plan remains the property of Holmes & McGrath, Inc.

8/27/21	ADD SETPIC SETBACK TO BEACH	TMS	<i>em</i>
DATE	DESCRIPTION	Drawn	Checked

REVISIONS

PLAN
OF EXISTING CONDITIONS
PREPARED FOR
CHRISTINE BONVOULOIR
FOR LOT 135 1/2, #72 CIRCUIT AVE.
IN
POCASSET BOURNE MA

SCALE: 1" = 20' DATE: AUG. 26, 2020

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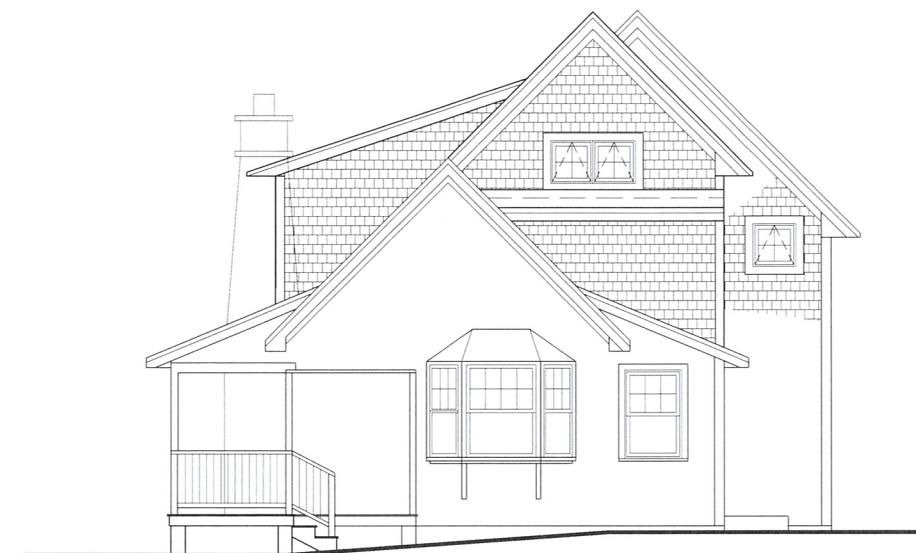
DRAWN: PJR	CHECKED: <i>[Signature]</i>	SHEET 1 OF 1
JOB NO: 220124	DWG. NO.: 89-2-32	

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NOV 08 2021

Bourne Health Department
24 Perry Avenue
Buzzards Bay, MA 02532

PLAN BOOK 245 PAGE 74



RESIDENTIAL BUILDING DESIGN CRITERIA

INTERNATIONAL RESIDENTIAL CODE 2015 AND 780 CMR MASSACHUSETTS STATE BUILDING CODE AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE 2015 9TH EDITION (ONE AND TWO FAMILY DWELLINGS)

NOTE:
IT IS THE INTENT TO PROVIDE A CONTINUOUS LOAD PATH, THE INTERCONNECTION OF ALL FRAMING ELEMENTS IS CRITICAL TO A WIND-RESISTIVE BUILDING. A CONTINUOUS LOAD PATH OF INTERCONNECTED FRAMING ELEMENTS FROM FOOTINGS AND FOUNDATION WALLS TO FLOORS, WALLS, AND ROOF FRAMING SHALL BE PROVIDED.

1.1 SCOPE

Table R301.2(4) Massachusetts Basic Wind Speeds
Town: Bourne
Basic Wind Speed: 139 mph

R301.2.1.4 Exposure Category
1 Exposure A; City
2 Exposure B; Urban, Suburban
3 Exposure C; Open Terrain
4 Exposure D; Flat Unobstructed

LOCATION; Exposure B

Table R301.2(5) Massachusetts Ground Snow Loads
Town: BOURNE
Snow Load: 30 psf

R301.2.1.2 Protection of Openings
Windows in wind borne debris regions shall have glazed openings protected from wind borne debris in accordance with Large Missile Test of ASTM E 1996 and of ASTM E 1886.
Exception: Wood structural panels, 7/16" x 8'-0", shall be permitted for opening protection in one and two story buildings in accordance with Table R301.2.1.2.

FEMA 543 Definitions
Wind-borne debris regions. Areas within hurricane-prone regions located:
1. Within 1 mile of the coastal mean high water line where the basic wind speed is equal to or greater than 130 mph.
2. In areas where the basic wind speed is equal to or greater than 130 mph.

1.2 APPLICABILITY
Height & Area Limitations (Table 503 2009 IRC); R3 Type 5 Unprotected; 3 Stories, Unlimited Square Feet
Roof Pitch; 12/12 VARIES
Mean Roof Height; MATCH EXISTING

1.3 FRAMING
General framing connections shall be in accordance with 2009 International Residential Code Table R602.3.(1) Fastener Schedule For Structural Members, unless noted.

Table R301.5 Minimum Uniformly Distributed Live Loads
Attics without Storage; 10 psf
Attics with Limited Storage; 20 psf
Habitable Attics and with Stairs; 30 psf
Balconies and Decks; 40 psf
Fire Escapes; 40 psf
Guardrails, Handrails; 200 psf
Guardrails in-fill components; 50 psf
Passenger vehicle garage; 50 psf
Rooms, other than sleeping; 40 psf
Sleeping Rooms; 30 psf
Stairs; 40 psf

Table R301.7
Rafters greater than 3/12; L/180
Interior Walls; H/180
Floors/Ceilings; L/360
Exterior Walls, stucco; H/360
Exterior Walls, brittle; L/240
Exterior Walls, flexible; L/120

2.1 FOUNDATION
Concrete shall be minimum 3,000 PSI at 28 days.

2.2 NEW FOUNDATION ANCHORAGE
Provide 5/8" diameter x 15" long x 3" hook anchor bolts @ 48" O.C. with 3" x 3" x 1/8" plate washers.
Provide one anchor bolt 6" to 12" from each end of plate and one within 12" of corners.

3.1 FLOORS
The clear span of floor joist shall meet or exceed the values set forth in 2009 IRC. Floor openings shall not exceed the lesser of 12'-0" or 50% of the building dimension, L/2 or W/2.

3.2 FLOOR BRACING
Blocking and connections shall be provided at panel edges perpendicular to floor framing members in the first two truss or joist spaces and shall be 48" O.C. see Floor Bracing Detail.

4.1 WALLS
Loadbearing walls shall not exceed 10'-0" in height.
Non-loadbearing walls shall not exceed 20'-0" in height.

4.2 EXTERIOR WALLS
Maximum Loadbearing Stud Length
2x4 #2 at 16" O.C.; 9'-9"
2x6 #2 at 16" O.C.; 9'-9"
Maximum Non-loadbearing Stud Length
2x4 #2 at 16" O.C.; 11'-5"
2x6 #2 at 16" O.C.; 18'-5"

Gable Walls
Shall be braced for a distance of at least 1/3 of the building width with wood structural panels or at least 90% of the building width with gypsum wall board.

Story to Story Uplift and Lateral Connections see Detail.

4.3 EXTERIOR WALL SHEATHING
Provide 7/16" wood structural panel sheathing on all exterior walls as detailed. Provide hold downs as detailed.

5.1 ROOF
Roof span shall not exceed 36'-0".
Roof openings shall not exceed the lesser of 12'-0" or 50% of the building dimension, L/2 or W/2.
Roof Slope shall not be greater than 12/12.

5.2 WOOD RAFTERS
The clear span of rafters shall meet or exceed the values set forth in 2009 IRC. The maximum rafter span shall be limited to 3/4 of the span permitted for the 20psf roof live load case, not to exceed 26'-0".
Provide uplift connections at each rafter or truss.
Provide minimum 2x6 collar/rafter ties at 48" O.C. located in the upper third of the attic space and attached to rafters using 5-10d nails at each end.

5.3 ROOF SHEATHING
Provide 1/2" wood structural panel sheathing on all roofs.

5.4 ROOF BRACING ENDWALL
Blocking and connections shall be provided at panel edges perpendicular to roof framing members in the first two truss or rafter spaces and shall be 48" O.C. see Brace Detail.

BONVOULOIR RESIDENCE ADDITION

72 CIRCUIT AVENUE BOURNE, MASSACHUSETTS

LIST OF DRAWINGS

- EX1 EXISTING CONDITIONS PLAN
- A1 FLOOR PLANS
- A2 ELEVATIONS
- A3 SECTIONS & DETAILS, EXISTING FOUNDATION PLAN
- S1 FRAMING PLANS
- S2 FASTENER SCHEDULE, STRUCTURAL CRITERIA

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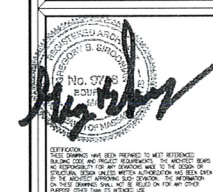
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The BONVOULOIR RESIDENCE
ADDITION
72 CIRCUIT AVENUE
BOURNE, MASSACHUSETTS

COVER SHEET



REVISIONS

NO.	DATE	DESCRIPTION

JOB NUMBER

DATE: 01-08-21

CS

