

Building Permit Application

Massachusetts State Building Code, 780 CMR, 9th Edition



TOWN OF TRURO

Building Department

24 Town Hall Rd.
PO Box 2030
Truro, MA 02666

Tel (508) 349-7004 x131 Fax (508) 349-5508

BUILDING DEPARTMENT
TOWN OF TRURO
MAY 05 2021
RECEIVED BY:

Permit #:	Fee:
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SITE INFORMATION

Project Site: **38 Longnook Truro MA**

Assessors Map & Parcel: **43-120**

Zoning District: **Seashore**

Outside Flood Zone

Inside Flood Zone – Specify:

Setbacks: Front: **50**

Left Side: **50**

Right Side: **43**

Rear: **n/a**

Lot Area (sq. ft.) **1.06 acres**

Frontage: **190 feet**

Water Supply: Private Public

Subject to Policy 28: Curb Cut? Y N
If Yes, please attach a copy of the approval to this application.

SUBJECT TO NHESP/MESA REVIEW? Y N * IF YES, PLEASE ATTACH A COPY OF THE APPROVAL.

PROPERTY OWNERSHIP

Owner of Record: **Kevin M. Becica and Ivan J Becica**

Mailing Address: **12 Coles Ave, Cherry Hill, NJ 08002**

Phone: [REDACTED]

E-mail: [REDACTED]

Property Owner Authorization

Signature: *Jared Becica*

Date: **5-5-2021**

PROJECT INFORMATION

1 & 2 Family Home

Commercial / Other than
1 & 2 Family Home*

Change of
Use

DEMO - Subject to Chapter VI:
Historic Properties Bylaw? Y N

*** BUILDINGS IN EXCESS OF 35,000 CU. FT. MUST MEET CONTROL CONSTRUCTION REGULATIONS (780 CMR 116).
ADDENDUM TO PERMIT APPLICATION AVAILABLE IN BUILDING DEPARTMENT.**

New Dwelling: # of units _____

Commercial Building

Addition

Alteration

Mechanical

Accessory Structure: (type) _____

Other: _____

Detailed Description of Proposed Work: Demolish and dispose of one 1248 sf house and one 327 sf garage

Estimated Construction Cost:		Debris Disposal: (Landfill or Company Name) TBD	
Floor Area: (Proposed Work Only)		Basement: <input type="checkbox"/> unfinished _____ <input type="checkbox"/> finished _____	
1 st flr:	2 nd flr:	Porch/Deck:	Other:
#fireplaces:	#chimneys:	#bathrooms: existing _____ proposed _____	
#bedrooms: existing _____ proposed _____			
Type of Heating System:		Type of Cooling System:	
CONTRACTOR INFORMATION*			
<small>*HOMEOWNER'S AFFIDAVIT REQUIRED IF OWNERS ARE DOING THEIR OWN WORK (RESIDENTIAL PROJECTS ONLY)</small>			
Contractor Name: TBD			
Address:			
Phone:		Email:	
CSL#:		HIC #	
OFFICE USE			
HEALTH/CONSERVATION AGENT Review _____			

Signature:		Date:	
Other Comments: _____			

BUILDING COMMISSIONER Review & Approval: _____			

Signature:		Issuance Date:	

BUILDING PERMIT APPLICATION DOCUMENT CHECKLIST



**Town of Truro
Building Department**

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This checklist is part of the permit application and must be completed. If not completed the application may be considered incomplete and cause the permit to be denied.

Please note that marked-up archival drawings do not constitute acceptable documents for permitting purposes.

One and/or Two Family Home

Completed application form

1 copy original site plan showing building setbacks and grades.

2 (min.) copies building plans – One can be full size if greater than 11 x 17. One must be no greater than 11 x 17 for department filing. Electronic version is acceptable, in addition.

Drawings indicating all relevant information including but not limited to:

- Fully dimensioned foundation, floor and structural plans;
 - Building elevations showing finish materials and critical dimensions;
 - Building/wall sections describing building construction, energy related details and showing critical vertical dimensions.
- Smoke, CO and heat detectors must be shown.
 - Door and window information demonstrating conformance with minimum room and dwelling egress and emergency escape.
 - Exterior window and door information demonstrating conformance with light, ventilation and energy requirements.
 - Location and design of any required fire separation assemblies.

All structural conditions noted on plans – braced wall lines indicated and analysis shown and/or engineered solution with registered design professional's certification and/or other prescriptive solution allowed by Code.

1 copy Energy Code compliance documents (check only one below)

- HERS/performance rating document – new construction
- ResCheck (2015 MA) – additions/alterations- per 2015 IECC R502 & 503
- Prescriptive – values shown on plans – see 2015 IECC table R402.1.2 and other req's.

Photocopy of CSL and HIC (if applicable) shown on application form

Worker's Compensation Insurance Affidavit and copy of current certificate of insurance

Homeowner's License Exemption (if qualified and there is no CSL)

Copy of recorded approvals from local regulatory boards

If street access is required and property is on a Town road, copy of Curb Cut approval from the Board of Selectmen

For applications for Modular and other than 1&2 Family Structures see Checklist on next page.

Modular Home (Homeowner license exemption not allowed)

- 2 copies of foundation plan
- Approved plans by MA Board of Building Regulations & Standards with evidence of 3rd party inspection
- Manufacturer's certification of installer/set crew.

Structures Other than 1 & 2 Family Home

- Completed Application form
- Stamp and signature of registered design professional

2 (min.) copies building plans – One can be full size if greater than 11 x 17. One must be no greater than 11 x 17 for filing. Electronic version is acceptable, in addition. Drawings must

- indicate all relevant information including but not limited to: Fully dimensioned foundation, floor and structural plans; fire separation assemblies; door, window and room finish schedules; building elevations with critical dimensions; building/wall sections describing building construction and energy related details and showing critical vertical dimensions.

- COMcheck Envelope, Lighting and Mechanical Compliance Certificates and Plan Review Inspection Checklist for the purposes of demonstrating compliance with the energy code.

- Construction Control Document(s)

- Tier 1 Fire Protection System document per section 902.2.1

- Code analysis indicating (but not limited to) all use groups, construction types, allowable areas, fire separations, egress paths and distances. This analysis can be part of drawing set.

- Contractor credentials

- Worker's Compensation Insurance Affidavit and copy of current certificate of insurance

- Recorded copy of any local regulatory board approvals

- If modular construction see items above

Notes:



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 1 Congress Street, Suite 100
 Boston, MA 02114-2017
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.
 TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Name (Business/Organization/Individual): _____

Address: _____

City/State/Zip: _____ Phone #: 609.315.5040

Are you an employer? Check the appropriate box:

- 1. I am an employer with _____ employees (full and/or part-time).*
- 2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
- 3. I am a homeowner doing all work myself. [No workers' comp. insurance required.] †
- 4. I am a homeowner and will be hiring contractors to conduct all work on my property. I will ensure that all contractors either have workers' compensation insurance or are sole proprietors with no employees.
- 5. I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡
- 6. We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

- 7. New construction
- 8. Remodeling
- 9. Demolition
- 10. Building addition
- 11. Electrical repairs or additions
- 12. Plumbing repairs or additions
- 13. Roof repairs
- 14. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: _____

Policy # or Self-ins. Lic. #: _____ Expiration Date: _____

Job Site Address: _____ City/State/Zip: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under MGL c. 152, §25A is a criminal violation punishable by a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. A copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____ Date: _____

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

- 1. Board of Health
- 2. Building Department
- 3. City/Town Clerk
- 4. Electrical Inspector
- 5. Plumbing Inspector
- 6. Other _____

Contact Person: _____ Phone #: _____



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P.O. Box 2030
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At a duly held public hearing conducted by the Truro Board of Selectmen on Tuesday 22, February 2011, the board unanimously approved the following building permit application fee schedule. The fee schedule will take effect on February 23, 2011.

BUILDING PERMITS

(WE HAVE A MINIMUM BUILDING PERMIT FEE OF \$50.00)

Residential

New Construction	\$0.65 per sq. ft.
Alteration	\$0.50 per sq. ft.
Foundation only	\$50 fee plus \$0.25 per linear ft.
Sustaining/Retaining wall	\$50 fee plus \$0.25 per linear ft.
Express Permit	\$50 fee

Commercial (Anything other than 1-2 family, R-4 & R-5)

Apply residential fees and add 15%

Miscellaneous

Signs, Zoning Permits	\$50 fee
Beach Stairs	\$50 fee
Mechanical/Sheet Metal	1% of construction cost

Re-inspection and/or Extra Inspection Fees

\$40 fee Residential
\$60 fee Commercial

** For any work with out a permit, the fees will be tripled.

***Any work not covered by the above fee schedule will be assessed a fee of 1% of construction cost

**** Fees are non-refundable once permit has been issued.

Truro Historic Review Board Submission Narrative
38 Longnook Road Map: 43 Parcel 120
May 5, 2021

Current Owners: Kevin M. and Ivan J Becica

Kevin was born in Boston in 1954 and spent the first 6 years of her life with her Grandmother Laura Ramsey Merriss Johnson and step-grandfather Jack Johnson in the house at 1 Higgins Hollow Road. Kevin moved around the north east of the US with her librarian mother, Joan Merriss Clark returning to Higgins Hollow every summer. Kevin and Ivan met in 1974 as Civil Engineering students at Drexel University, Philadelphia and married in 1977.

Laura Johnson deeded the property at 1 Higgins Hollow to Kevin and her brother Christopher Clark in 1978. In 1985 the Clark-Becica families embarked on a restoration of the 1719 portion of the property (Thomas Paine House) along with a replacement of the 1940's kitchen addition. The restoration was necessary due to the deteriorated façade, windows, roof and first floor framing. Ivan, Christopher and their friend Bill Glover worked non-stop for 7 consecutive days with support from the spouses in order to replace the entire facade including the original 1" ship lapped sheathing, shingles, doors and windows. Erik Winslow, a local builder, provided the replacement foundation and first floor framing for the 1719 house as well as the framing and foundation for the replaced addition. The children's author, Catherine Wooley, of 2 Higgins Hollow was somewhat annoyed by the late-night ruckus and flood lights coming from the gang of three. The same gang of three completed the interior finish work of the Thomas Paine house over the next year. The restoration stabilized the old bones of that 1719 house, and it lived another day to be moved onto a new foundation by Ezra Ambrose in 2018.

Laura Johnson's granddaughter, Dilys Merriss Staaterman and husband Peter Staaterman are owners of Longnook Meadows Farm at 12 Longnook Road. Our families have a strong emotional connection and respect for the Longnook community, Truro, and the National Seashore. That connection is the motivation for owning and improving the property of 38 Longnook Road for the purposes of establishing a permanent residence.

Property History

The history of the property of 38 Longnook based on deeds available through the County documents shows the following previous owners:

1. Fredrick Slade, 1998 to Jan 5, 2021, land, and buildings
2. Fredrick Slade, 1977 to 1998 with life estate to Wilford and Ruth Slade, land and buildings
3. Wilford ("Red" was a land surveyor on the outer Cape) and Ruth Slade, 1947 to 1977, land and buildings
4. William and Mary Anne Ker, November 1939 to 1947, land and buildings
5. Herbert Devine, May 1939 to November 1939, land and buildings
6. Shebria Rich (Lorraine S. Rich and heirs), 1866 to May 1939 land, dwelling and other buildings
7. Temsan (sp) and Mary Small, date unknown to 1866, land also known as the "Little Orchard"

No historically relevant information was identified in the deed search.

Truro Historic Review Board Submission Narrative
38 Longnook Road Map: 43 Parcel 120
May 5, 2021

Existing House

Other than the 1914 date of construction from the Town Card, we could not find records of the design and construction of the current dwelling and garage. Photo 1 is an early image (not dated) taken of the adjacent residence at 40 Longnook Road also known as “Blueberry Hill”. This photo appears to show a cape style building at the left edge of the frame, with a ridge oriented east-west at the location of 38 Longnook when it was known as the “Little Orchard”. In our first conversations in September 2020 with Fredrick Slade, the then owner of 38 Longnook, Mr. Slade related a story about a barn on the property that later became the house, but he could not describe any details of that evolution. Mr. Slade indicated the barn structure was part of the orchard operation.

According to the Town Card, the Blueberry Hill house at 40 Longnook Road was built in 1920. The image in the above referenced photo does not show the 38 Longnook Road building as we know it today. That is, the bedrooms and living room portion of the current house are not shown in the photo. We conclude from this observation that the living room and bedrooms of 38 Longnook were built later than 1920. It may be that the barn-like structure shown in Photo 1 later became the current kitchen since that structure is consistent with the orientation and relative location of the existing kitchen.

The existing dwelling is a one story 3-bedroom cottage style building of 1248 square feet on a crawl space and with a partial basement under the kitchen. The foundation walls are a combination of concrete masonry (CMU) and 4”-6” cast-in-place concrete. The nature and status of the building footings remain unknown. The major roof lines are orthogonal intersecting gables with the east west gable approximately parallel to Longnook as shown in Photos 2 and 3.

Extensive deterioration of exterior trim, cedar shake siding, sheathing, doors and windows of the 38 Longnook house is patently visible in Photos 4 and 5. Interior conditions are similarly neglected with many locations of damaged finishes due to unfinished repairs, deterioration, physical abuse, and water damage. Asbestos floor covering is visible in Photo 6. Lead paint on trim and exposed wood flooring was confirmed by laboratory testing. The roof framing in the ceiling space as shown in Photo 7, has been strengthened/stiffened which has transferred load to the ceiling joist. Fred Slade reported replacing the roof covering on the house and garage within the last 10-15 years. Exterior surfaces of the foundation walls have been repaired with a mortar wash which is concealing unknown damage. Multiple animal entry points are visible into the crawl and attic spaces as shown in Photos 9 and 10.

Ceiling heights that vary throughout the living spaces: bedroom ceilings are 7’8” high; the kitchen ceiling is 7’9” high and the front 4-season room ceiling is 7’2” high. The roof on the 4-season room shown in Photo 8 is a shallow sloping hip roof that blends into the roof over the living room (the latter has a 7 in 12 pitch) creating 2 valleys. The soffits are framed level with a 12” width and facias are decorated with an ogee at the drip. The soffits and rakes of the bedroom and living room portion of the house are exposed rafter tails with about an 8” width and simple facias. The kitchen roof slope matches the original house and lacks front soffits as shown in Photo 11. Rake and drip trims are tight to the cedar shingle wall cover. The rear fascia appears partially adorned with an ogee at the drip.

Truro Historic Review Board Submission Narrative
38 Longnook Road Map: 43 Parcel 120
May 5, 2021

We infer from these observations with a reasonable degree of certainty that the house was built in three parts over time. We also note that there are no outstanding architectural details worthy of preservation.

Existing Garage

The existing standalone garage of 327 square feet, shown in Photo 12 has a gable roof with a north south ridge line. Photo 13 shows the foundation and interior on-grade concrete slab of the garage is in multiple phases of failure with extensive cracking, heaving, and settlement. The garage has only 5 studs in 18 feet of wall. The garage siding is vertical 1x6 tongue and groove pine bead board with one fastener per horizontal purlin which is at grade or below grade around the perimeter. Refer to Photos 14 and 15. No lateral bracing is provided by the siding. The front rolling garage door is constructed from two layers of opposing 1x6 bead board and is racked.

The overall condition of both house and garage is poor due to deterioration, physical damage, and poor construction practices.

The Site

The recent survey shows the property has 185' of frontage on Longnook Road with a land area of 1.06 acres bound by Longnook road, Old Kings Highway (also known as County Road and Backside Road) and lands of Harold and Marcia Hakala. Our measurements and survey show a 12-foot rise over 160 feet measured from the Longnook street line to the back of the garage and 4-foot rise in 80 feet from that same line to the back of the existing house. The floor elevation at the back of the house is nearly flush with grade placing half of the floor framing below grade and most of the earthen floor of the crawl space below grade. At the front of the house, the distance from the floor of the crawl space to the bottom of floor framing is about 12 inches.

The front yard building setback from Longnook Road was measured at 27.6 feet. The adjacent property to the east, 40 Longnook Road, known as Blueberry Hill, has a front yard setback of approximately 31 feet. The minimum set back required by Truro Zoning Bylaws is 50 feet to the street line. Since the building at 38 Longnook Road has a non-compliant setback, any efforts to alter or repair sub-standard conditions of the existing structure will require improvements to meet the 50' front yard setback in accordance with Truro Zoning Bylaws Section 30.3.B.8

An existing 4-bedroom septic system has been certified to meet Truro Department of Health requirements. In October 2020 the existing domestic water well has been tested and certified to meet EPA standards for drinking water. Both the septic system and well were installed in 1998.

Truro Historic Review Board Submission Narrative
 38 Longnook Road Map: 43 Parcel 120
 May 5, 2021

Proposed New House Program

The new house program is a two story 4-bedroom building within a 2400 sf. footprint, 2 car attached garage, partial basement, slab on grade, net zero energy target, 100-year design life, ADA accessibility to the maximum extent possible, and 9 foot ceilings. Siting of the building must minimize tree and underbrush removal, minimize area of disturbance, and utilize the existing septic and domestic water systems. The project must comply with the Truro Zoning Bylaws and General Bylaws.

	<u>Existing 3 bed house</u>	<u>Proposed 4 bed house</u>	<u>Existing Garage</u>	<u>Proposed Garage</u>
Program Area, sf	1163	2632	314	836
Total Gross Area, sf	1248	3178	327	868

Renovations of the Existing Buildings

A feasibility study informed by the noted condition assessment has been conducted of the existing buildings for their renovation worthiness. Considerations included currently identified renovations that correct deficient conditions and future needs, regulatory requirements, and the new house program requirements.

1. Existing House

- a. Renovations would trigger Truro Zoning Bylaws Section 30.3.B.8 for setback requirements. This would require moving the house onto a new foundation system at a new location that complies with the Truro Zoning Bylaws.
- b. Asbestos and lead abatement.
- c. Strip the building to the exterior studs and rafters.
- d. Reinforcement of all walls, roof members and structurally deficient members.
- e. Create ceiling height to meet program requirements.
- f. Raise the finished floor elevation.
- g. Replace all windows and doors.
- h. Provide new energy efficient electrical, plumbing and HVAC systems.
- i. Add thermal, air and moisture barrier systems.
- j. Provide new exterior and interior finishes.
- k. Identify intended use in the new house program. The layout of the building, as fixed by its footprint, is inefficient with respect to the new house program. In other words, the potentially useful portion of the existing house would be incorporated into the new house as an addition. The 4-seasons room and kitchen do not have a reuse value in the new house program would be difficult to move. Incorporating the remaining existing building footprint (748 program sf and 800 gross sf) into the new house program would increase the total gross square footage beyond that permitted by the Truro Zoning Bylaws Section § 30.3.1 of total gross square footage for this lot size (3200 GSF max.).

Truro Historic Review Board Submission Narrative
38 Longnook Road Map: 43 Parcel 120
May 5, 2021

We conclude, based on the observations above, that the resulting total gross square footage would exceed Truro Zoning Bylaws limit for this lot size and require additional land disturbance. The work outlined above includes all the work of a new building plus additional time and materials to:

- Move the house.
- Adjust framing for programmed ceiling heights.
- Repair/reinforce structural members

Our recommendation is to demolish the existing house.

2. Existing Garage

- a. Identify intended use in the new house program. This building is a one bay garage of 327 sf. Preserving the garage footprint in the program could be included to address the workshop area (200 sf.) programmed in the proposed new garage.
- b. Preserving the garage footprint at its current location would require raising the finished floor elevation and providing a new foundation system.
- c. Re-frame the garage.
- d. Replace the façade.
- e. Provide a new electrical feeder circuit from the new house.
- f. Requires additional land disturbance.
- g. Alternative to preserving in place is moving the garage building onto the new foundation. This building cannot be moved without extensive bracing:
 - i. No floor system to maintain lateral stability.
 - ii. Inadequate wall sheathing to maintain lateral stability.
 - iii. New location must comply with the Truro Zoning Bylaws Section 30.3.B.8 for setback requirements.
 - iv. This corrects the framing, foundation and exterior façade issues noted in the condition assessment.

We conclude, based on the observations above, that preserving the existing garage footprint in place would result in a premium for extra building area not contiguous with the construction of the new house (loss of economy of scale), additional land disturbance and, if moved, would include all the work of a new building plus additional time and materials to brace and move the garage.

Our recommendation is to demolish the existing garage.

Truro Historic Review Board Submission Narrative
38 Longnook Road Map: 43 Parcel 120
May 5, 2021

The Proposed House

With this narrative, we have submitted a site plan, schematic building plans and a street-facing elevation of our proposed new home in Truro.

The building design and façade presented to Longnook respect the general character of the neighboring properties in the Longnook Valley. The proposed location of the building complies with front and side yard building setbacks, minimizes tree removal, consolidates driveway access to one location, minimizes land disturbance, and maximizes southerly light and views. The total gross floor area proposed is compliant with the Truro Zoning Bylaws and General Bylaws for the Seashore District.

Our new home has been designed to pay tribute to the existing architecture and history of Truro through its massing, use of traditionally inspired materials and architectural detail. With that, we also seek to balance our deep respect for the historical context of the Town of Truro with the comforts of contemporary life. The design will integrate our love of classic Cape Cod architectural style with modern building technology and energy efficient building practices.

Opinions expressed are based on the information reviewed. Should new information become available, we reserved the right to evaluate the information and modify our conclusions if necessary.

Respectfully submitted,



Ivar J Becica, P.E. F.ASCE, SECB



Kevin M. Becica, P.E., PP, CME

Truro Historic Review Board Submission Photos
38 Longnook Road Map 43 Parcel 120
May 5, 2021

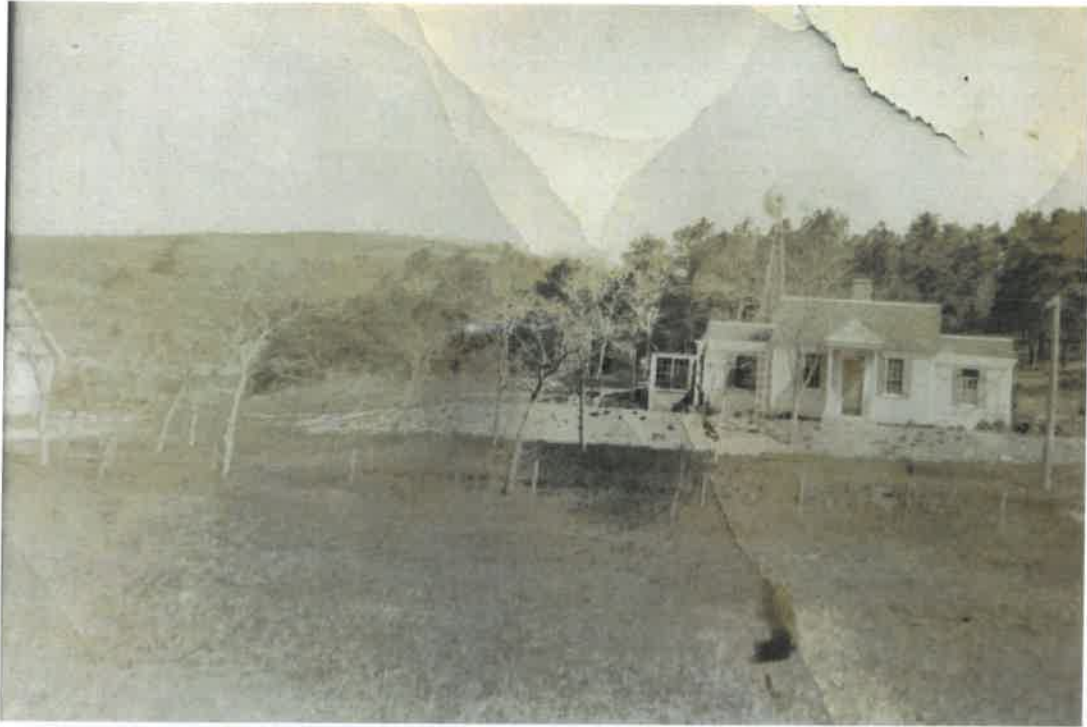


Photo 1 Blue Berry Hill circa 1920



Photo 2 Longnook Road (South) Elevation

Truro Historic Review Board Submission Photos
38 Longnook Road Map 43 Parcel 120
May 5, 2021



Photo 3 West Elevation



Photo 4 Exterior Deterioration

Truro Historic Review Board Submission Photos
38 Longnook Road Map 43 Parcel 120
May 5, 2021



Photo 5 Exterior Deterioration



Photo 6 Asbestos Floor Covering & Unfinished Repairs



Photo 7 Roof Framing



Photo 8 4-Season Roof

Truro Historic Review Board Submission Photos
38 Longnook Road Map 43 Parcel 120
May 5, 2021



Photo 9 House North Elevation @ Critter Entry Point



Photo 10 House West Elevation @ Critter Entry Point and Foundation Repair

Truro Historic Review Board Submission Photos
38 Longnook Road Map 43 Parcel 120
May 5, 2021



Photo 11 Kitchen Roof



Photo12 Garage

Truro Historic Review Board Submission Photos
38 Longnook Road Map 43 Parcel 120
May 5, 2021



Photo 13 Garage Floor and Wall Framing

Truro Historic Review Board Submission Photos
38 Longnook Road Map 43 Parcel 120
May 5, 2021



Photo 14 Garage Siding

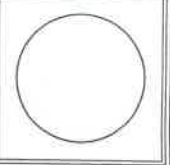


Photo 15 Grade at Garage

Truro Historic Review Board Submission Photos
38 Longnook Road Map 43 Parcel 120
May 5, 2021



A Collection of Interior Photos



STUDIO OXEYE
 2785 Sierra Court Way | Sacramento, CA 95817
 T (916) 224-3357
 info@studiooxeye.com

Project Architect:
GONZALEZ & MURDOZ
 CA Licensed Architect # C-35807

Drawings are preliminary and are intended for construction
 unless stamped and signed by the Architect.

NOT FOR CONSTRUCTION

DATE: 5/4/21 6:30:21 PM
 PHASE: SD
 PREPARED BY: GEM

#	REVISION	ISSUE	DATE

PROJECT: **BECICA TRUJO
 RESIDENCE**

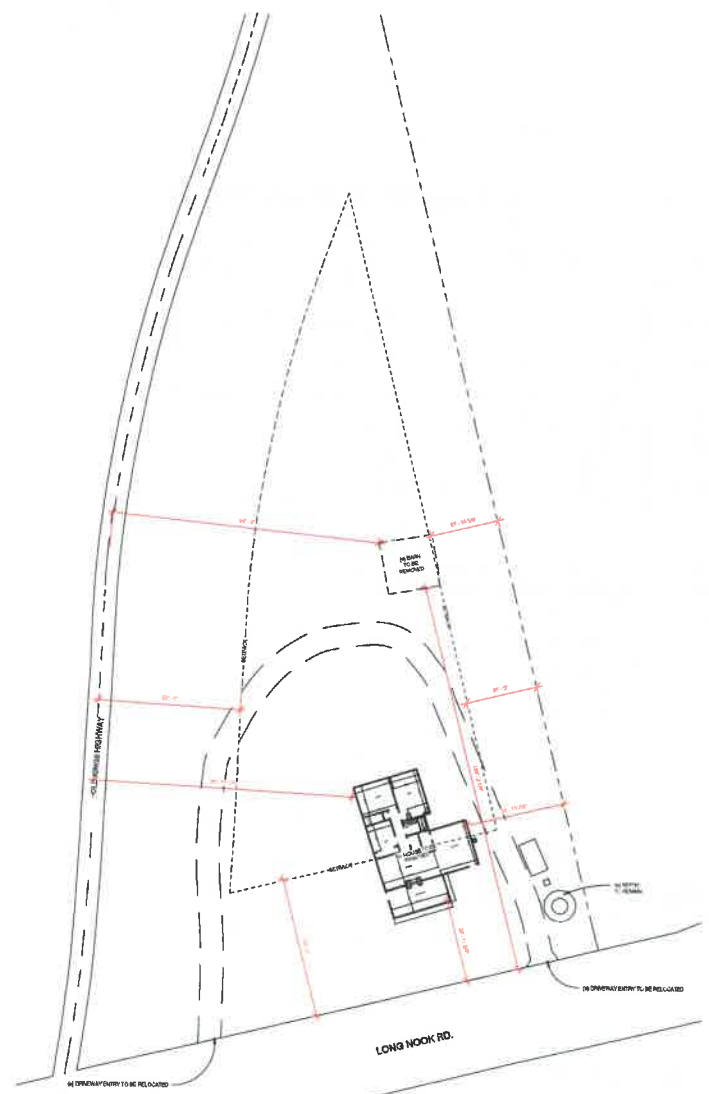
PROJECT CODE: 20BEC

ADDRESS: 38 LONG NOOK RD
 TRURO, MA 02648

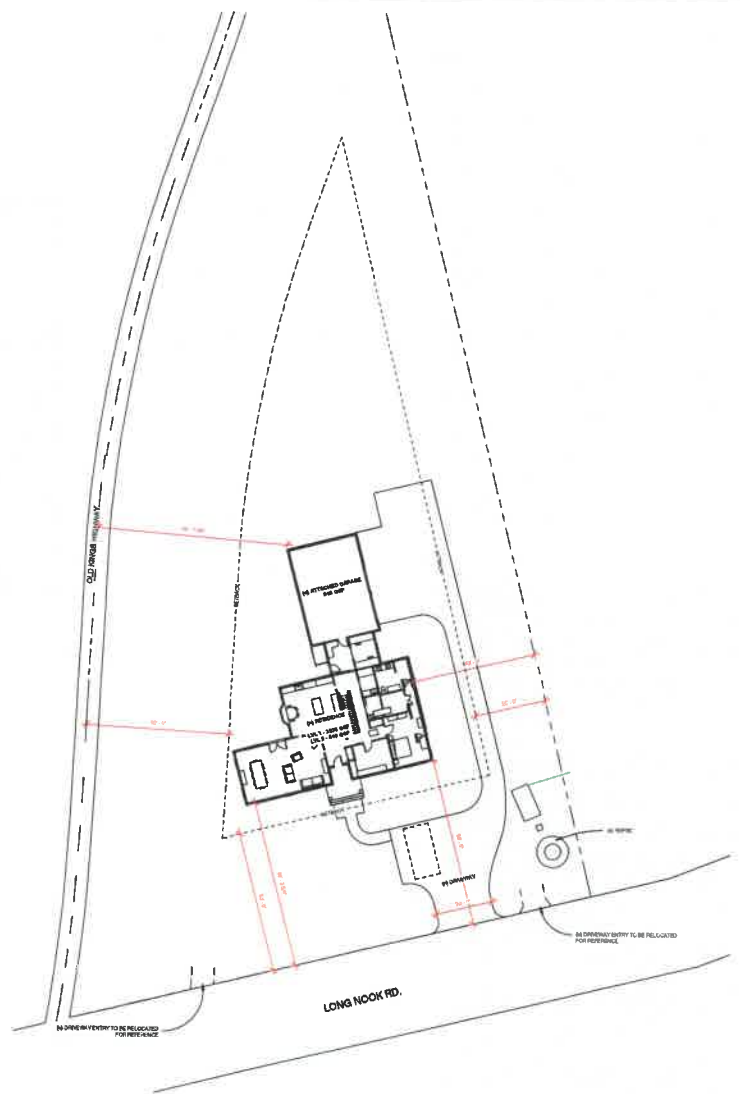
SITE PLAN



A-100

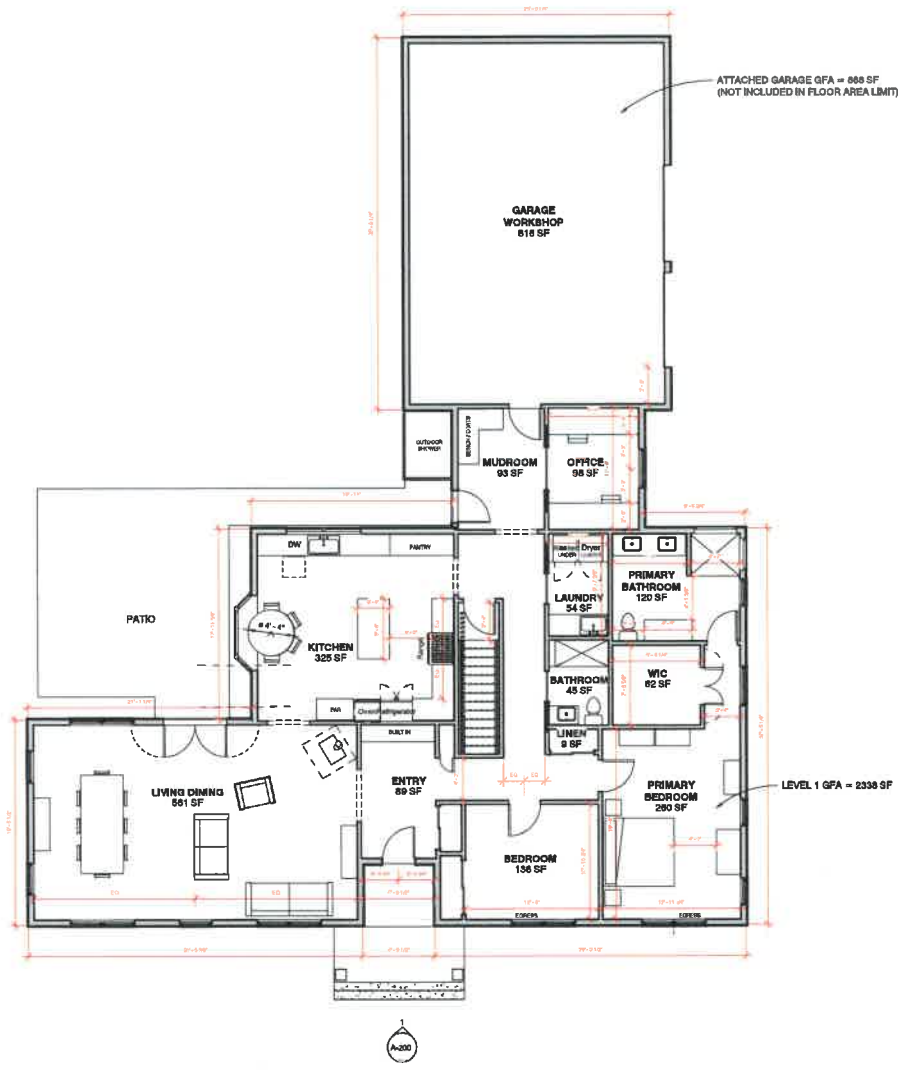


② DEMO SITE PLAN
 1" = 20'-0"



① SITE PLAN
 1" = 20'-0"

These drawings and instruments of service and approval of OCEM or any other body, in no way constitute a basis for any other project and shall not be construed without the expressed written permission of OCEM/Architects, Inc.



LEVEL 1
3/16" = 1'-0"

"Drawings are 50% of indicated scale if printed on 11" x 17".
These drawings are the property of the architect and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

FLOOR PLAN NOTES

- CONTRACTOR IS TO NOTIFY ARCHITECT BEFORE INSTALLING THE WORK OF ANY DISCREPANCIES WITHIN THE DRAWING SET OR BETWEEN ARCHITECT AND CONSULTANT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY READING THE ARCHITECTURAL AND CONSULTANT DRAWINGS PRIOR TO BEGING AND PRIOR TO CONSTRUCTION. OWNER SHALL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS DUE TO DISCREPANCIES IN THE CONSULTANT AND ARCHITECT DRAWINGS NOR FOR ANY ITEMS MISSED BY THE CONTRACTOR IN THEIR BID OF THE PROJECT.
- ALL EXTERIOR WALLS TO BE 2x6 STUDS PER STRUCTURAL DRAWING.
- ALL INTERIOR WALLS TO BE 2x4 STUDS W/ 1/2" GYPSUM EACH SIDE UNO CRAT FIRE RESISTIVE RATED CONSTRUCTION USE 5/8" TYPE I PEB ASSEMBLY DETAIL.
- ALL CEILING TO BE 1/2" GYP OVER FRAMING (PEEP) UNO CRAT AT FIRE RESISTIVE RATED CONSTRUCTION. SEE PLANS AND SECTIONS FOR CEILING HEIGHTS.
- PROVIDE FIRE HUNG DOORS AND HALL FIRE WINDOWS PER OWNER.
- ALL WOOD WITHIN 1/2" OF SOLO IN CONTACT WITH CONCRETE TO BE PRESUMPTIVE TREATED LUMBER.
- ALL GROUND, BEAMS OR JOISTS TO BE NO. 2 GRADE OR BETTER. EXPOSED LUMBER FRAMING TO BE KILN DRIED OR APPROVED SMLAR AND SHALL BE FREE OF CHECKS AND DEFECTS.
- USE NON ABSORBENT SURFACE ON FLOOR AND WALLS ABOVE BATHROOMS AND SHOWERS EXTENDED NOT LESS THAN 6" A.F.F.
- USE EXTERIOR GRADE SHEATHING AT EXTERIOR LOCATIONS.
- ESCAPE AND RESCUE OPENING REQ. FOR ALL SLEEPING ROOMS, BARRIEMENTS, AND HABITABLE ATTIC. ESCAPE OPENING TO BE MIN. 20 IN WIDE BY 24 IN HIGH. 67 SF CLEAR OPENING SLL HEIGHT MAX 44 IN.
- STAIRWAYS, RAILS AND DECKS TO COMPLY WITH 311.
- EXTERIOR DOORS TO HAVE LUMBER 1" LANDING IN DIRECTION OF TRAVEL.
- HABITABLE ROOMS MIN. 70 SF (EXCEPT KITCHENS, CEILING MIN. 7'-0" EXCEPT ROOMS WITH SLOPED CEILING 90% OR MORE MUST BE GREATER THAN 7'-0" 6'-0" AND BELOW NOT INCLUDED. MIN. 6'-0" FOR BATHROOMS AND LAUNDRY.
- PER S&P SAFETY GLASS REQUIREMENTS:
 - SWINGING, BE-OLD ON SLIDING DOORS, AND SIDELIGHTS PER WALKTHROUGH HAZARD: BOTTOM EDGE <14 IN O.C.F., TOP EDGE >36 IN O.C.F.
 - GLAZED WALLS AND PARTITIONS.
 - WET AREAS W/ LOWER EDGE GLASS <40 IN O.C.F., WITHIN 60 IN HORIZONTAL.
 - <4" ABOVE STAIR, LANDING OR HALLWAY SURFACE.
 - <40 IN HORIZONTAL FROM BOTTOM STAIR LANDING.
 - W/ GLASS 1/2" Higher above finished grade.
- CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4 INCHES (102 MM) WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES (152 MM) ELSEWHERE.

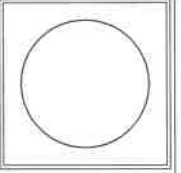
GARAGE / DWELLING NOTES

- PER CRC 902.2.1 OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR, DOOR OR HORIZONTAL STEEL DOOR NOT LEAN THAN 1 3/8" THICK OR 20 MR FIRE RATED DOOR EQUIPPED WITH SELF-CLOSING AND SEALED-AT-CLOSURE DEVICE.
 - EXCEPTION FOR RESIDENCE AND PRIVATE GARAGE EQUIPPED WITH AUTOMATIC SPRINKLERS: PROVIDE DOOR BETWEEN RESIDENCE AND GARAGE WITH SELF-CLOSING OR AUTOMATIC CLOSING AND SELF-LATCHING DEVICE.
- PER CRC 902.3.1 DUCTS IN GARAGE AND DUCTS PENETRATING WALLS OR CEILING SEPARATING GARAGE FROM DWELLING SHALL BE CONSTRUCTED OF MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, PROVIDE SEAL TO PREVENT PASSAGE OF FLAME WITH APPROVED MATERIAL.

FIRE PROTECTION NOTES

- GARAGE AND CO2 PER 914.1:
 - SLEEPING ROOMS AND ADJOINING AREA.
 - MIN. 1/2" LEVEL INCLUDING UNOCCUPIED AND HABITABLE ATTIC.
 - MIN. 2" FROM PERMANENTLY INSTALLED COOKING DEVICE.
 - HARDWIRED PLUS BATTERY BACKUP EXCEPT REMOVABLE AND ADDITIONAL.

ROOM NAME	CEILING		ROOM DIMENSIONS		NET AREA
	CIG HT	WIDTH	LENGTH		
CONVENTION					
LEVEL 1					
CL	9'-0"	2'-0"	0'-0"		13.22
ENTRY	9'-0"	4'-2"	21'-2"		89.52
MUDROOM	9'-0"	8'-11"	11'-0"		62.55
WIC	9'-0"	7'-0"	8'-2"		62.55
KITCHEN	9'-0"	17'-7"	18'-0"		233.27
BRKD ROOM	9'-0"	18'-0"	20'-2"		263.27
OFFICE	9'-0"	8'-0"	11'-0"		98.28
HALLWAY	9'-0"	4'-2"	40'-0"		171.27
PRIMARY BEDROOM	9'-0"	8'-7"	32'-4"		266.59
BEDROOM	9'-0"	10'-11"	12'-0"		136.59
CL	9'-0"	2'-0"	4'-0"		7.82
BNIN	9'-0"	11'-0"	2'-0"		4.82
LAUNDRY	9'-0"	5'-7"	8'-2"		54.93
BATHROOM	9'-0"	8'-7"	8'-0"		68.87
PRIVATE BATHROOM	9'-0"	7'-11"	20'-2"		158.59
BNIN	9'-0"	2'-0"	4'-2"		9.52
					2247.52
LEVEL 2					
HODK	9'-0"	10'-7"	14'-0"		187.52
BEDROOM	9'-0"	8'-2"	13'-11"		124.27
BEDROOM	9'-0"	2'-2"	13'-7"		31.32
CLOSET	9'-0"	2'-2"	8'-0"		18.52
CLOSET	9'-0"	2'-0"	10'-11"		20.82
BEDROOM	9'-0"	8'-11"	12'-0"		97.52
HALL	9'-0"	4'-4"	24'-0"		104.52
					420.52
					2683.52
UNCONVENTION					
LEVEL 1					
GARAGE WORKSHOP	9'-0"	24'-0"	24'-0"		816.52
					816.52
					816.52



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Project Arch/Exec: OSMANPER B MURDOZ
CA Licensed Architect # C-26607

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NOT FOR CONSTRUCTION

DATE: 5/2/21 6:30:22 PM
PHASE: SD
PREPARED BY: GEM

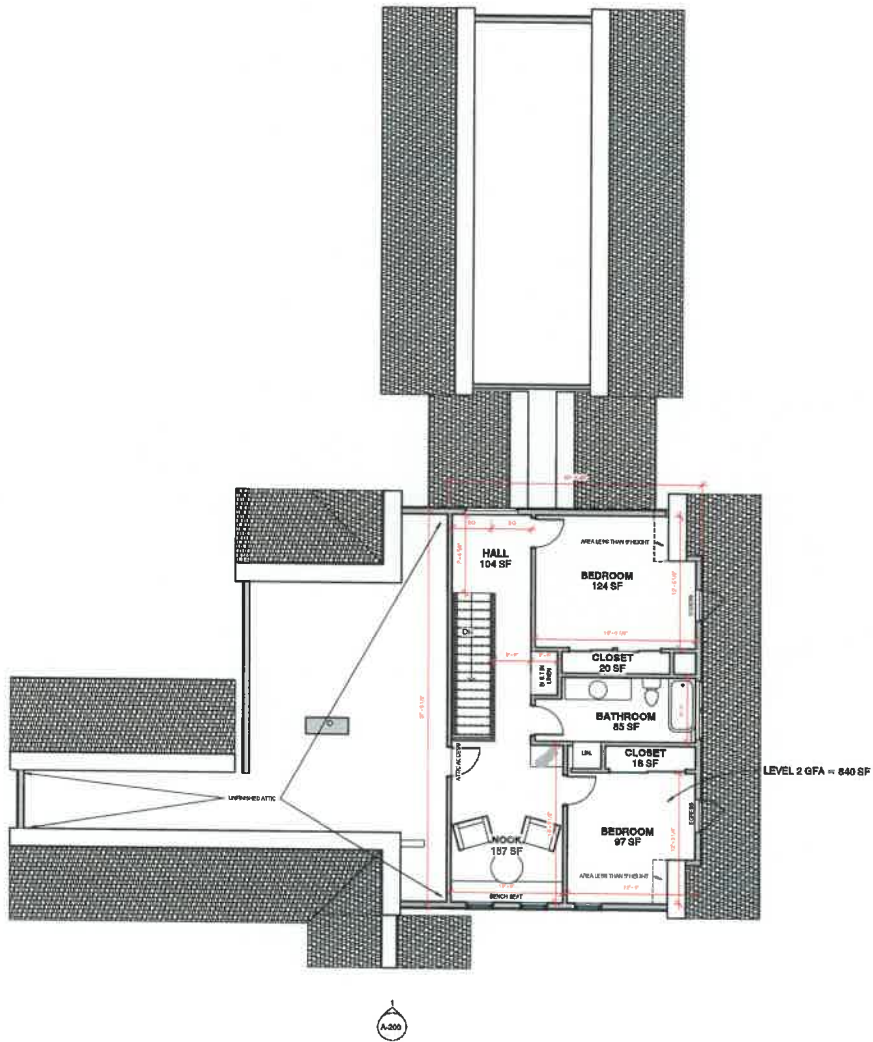
REVISION ISSUE DATE

PROJECT: BECICA TRURO RESIDENCE
PROJECT CODE: 068C
ADDRESS: 38 LONG WOOD RD TRURO, MA 02686

FLOOR PLAN - LEVEL 1



A-110



1 LEVEL 2
3/16" = 1'-0"

"Drawings are 50% of indicated scale if printed on 11" x 17".

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FLOOR PLAN NOTES

- CONTRACTOR IS TO NOTIFY ARCHITECT BEFORE INSTALLING THE WORK OF ANY DISCREPANCIES WITHIN THE DRAWING SET OR BETWEEN ARCHITECT AND CONSULTANT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY READING THE ARCHITECTURAL AND CONSULTANT DRAWINGS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION. OWNER SHALL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS DUE TO DISCREPANCIES IN THE CONSULTANT AND ARCHITECT DRAWINGS NOR FOR ANY ITEMS MISSED BY THE CONTRACTOR IN THEIR BID OF THE PROJECT.
- ALL EXTERIOR WALLS TO BE 8-0 STUDS PER STRUCTURAL DRAWING.
- ALL INTERIOR WALLS TO BE 2-0 STUDS PER STRUCTURAL DRAWING. UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS TO BE 8-0 STUDS PER STRUCTURAL DRAWING. UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS TO BE 8-0 STUDS PER STRUCTURAL DRAWING.
- ALL CEILING TO BE 1/2" OFF OVER FRAMING (SPRS) UNLESS OTHERWISE NOTED. RATED CONSTRUCTION, SEE PLANS AND SECTIONS FOR CEILING HEIGHTS.
- PROVIDE FIRE RATED DOORS AND HALL FIRE WINDOWS PER OWNER.
- ALL WOOD OTHER THAN 1/2" OF SOLID OR IN CONTACT WITH CONCRETE TO BE FIRE-RATED TREATED LAMBER.
- ALL BRACES, BEAMS OR JOISTS TO BE NO. 2 GRADE OR BETTER. EXPOSED LAMBER FRAMING TO BE KILN DRIED OR APPROVED SIMILAR AND SHALL BE FREE OF GRAINS AND DEFECTS.
- USE NON-ABSORBENT SURFACE ON FLOOR AND WALLS ABOVE BATH-TUBS AND SHOWERS EXTENDING NOT LESS THAN 6" A.F.F.
- USE EXTERIOR GRADE FINISHING AT EXTERIOR LOCATIONS.
- ENCLOSE AND RESOLVE OPENINGS REQ. FOR ALL SLEEPING ROOMS, BASEMENTS, AND HABITABLE ATTICS. EXPOSED OPENING TO BE MIN. 20 IN WIDE BY 24 IN HIGH, 6.7 SF CLEAR OPENING SHALL HEIGHT MAX 44 IN.
- EXTERIOR WALLS AND DOORS TO COMPLY WITH 51.
- EXTERIOR DOORS TO HAVE MINIMUM SF LANDING IN DIRECTION OF TRAVEL.
- HABITABLE ROOMS MIN. 7'6" EXCEPT KITCHENS, CEILING MIN. 7'0" EXCEPT ROOMS WITH SLOPED CEILING 8'0" OR MORE MUST BE GREATER THAN 7'0" 6'0" AND BELOW NOT INCLUDED. MIN. 6'-0" FOR BATHROOMS AND LAUNDRY.
- PER SOLA SAFETY GLASS REQUIREMENTS:
 - SPRINKLING, IMPACT OR BURSTING DOORS, AND Sidelights PER WALKTHROUGH HAZARD. BOTTOM EDGE - 18 IN O.C.F., TOP EDGE - 24 IN O.C.F.
 - GLASS RAILS AND BALUNGS.
 - NET AREAS W/ LOWER EDGE GLASS - 36 IN O.C.F. (WHEN 60 IN HORIZONTAL).
 - 2" ABOVE STAIR, LANDING OR RAMP WALKING SURFACE.
 - 2400 IN HORIZONTAL FROM BOTTOM STAIR LANDING.
 - GLASS IS HAZARD ABOVE FINISHED GRADE.
- CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE AND ABOVE THE FOUNDATION AT ALL POINTS A MINIMUM OF 4 INCHES (102 MM) WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES (152 MM) ELSEWHERE.

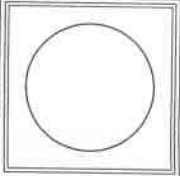
GARAGE / DWELLING NOTES

- PER IRC ROOM 1 OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR, SOLID OR NONCOMBUSTIBLE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR 30 MIN FIRE RATED DOOR EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICE.
 - EXCEPTION FOR RESIDENCE AND PRIVATE GARAGE EQUIPPED WITH AUTOMATIC SPRINKLING: PROVIDE DOOR BETWEEN RESIDENCE AND GARAGE WITH SELF-CLOSING OR AUTOMATIC CLOSING AND SELF-LATCHING DEVICE.
- PER IRC ROOM 2 DUCTS IN GARAGE AND DUCTS PENETRATING WALLS OR CEILING REPAIRING GARAGE FROM DWELLING SHALL BE CONSTRUCTED OF MIN. NO. 24 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- AT OPENING AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, PROVIDE SEAL TO PREVENT PASSAGE OF FLAME WITH APPROVED MATERIAL.

FIRE PROTECTION NOTES

- SMOKE AND CO2 PER 914.1:
 - SLEEPING ROOMS AND ADJOINING AREA.
 - MIN. 1 LEVEL INCLUDING BASEMENTS AND HABITABLE ATTICS.
 - MIN. 20' FROM PERMANENTLY INSTALLED COOKING DEVICE.
 - MANPOWERED FLUE BATTERY BACKUP EXCEPT REMODELS AND ADDITIONS.

ROOM NAME	CEILING		ROOM DIMENSIONS		NET AREA
	CLG HT	CLG	WIDTH	LENGTH	
CONVERTED					
LEVEL 1					
CL	9'-0"	2'-0"	6'-0"	12'-0"	12 SF
ENTRY	9'-0"	6'-2"	11'-2"	31'-2"	89 SF
MUDROOM	9'-0"	8'-1"	11'-0"	89 SF	89 SF
WIC	9'-0"	7'-6"	8'-3"	63 SF	63 SF
KITCHEN	9'-0"	12'-7"	18'-4"	228 SF	228 SF
LIVING DINING	9'-0"	18'-5"	30'-5"	561 SF	561 SF
OFFICE	9'-0"	8'-6"	11'-4"	96 SF	96 SF
HALLWAY	9'-0"	4'-3"	49'-5"	171 SF	171 SF
PRIMARY BEDROOM	9'-0"	8'-7"	30'-4"	260 SF	260 SF
BEDROOM	9'-0"	10'-11"	12'-6"	139 SF	139 SF
CL	9'-0"	2'-0"	4'-4"	8 SF	8 SF
INEN	9'-0"	1'-5"	2'-0"	4 SF	4 SF
LAUNDRY	9'-0"	5'-7"	8'-7"	34 SF	34 SF
BATHROOM	9'-0"	5'-2"	8'-0"	42 SF	42 SF
PRIMARY BATHROOM	9'-0"	5'-11"	10'-2"	120 SF	120 SF
INEN	9'-0"	2'-0"	4'-7"	9 SF	9 SF
LEVEL 2					
NOOK	9'-0"	10'-7"	14'-0"	147 SF	147 SF
BEDROOM	9'-0"	8'-2"	13'-1"	124 SF	124 SF
BATHROOM	9'-0"	5'-5"	13'-7"	83 SF	83 SF
CLOSET	9'-0"	2'-3"	13'-1"	29 SF	29 SF
CLOSET	9'-0"	2'-0"	8'-6"	18 SF	18 SF
CLOSET	9'-0"	2'-0"	13'-1"	26 SF	26 SF
BEDROOM	9'-0"	8'-1"	12'-0"	97 SF	97 SF
HALL	9'-0"	4'-4"	24'-0"	104 SF	104 SF
UNCONVERTED					
LEVEL 1					
GARAGE WORKSHOP	9'-0"	24'-0"	34'-0"	816 SF	816 SF
				816 SF	816 SF



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 CA Licensed Architect # C-36007

Develop any preliminary and bid/budget for contractor unless stamped and signed by the Architect.

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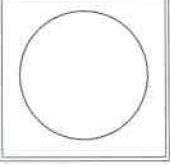
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REVISION ISSUE DATE

PROJECT: BECICA TRURO RESIDENCE
 PROJECT CODE: 288EC
 ADDRESS: 36 LONG HOOK RD TRURO, MA 02888

FLOOR PLAN - LEVEL 2

A-111



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Project Architect:
GEDRABER E MUÑOZ
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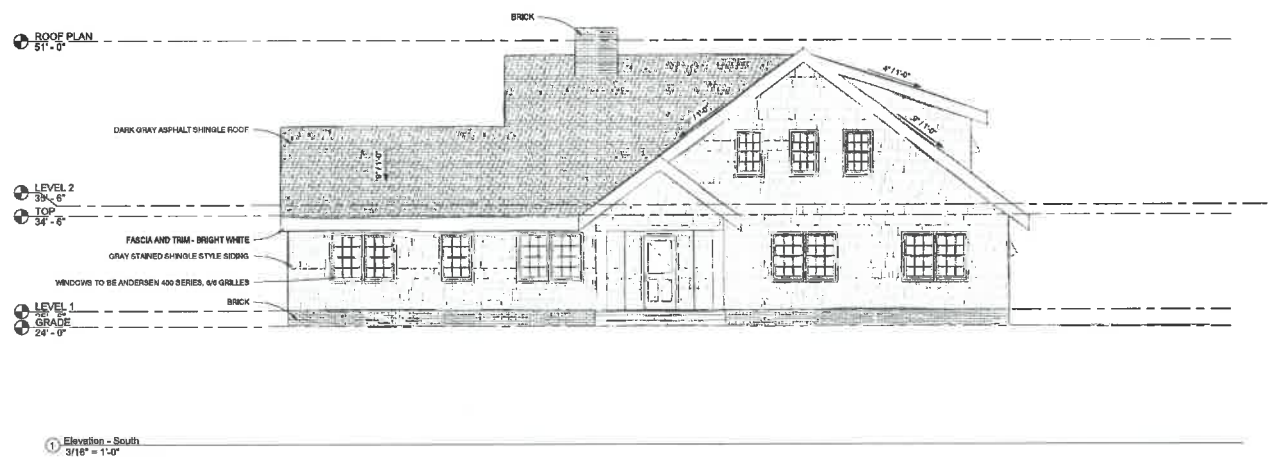
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#	REVISION	ISSUE	DATE
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PROJECT: **BECICA TRUJO RESIDENCE**
PROJECT CODE: 2020C
ADDRESS: 38 LONG NOOK RD
TRUJO, MA 02686

ELEVATIONS

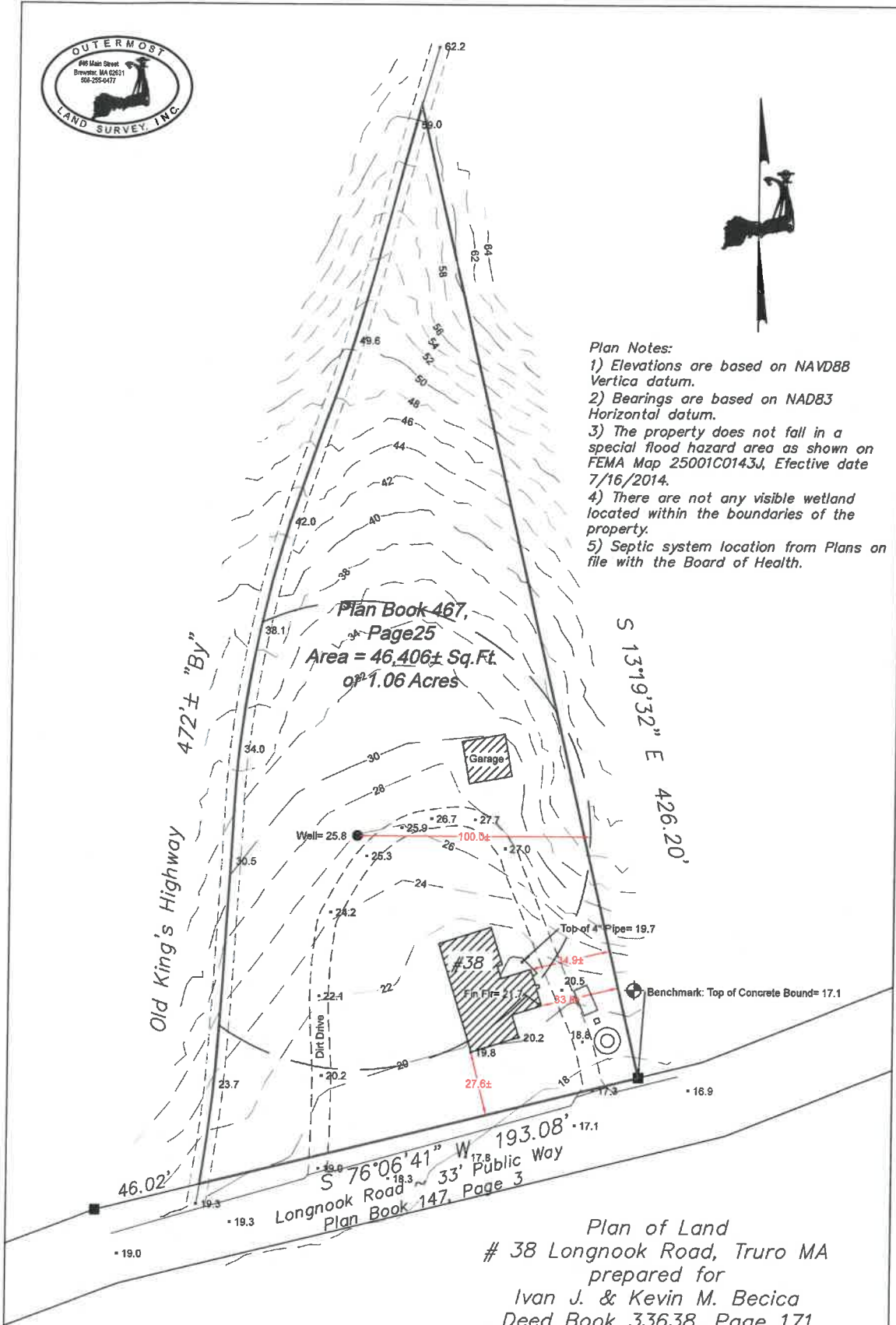
A-200



*Drawings are 60% of indicated scale if plotted on 11" x 17".
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- Plan Notes:**
- 1) Elevations are based on NAVD88 Vertical datum.
 - 2) Bearings are based on NAD83 Horizontal datum.
 - 3) The property does not fall in a special flood hazard area as shown on FEMA Map 25001C0143J, Effective date 7/16/2014.
 - 4) There are not any visible wetland located within the boundaries of the property.
 - 5) Septic system location from Plans on file with the Board of Health.



Plan Book 467,
Page 25
Area = 46,406± Sq.Ft.
or 1.06 Acres

Plan of Land
38 Longnook Road, Truro MA
prepared for
Ivan J. & Kevin M. Becica
Deed Book 33638, Page 171
Plan Book 467, Page 25
Scale 1" = 40' Dec. 31, 2020
ols #955001

I hereby certify that the structures shown hereon are located as they exist on the ground.

Donald T. Poole PLS #32662 Date _____

