

General Information

What authority does the Board of Appeals have?

The Board of Appeals obtains its authority under the Massachusetts General Laws Chapter 40A §14 and the Town of Littleton's Zoning By-law 173-6 to hear and decide *appeals*, to hear and decide applications for *Chapter 40A special permits*, and to hear and decide petitions for *variances*. The Board of Appeals also hears and decides applications for *special permits for low and moderate income housing under Massachusetts General Laws Chapter 40B Sections 20, 21, 22, and 23*.

What is an Appeal?

Pursuant to Massachusetts General Laws Chapter 40A §8 and Littleton Zoning By-law 173-6 B(3) and 173-6 B(5) the Board of Appeals hears and decides appeals by any person aggrieved by any written order or decision of the Zoning Enforcement Officer or other administrative official in violation of any provision of Massachusetts General Laws Chapter 40A or the Littleton Zoning By-laws. Building permits withheld by the Building Commissioner acting under MGL C. 41, §81Y as a means of enforcing the Subdivision Control Law may also be issued by the Board of Appeals. Action taken by the Building Commissioner acting under the Code of Littleton Chapter 152 will also be heard by the Board of Appeals. *If the Zoning Enforcing Officer or other administrative official does not issue a written order or decision, the Board of Appeals will not hear the appeal.* Appeals from the written decisions of the Zoning Enforcement Officer or other administrative official must be filed with the Office of the Town Clerk pursuant to Massachusetts General Laws Chapter 40A Section 15 within thirty (30) days from the date of the written order or decision which is being appealed. **Failure to file a timely appeal is fatal.**

What is a Chapter 40A Special Permit?

Certain uses of property are permitted as a matter of right. However, the Littleton Zoning By-laws provide that other uses are not allowed in certain zoning districts, and that specific types of uses shall only be permitted in specified zoning districts upon the issuance of a Special Permit from the Board of Appeals pursuant to Massachusetts General Laws Chapter 40A § 9, 9A, and 9B. Special Permits may be issued only for uses which are in harmony with the general purpose and intent of the By-law, and may be subject to general or specific provisions set forth therein, and such permits may also impose conditions, safeguards and limitations on time or use. A Special Permit, unlike a Variance, may be conditioned by limiting its duration to the term of ownership or use by the Applicant. When a Special Permit application is accompanied by plans or specifications detailing the work to be undertaken, the plans and specifications become conditions of the issuance of the permit. Therefore, once a Special Permit is granted, modification of the plans or specifications require as a prerequisite, modification of the Special Permit through the filing of a successive Special Permit application. No building permit may be issued by the Building Commissioner for a use or structure that requires a Special Permit until 1) a Special Permit has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Special Permit has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. No party is entitled "as a matter of right" to a Special Permit. The Board of Appeals, in the proper exercise of its discretion, is free to deny a Special Permit even if the facts show that such a permit could be lawfully granted. **Special Permits 40A shall lapse 24 months following the granting unless substantial use or construction has commenced.**

What is a Chapter 40B Special Permit?

Chapter 40B is a state statute, which enables local Boards of Appeals to approve affordable housing developments under flexible rules if at least 25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. Its goal is to encourage the production of affordable housing in all communities throughout the Commonwealth. **Special Permits 40B shall lapse 3 years from the date the permit becomes final unless construction authorized by a comprehensive permit has begun, or unless specifically noted otherwise in the permit by the Board of Appeals.**

What is a Variance?

A Variance is a waiver of the zoning rules adopted by the Citizens of Littleton at Town Meeting. A Variance may be granted pursuant to the Littleton Zoning By-laws and Massachusetts General Laws Chapter 40A Section 10. Accordingly, it is only in rare instances and under exceptional circumstances that relaxation of the general restrictions established by the Zoning By-laws are permitted. A Variance is distinguished from a Special Permit. The Variance is used to authorize an otherwise prohibited use or to loosen dimensional requirements otherwise applicable to a structure. No person has a right to a Variance. *Variance of "use" is almost never granted by the Board of Appeals. Variance of "dimensional" requirements is granted in rare occasions.* **The Board of Appeals has no discretion to grant a Variance unless the petitioner provides evidence, and that the Board of Appeals determines that, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.** Even if the Board of Appeals find that such hardship exists, it may exercise its discretion and not grant a Variance. No building permit may be issued by the Building Commissioner for a use or structure that requires a Variance until 1) a Variance has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Variance has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. **Rights authorized by a Variance must be exercised within 1 year of granting, or said variance shall lapse.**

DEC 15 C 7:30

ZBA Case No.: 880A

TOWN OF LITTLETON
BOARD OF APPEALS
37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Tel: 978-540-2420



APPLICATION FOR PUBLIC HEARING
Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY
Received by the Town Clerk Office

received
11/28/2016 2:00pm

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300 (200 + 75 + 25) Check # 7391

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Deborah A. Richards
Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

- ☐ Appeal of Decision of Building Inspector or other administrative official(see page 2)
- ☒ Special Permit (40A)(see page 2)
- ☐ Variance (see page 3)
- ☐ Comprehensive Permit (40B) Complete additional application (see page 2)

PETITIONER: Signature Andrew Kafatis Date: 11/23/16
Print Name Andrew Kafatis
Address 14 STONEY STREAM LN Phone # 978 835 0721
Littleton, MA 01460 Email Address ancomcabse@gmail.com
Town, State, Zip Deed Reference: Bk 67095 Page 444

PROPERTY OWNER: include authorization of Owner for Petitioner to represent Owner, if unsigned

SAMME AS ABOVE
Signature Date Phone #
Print Name (if different from petitioner) Email
Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER U15 120

ZONING DISTRICT: (R) VC B IA IB (Circle all that apply)

- Check box if applicable
- ☐ AQUIFER DISTRICT
 - ☐ WATER RESOURCE DISTRICT

FEEES
Residential Property \$200 filing fee + \$75 recording fee + \$25 abutter list = \$ 300 to Town of Littleton
Commercial Property \$350 filing fee + \$75 recording fee + \$25 abutter list = \$ 450.00 to Town of Littleton
Comprehensive Permit \$1000 + \$100/unit over 10 units
ADDITIONAL FEES: ALL APPLICATIONS:
Legal Notice publication fee to be paid prior to opening the hearing

32 middle sex

ZBA Case 880A

Appeal

Under MGL c. 40A §. 8

The undersigned hereby appeals a written order or decision of the Building Commissioner / Zoning Officer or other administrative official alleged to be in violation of the provisions of MGL c. 40A or the Zoning By-laws to the Board of Appeals for the Town of Littleton.

1. From what Town Official or Board is the appeal being sought?

Mandatory: Attach copies of written order or decision under appeal

Administrative Official _____

Date of order / decision _____

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A § _____

Zoning Bylaw § _____

Code of Littleton § _____

You may also consider whether you qualify for relief under any other authority of the Board to grant a Special Permit or Variance.

3. I hereby certify that I have read the Board of Appeals Instructions for Appellants and that the statements within my appeal and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print name _____

Special Permit 40A

Under MGL c. 40A §. 9

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

Zoning Bylaw § 173-10 B(1) 173-31

2. Why are you applying for a Special Permit? Attach a written statement that specifically describes existing conditions and your objectives, along with necessary exhibits as listed in the filing instructions. *You may also consider whether you qualify for relief under any other authority of the Board to grant a variance.*

3. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print Name _____

Special Permit 40B

Under MGL c. 40B

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under M.G.L.c40B

Variance

Under MGL c. 40A §. 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? _____

2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.

4. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print name _____

Filing Instructions

1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION.** He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Apply for a certified abutters list with the Assessors office (request for certified list of abutters form enclosed)

3. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

Necessary Exhibits— provide 14 copies of the following with the completed application:

- ✓ 1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show;
 - A) metes and bounds of the subject land
 - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
 - C) dimensional layout of all buildings
 - D) distances and setbacks from the various boundaries
 - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
 - F) direction of North
 - G) the name of each abutting property owner
- ✓ 2. Copy of the latest recorded deed
- ✓ 3. A written statement which details the basis for your petition
- ✓ 4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
- ✓ 5. In cases pertaining to signs, a scale print of the sign lettering and colors
- ✓ 6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
- ✓ 7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month.

The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

11/27/2016

To: Town of Littleton Board of Appeals

Re: 32 Middlesex Drive Chapter 40A Special Permit request

Dear Board Members,

We are requesting a special permit for the construction of a new home at 32 Middlesex Drive.

The existing structure does not meet the front and side setbacks required today (21.8' front/ 10' left side). We are seeking approval to remove the existing structure and build a new one that does not further reduce the current setbacks. The existing septic does not meet Title 5 requirements so a new system will be installed also. Most of the lot is within the 100' buffer zone to adjacent wetlands, to be able to maximize the septic system offset from the wetlands the best location for the home would be in the existing location. We have BOH and Conservation Commission approval and will maintain the current 2 bedroom status.

We feel these setbacks are consistent with other homes on the street and that the work being done will be an improvement environmentally for the lot.

Thanks for your consideration,

Sincerely,

Andrew and Barbara Kalafatis

14 Stoney Stream Lane

Littleton, MA



2016 00057794
 Bk: 67095 Pg: 444 Doc: DEED
 Page: 1 of 3 04/15/2016 10:43 AM

QUITCLAIM DEED

I, **DEBORA L. HEALEY** of 33 Ordway Street, Pawtucket, Rhode Island, individually and as Personal Representative under the Estate of Carole L. Gurney a/k/a Carole L. Lemieux, Middlesex Probate #MI15P3555EA under the Power of Sale in the Will

for consideration paid, and in full consideration of TWO HUNDRED FORTY-FIVE THOUSAND AND 00/100 (\$245,000.00) DOLLARS

GRANT TO **ANDREW G. KALAFATIS** and **BARBARA E. KALAFATIS**, husband and wife, as tenants by the entirety, of 16 Stoney Stream Lane, Littleton, Massachusetts

with QUITCLAIM COVENANTS

Parcel I

The land in Littleton, with the buildings thereon, being shown as Lots numbered 3178, 3179, and 3180 on a plan entitled "Plan of Smadbook" filed with Middlesex County South District Registry of Deeds in Book of Plans 362, Plan 27. Said lots contain 3/20 acres more or less.

Also lots numbered 3181, 3182 and 3183 as shown on a plan entitled "Map B of Long Lake, Town of Littleton, Middlesex County, Massachusetts," duly filed with Middlesex South District Deeds in Book of Plans 362, Plan 27.

The premises are hereby conveyed subject to and with the benefit of the rights and privileges to maintain poles and wires for electric lights and telephone and water mains in the streets and ways, as shown on said plan, to be used in common by the owners of lots on said plan, and their heirs and assigns.

Said premises are conveyed subject to any and all restrictions of record as far as the same are now in force and applicable.

Being the same premises conveyed to Donald P. Lemieux and Carole L. Lemieux by Deed of Florence E. Denuce, dated June 19, 1969 and recorded with Middlesex South District Registry of Deeds in Book 11739, Page 221.

Parcel II

The land in Littleton in said County of Middlesex being shown as Lots numbered 3123, 3124, 3125, 3126, 3127 and 3128 on a Plan of Warren Smadbeck which plan is recorded with Middlesex South District Registry of Deeds in Book of Plans 362, Plan 27, and to which plan and the record thereof reference is hereby made for the bounds, measurements, areas and a more complete description.


Being the same premises conveyed to Donald P. Lemieux and Carole L. Lemieux by Deed of Vernon R. Letourneau, dated January 12, 1990 and recorded with Middlesex South District Registry of Deeds in Book 20325, Page 508.

Donald P. Lemieux died on May 19, 2006, see Death Certificate recorded herewith. Carole L. Gurney a/k/a Carole L. Lemieux died on May 13, 2015. See Death Certificate recorded herewith. For our title see the Estate of Carole L. Gurney a/k/a Carole L. Lemieux, Middlesex Probate #MI15P3555EA.

The Grantor, Debora L. Healey, Individually and as Personal Representative of the Estate of Carole L. Gurney a/k/a Carole L. Lemieux hereby releases any and all rights of homestead and hereby certifies that there are no other individuals entitled thereto.


(Signature page to follow)

WITNESS my hand and seal this 11th day of April, 2016.


DEBORA L. HEALEY, individually
and as Personal Representative of the
Estate of Carole L. Gurney a/k/a Carole L.
Lemieux

State of Massachusetts
County of Middlesex

On this 11th day of April, 2016, before me, the undersigned notary public, personally appeared **DEBORA L. HEALEY**, Individually and as Personal Representative of the Estate of Carole L. Gurney a/k/a Carole L. Lemieux, proved to me through satisfactory evidence of identification, which was Rhode Island driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Daniel R. Tenczar - Notary Public
My Commission Expires: 9/16/2016

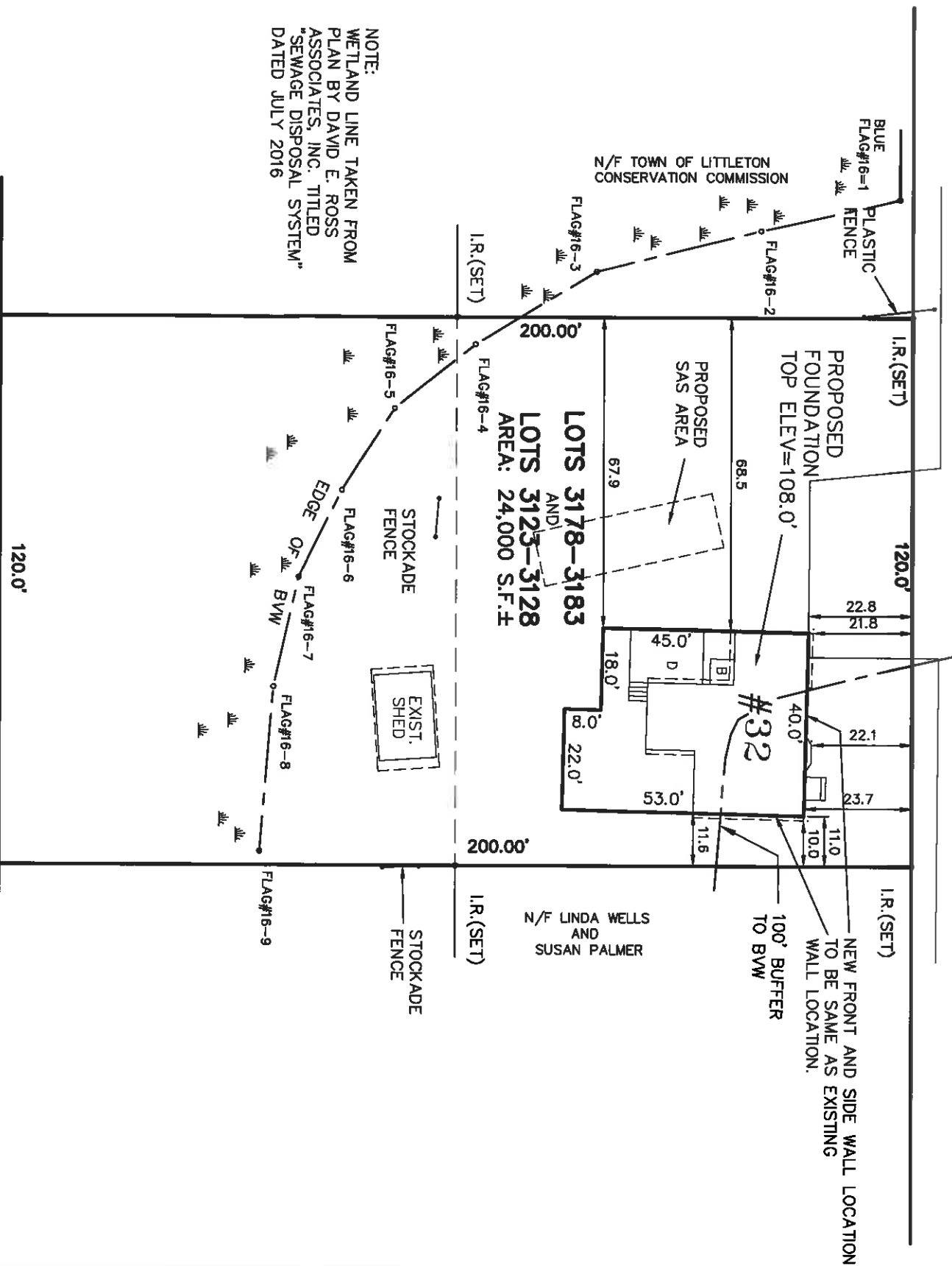


DEED REFERENCE: BOOK 67095, PAGE 444
PLAN REFERENCE: PLAN BK 362 PLAN 27
ASSESSOR'S REFERENCE: MAP U-15, PARCEL 120
ZONING DISTRICT: RESIDENTIAL



MIDDLESEX DRIVE

(PUBLIC - 40 FT. WIDE)



SUFFOLK DRIVE

I CERTIFY THAT THE PROPOSED FOUNDATION, IF CONSTRUCTED WHERE SHOWN ON THIS PLAN, WILL COMPLY WITH THE ZONING BYLAWS (DIMENSIONAL REQUIREMENTS) OF THE TOWN OF LITTLETON AS OF THIS DATE.

I FURTHER CERTIFY THAT THE STRUCTURE DOES NOT LIE IN THE FLOOD HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF MIDDLESEX COUNTY, MASS. PANEL 239 OF 656, MAP # 25017C0239E
EFFECTIVE DATE: JULY 7, 2014

BUILDING PERMIT PLAN

FOR

#32 MIDDLESEX DRIVE

LITTLETON, MASS.

OWNER: ANDREW & BARBARA KALAFATIS
32 MIDDLESEX DRIVE, LITTLETON, MASS. 01460
SCALE: 1 INCH = 30 FEET
DATE: OCTOBER 27, 2016

R. WILSON AND ASSOCIATES
LAND SURVEYORS AND CIVIL ENGINEERS
360 MASSACHUSETTS AVE. ACTON MASS. 01720
PHONE: 978-266-0203 FAX: 978-266-0202

FILE NO. 2107

DWG NO. 2107BP

SHEET NO. 1 OF 1

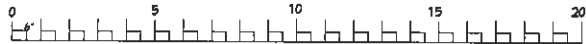
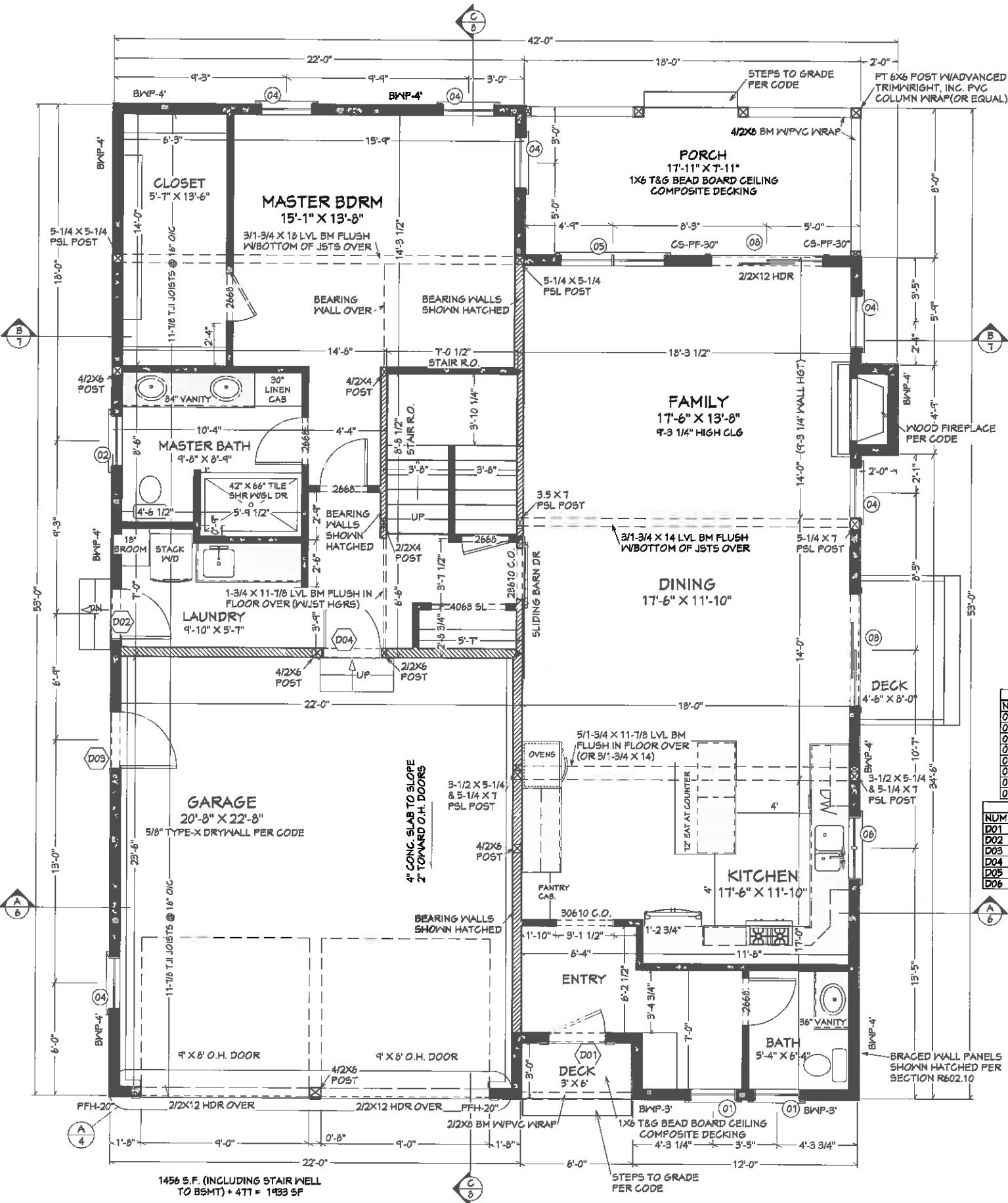
DO NOT SCALE DRAWINGS. ALL DETAILS TO MATCH EXISTING. ALL WORK TO BE DONE IN CONFORMANCE WITH 180 GMR MASSACHUSETTS STATE BLDG CODE 8TH EDITION. BUILDER TO VERIFY ALL DETAILS AND DIMENSIONS. THIS PLAN IS COPYRIGHTED BY GIATTINO DESIGN AND IS PROVIDED FOR A ONE TIME BUILD.

- GLAZING: (R308)
Window glazing in each room to be 8% of floor area. (R309.1)
Ventilation area for each room (window openings) to be 4% of floor area. (R309.1)
- EGRESS: (R311)
Two means of egress located as remotely from each other as practical. (R311.1 & R311.2)
Emergency egress in sleeping room require a minimum area of 3.3 sq. ft. with a minimum opening of 24" X 20" in egress direction. (R310.1.1, R310.1.2 & R310.1.3)
- STAIRS: All stairs to be installed per section R311.1.
Minimum Clear Headroom: 6'-8" (R311.7.2)
Maximum Riser Height: 8.25" (R311.7.4.1)
Minimum Tread Width: 4" (R311.7.4.2)
The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" (R311.7.4.1)
Handrails shall be provided on at least one side of the stair. (R311.5.1.1)
Guards (R312) are required on all open sides of walking surfaces, including stairs, ramps, porches, balconies or floor surfaces located more than 30" above the floor or grade below. The guard must not be less than 36" in height (R312.2). A guard that serves as a handrail shall have a height between 34" and 38" (R312.2)
- FIRE PROTECTION: (R302)
Attached garages and carports (R304):
Garage entry ways to the house must be rated for 20 minutes and labeled. (R302.5.1)
Not less than one layer of 5/8" Type-X board for separation of garage to house. (R302.6)
Floor surface must be of an approved noncombustible surface. (R304.1)
Floor assemblies not using dimension lumber or structural composite lumber equal to or greater than 2" shall be protected. (R501.3)
- FIRE-BLOCKING: (R302.11)
Vertically at ceiling and floor levels at structural intersections.
In concealed walls along the stair stringers and at the bottom and top risers.
At openings around vents, pipes, ducts, and wires at ceiling and floor level, with approved materials to resist the free passage of flame and products of combustion.
- CHIMNEYS: (R1001)
No structural framing members shall be within 2" of masonry chimney and 6" of a rated metal chimney. (R1003.18, R1003.19)
All spaces between chimneys and floor and ceilings through which chimneys pass shall be fire-blocked with non-combustible material securely fastened in place.
- WALL CONSTRUCTION: (R601 and R602)
Wall Bracing Requirements per section R602.10. Bracing methods can be mixed.
Bracing Requirements based on wind speed per Table R602.10.1.2 (1)
Bracing method—continuous sheathing (CS-VSP) for exterior walls (R602.10.4). Method SB for interior walls.
Intermittent bracing per Table R602.10.2.
Braced Wall Panel Construction Method for walls with large openings such as garages (R602.10).
- FRAMING: (R501 and R501)
Girder spans and columns must meet requirements of R502.5 and Table R502.5(1) or R502.5(2).
Header spans & number of jack studs required. (Table R502.5(1) and R502.5(2))
- ATTIC ACCESS: Opening shall be no less than 22" x 30", for spaces greater than 30SF with an unobstructed headroom of 30". (R607.1)
- ROOF VENTILATION: (R601)
One square foot of clear ventilation is required for every 150 square feet of attic area. If a vapor barrier is used then the ratio is 1:300. (R606.2)
Exterior Wind Wash Barrier is required to be installed where the rafters and ceiling joists meet the top exterior wall plate.
- ENERGY EFFICIENCY: Chapter 11
Building must meet or exceed the requirements of the 2012 IECC.

ANDERSEN WHITE CLAD SERIES 400 WINDOWS AND PATIO DOORS WITH HIGH PERFORMANCE LOW-E4 GLAZING, 6/1 FINELITE GRILLES OR PER PLAN, 6-9/16" JAMBS, NICKEL FINISH HARDWARE AND SCREENS:

WINDOW SCHEDULE				
NUMBER	LABEL	QTY	R/O	DESCRIPTION
01	TY2432	2	30 1/8"X40 7/8"	DOUBLE HUNG
02	TY2832	1	34 1/8"X40 7/8"	DOUBLE HUNG
03	TY2846-2	2	61 3/4"X56 7/8"	MULLED UNIT
04	TY28410	6	34 1/8"X60 7/8"	DOUBLE HUNG
05	TY28410-2	1	61 3/4"X60 7/8"	MULLED UNIT
06	CN235	1	41 1/4"X41 3/8"	DBL CASEMENT-LHL/RHR
07	AW251	3	28 1/8"X28 7/8"	AWNING
08	FW660611 R	2	12"X83"	EXT. SLIDER-GLASS

DOOR SCHEDULE				
NUMBER	LABEL	QTY	R/O	DESCRIPTION
D01	3068-LH	1	38 1/2"X82 1/2"	EXT. HINGED-CRAFTSMAN
D02	2868-RH 9 LITE	1	34 1/2"X82 1/2"	EXT. HINGED-9 LITE, 2 PANEL
D03	3068-RH 9 LITE	1	38 1/2"X82 1/2"	EXT. HINGED-9 LITE, 2 PANEL
D04	3068-LH FIRECODE	1	38 1/2"X82 1/2"	EXT. HINGED
D05	3068 RH	1	38 1/2"X82 1/2"	EXT. HINGED
D06	2868 LH	2	34 1/2"X82 1/2"	EXT. HINGED




DO NOT SCALE DRAWINGS. ALL DETAILS TO MATCH EXISTING. ALL WORK TO BE DONE IN CONFORMANCE WITH 180 CMR MASSACHUSETTS STATE BLDG CODE 8TH EDITION. BUILDER TO VERIFY ALL DETAILS AND DIMENSIONS. THIS PLAN IS COPYRIGHTED BY GIATTINO DESIGN AND IS PROVIDED FOR A ONE TIME BUILD.

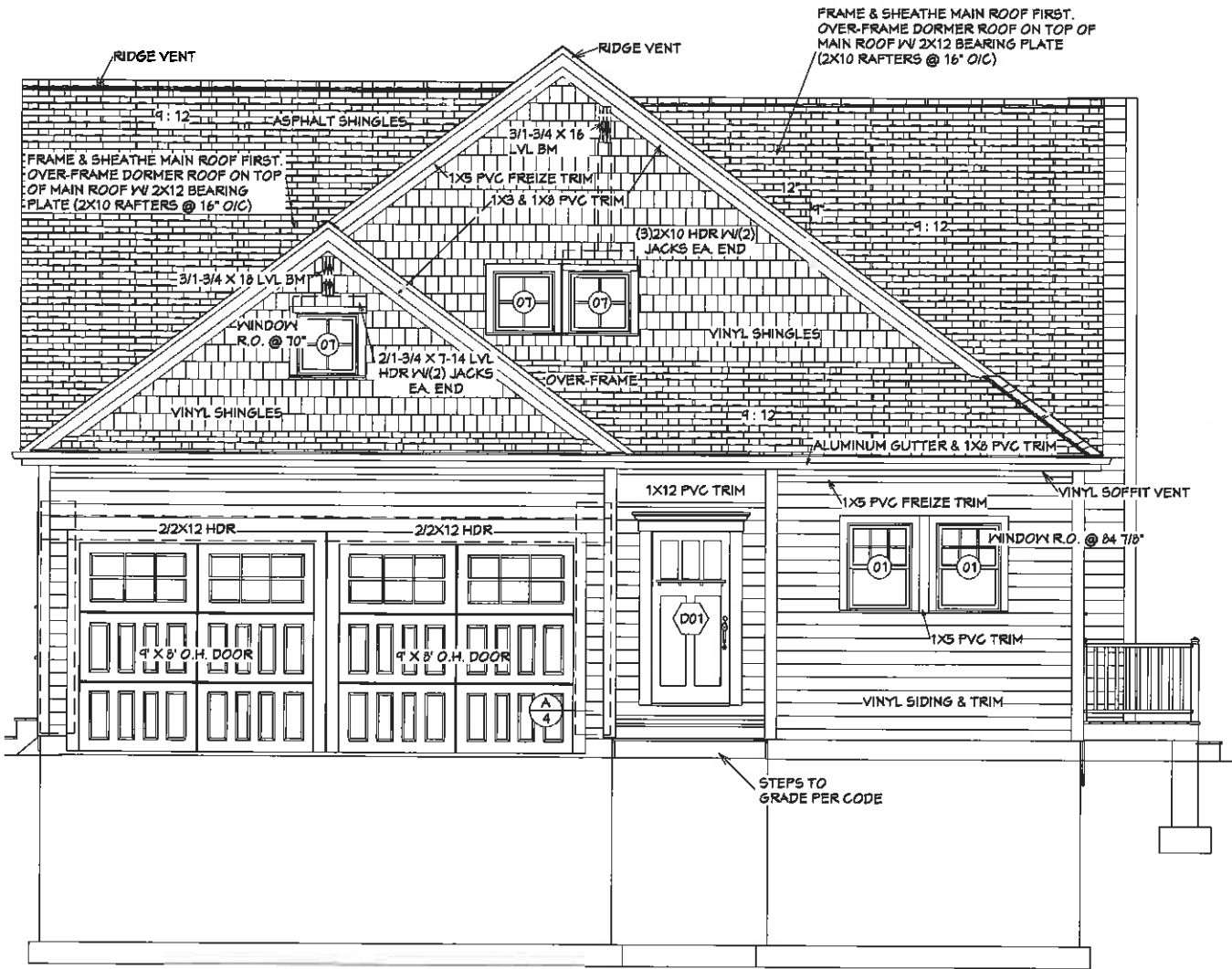
- GLAZING:** (R308)
Window glazing in each room to be 8% of floor area. (R303.1)
Ventilation area for each room (window openings) to be 4% of floor area. (R303.1)
- EGRESS:** (R311)
Two means of egress located as remotely from each other as practical. (R311.1 & R311.2)
Emergency egress in sleeping room require a minimum area of 3.3 sq. ft. with a minimum opening of 24" X 20" in either direction. (R310.1.1, R310.1.2 & R310.1.3)
- STAIRS:** All stairs to be installed per section R311.7.
Minimum Clear Headroom: 6'-8" (R311.7.2)
Maximum Riser Height: 5.25" (R311.7.4.1)
Minimum Tread Width: 9" (R311.7.4.2)
The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" (R311.7.4.1)
Handrails shall be provided on at least one side of the stair. (R311.5.1.1)
Guards (R312) are required on all open sides of walking surfaces, including stairs, ramps, porches, balconies or floor surfaces located more than 30" above the floor or grade below. The guard must not be less than 36" in height (R312.2). A guard that serves as a handrail shall have a height between 34" and 38" (R312.2)
- FIRE PROTECTION:** (R302)
Attached garages and carports (R304):
Garage entryways to the house must be rated for 20 minutes and labeled. (R302.5.1)
Not less than one layer of 5/8" Type-X board for separation of garage to house. (R302.6)
Floor surface must be of an approved noncombustible surface. (R304.1)
Floor assemblies not using dimension lumber or structural composite lumber equal to or greater than 2" shall be protected. (R301.3)
- FIRE-BLOCKING:** (R302.11)
Vertically at ceiling and floor levels at structural intersections. In concealed walls along the stair stringers and at the bottom and top risers.
At openings around vents, pipes, ducts, and wires at ceiling and floor level, with approved materials to resist the free passage of flame and products of combustion.
- CHIMNEYS:** (R1001)
No structural framing members shall be within 2" of masonry chimney and 6" of a rated metal chimney (R1003.18, R1003.19)
All spaces between chimneys and floor and ceilings through which chimneys pass shall be fire-blocked with non-combustible material securely fastened in place.
- WALL CONSTRUCTION:** (R601 and R602)
Wall Bracing Requirements per section R602.10. Bracing methods can be mixed.
Bracing Requirements based on wind speed per Table R602.10.1.2 (1)
Bracing method—continuous sheathing (CS-MSP) for exterior walls (R602.10.4), Method GB for interior walls.
Intermittent bracing per Table R602.10.2.
Braced Wall Panel Construction Method for walls with large openings such as garages (R602.10).
- FRAMING:** (R501) and (R601)
Girder spans and columns must meet requirements of R502.5 and Table R502.5(1) or R502.5(2).
Header spans & number of jack studs required. (Table R502.5(1) and R502.5(2))
- ATTIC ACCESS:** Opening shall be no less than 22" x 30", for spaces greater than 305F with an unobstructed headroom of 30". (R601.1)
- ROOF VENTILATION:** (R801)
One square foot of clear ventilation is required for every 150 square feet of attic area. If a vapor barrier is used then the ratio is 1:300. (R806.2)
Exterior Wind Wash Barrier is required to be installed where the rafters and ceiling joists meet the top exterior wall plate.
- ENERGY EFFICIENCY:** Chapter 11
Building must meet or exceed the requirements of the 2012 IECC.

- (SD) SMOKE DETECTOR**
- PHOTOELECTRIC TYPE SMOKE DETECTORS LISTED IN ACCORDANCE WITH UL217 OR UL268 LOCATED PER 180 CMR R314, OR PER LOCAL OFFICIAL
 - ALL UNITS HARD WIRED WITH BATTERY STAND BY POWER
 - ONE EACH IN ALL BEDROOMS
 - IN THE IMMEDIATE VICINITY OF BEDROOMS
 - AT BASE OF STAIRS LEADING TO OCCUPIED FLOOR
 - IN BASEMENT
 - FOR EACH 1200 SF OF AREA OR PART THEREOF
- (HD) HEAT DETECTORS**
- ONE PER ATTACHED GARAGE PER 180 CMR R314.5, OR PER LOCAL OFFICIAL
- (CO) CARBON MONOXIDE DETECTOR**
- ONE ON EACH STORY INSTALLED & MAINTAINED BY OWNER PER 180 CMR R315, 527 CMR 31.00, 248 CMR, & NFPA 720 OR PER LOCAL OFFICIAL

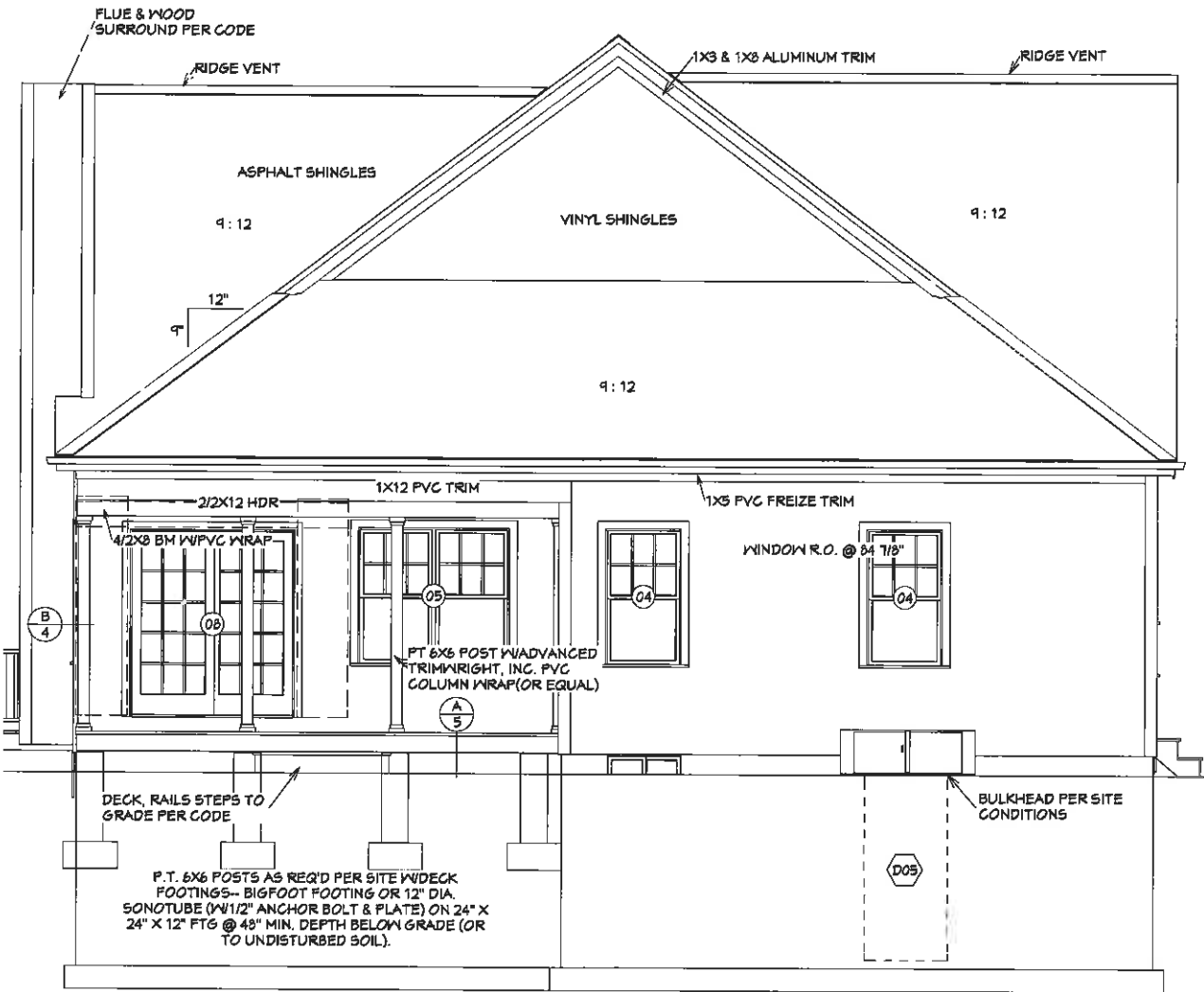
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	UPPER LEVEL PLAN 1/4"=1'-0"	PAGE NO. 2 OF 10

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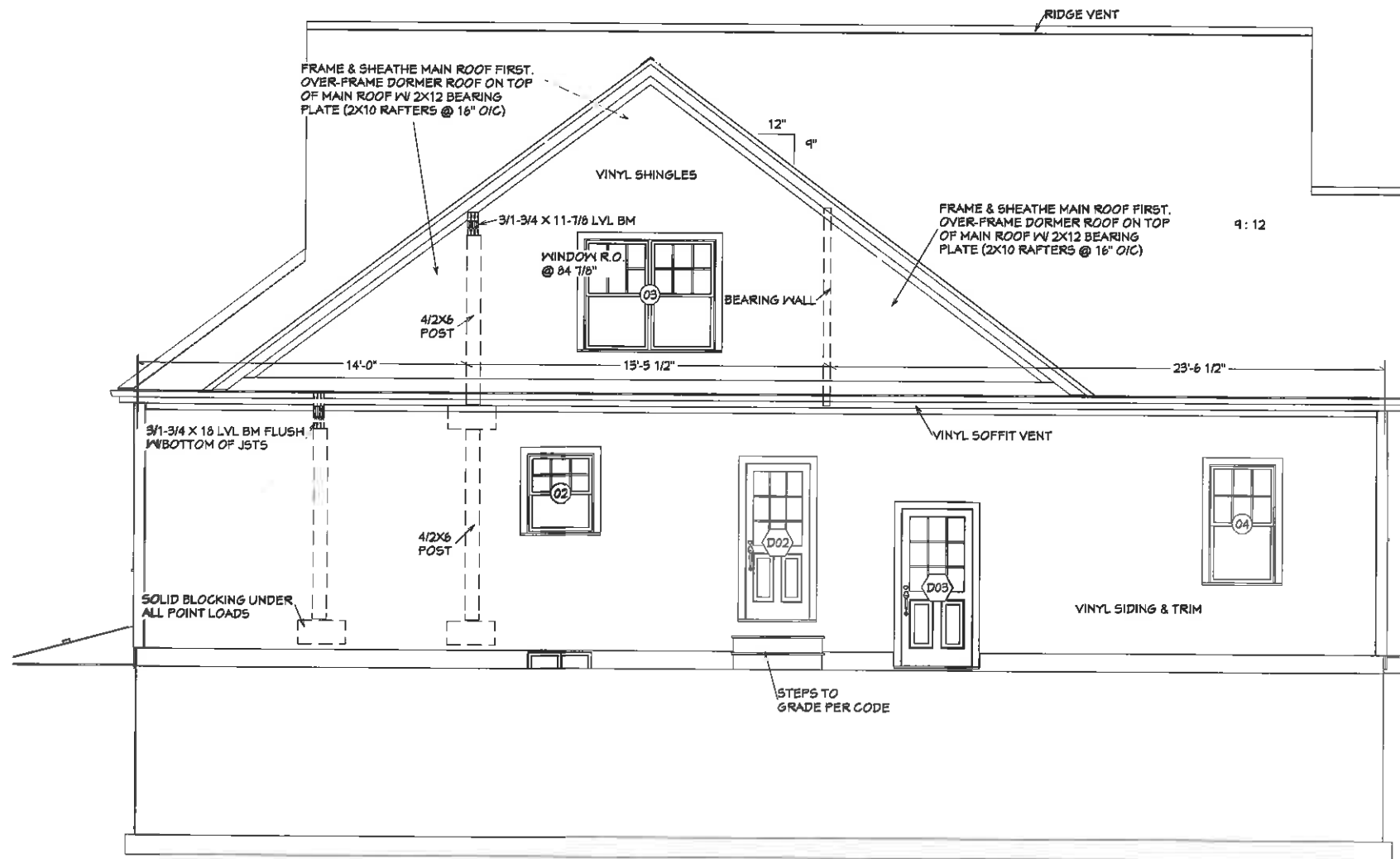
FRONT ELEVATION



BACK ELEVATION

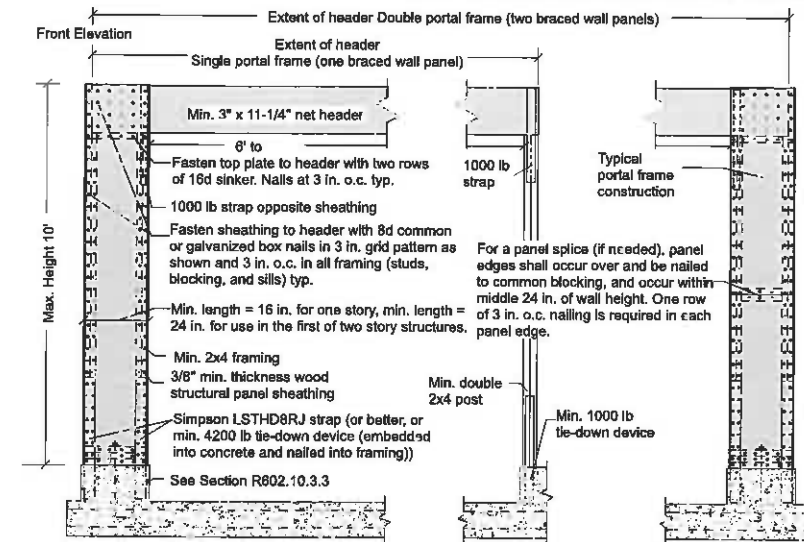
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	FRONT & BACK ELEVATIONS 1/4"=1'-0"	PAGE NO. 3 OF 10



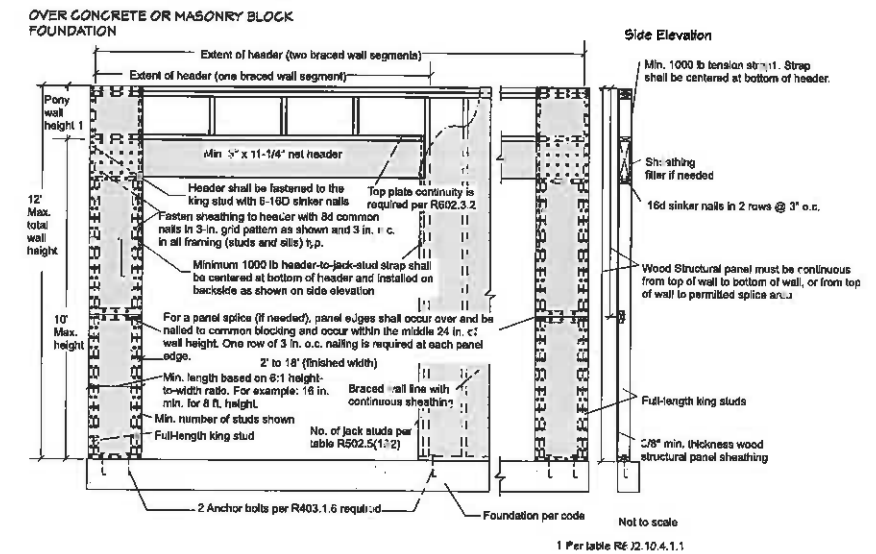
LEFT ELEVATION

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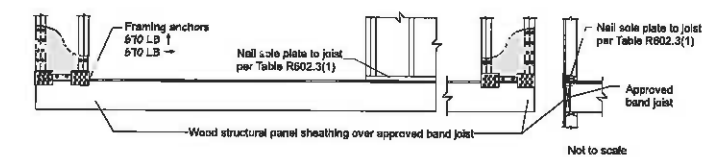


A METHOD PFH- INTERMITTENT PORTAL FRAME DETAIL

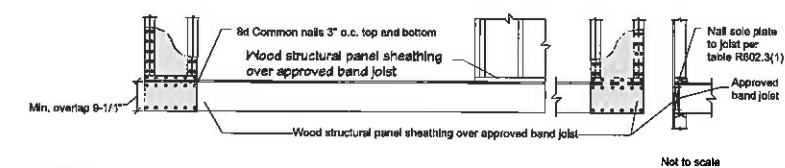
PER FIGURE R602.10.3.3



OVER RAISED WOOD FLOORS OR SECOND FLOOR - FRAMING ANCHOR OPTION




OVER RAISED WOOD FLOORS OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION



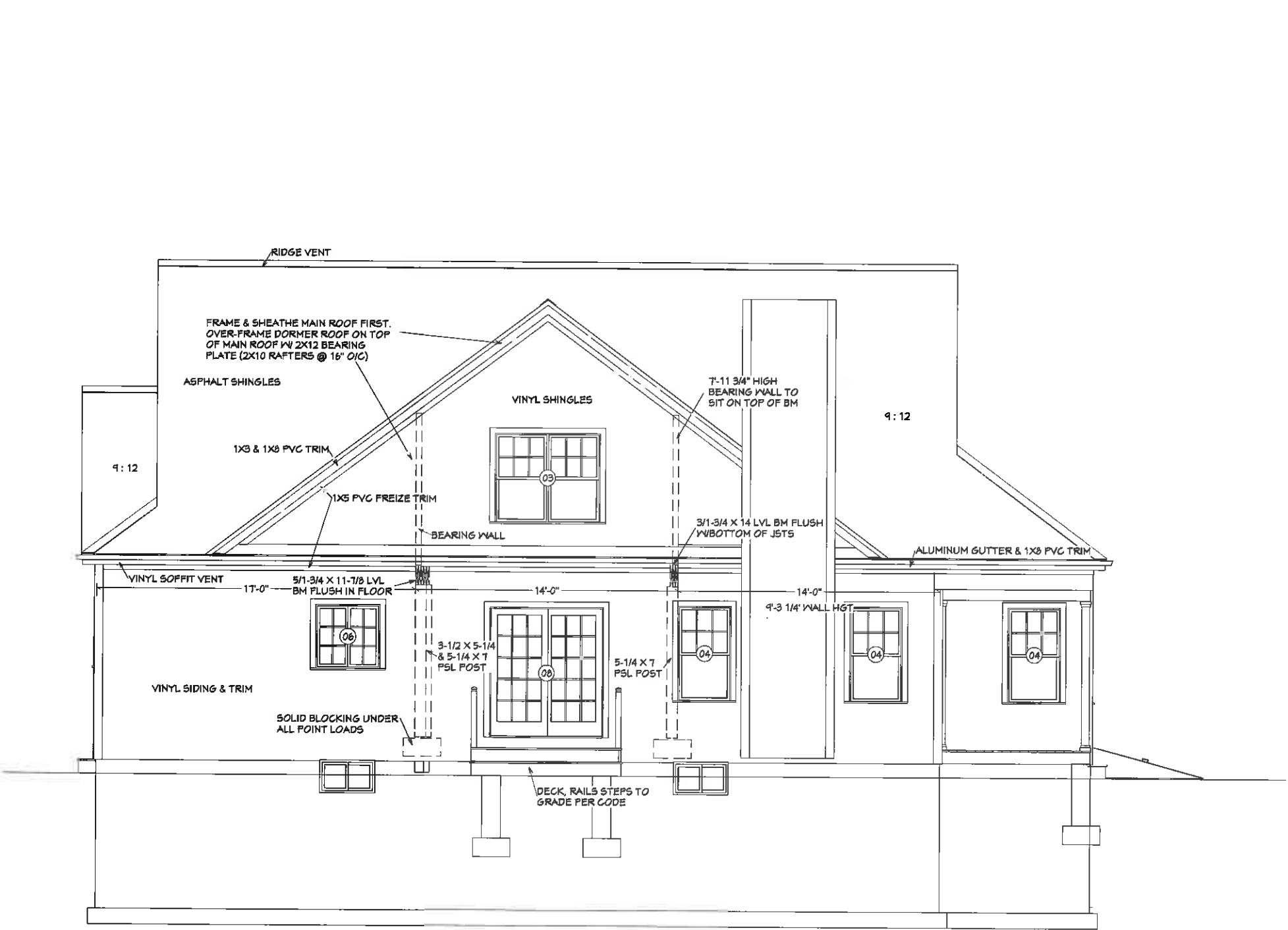
B METHOD CS-PF- CONTINUOUS PORTAL FRAME DETAIL

PER FIGURE R602.10.4.1.1

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LEFT ELEVATION 1/4"=1'-0"	4/21/16 1/25/2016 PAGE NO. 4 OF 10


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A DECK ATTACHMENT DETAIL
REFER TO AWC PRESCRIPTIVE RESIDENTIAL
WOOD DECK CONSTRUCTION GUIDE
1"=1'-0"

RIGHT ELEVATION

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	RIGHT ELEVATION 1/4"=1'-0"	PAGE NO. 5 OF 10

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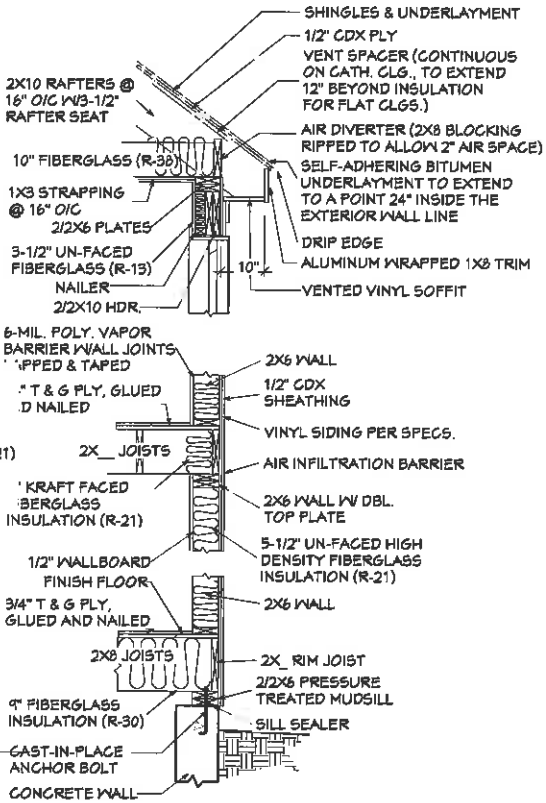
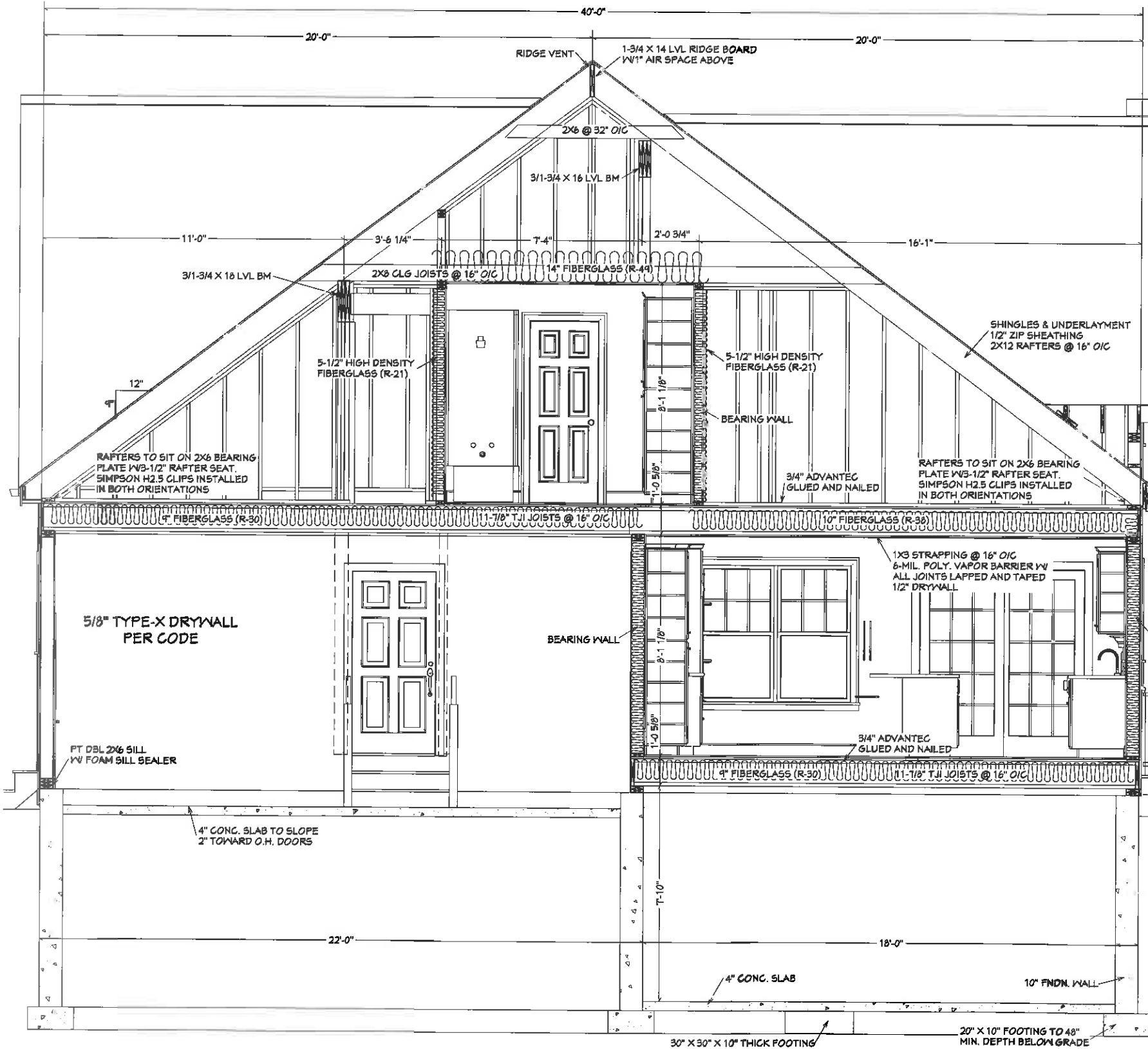
LUMBER STANDARDS:
2X_ MEMBERS: #2 OR BETTER S-P-F
Fb=1000 PSI
E=1.3X10⁶ PSI

1-3/4X_ LVL MEMBERS:
Fb=2600 PSI
E=1.4X10⁶ PSI
Fv=285 PSI

LATERAL SUPPORT IS REQUIRED AT POINTS OF BEARING, AND ALONG TOP EDGE OF BEAM.

MULTIPLE MEMBERS TO BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ALL BEARING POINTS TO HAVE SOLID BLOCKING DOWN TO FNDN.



WALL SECTION
Scale: 1/2"=1'-0"

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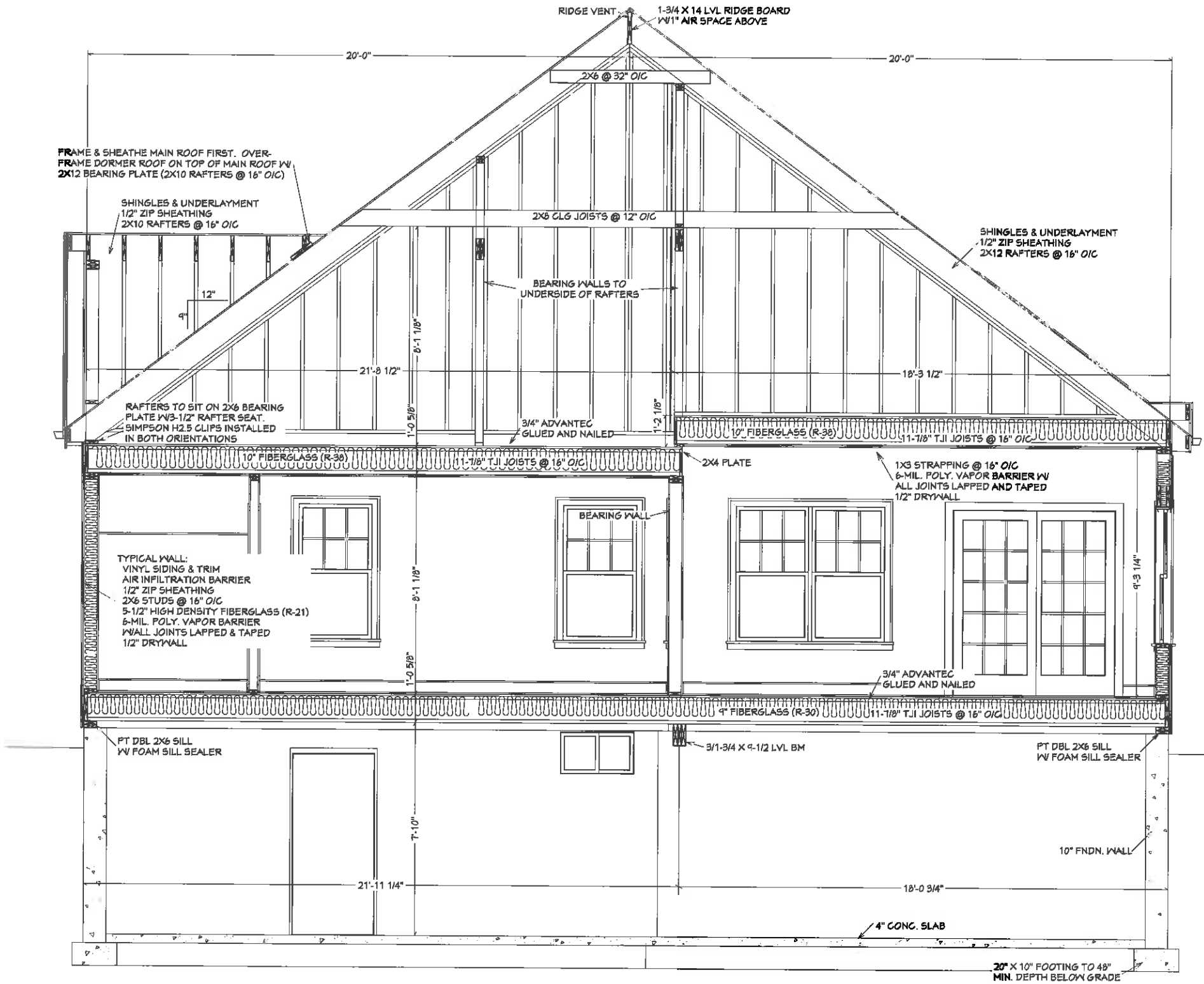
LUMBER STANDARDS:
2X___ MEMBERS: #2 OR BETTER S-P-F
Fb=1000 PSI
E=1.3X10⁶ PSI

1-3/4X___ LVL MEMBERS:
Fb=2600 PSI
E=1.9X10⁶ PSI
Fv=285 PSI


LATERAL SUPPORT IS REQUIRED AT POINTS OF BEARING, AND ALONG TOP EDGE OF BEAM.

MULTIPLE MEMBERS TO BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

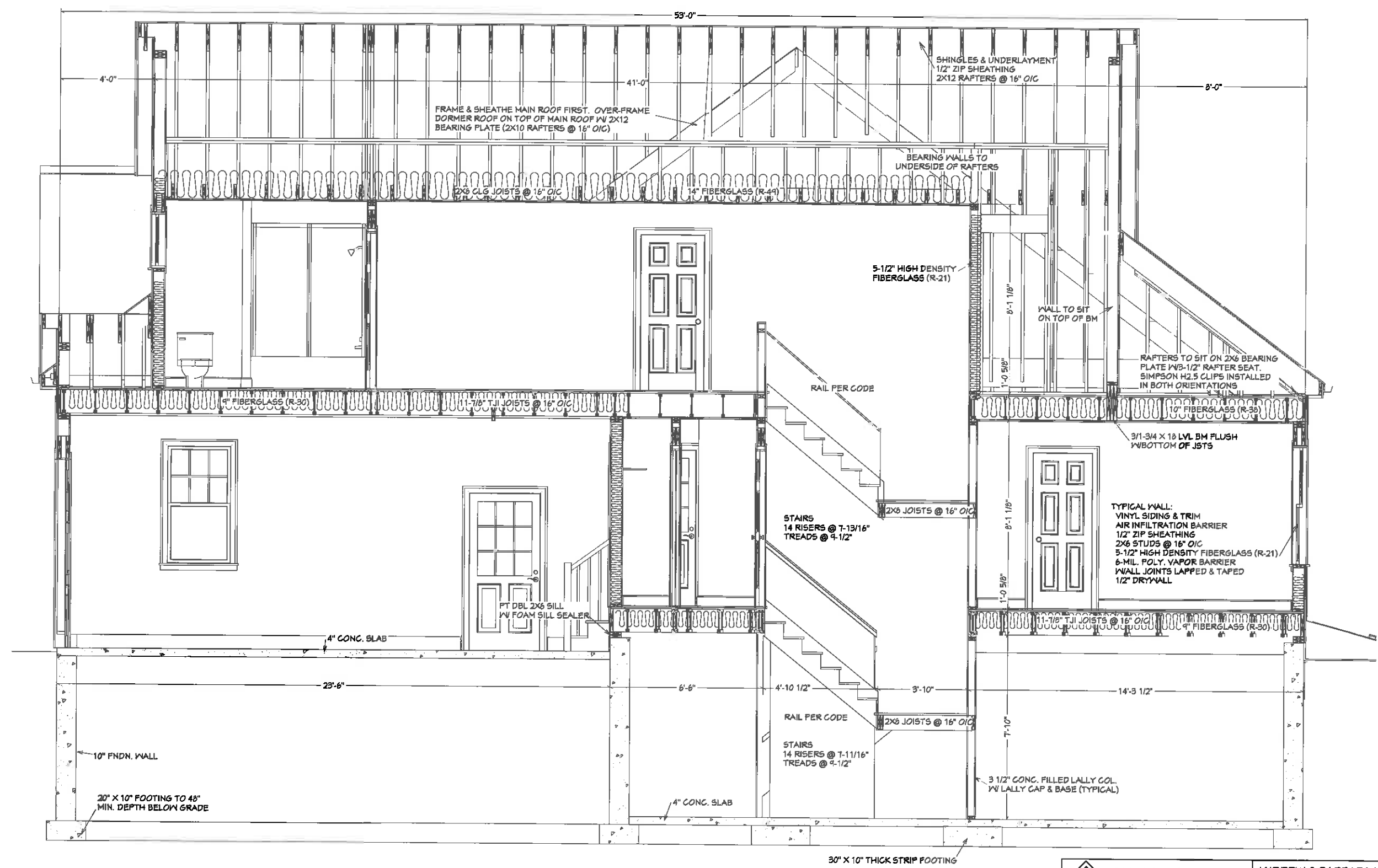
ALL BEARING POINTS TO HAVE SOLID BLOCKING DOWN TO FNDN.




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	SECTION B-B 3/8"=1'-0"	PAGE NO. 7 OF 10

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	Residential Design Services 978-446-2546		LITTLETON, MA	
SECTION C-C		4/27/16		PAGE NO.
3/8"=1'-0"		7/25/2016		8 OF 10

LOCATION OF BULKHEAD, SIZE TO BE DETERMINED PER SITE CONDITIONS

40'-0"

22'-0"

18'-0"

7'-4"

3'-8 1/2"

7'-11 1/2"

3'-0"

CENTERLINE LOCATION OF BASEMENT SASH

D05

ELEV. (+) 4" TOP OF FNDN WALL @ DOOR CUT OUT

14'-2"

14'-3 1/2"

ELEV. (+) T-10" TOP OF FNDN WALL

BM PKT FOR 3/1-3/4" X 9-1/2" LVL BM

14'-5 1/2"

7'-5 3/4"

18'-0 3/4"

2'-9'-6"

14'-5"

7'-0 1/2" STAIR R.O.

18'-3 1/2"

8'-0"

8'-0 1/2" STAIR R.O.

3/1-3/4" X 9-1/2" LVL BM

ELEV. '0" TOP OF 30" X 30" X 10" THICK FOOTINGS

11 7/8" TJI JOISTS @ 16" O/C

7'-4"

8'-6"

BM PKT FOR 3/1-3/4" X 9-1/2" LVL BM

3/1-3/4" X 9-1/2" LVL BM

11 7/8" TJI JOISTS @ 16" O/C

ELEV. (+) T-10" TOP OF 4" SLAB @ REAR WALL

ELEV. (+) T-10" TOP OF FNDN WALL @ DOOR CUT OUT

29'-6"

11'-2"

3'-8 1/2"

2'-1 1/2"

18'-0"

ELEV. (+) T-10" TOP OF FNDN WALL

29'-6"

4" CONC. SLAB TO SLOPE 2" TOWARD O.H. DOORS

19'-2"

1'-5"

22'-0"

40'-0"

12'-0"

6'-0"

19'-5"

19'-10"

ELEV. (+) T-10" TOP OF FNDN WALL

CENTERLINE LOCATION OF BASEMENT SASH

45'-0"

ELEV. (+) T-10" TOP OF FNDN WALL

11 7/8" TJI JOISTS @ 16" O/C

18'-0"

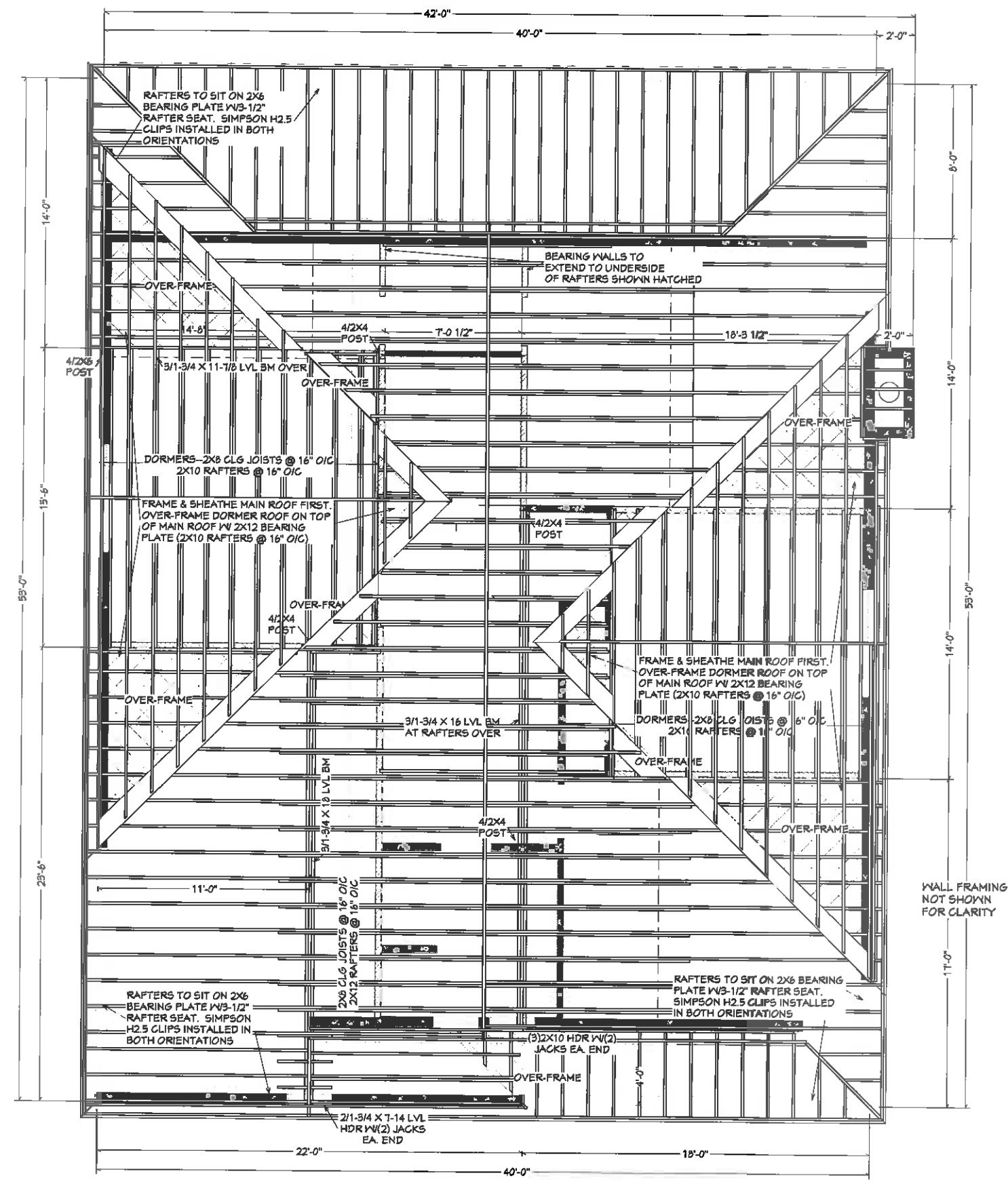
ELEV. (+) T-8" TOP OF 4" SLAB @ O.H. DOORS

ELEV. (+) T-4" TOP OF FNDN WALL @ DOOR CUT OUT


ELEV. (+) T-10" TOP OF FNDN WALL

PROVIDE ACCESS AND VENTILATION PER CODE.

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	ROOF & CEILING FRAMING PLAN 1/4"=1'-0"	PAGE NO. 10 OF 10