



Property Information

Request Information

Update Information

File#:	BS-W01469-4379267153	Requested Date:	10/25/2023	Update Requested:
Owner:	ALEXANDER PARTRIDGE	Branch:		Requested By:
Address 1:	57 DEPOT RD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BOURNE, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Bourne Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Bourne
Payable Address: 24 Perry Avenue, Buzzards Bay, MA 02532
Business# (508) 759-0600

PERMITS Per Town of Bourne Department of Building there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Bourne
Payable Address: 24 Perry Avenue, Buzzards Bay, MA 02532
Business# (508) 759-0600

SPECIAL ASSESSMENTS Per Town of Bourne Finance Department there are no Special Assessments/liens on the property.

Collector: Town of Bourne
Payable Address: 24 Perry Avenue, Buzzards Bay, MA 02532
Business# (508) 759-0600

DEMOLITION NO

UTILITIES

WATER
Account #: H 0056-0
Payment Status: DELINQUENT
Status: Pvt & Liable.
Amount: \$9.21
Good Thru: 11/30/2023
Account Active: YES
Collector: Bourne Water District
Payable Address: 211 Barlows Landing Rd, Pocasset, MA 02559
Business # (508) 563-2294
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

Sewer: The house is on a community sewer. All houses go to a shared septic system.

GARBAGE:
Garbage bills are included in the real estate property taxes.

Key: 10864

Town of Bourne - Fiscal Year 2023

11/7/2023 11:57 am SEQ #: 1

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PARTRIDGE ALEXANDER M ETUX MOLLY C PARTRIDGE PO BOX 230 CATAUMET, MA 02534-0230				51.2-44-1				57 DEPOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PARTRIDGE ALEXANDER M ETUX				06/26/2007	F	1	22140-90				
PARTRIDGE ALEXANDER				01/30/2001	O	131,000	13523-65				
GEARY STEPHEN J &				02/22/1988	XX		6148-105				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10556	09/21/2010	2	ADDITIONS	50,000	09/26/2011	TL	100	100
05056	02/08/2005	2	ADDITIONS	36,000	09/26/2006	MJ	100	100
01472	08/03/2001	3	ALT/RENO	2,500	01/02/2002	TL	100	100
900289	06/05/1990	4	DETACH.STRUC	1,200	08/29/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	14,080	14	1.00	100	1.00	1.00	1.00	260,750	2.31	A	1.00	R06	1.25					194,390

DETACHED

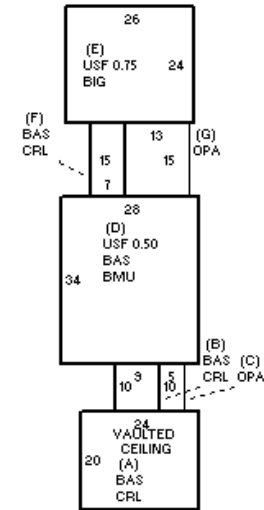
TOTAL	14,070 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	194,400	206,400			
Infl1	AVG		BUILDING	539,800	432,800			
N_Index	AVG		DETACHED	2,200	2,000			
			OTHER	0	0			
			TOTAL	736,400	641,200			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/27/2007
SHF	A	1.00	A 0.75	12 X 16		192	15.14	2,200	



BLDG COMMENTS
 New windows,wiring,plumbing,shingles; int.updated;
 front rm = fam rm w/ french drs,w/w & vaulted ceiling;
 kitch=granite/hw; well maint.; sent letter 3/20/12 &
 12/30/2014



BUILDING	CD	ADJ	DESC	MEASURE	11/30/2009	TL
MODEL	1		RESIDENTIAL	LIST	11/30/2009	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	11/30/2009	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,571	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$214	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/COMP SHIN	1.00
				FLOOR COVER	2	SOFTWOOD	1.02
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOLING	3	RADIANT HW	1.10
				FUEL SOURCE	2	GAS	1.00
				USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	675		27.00	18,225
+	BAS	L	BASE AREA	570	1950	190.18	108,405
+	OPA	N	OPEN PORCH	245		62.00	15,189
D	BMU	N	BSMT UNFINISHED	952		38.35	36,513
D	BAS	L	BASE AREA	952	2005	190.18	181,056
D	USF	L	UPPER STORY FIN	476	2005	113.32	53,939
E	BIG	N	BUILT-IN GARAGE	624		77.71	48,491
E	USF	L	UPPER STORY FIN	468	2010	113.32	53,032
F	BAS	L	BASE AREA	105	2010	190.18	19,969
	F21	O	FPL 2S 1OP	1		9,277.20	9,277
	FIX	O	XTRA FIXTURES	3		2,242.77	6,728

TOTAL RCN	550,826
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2016 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$539,800

FISCAL YEAR 2023 ACTUAL REAL ESTATE TAX BILL

Based on assessments as of January 1, 2022 your Real Estate Tax for the fiscal year beginning July 1, 2022 and ending June 30, 2023 on the parcel of

Real Estate described below is as follows

REMIT COPY

SEND PAYMENTS TO

Treasurer/Collector

24 Perry Avenue

Buzzards Bay, MA 02532-3441

THE COMMONWEALTH OF MASSACHUSETTS

OFFICE OF THE COLLECTOR OF TAXES

TOWN OF BOURNE

Treasurer/Collector

Erica Flemming

Dist 1 Bill Number 2517

PROPERTY IDENTIFICATION AND VALUES				ASSESSMENTS		Billed	Due	
Map/Parcel	Land Value	194,400	Land Area (sqft)	14,070		Qtr 1	1,677.18	0.00
51.2 44.01	Building Value	539,800	Book	22140		Qtr 2	1,677.18	0.00
Class 1010	Other Value	2,200	Page	90		Qtr 3	1,689.76	0.00
	Taxable Value	736,400	Deed Date	06/26/2007		Qtr 4	1,689.74	0.00
Location 57 DEPOT RD				Total Assessments				
				Total Real Estate Tax		Total Outstanding		0.00
				District Tax		Interest		0.00
				CPA Charge		Demand		
				Total Tax/Assessments		Pay this amount		\$0.00
				Preliminary Tax				
				3rd Quarter Pymt		Interest thru		11/09/2023
				4th Quarter Pymt				

PARTRIDGE ALEXANDER M ETUX
MOLLY C PARTRIDGE
PO BOX 230
CATAUMET, MA 02534-0230

10401202323000000251710000000000501235

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made

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Class 1010	Other Value	2,200	Page	90		Qtr 3	1,689.76	0.00
	Taxable Value	736,400	Deed Date	06/26/2007		Qtr 4	1,689.74	0.00
Location 57 DEPOT RD				Total Assessments				
				Total Real Estate Tax		Total Outstanding		0.00
				District Tax		Interest		0.00
				CPA Charge		Demand		
				Total Tax/Assessments		Pay this amount		\$0.00
				Preliminary Tax				
				3rd Quarter Pymt		Interest thru		11/09/2023
				4th Quarter Pymt				

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PO BOX 230
CATAUMET, MA 02534-0230

10401202323000000251710000000000501235

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THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Phone: (508) 759-0600 Ext 1507 Tax Collector for Payments

(508) 759-0600 Ext 1510 Assessors for Abatements

Tax Rate per \$1000	Class 1 Residential	Class 2 Open Space	Class 3 Commercial	Class 4 Industrial
	\$8.81	\$8.81	\$8.81	\$8.81

OFFICE HOURS Monday - Friday 8:30am to 4:30pm

MAKE CHECKS PAYABLE TO
TOWN OF BOURNE

SEND PAYMENTS TO
Treasurer/Collector
24 Perry Avenue
Buzzards Bay, MA 02532-3441

Pay Your Town of Bourne Bill Online:

- 1) Go to www.townofbourne.com
- 2) Click on Online Bill Payments

Request

Hello,

Our firm has been requested to research the referenced property for any **BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES** on record in any city, town, village, or port authority.

We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien & Special Assessment Fees Due or Outstanding found for the following property:

Property Address: 57 Depot Rd, Cataumet, MA 02534

Parcel: 51.2-44-1

Owner: ALEXANDER PARTRIDGE



[Show more](#)

Timeline

Documents

 **Request Closed**  Public
The related departments have released all of the requested documents.

 **Document(s) Released to Requester** Requester + Staff
57DepotRd.Garage.10556.pdf
57DepotRd.Add.05056.pdf
57DepotRd.windows.sidewall.01472.PDF

 **External Message**  Requester + Staff
Here are the permits on file with the Building Department.

November 9, 2023, 11:19am by Cassie Hammond, Admin Support (Staff)

 **Document(s) Released to Requester** Requester + Staff
Assessors Department Property record card.pdf
DEMAND BILL ON 11_9_2023.PDF

 Document(s) Released to Requester DEMAND BILL ON 11_9_2023.PDF	Requester + Staff
 Document(s) Released to Requester Assessors Department Property record card.pdf	Requester + Staff
 Document(s) Released to Requester DEMAND BILL ON 11_9_2023.PDF	Requester + Staff
 External Message  Please see attached actual real estate tax bill for fiscal year 2023 as there is no town related special assessments of betterments or code liens. November 9, 2023, 9:13am by Rui Pereira, Acting Principal Assessor (Staff)	Requester + Staff
 Document(s) Released to Requester Assessors Department Property record card.pdf	Requester + Staff
 Department Assignment Clerk	Public
 Request Opened Request received via web October 28, 2023, 8:08am by the requester	Public

BUILDING PERMIT

VALIDATION

APPLICANT: ALEXANDER PARTRIDGE DATE: SEPTEMBER 21, 2010 PERMIT NO: 10556

PERMIT TO: GARAGE ADDRESS: _____ DISTRICT: _____

TYPE OF IMPROVEMENT: _____ NO. STORIES: _____ NUMBER OF DWELLING UNITS: _____

ST LOCATION: 57 DEPOT ROAD STREET: _____ ZONING DISTRICT: R40

CROSS STREET: _____ AND _____

SUBDIVISION: MAP 51-2 PARCEL 44.1 ZONE X LOT: _____ BLOCK: _____ LOT SIZE: 14682

BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION TO TYPE _____

REMARKS: CONSTRUCT A GARAGE WITH ROOM OVER ACCORDING TO ACCEPTED PLANS

AREA OR VOLUME: _____ (GROSS SQUARE FEET) ESTIMATED COST \$ 50000 PERMIT FEE \$ 273

OWNER: ALEXANDER PARTRIDGE BUILDING DEPT BY: Reg. Lopez

(Affidavit on reverse side of application to be completed by authorized agent of owner)

Inspection Department

Transmittal Form for the Fire Department

Applicants Name: Alexander Partridge Telephone #: 503-563-2603

Project Location: 57 Depot Rd

Project Description: Garage with bedroom above attached

Approved for Transmittal: Hann Date: 9-23-10

Type of Heat: _____ Fire Department Permit #: 15N-261-10

Remarks: _____

Approved By: [Signature] Date: 9-23-10

**TOWN OF BOURNE
INTERDEPARTMENTAL ADVISORY FORM**

OWNER/APPLICANT: Alexander Partridge 10556
 PROJECT LOCATION: 57 Depot Road
 NATURE OF REQUEST: Garage w/ Room above
 DATE: 3-25-10 DEPARTMENT: Inspection

ENGINEERING: MAF: 51.2 PARCEL: 44.1 LOT: 4
 Date of recording: 1962 Lot area: 14,030 Frontage: 78.33
 Zone: P-40 Resource District: yes Town Road: yes Paved: yes
 Contiguous Lots? No Flood Zone: X Within 100' of Wetland? No
 Owner: Alexander + Molly C. Partridge
 Remarks: _____

[Signature] 3/25/2010
 Department Head (date)

PLANNING DEPARTMENT: Close 9.16.10 - Got SF from BOA
 Concur Does Not Concur
 Remarks: Exceeds Max gross floor area per zoning
Lot 1/2 of Sec 2150 of Zoning Bylaw

[Signature] 3/26/10
 Town Planner (date)

PLANNING BOARD: Concur Does Not Concur
 Remarks: _____

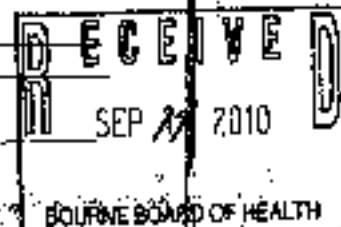
[Signature] 9/16/10
 Board Member (date)

CONSERVATION COMMISSION:
 Must file () Determination or () Notice of Intent
 Need not file.

 Commission Member (date)

BOARD OF HEALTH: Concur Does Not Concur
 Remarks: _____

System inspected by BOH 2/24/10
OK for total 4 bedroom
garage w/ bedroom above OK
[Signature] 9/20/10
 Health Acpt. (date)





TOWN OF BOURNE
BOARD OF APPEALS
24 PERRY AVENUE
BUZZARDS BAY, MA 02532
TEL. 508-759-0615 EXT. 21
FAX 508-759-0611



SPECIAL PERMIT FINAL DECISION

Extension or Alteration of Pre-Existing Non-Conforming Structure or Use

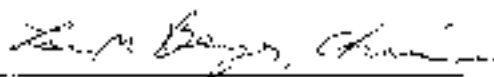
PETITION NUMBER: #14-10
NAME OF APPLICANT: ALEXANDER PARTRIDGE
CURRENT PROPERTY OWNER(S): ALEXANDER PARTRIDGE
PROPERTY ADDRESS: 57 DEPOT ROAD
REGISTRY OF DEEDS TITLE REFERENCE: BOOK: 22140 , PAGE: 90
TOWN MAP: 51.2 PARCEL 44.1 LOT
PETITION NUMBER: #14-10

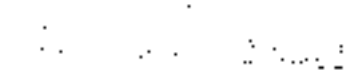
On August 18, 2010, the Board of Appeals voted to grant a special permit for an addition to an existing non-conforming structure according to the Bourne Zoning Bylaws Section 2320 for property located at 57 Depot Road, Cataumet, as shown on assessor's map # 51.2 , parcel # 44.1 in an R-40 zoning district. Registry of Deeds book #22140, page 90.

The Board of Appeals certifies that the decision attached hereto is a true and correct copy of its decision to grant a Special Permit and that copies of said decision, and all plans referred to in the decision, have been filed with the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 provides that no special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town clerk that twenty days have elapsed after the decision has been filed or that, if an appeal has been filed, it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The owner or applicant shall pay the fee for such recording or registering. A copy of that recorded or registered decision shall be submitted to the Inspection Department office, as proof of filing, along with an application for a Building Permit.

Any person aggrieved by this decision may appeal to the Superior Court or Land Court as provided in M.G.L. Chapter 40A, Section 17, and by filing a NOTICE OF ACTION AND COMPLAINT with the Town Clerk within twenty (20) days of the date of filing of this decision.


Board of Appeals


AUG 18 2010 5:38 PM

PROCEDURAL HISTORY:

1. Application for Special Permit was made by Alexander Partridge, 67 Depot Rd. Cataumet, Bourne, MA
2. Proper notice was given and the public hearing was opened on Wednesday, August 18, 2010 and closed on August 18, 2010.
3. The Application was accompanied by: assessor's map, site plan by Warwick & Assoc. dated 11/24/09 and architect drawings by SPB Design LLC, Falmouth, MA dated 10/22/09, table with data for the gross floor area and gross lot coverage. Also a letter from the Bourne Fire Dept. stating that the fire alarm requirements for the entire dwelling must meet the State Building Code and a letter from the Bd. of Health approving the septic system for 4 bedrooms.
4. The Board reviewed the application along with all of the materials submitted.
5. The Board gave due consideration to the testimony given at the public hearing.

FINDINGS:

After hearing and due deliberation, on motion made by John Priestley, and seconded by Wade Keene, it was voted:

1. To grant a Special Permit in Case No. 14-10, for the extension or alteration set forth in paragraph # 5 of this Decision, with any conditions, safeguards, and limitations that may be contained in paragraph # 6 of this Decision, and further to incorporate as the reasons therefore, that the Board of Appeals has made the preceding findings of fact set forth in paragraphs #s 2, 3, and 4 of this Decision.
2. In accordance with sections 1331 of the Bourne Zoning bylaws, it is the finding of the Board of Appeals that the proposed use
 will
 will not
have adverse effects which over-balance its beneficial effects for either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.
3. In connection with the finding in paragraphs # 2 and # 4 of this decision, the Board of Appeals has considered that the proposed extension or alteration:
a) will
 will not
have an adverse effect upon pedestrian and vehicular flow and safety;
b) will
 will not
have an adverse affect upon the adequacy of utilities and other public services;
c) will
 will not

have an adverse impact upon the natural environment,
will
 X will not
have an adverse affect upon nearby developed premises.

e) will
 X will not
be visually incompatible with the surroundings;

f) in Water Resource Districts,
 will
 X will not
have an excessive contribution to the cumulative impact upon public water supplies.

g) Other criteria affecting the Board's decision (if any):

4. In accordance with section 2320 of the Bourne Zoning bylaws, it is the finding of the Board of Appeals that the extension or alteration by Special Permit

will
 X will not
be substantially more detrimental to the neighborhood than the existing non conforming use for the reasons stated in paragraphs # 2 and # 3 of this Decision, and for the following additional reasons, if any. In accordance with Section 2450 of the Bourne Zoning By-laws, the Board of Appeals finds that there is good cause to grant the Special Permit as failure to do so would result in exceptional hardship to the applicant. The departure is the minimum necessary to grant relief and is not greater than 10% of the calculated area.


5. The pre-existing non-conforming structure or use may be extended or altered as follows:
The applicant may increase the maximum gross floor area of the lot by 10%. The proposed addition may include a two story connector attaching a garage with a bedroom and bathroom on the second floor.

6. Conditions, Safeguards, and Limitations: The existing shed must be removed. The alterations must conform to the plans submitted and cited above, dated 11/24/09 and 10/22/09.


7. Voting in Favor of the Motion: Lou Berger, John Priestley, Wade Keene, Judith Riordan, Tim Sawyer.

Voting in Opposition to the Motion: None

Other Members Present: Alternate member John O'Brien


Board of Appeals

I hereby certify that 30 days have elapsed after the decision was filed in the office of the Town Clerk of Bourne and no appeal has been filed in accordance with Section 17, Chapter 40A of the Massachusetts General Laws.


Town Clerk of Bourne



**TOWN OF BOURNE
INSPECTORS' DEPARTMENT
24 Perry Avenue
Buzzards Bay, MA 02532
Tel. 508-759-0615
Fax. 508-759-0611**



March 29, 2010

92 7108 2133 3934 1109 2247

To: Alexander Partridge
PO Box 230
Calumet, MA 02534

Re: Permit application at 57 Depot Road - Garage

Dear Sir:

In reviewing your application for a permit to construct a garage addition, this permit cannot be granted because:

- it exceeds the *Gross Floor Area* requirements of section 2450 of the Bourne Zoning Bylaws by 505 square feet.
-

If you have any questions, please contact us at 508-759-0615 ext. 3.

Sincerely,

Roger Laporte
Roger Laporte

Inspector of Buildings, Town of Bourne
Zoning Enforcement Officer, Town of Bourne

RL/kug



Town of Bourne Inspection Department

24 Perry Avenue
Buzzards Bay, MA 02532
(P) 508-759-0615 ext. 3
(F) 508-759-0611



DATE: 3-25-10 HOUR: 10:15 FILE: 279-

ADDRESS OF PROJECT: 57 DEPT RD. CATAMET, MA, 02534

OWNER'S NAME: ALEXANDER PARTRIDGE

OWNER'S MAILING ADDRESS: PO BOX 230 PHONE: 563-2603
CATAMET

* Cell: 508-294-5552

SITE INFORMATION ENGINEERING DEPARTMENT ONLY			
MAP: <u>S1-2</u>	AREA: <u>14,080 sq. ft.</u>	FLOOD ZONE: <u>X</u>	
PARCEL: <u>44-1</u>	FRONTAGE: <u>78.83'</u>	ELEVATIONS:	
LOT #: <u>A</u>	1/4 MILE OF COAST: <u>YES</u>	WETLANDS: <u>NO</u>	
AGE:			
ZONING DISTRICT: <u>R-90</u>	TOWN SEWER:	SEPTIC:	<u>✓</u>
WATER RESOURCE DISTRICT: <u>YES</u>	TOWN WATER: <u>✓</u>	WELL:	
OVERLAY: <u>NO</u>	RECORDED: <u>YES</u>		

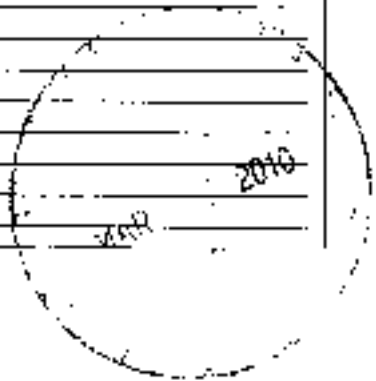
DESCRIPTION OF PROPOSED WORK

NEW CONSTRUCTION _____ EXISTING BUILDING _____ OWNER OCCUPIED *
 ADDITION X REPAIRS _____ DEMOLITION _____ ACCESSORY BLDG. _____
 OTHER SPECIES: _____

BRIEF DESCRIPTION OF PROPOSED WORK:

24 x 26 GARAGE w/ BATH & BEDROOM ON
SECOND FLOOR CONNECTED TO EXISTING HOUSE

SP 14-10



BUILDING CHARACTERISTICS OF PROPOSED WORK

	<u>FIRST FLOOR</u>	<u>SECOND FLOOR</u>	<u>THIRD FLOOR</u>
LENGTH	-----	-----	-----
WIDTH	-----	-----	-----
ELS OR ADDITIONS	<u>7 x 15</u>	<u>7 x 15</u>	-----
SQ. FT. PER FLOOR	-----	-----	-----
GARAGE: <u>24</u> x <u>26</u>		Sq. Ft. <u>625</u>	
TOTAL SQUARE FOOT OF BUILDING: 7000 <u>1115</u>			

PERMITS FOR 50,000 SQ. FT.

NUMBER OF STORES: 2 NUMBER OF BEDROOMS: 1
 HEIGHT: 23' NUMBER OF BATHROOMS: 1
 (SEE LICENSE PERMITS) NUMBER OF KITCHENS: _____
 % OF LOT COVERAGE: 21
 % OF GROSS FLOOR AREA: 21

TYPE OF HEAT:

GAS: X OIL: _____ ELECTRIC: _____

COMMERCIAL

USE GROUP: _____ TYPE OF CONSTRUCTION: _____

SPRINKLER SYSTEM: YES/NO _____ PARKING SPACES: _____ HANDICAP SPACES: _____

ENGINEER / ARCHITECT: _____

CONTACT INFORMATION: _____

SET BACKS

82' FEET FROM FRONT 29.5' FEET FROM LEFT
57' FEET FROM REAR 18.9' FEET FROM RIGHT

ESTIMATED COSTS (EXCLUDING COSTS)	
ITEMS	AMOUNT
PERMITS	\$40,000
EXCAVATION	\$2,000
FOUNDATIONS	\$3,000
MICROSEISMIC IMPACT	
MICROSEISMIC REPAIRS	
TOTAL PROJECT COST	\$50,000

LICENSED LICENSEE OR REGISTERED CONSULTANT

NAME OF CONSULTANT

ADDRESS

SIGNATURE

TELEPHONE

LICENSE NUMBER

EXPIRES DATE

REGISTERED HOME IMPROVEMENT CONTRACTOR FOR

REPAIR/RECONSTRUCTION OF EXISTING STRUCTURE

ADDRESS

CITY/STATE/ZIP

PHONE NUMBER

TYPE	DESCRIPTION
B	REPAIR/RECONSTRUCTION OF EXISTING STRUCTURE
R	REPAIR/RECONSTRUCTION OF EXISTING ROOF
M	MECHANICAL WORK
RC	REPAIR/RECONSTRUCTION OF EXISTING CURB
WS	REPAIR/RECONSTRUCTION OF EXISTING WALKWAYS
SI	REPAIR/RECONSTRUCTION OF EXISTING SIDEWALKS
D	REPAIR/RECONSTRUCTION OF EXISTING DRIVEWAYS

WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L.C. 152 § 25B(1)(d))

Workers' Compensation Insurance Affidavit must be completed and submitted with this application. Failure to provide this Affidavit will result in the denial of the issuance of the building permit.

Signed Affidavit Attached? Yes No

OWNER AUTHORIZATION TO BE COMPLETED WITH OWNER'S AGENT OR CONTRACTOR APPLICANT FOR BUILDING PERMIT

I, _____, as Owner of the Subject property hereby authorize _____ as my agent to act on my behalf in all matters relative to the above described building permit application.

Signature of Owner (Signed Under the penalty and penalties of perjury) _____ Date _____


I, _____, as Owner or Authorized Agent here by, declare that the information on the foregoing application is true and accurate to the best of my knowledge and belief.

Print Name: _____

Signature of Owner _____ Date _____

OWNER RESPONSIBILITY FOR BUILDING PERMIT

An Owner who obtains a building permit to do his/her own work, or an owner who hires a contractor (not registered in the Home Improvement Contracting (MIC) Program), will not have access to the arbitration program or guaranty fund under M.G.L.c. 149A. Other important information on the MIC Program and Contracting Supervisor Licensing (CSL) can be found in 80 CMR Regulations. Owner's responsibility.

Owner's Signature:  Date: 7-22-10

57 Depot Rd MS.2 P44.1 NON CONFORMING LOT COVERAGE WORKSHEET

Section 2456. Table:

($\text{exist } 15\% \text{ D} = 476$
 $= 2036$)

Lot Size	14,080	Max Gross Floor Area		Lot Coverage (footprint)	
% used to determine GFA requirements	21%	First floor $\text{per } 4 \text{ units} = 1560$	1560	Dwelling	670
Maximum GFA =	2957	Second floor $\text{per } 4 \text{ units} = 476$	476	Garage	624
% used to determine lot coverage requirements	22%	Garage proposed	624	Deck/Porch	366
Maximum Lot coverage =	3098	Porch $\text{exist } 50$	except	Shed	198
		Basement:	except	Storage container	
		Other proposed 1st floor hall	110	Gazebo	
		proposed porch	200	Swimming pool	
		prop 2nd floor	492	Steps	32
Building Height (also see definition)		Total:	3462	Total	2890

Nonconforming Lot Size (square feet)	Maximum Gross Floor Area To Lot Area	Maximum Lot Coverage	Maximum Building Height
Less than 6,000	25%	25%	25 feet
6,000 to < 7,000	25%	25%	26 feet
7,001 to < 8,000	21%	25%	27 feet
8,001 to < 9,000	24%	25%	28 feet
9,001 to < 10,000	23%	25%	29 feet
10,001 to < 11,000	23%	25%	30 feet
11,001 to < 12,000	22%	24%	31 feet
12,001 to < 13,000	22%	23%	32 feet
13,001 to < 14,000	21%	22%	33 feet
14,001 to < 15,000	21%	21%	34 feet
15,001 or more	20%	20%	35 feet

3462
- 2957
= 505 over
max GFA

2957 x 10%
= 296
max relief
grantable by 296

505 - 296 = 209 s.f.
Maximum Lot Coverage: other 100% gross area includes all terraces, decks, porches, decks, sheds, gazebos, storage containers over 75 s.f., swimming pool & over 4000 gallons.

Maximum Gross Floor Area (GFA):

The sum of all horizontal floor areas for all residential structures on the same lot, including garages, barns, sheds, covered porches. Measurements taken from interior face of exterior walls.

*Does not include 1 story garages of ~~area~~ of 480 s.f., porches less than 200 s.f., decks, patios/basements w/ walls ~~less~~ than 50% below grade & areas less than 6'6" floor to ceiling, providing ~~area~~ penetrations (doors, skylights) & not accessed by fixed stairs.

2457 Departure. The Board of Appeals may for "good cause" grant a Special Permit for departure from the requirements of Table 2456 but only in the case of Maximum Gross Floor Area and Maximum Lot Coverage in either case provided that all the following are shown:

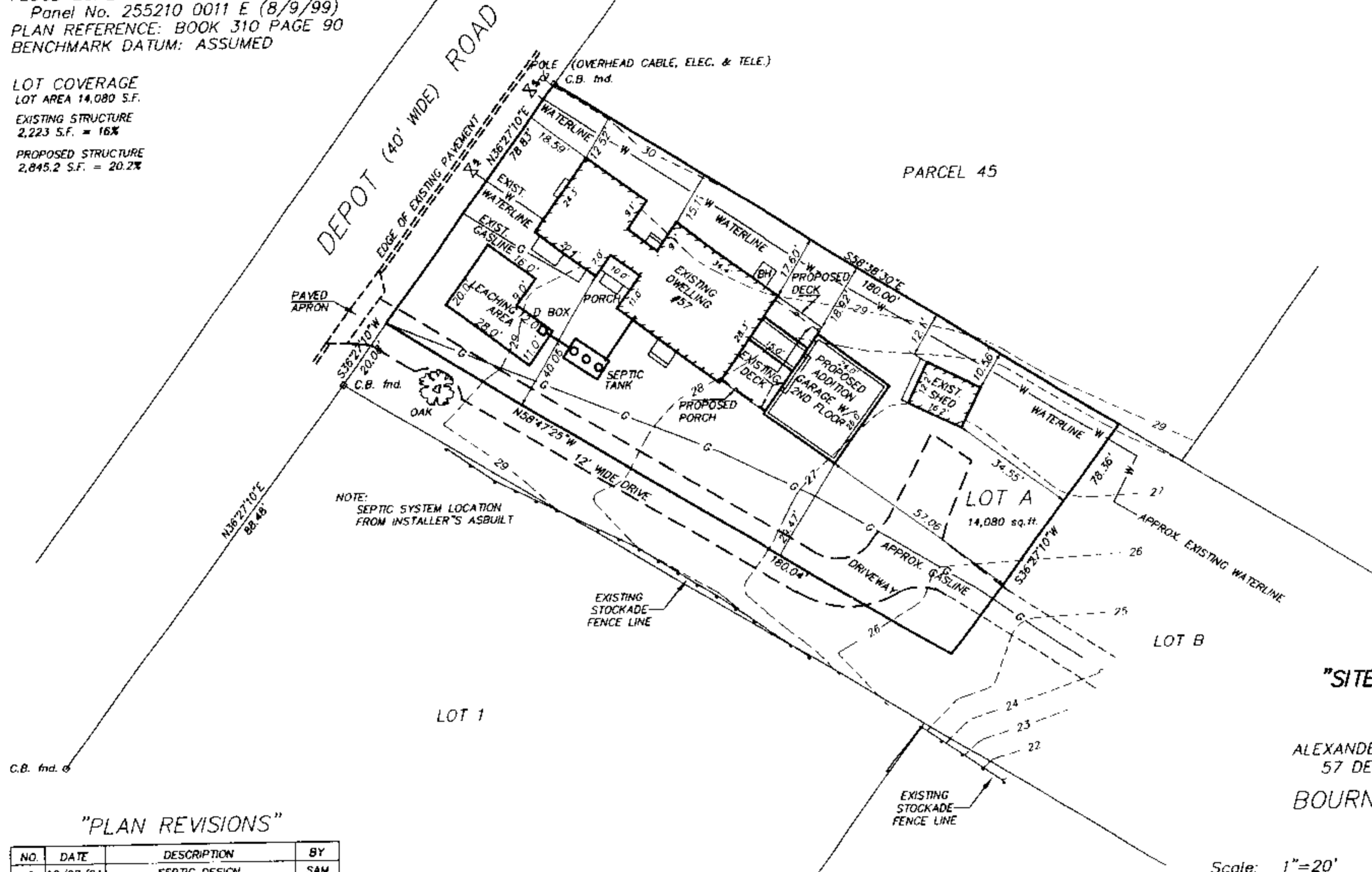
Good and sufficient cause; failure to grant the departure would result in exceptional hardship to the applicant; or conflict with existing laws.

The departure must be the minimum necessary to afford relief and not exceed an increase greater than ten percent (10%) of the calculated area.

Example: Lot Size 10,000 s.f. x 23% = 2300 s.f. (GFA allowed). Maximum relief allowed upon evidence of exceptional hardship, 2300 s.f. x 10% = 230 s.f.
Total GFA = 2530 s.f.

ZONE: R-40
 MAP: 51.2 PARCEL: 44.1
 FLOOD ZONE: X
 Panel No. 255210 0011 E (8/9/99)
 PLAN REFERENCE: BOOK 310 PAGE 90
 BENCHMARK DATUM: ASSUMED

LOT COVERAGE
 LOT AREA 14,080 S.F.
 EXISTING STRUCTURE
 2,223 S.F. = 16%
 PROPOSED STRUCTURE
 2,845.2 S.F. = 20.2%



"SITE PLAN"

FOR
 ALEXANDER PARTRIDGE
 57 DEPOT ROAD
 BOURNE, MASS.

Scale: 1"=20' Date: 11/24/09

Warwick & Associates Inc.
 63 County Road Box 801
 North Falmouth, Mass 02556
 (508) 563 - 7777

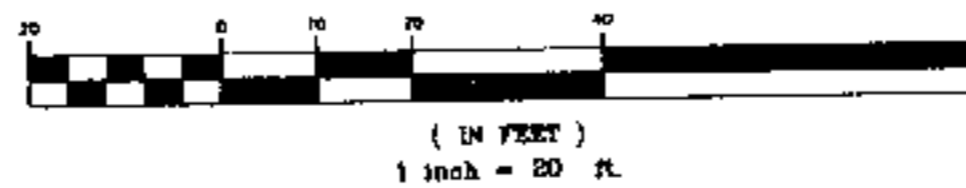
DWG: PARTZ09PROP REV:

"PLAN REVISIONS"

NO.	DATE	DESCRIPTION	BY
1	10/08/04	SEPTIC DESIGN	SAM
1	11/16/09	PROPOSED ADDITION	DPH

DRAWN BY: CSL	DATE: 9/08/04
CHECKED BY:	SHEET 1 OF 1
P:\Land Projects 2004\PARTRG\dwg\PARTZ09PROP.DWG	

GRAPHIC SCALE



Gary S. Labrie

Make



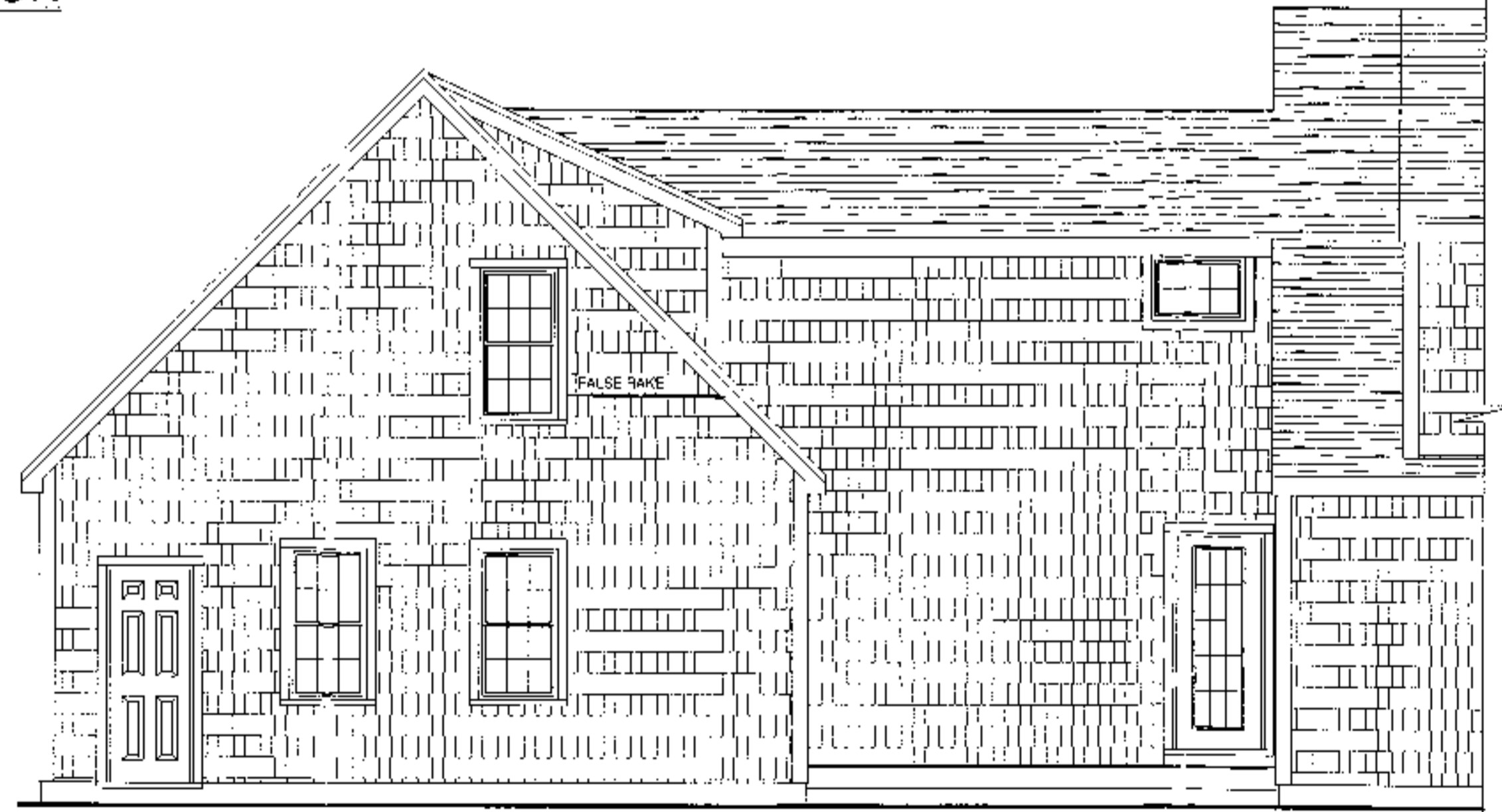
PROPOSED FRONT ELEVATION

110 MPH EXPOSURE 'B' WIND ZONE:

The Proposed Architectural Drawings are to be in Compliance with the Building Code-Referenced ANSI/AP & PA 2001 Wood Frame Construction Manual (WFCM) for 1&2 Family Dwellings.

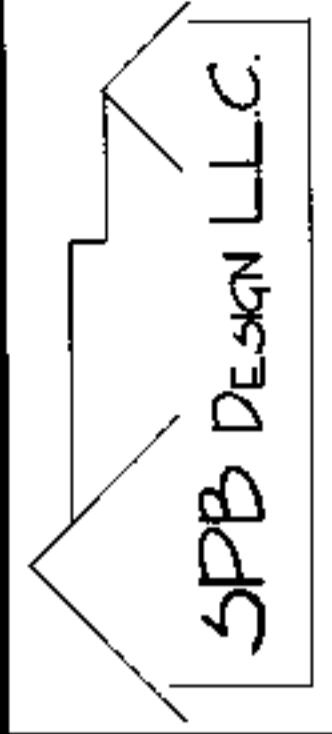
GENERAL NOTES:

- A. 1. Before final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Designer shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.
- 2. Upon written receipt of approval from the governing official, approved final Drawings and Specifications shall be submitted to the Builder by the Designer.
- 3. If code discrepancies are discovered during the construction process, Designer shall be notified and allowed ample time to remedy said discrepancies.
- 4. All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction. Following is a partial list of applicable codes in force:
 - a. Massachusetts State Building Code, 780CMR, 7th edition.
- B. All contractors, subcontractors, suppliers, and fabricators, shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.
- C. All manufactured articles, materials and equipment shall be apted, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers recommendations.
- D. All alternates are at the option of the Builder and shall be at the Builders request constructed in addition to or in lieu of the typical construction, as indicated on Drawings.
- E. SPB Design LLC is not responsible for any plan discrepancies. Builder & Homeowner to review plans before start of construction.



PROPOSED REAR ELEVATION

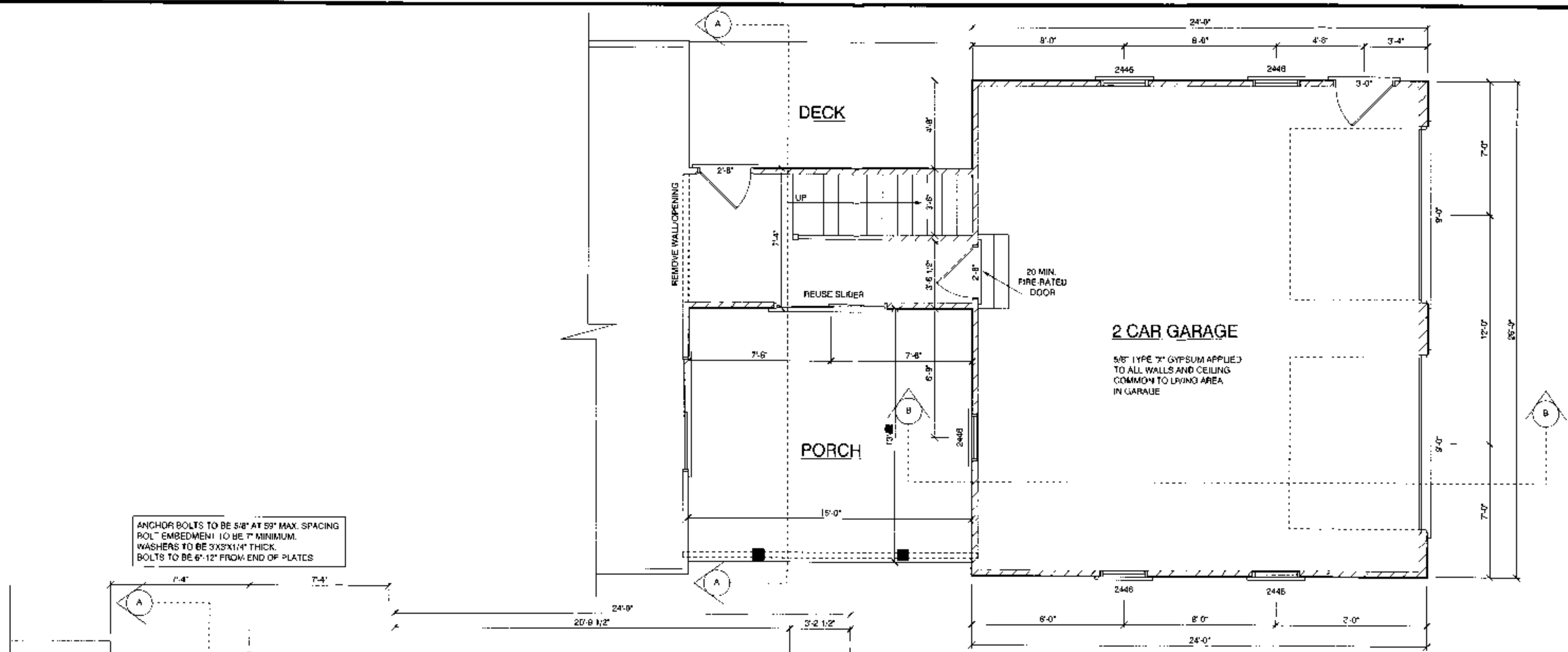
0402 037



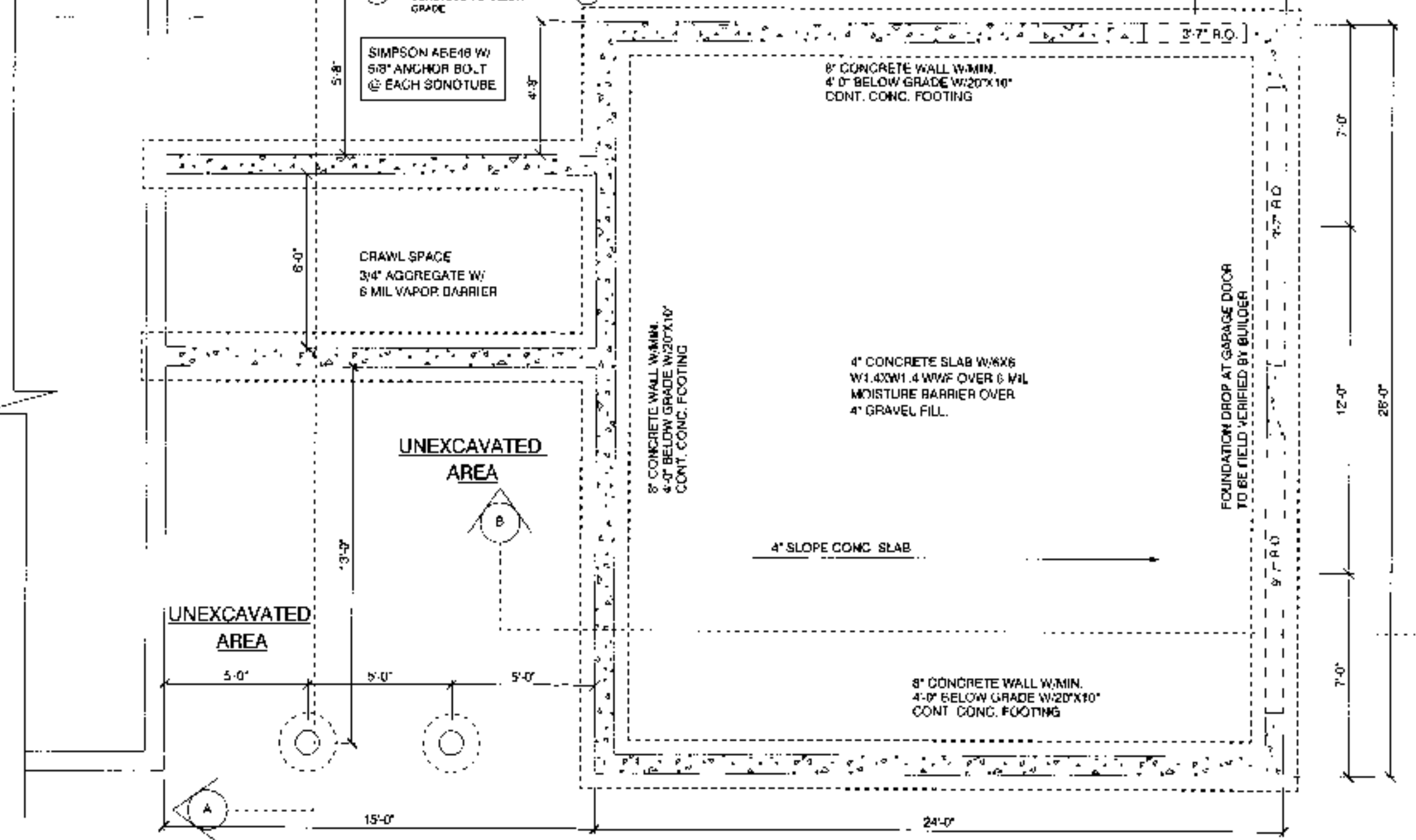
SPB Design LLC
 RESIDENTIAL/COMMERCIAL
 DESIGN, DRAFTING & CONSULTING
 P.O. BOX 383
 EAST FALMOUTH, MA.
 (508)495-2881

ADDITIONS/RENOVATIONS DESIGN
 PARTRIDGE RESIDENCE
 57 DEPOT RD.
 CATAUMET, MA.

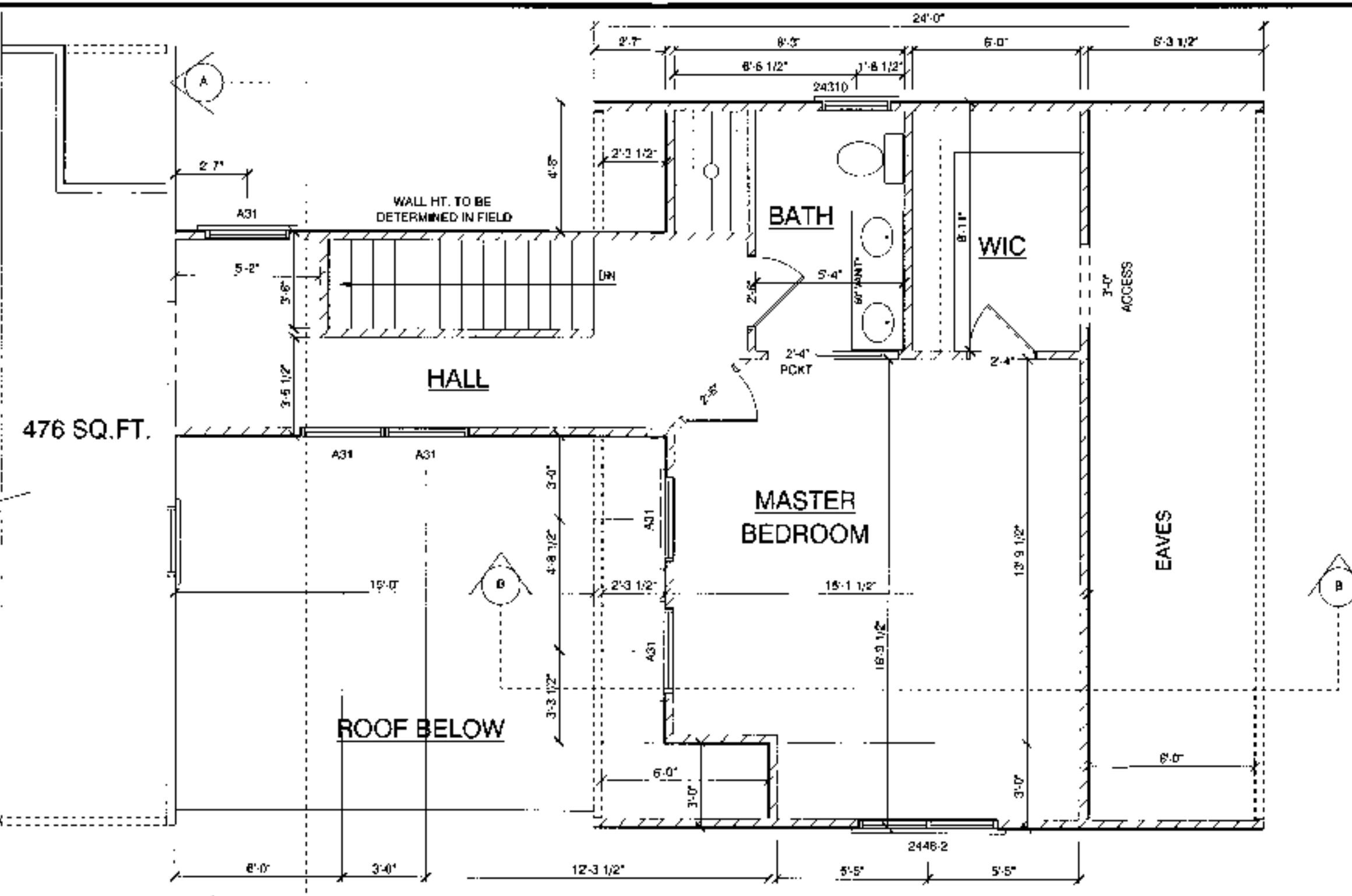
SCALE 1/4"=1'-0"
 DATE 10/22/09
 DRAWN BY SPB
 REVISIONS:
 DRAWING NUMBER
A1



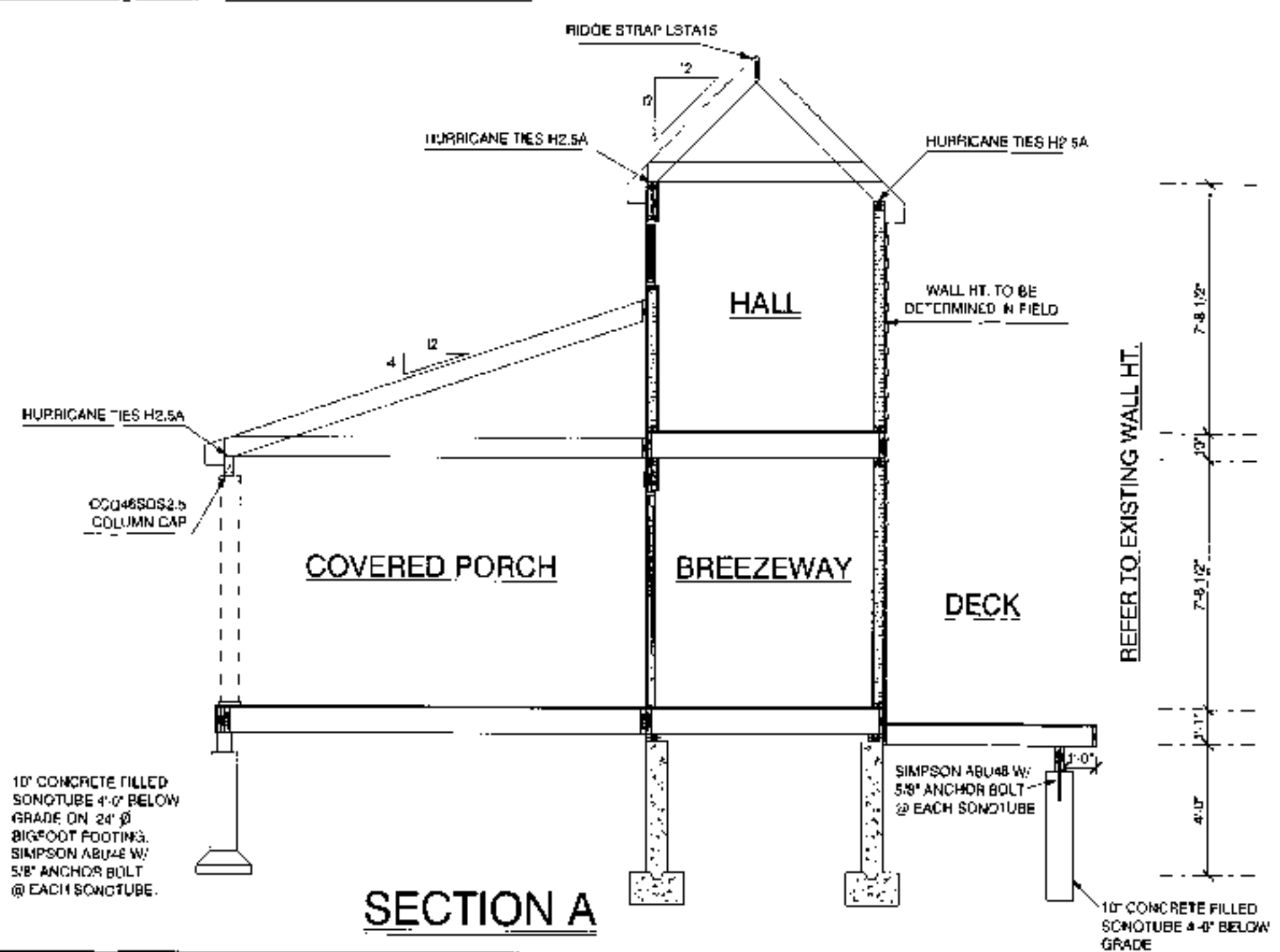
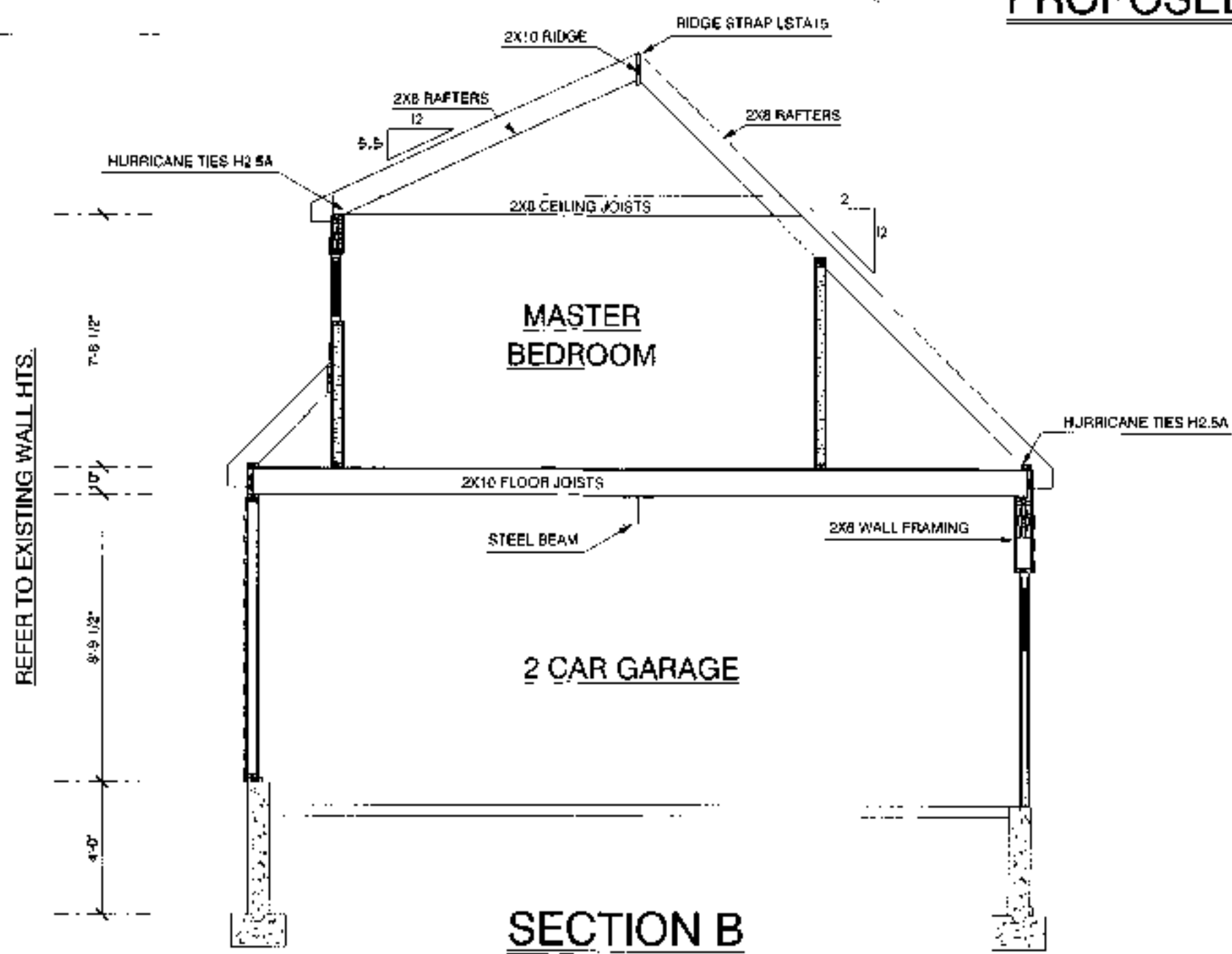
PROPOSED FIRST FLOOR LAYOUT



PROPOSED FOUNDATION PLAN



PROPOSED SECOND FLOOR LAYOUT



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SCALE 1/4" = 1'-0"
 DATE 10-22-09
 DRAWN BY SPB
 REVISIONS:
 DRAWING NUMBER
A3

FRAMING NOTES

FLOOR BRACING
BLOCKING & CONNECTIONS SHALL BE PROVIDED AT PANEL EDGES PERPENDICULAR TO FLOOR FRAMING MEMBERS IN THE FIRST TWO TRUSS OR JOIST SPACES AND SHALL BE SPACED AT A MAXIMUM 4 FEET ON CENTER. NAILING REQUIREMENTS ARE: BLOCKING TO JOIST - 2 8d FOR COMMON NAILS & AT EACH END FOR FURTHER INFORMATION REFER TO PG.7 TABLE 2 OF THE WFCM 110 MPH EXPOSURE B WIND ZONE (GUIDE)

FLOOR SHEATHING FASTENING
NAILING REQUIREMENTS ARE: 3/4" 1&0 CDX PLYWOOD OR EQUAL NAILING TO BE 8d FOR COMMON NAILS WITH SPACING AT 6" EDGE/12" FIELD. FURTHER INFORMATION REFER TO PG.7 TABLE 2 OF THE WFCM 110 MPH EXPOSURE B WIND ZONE (GUIDE).

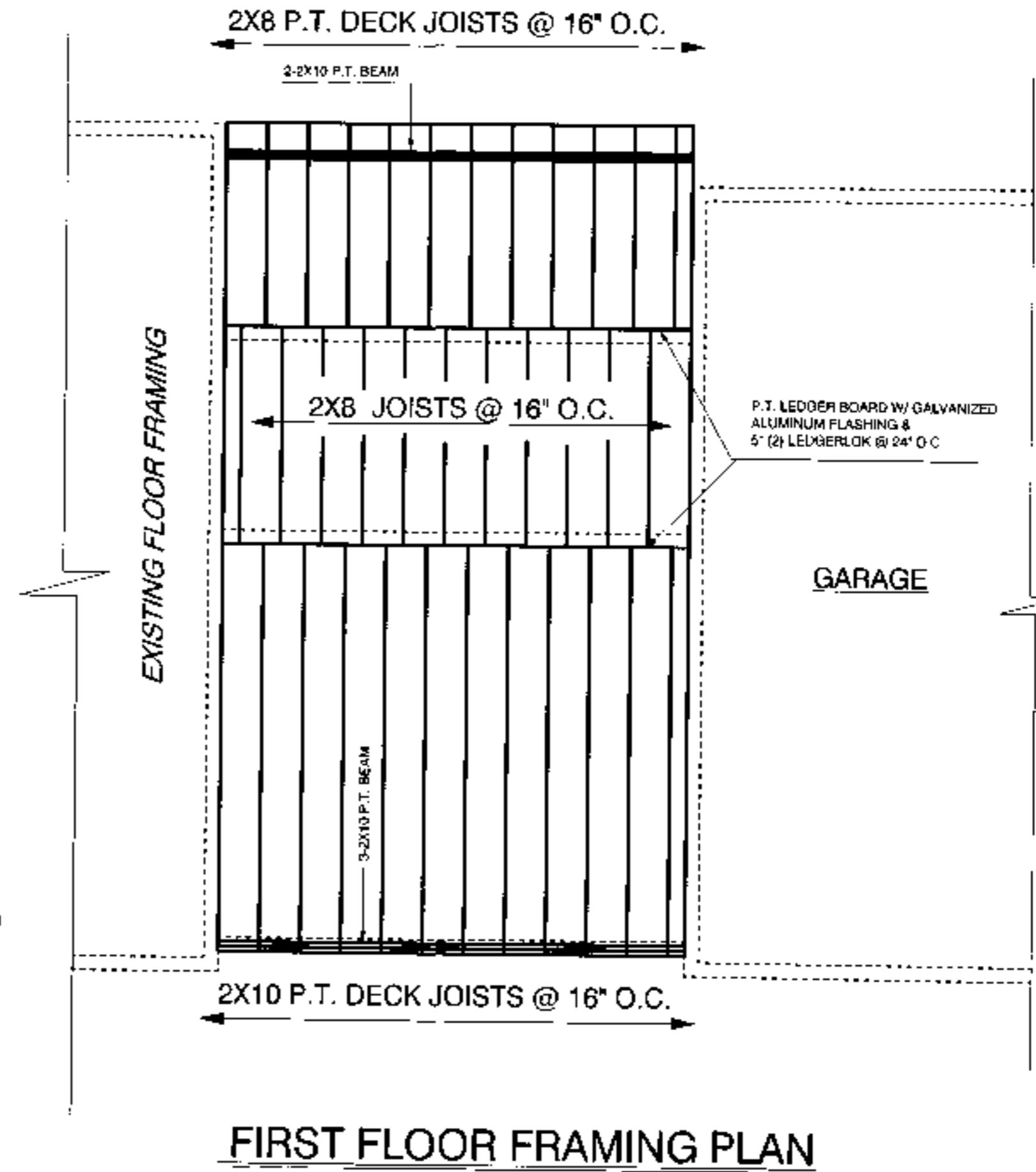
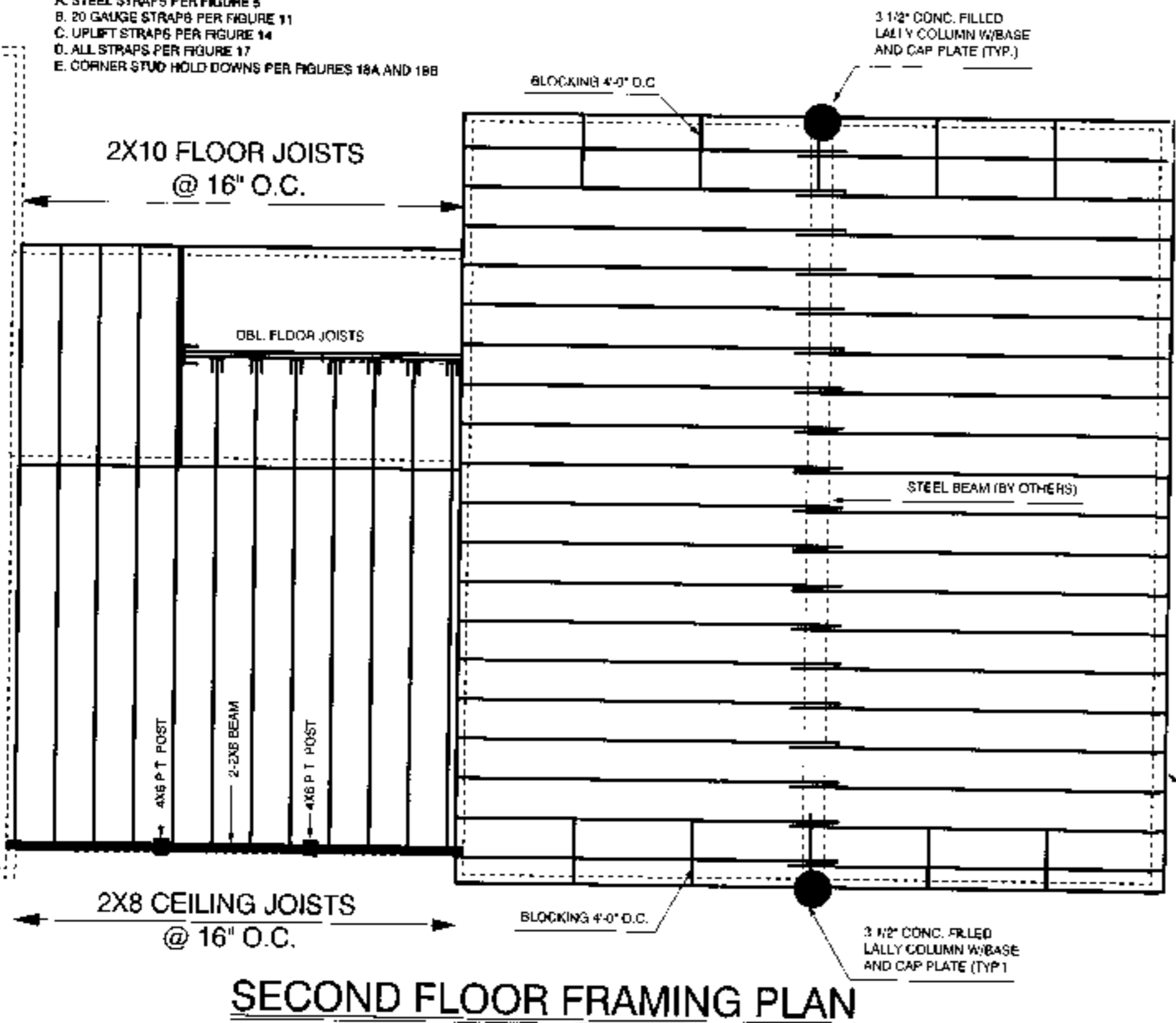
WALLS
LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 10'-0"
NON-LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 20'-0"
WALL SPACING TO BE 2X4 @ 16" O.C.
WALL AT GARAGE DOORS TO 2X6 @ 16" O.C.

EXTERIOR WALLS
WOOD STUDS: LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 9'-0"
NON-LOAD BEARING WALLS TO HAVE A MAXIMUM HEIGHT OF 9'-0"
WALL SPACING TO BE 2X4 @ 16" O.C.
WALL AT GARAGE DOORS TO 2X6 @ 16" O.C.
STUDS IN GABLE END WALLS: ADJACENT TO CATHEDRAL CEILINGS SHALL BE CONTINUOUS FROM THE CEILING DIAPHRAM OR TO THE ROOF DIAPHRAM. DOUBLE TOP PLATE. SPLICE LENGTH = 4 FT. MINIMUM WITH 14- 16d COMMON NAILS EACH SIDE OF SPLICE.
WALL OPENINGS: HEADERS TO BE 2X10 WITH 3- FULL HEIGHT STUDS (UNLESS NOTED). EXTERIOR WALL SHEATHING: SHEATHING TYPE TO BE 1/2" NAILED 4" O.C. EDGES: 12" O.C. IN FIELD. SHEATHING (FULL SHEETS) TO SPAN FROM RIM JOISTS TO RIM JOISTS OR FROM PLATE TO TOP PLATE.

ROOFS
ROOF OVERHANGS TO BE 1'-0" OR LESS.
HURRICANE TIES TO BE SIMPSON H2.5A.
RIDGE STRAP CONNECTION TO BE SIMPSON LSTA15
1/2" CDX PLYWOOD FASTENED WITH 8d COMMON NAILS @ 6" EDGE/8" FIELD.
GABLE END WALL RAKE W/LOOKOUT BLOCKS TO BE 8d COMMON NAILS @ 4" EDGE/4" FIELD.
BLOCKING TO BE PROVIDED IN FIRST TO RAFTERS/ ROOF TRUSSES @ 4'-0" O.C.

NOTE: THIS CHECKLIST SHALL BE MET IN ITS ENTIRETY. IF THE CHECKLIST IS MET IN ITS ENTIRETY THEN THE FOLLOWING METAL STRAPS AND HOLD DOWNS ARE NOT REQUIRED PER THE WFCM 110 MPH GUIDE:
A. STEEL STRAPS PER FIGURE 8
B. 20 GAUGE STRAPS PER FIGURE 11
C. UPLIFT STRAPS PER FIGURE 14
D. ALL STRAPS PER FIGURE 17
E. CORNER STUD HOLD DOWNS PER FIGURES 18A AND 18B

NOTE: REFER TO AMERICAN WOOD & PAPER ASSOC. PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE



SPB DESIGN LLC.

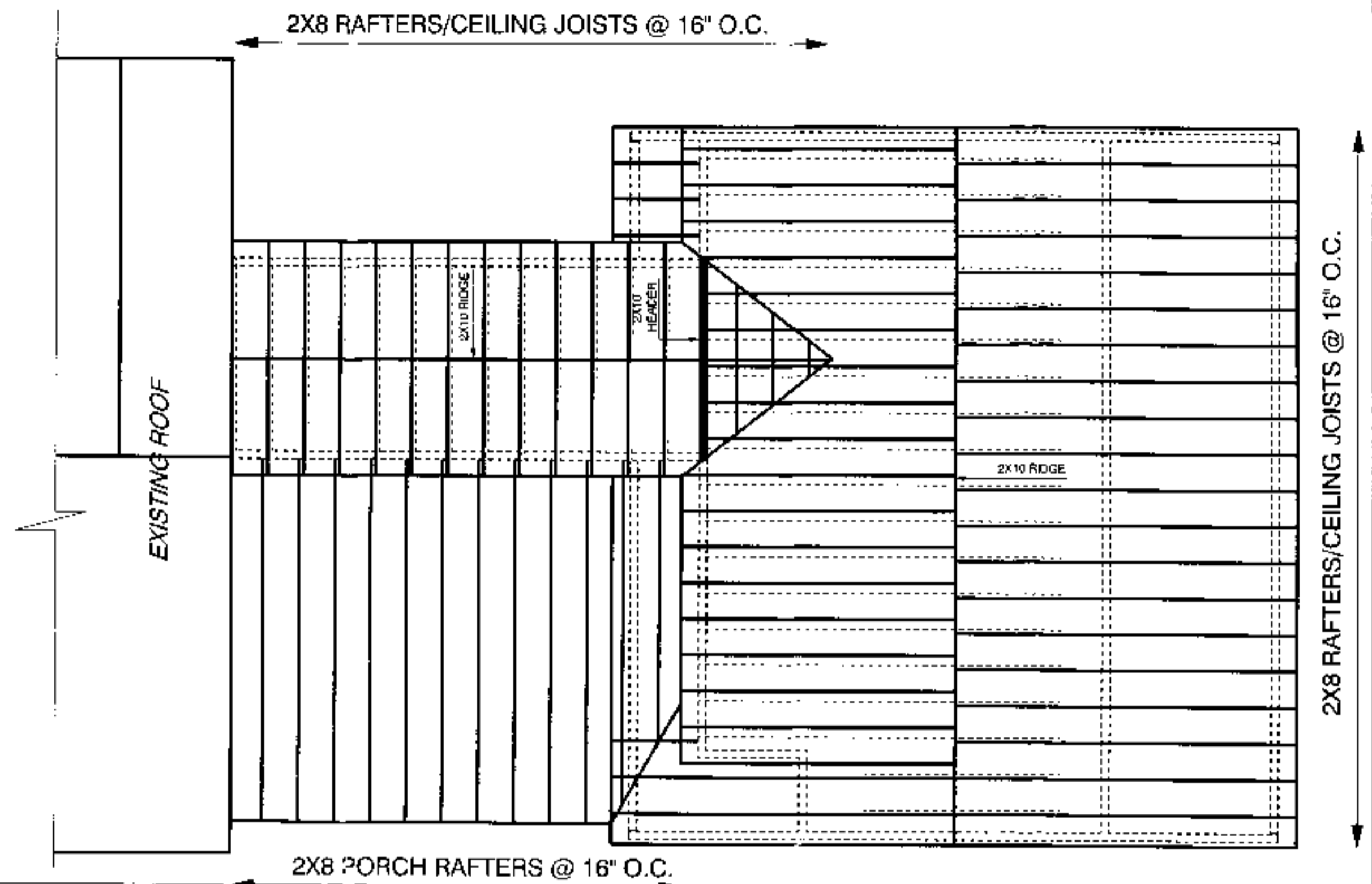
SPB DESIGN LLC.
RESIDENTIAL/COMMERCIAL DESIGN, DRAFTING & CONSULTING
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EAST FALMOUTH, MA.
(508)495-2881

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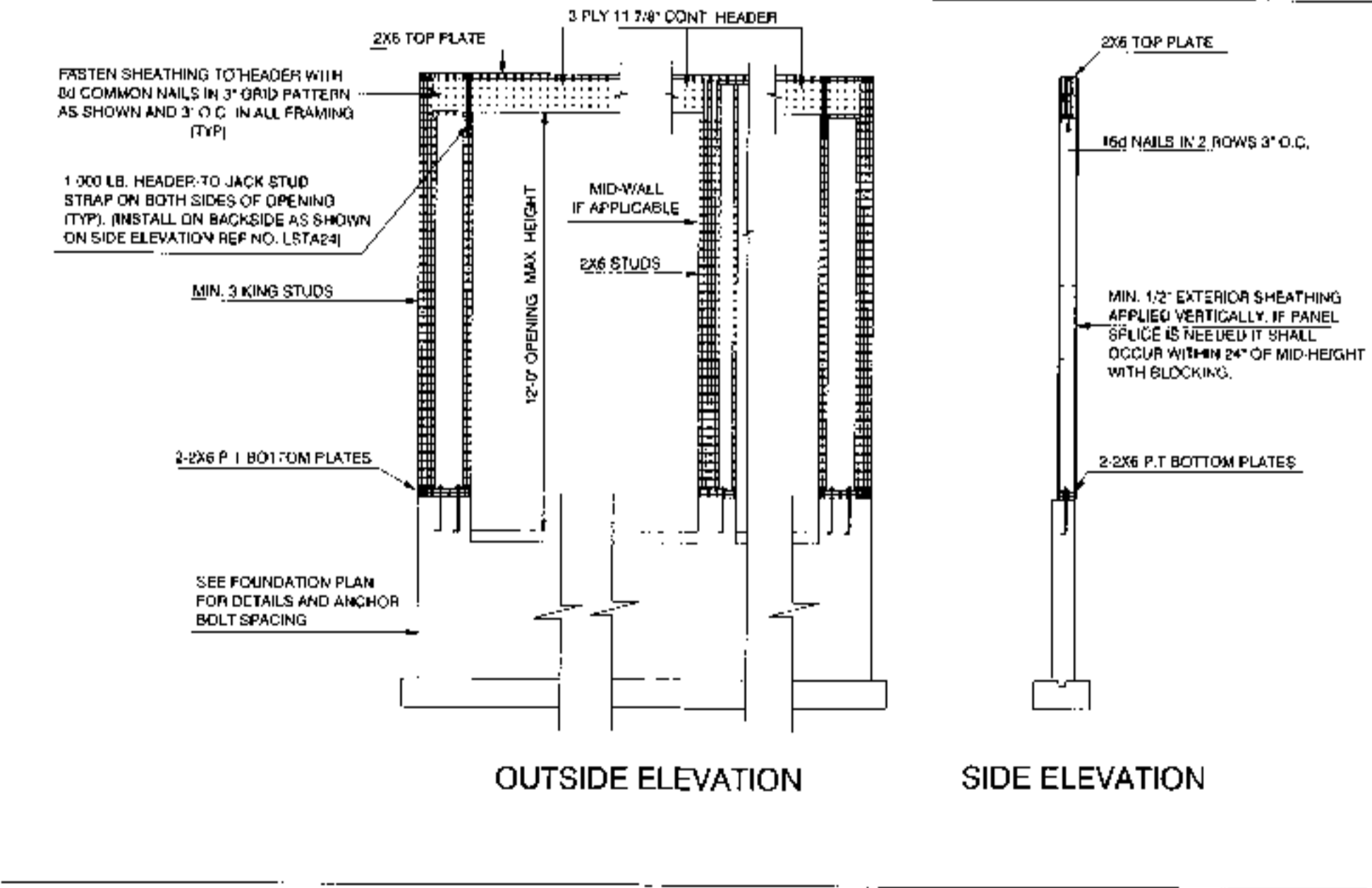
SCALE 3/4" = 1'-0"
DATE 10/22/09
DRAWN BY SPB
REVISIONS.
DRAWING NUMBER
A4

2X10 FLOOR JOISTS @ 16" O.C.

REFER TO GARAGE OPENING DETAIL



ROOF/CEILING FRAMING PLAN



110 MPH GARAGE DOOR DETAIL

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

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SCALE: 1/4" = 1'-0"
 DATE: 10/22/09
 DRAWN BY: SPB
 REVISIONS:
 DRAWING NUMBER

A5

BUILDING PERMIT

DEPT. FILE COPY

AMOUNT PAID

VALIDATION

APPLICANT Alexander Partridge DATE February 8, 2005 PERMIT NO. 05056

PERMIT NO. Addition/Alteration TYPE OF IMPROVEMENT ADDITION STORY 1 NUMBER OF DWELLING UNITS 1

AT LOCATION 57 Depot Road (NO.) 57 STREET DEPOT ZONING DISTRICT R40

BETWEEN Map 51.2 Parcel 44.1 Zone X Lot (GROSS STREET) AND 14020 sqft (GROSS STREET)

BUILDING IS TO BE 34x28 addition to existing building, septic upgrade BLOCK 14020 FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION TO TYPE USE OF OCCUPANCY BASEMENT WALLS OR FOUNDATION 14020

REMARKS 34x28 addition to existing building, septic upgrade

AREA OR VOLUME ESTIMATED COST \$ 30000 PERMIT FEE \$ 215.00

OWNER Alexander Partridge BUILDING DIV. Regina Lopez

APPROVED BY [Signature] DATE 3-30-07

APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

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APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

APPROVED BY [Signature] DATE 4-12-07

DEPARTMENTAL APPROVAL FOR CERTIFICATE OF OCCUPANCY AND COMPLIANCE
It is noted by each division indicated herein upon completion of its final inspection.

ISSUED - 031 ON 2005

INSPECTION DEPARTMENT

TRANSMITTAL FORM FOR THE FIRE DEPT.

Applicants name: Alexandra Partridge
Project Location: 57 Davenport Rd
Project Description: Addition rear
Approved for transmittal: Regina Depina Date: 11-16-04
Type of heat: Gas Fire dept. permit # SH-260-05
Remarks:

Approved by: MEM Date: 11-16-04

250-07
Aged 11/14/03



TOWN OF BOURNE

INSPECTOR'S DEPARTMENT
24 PERRY AVENUE
BUZZARDS BAY, MA 02532

APPLICATION FOR BUILDING PERMIT

DATE: 11-16-04 LOG# 04932 FEE \$ 213.⁰⁰

OWNERSHIP	
OWNER'S NAME:	ALEXANDER PRATRIDGE
MAILING ADDRESS:	PO Box 230 Cataumet, MA 02534
PHONE #:	508-294-5558

PROJECT LOCATION	
ADDRESS OF PROJECT:	57 Depot Rd. Cataumet
LOT #:	

ENGINEERING DEPARTMENT USE ONLY			
ASSESSOR'S INFORMATION-			
MAP	51.2	PARCEL	44.1 LOT A
ZONING INFORMATION:			
DISTRICT	R-40	WATER RES.	YES OVERLAY No
RECORDED	YES	TOWN SEWER	No FLOOD ZONE X
WETLANDS WITHIN 100'	No	ELEVATION -	
AREA	14,000 s.f.	FRONTAGE	78.83'

PROPOSED USE	
RESIDENTIAL	NON-RESIDENTIAL
TYPE OF IMPROVEMENT (Please Check)	
<input type="checkbox"/> Commercial Building	<input type="checkbox"/> Single Family
<input type="checkbox"/> Two or more family (___ # of units)	<input type="checkbox"/> Condominium
<input type="checkbox"/> Repair/Replacement	<input checked="" type="checkbox"/> Addition/Alteration
<input type="checkbox"/> Foundation Only	<input type="checkbox"/> Demolition (Interior/Exterior)
<input type="checkbox"/> Fence	<input type="checkbox"/> Shed
<input type="checkbox"/> Garage	<input type="checkbox"/> Sign
<input type="checkbox"/> Chimney/Fireplace	<input type="checkbox"/> Wood/Coal Stove
<input type="checkbox"/> Siding/Roofing	<input type="checkbox"/> Deck
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Pool
<input type="checkbox"/> Other _____	<input type="checkbox"/> Land Alteration (Bays, excavation, etc)

DESCRIPTION OF PROJECT

34'x28' ADDITION TO EXISTING BUILDING,
COMPLETE SEPTIC SYSTEM UPGRADE.

DIMENSIONS:	BUILDING CHARACTERISTICS			
	1 st FLOOR	2 nd FLOOR	3 rd FLOOR	OTHER
Length	<u>34'</u>	<u>34'</u>	---	---
Width	<u>28'</u>	<u>28'</u>	---	---
Efts or Additions	<u>8'x10'</u>	---	---	---
Total sq. ft. per floor	<u>1032</u>	<u>604</u>	---	---
Garage ___ x ___	Sq. Ft. of Garage		Total sq. ft. of bldg. <u>1636</u>	

NUMBER OF STORIES	<u>2</u>	NUMBER OF BEDROOMS	<u>3</u>
HEIGHT (to highest point)	<u>25'</u>	NUMBER OF BATHROOMS	<u>2</u>
% TOTAL LOT COVERAGE	<u>6.75</u>	NUMBER OF KITCHENS	<u>1</u>

HEAT
GAS <u>X</u> OIL ___ ELECTRIC ___ OTHER ___

COMMERCIAL USE			
NO OF PARKING SPACES	___	NO HANDICAPPED SPACES	___
TYPE OF CONSTRUCTION	___	SPRINKLER SYSTEM YES/NO	___
USE GROUP	___	ELEVATOR YES/NO	___

SETBACK DISTANCE			
<u>48</u>	FT. FROM FRONT	<u>96</u>	FT. FROM REAR
<u>15</u>	FT. FROM LEFT	<u>33</u>	FT. FROM RIGHT

	COST	
COST OF CONSTRUCTION:	\$ 100,000	
ELECTRICAL:	\$ 2,000	
PLUMBING:	\$ 3,000	
HEATING:	\$ 5,000	
OTHER:		
TOTAL VALUE OF CONSTRUCTION:	\$ 110,000	
ASSESSED VALUE OF BUILDING:	\$ 36,000	
TAX STATUS:		
CHECKED BY: _____	DATE: _____	

STRUCTURE SUBJECT TO CONSTRUCTION CONTROL

ENGINEER / ARCHITECT: _____

CONTRACTOR: _____

APPLICANT SIGNATURE

OWNER: Colin M. Patton

MAILING ADDRESS: PO BOX 230 CATHAMET, MA, 02534

TELEPHONE NO: 508-294-5558

CONTRACTOR: _____

MAILING ADDRESS: _____

TELEPHONE NO: _____

CONTRACTOR'S LICENSE NO: _____ REMODELER'S REG NO: _____

SITE PLAN: _____ SPECIAL PERMIT: _____ VARIANCE: _____

SEWER DEPARTMENT: _____

BOARD OF HEALTH

Colin M. Patton 2/1/05

CONSERVATION COMMISSION

REMARKS:

APPROVED BY INSPECTOR OF BUILDINGS _____ DATE 2/1/05

	COST
COST OF CONSTRUCTION:	\$ 100,000
ELECTRICAL:	\$ 2,000
PLUMBING:	\$ 3,000
HEATING:	\$ 5,000
OTHER:	
TOTAL VALUE OF CONSTRUCTION:	\$ 100,000
ASSESSED VALUE OF BUILDING:	\$ 36,000
TAX STATUS:	
CHECKED BY: _____	DATE: _____

STRUCTURE SUBJECT TO CONSTRUCTION CONTROL

ENGINEER / ARCHITECT: _____

CONTRACTOR: _____

APPLICANT SIGNATURE

OWNER: Al M. Vartan

MAILING ADDRESS: PO BOX 230 CATAMMET, MA, 02534

TELEPHONE NO: 508-294-5558

CONTRACTOR: _____

MAILING ADDRESS: _____

TELEPHONE NO: _____

CONTRACTOR'S LICENSE NO: _____ REMODELER'S REG NO: _____

SITE PLAN: _____ SPECIAL PERMIT: _____ VARIANCE: _____

SEWER DEPARTMENT: _____

BOARD OF HEALTH

Ok - septic permit # 050-01

CAC 2/7/05

CONSERVATION COMMISSION

REMARKS: _____

APPROVED BY INSPECTOR OF BUILDINGS George Depina DATE 2/7/05

Permit Number _____

Checked By/Date _____

MECcheck Compliance Report Massachusetts Energy Code

MECcheck Software Version 3.3 Release 1c

Data filename: C:\Program Files\Check\MECcheck\Partridge.cck

CITY: Bourne

STATE: Massachusetts

ZIP: 0297

CONSTRUCTION TYPE: 1 or 2 Family, Detached

HEATING SYSTEM TYPE: Other (Non-Electric Resistance)

DATE: 10/18/04

DATE OF PLANS: 10/13/04

PROJECT INFORMATION:

Partridge Residence

57 Depot Rd.

Cattusset, Ma.

COMPLIANCE: Passes

Maximum UA = 365

Your Home = 345

5.5% Better Than Code

	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	1032	30.0	0.0		36
Wall 1: Wood Frame, 16" o.c.	1812	13.0	0.0		122
Window 1: Vinyl Frame, Double Pane with Low-E	170			0.350	59
Door 1: Solid	59			0.250	15
Floor 2: Glass	100			0.330	33
Floor 1: All-Wood Joist/Truss, Over Unconditioned Space	1697	19.0	0.0		80
furnace 1: Forced Hot Air, 85 AFUE					

COMPLIANCE STATEMENT: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the Massachusetts Energy Code requirements in MECcheck Version 3.3 Release 1c and to comply with the mandatory requirements listed in the MECcheck Inspection Checklist.

The heating load for this building, and the cooling load if appropriate, has been determined using the applicable Standard Design Conditions found in the Code. The HVAC equipment selected to heat or cool the building shall be no greater than 125% of the design load as specified in Sections 700CMR 13.10 and 14.4.

Builder/Designer _____

Date _____

MECcheck Inspection Checklist

Massachusetts Energy Code

MECcheck Software Version 3.3 Release 1c

DATE: 10/18/04

Bldg.
Dept.
Use

Ceilings:

1. Ceiling 1: Flat Ceiling or Scissor Truss, R-39.0 cavity insulation

Comments: _____

Above-Grade Walls:

1. Wall 1: Wood Frame, 16" o.c., R-13.0 cavity insulation

Comments: _____

Windows:

1. Window 1: Vinyl Frame, Double Pane with Low-E, U-factor: 0.350

For windows without labeled U-factors, describe features:

Panes _____ Frame Type _____ Thermal Break? Yes No

Comments: _____

Doors:

1. Door 1: Solid, U-factor: 0.250

Comments: _____

2. Door 2: Glass, U-factor: 0.330

Panes _____ Frame Type _____ Thermal Break? Yes No

Comments: _____

Floors:

1. Floor 1: All-Wood Joist/Truss, Over Unconditioned Space, R-19.0 cavity insulation

Comments: _____

Heating and Cooling Equipment:

1. Furnace 1: Forced Hot Air, 85 AFUE or higher

Make and Model Number _____

Air Leakage:

Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage must be sealed.

When installed in the building envelope, recessed lighting fixtures shall meet one of the following requirements:

1. Type IC rated, manufactured with no penetrations between the inside of the recessed fixture and ceiling cavity and sealed or gasketed to prevent air leakage into the unconditioned space.
2. Type IC rated, in accordance with Standard ASTM E 283, with no more than 2.0 cfm (0.944 L/s) air movement from the conditioned space to the ceiling cavity. The lighting fixture shall have been tested at 75 PA or 1.57 lbs/ft² pressure difference and shall be labeled.

Vapor Retarder:

Required on the warm-in-winter side of all non-vented framed ceilings, walls, and floors

Materials Identification:

- | | | Materials and equipment must be identified so that compliance can be determined.
- | | | Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment must be provided.
- | | | Insulation R-values, glazing U-factors, and heating equipment efficiency must be clearly marked on the building plans or specifications.

Duct Insulation:

- | | | Ducts shall be insulated per Table J4.4.7.1.

Duct Construction:

- | | | All accessible joints, seams, and connections of supply and return ductwork located outside conditioned space, including stud bays or joist cavities/spaces used to transport air, shall be sealed using mastic and fibrous backing tape installed according to the manufacturer's installation instructions. Mesh tape may be omitted where gaps are less than 1/8 inch. Duct tape is not permitted.
- | | | The HVAC system must provide a means for balancing air and water systems.

Temperature Controls:

- | | | Thermostats are required for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor shall be provided.

Heating and Cooling Equipment Sizing:

- | | | Rated output capacity of the heating/cooling system is not greater than 125% of the design load as specified in Sections 780CMR 1310 and 14.4.

Circulating Hot Water Systems:

- | | | Insulate circulating hot water pipes to the levels in Table 1.

Swimming Pools:

- | | | All heated swimming pools must have an on/off heater switch and require a cover unless over 20% of the heating energy is from non-depletable sources. Pool pumps require a time clock.

Heating and Cooling Piping Insulation:

- | | | HVAC piping conveying fluids above 120 °F or chilled fluids below 55 °F must be insulated to the levels in Table 2.

Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes.

Heated Water Temperature (°F)	Insulation Thickness in Inches by Pipe Sizes			
	Non-Circulating	Circulating Runouts	Circulating Mains and Runouts	
	Up to 1"	Up to 1.25"	1.5" to 2.0"	Over 2"
170-180	0.5	1.0	1.5	2.0
140-160	0.5	0.5	1.0	1.5
100-130	0.5	0.5	0.5	1.0

Table 2: Minimum Insulation Thickness for HVAC Pipes.

Piping System Types	Fluid Temp. Range (°F)	Insulation Thickness in Inches by Pipe Sizes			
		2" Runouts	1" and Less	1.25" to 2"	2.5" to 4"
Heating Systems					
Low Pressure/Temperature	201-250	1.0	1.5	1.5	2.0
Low Temperature	120-200	0.5	1.0	1.0	1.5
Steam Condensate (for food water)	Any	1.0	1.0	1.5	2.0
Cooling Systems					
Chilled Water, Refrigerant, and Brine	40-55 Below 40	0.5 1.0	0.5 1.0	0.75 1.5	1.0 1.5

NOTES TO FIELD (Building Department Use Only)

BUILDING PERMIT

JOB WEATHER CARD

February 8, 2008

PERMIT NO. 05056

APPLICANT Alexander Construction ADDRESS 531 STREET 12 DISTRICT 060

PERMIT TO Addition/Alteration TYPE OF IMPROVEMENT ADD PROJECT USE RESIDENTIAL NUMBER OF DWELLING UNITS 1

ALL LOCATIONS 531 Street DISTRICT 060
 BETWEEN 12 AND 14 CROSS STREET 12

SUBDIVISION Map 51.1 Parcel 44.1 Zone 1 LOT 1 BLOCK 1 LOT SIZE 13,200 sq. ft.

BUILDING IS TO BE 1 FT WIDE BY 10 FT LONG BY 10 FT IN HEIGHT AND SHALL COMPLETE IN CONSTRUCTION

TO TYPE 1 1/2 STORY BASEMENT WALLS 0 FOUNDATION 0

REMARKS Small addition to existing building, septic upgrade

AREA OF VOLUME 13,200 sq. ft. ESTIMATE PRICE \$ 25000 PERMIT FEE \$ 217.00

OWNER Alexander Construction BUILDING OFFICE 531

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY CURB, ALLEY OR SIDEWALK OR ANY LAKE, STREAM, ETC. TEMPORARILY OR PERMANENTLY, ENJOIN THE RIGHTS OF PUBLIC PROPERTY, OR UNLAWFULLY EXERCISE UNDER THE BUILDING CODE, OR AS AUTHORIZED BY THE JURISDICTION, STATE OF ALTA, GRADES AS WELL AS WIDTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE OBLIGATION OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

- | | | |
|---|--|---|
| <p>WORK MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> 1. FOUNDATIONS TO BE FINISHED PRIOR TO COVERING WITH FINAL MEMBERS (READY FOR FINISH OR FINISH COORDINATE). 2. FINAL INSPECTION BEFORE OCCUPANCY. | <p>APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD MUST BE POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.</p> | <p>WHERE APPLICABLE, SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS.</p> |
|---|--|---|

POST THIS CARD SO IT IS VISIBLE FROM STREET

MUNICIPAL INSPECTION APPROVALS	PLUMBING INSPECTION APPROVALS	ELECTRICAL INSPECTION APPROVALS
<i>[Signature]</i>		ROUGH OK 7-14-07 <i>[Signature]</i>
<i>[Signature]</i>	Final by P 7/4/07 <i>[Signature]</i>	FINAL 3-30-07 <i>[Signature]</i>
FINAL by P 4-10-07		
OTHER		

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.

REVISIONS INDICATED ON THIS CARD CAN BE APPROVED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.

FORM NO. 100-PP-2000

ZONE: R-40

MAP: 51.2 PARCEL: 44.1

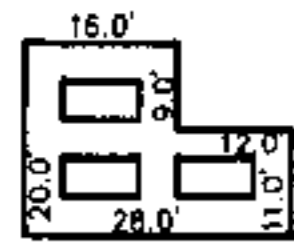
FLOOD ZONE: X

Panel No. 255210 0011 E (8/9/99)

PLAN REFERENCE: BOOK 310 PAGE 90

BENCHMARK DATUM: ASSUMED

LEACHING AREA



BOTTOM AREA: 452 SF
PERIMETER: 86'
DESIGN AREA: 644 SF
CAPACITY: 478.5 GAL/DAY

DEPOT (40' WIDE) ROAD

PARCEL 45

LOT A
14,080 sq. ft.

LOT B

LOT 1

LOT 2

"SITE & SEPTIC DESIGN PLAN"

FOR

ALEXANDER PARTRIDGE
57 DEPOT ROAD

BOURNE, MASS.

Scale: 1"=20' Date: 9/08/04

Warwick & Associates Inc.

63 County Road Box 801
North Falmouth, Mass 02556
(508) 563 - 7777

DWG: PARTZSEP REV:

"PLAN REVISIONS"

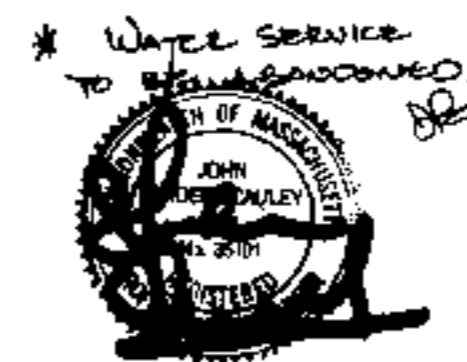
NO.	DATE	DESCRIPTION	BY

DRAWN BY: GSE	DATE: 8/08/04
CHECKED BY:	DRW NAME: PARTZSEP
DISC: PARTRIDGE	PROJ. NAME: PARTIRG
	SHEET 1 OF 3



Gary B. Labrie

GRAPHIC SCALE





SPB DESIGN
 RESIDENTIAL DESIGN, CONSULTING & DRAFTING
 P.O. BOX 981
 POCASSET, MA.
 (508) 564-4448

PROPOSED ADDITION/RENOVATIONS
 PARTRIDGE RESIDENCE
 57 DEPOT RD.
 CATAUMET, MA.

PLAN DATE: 10/15/04

DRAWN BY: SPB/JMB

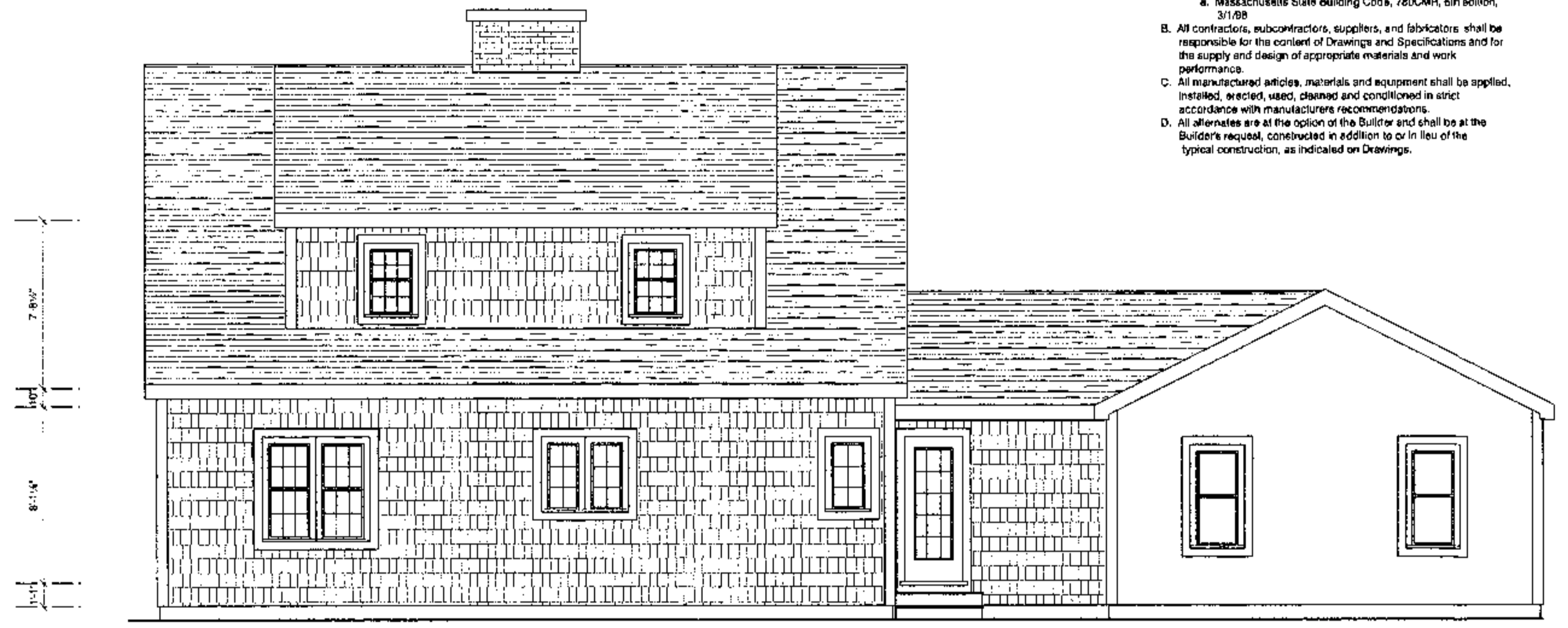
REVISIONS:

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

UNLESS NOTED

A1

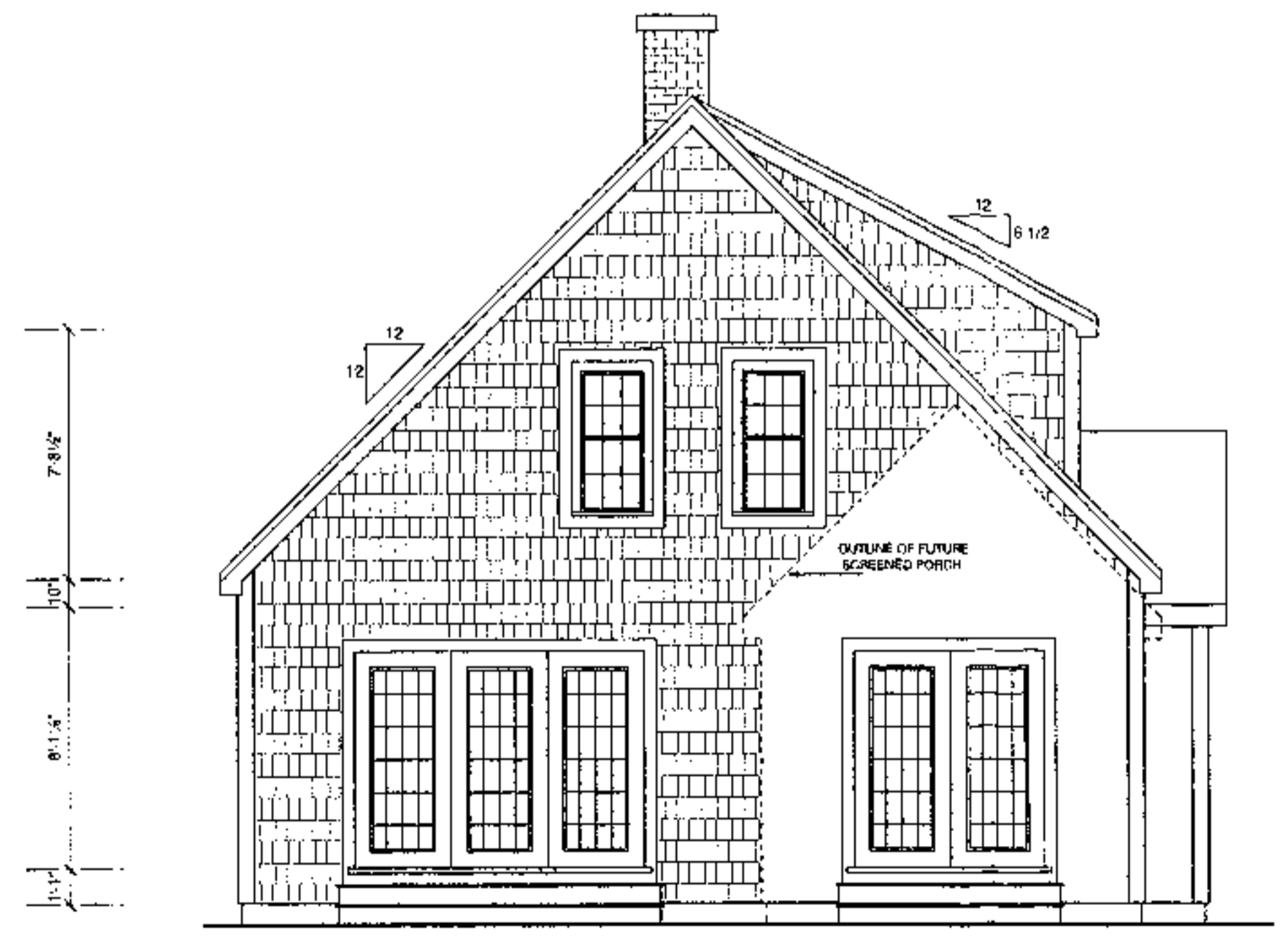
- GENERAL NOTES:
- A. 1. Before final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Designer shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.
 2. Upon written receipt of approval from the governing official, approved final Drawings and Specifications shall be submitted to the Builder by the Designer.
 3. If code discrepancies are discovered during the construction process, Designer shall be notified and allowed ample time to remedy said discrepancies.
 4. All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction. Following is a partial list of applicable codes in force:
 - a. Massachusetts State Building Code, 780CMR, 6th edition, 3/1/98
 - B. All contractors, subcontractors, suppliers, and fabricators shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.
 - C. All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers recommendations.
 - D. All alternates are at the option of the Builder and shall be at the Builder's request, considered in addition to or in lieu of the typical construction, as indicated on Drawings.



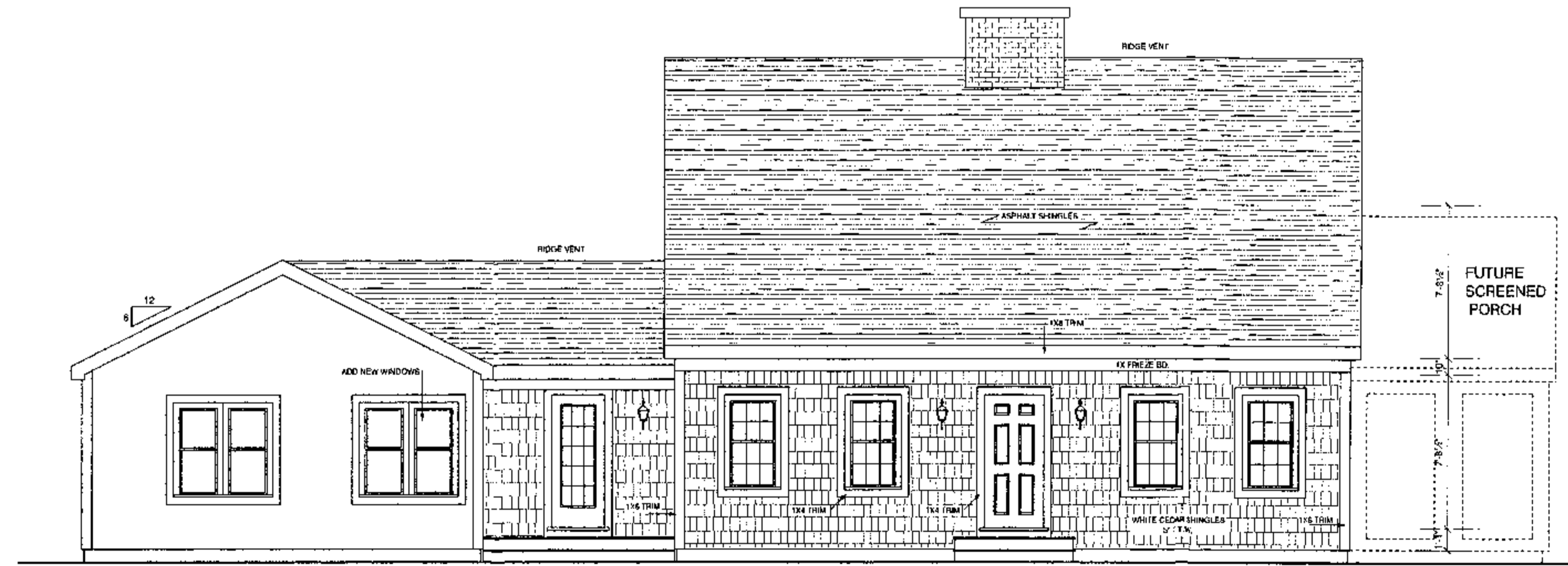
PROPOSED LEFT ELEVATION



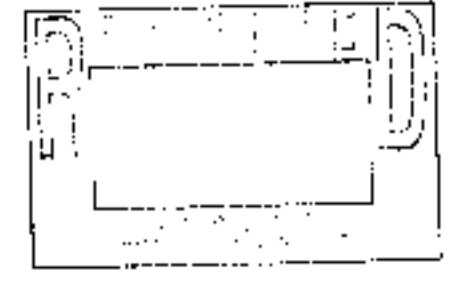
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION



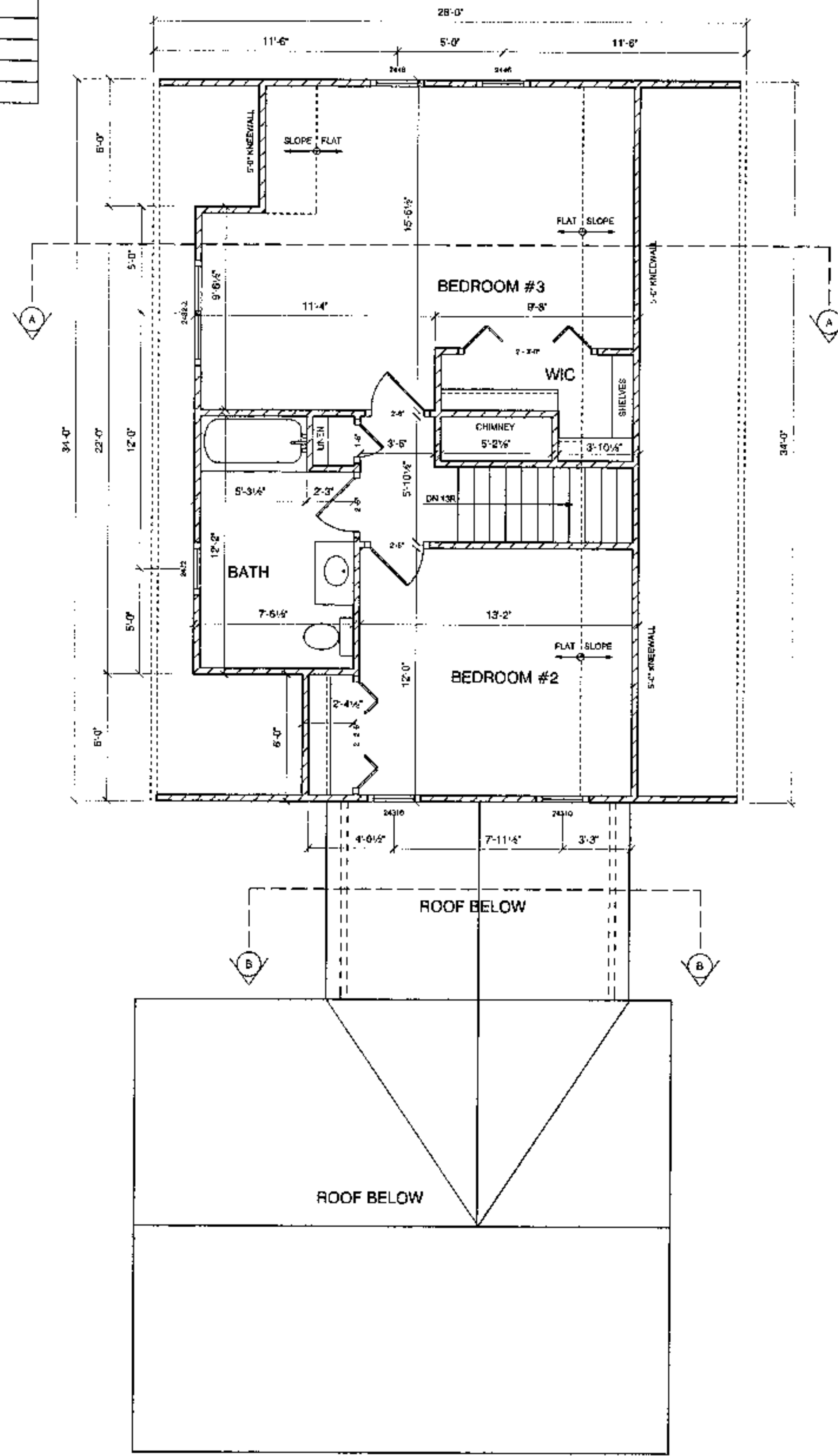
ANDERSEN WINDOWS

DOOR & WINDOW SCHEDULE				
QUANTITY	MARK	OPENING (ROUGH)	MANF. NO.	COMMENTS
7	A	2'-6 1/8" X 6'-0 1/2"	2446	DH W/GRILLES
1	B	4'-11 1/8" X 4'-9 1/4"	2446-2	MULLED W/GRILLES
1	C	4'-0 1/2" X 9'-5 3/8"	C236	CASEMENT W/GRILLES
1	D	2'-0 5/8" X 9'-3 3/8"	C136	CASEMENT W/GRILLES
1	E	4'-11 1/8" X 9'-5 1/4"	2422-2	MULLED W/GRILLES
1	F	2'-6 1/8" X 5'-5 1/4"	2432	DH W/GRILLES
2	G	2'-8 1/8" X 4'-1 1/4"	2433	DH W/GRILLES
1	1	3'-2 1/2" X 8'-0 1/2"	3006	STEEL ENTRY
1	2	6'-0" X 8'-10 1/2" 3'-0" X 8'-10 1/2"	FW508R/PWS 33MS	SLIDEP
1	3	6'-0" X 6'-10 1/2"	FW508B	SLIDEP
2	4	2'-13 1/2" X 6'-10 1/2"	2866	B LITE

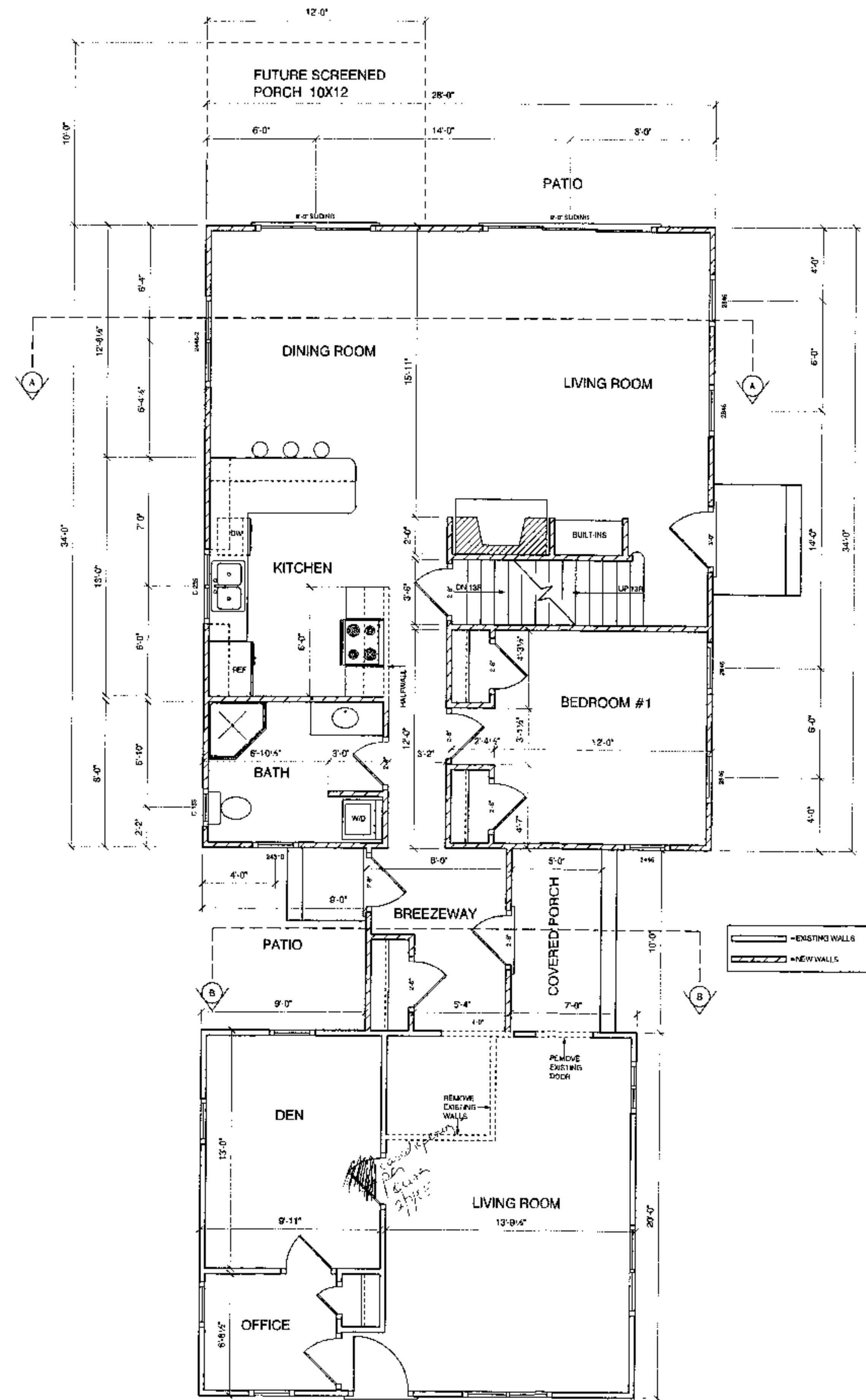
3

2813

B. MSB M. S. T



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



SPB Design
RESIDENTIAL DESIGN, CONSULTING & DRAFTING
P.O. BOX 981
POCASSET, MA.
(508) 564-4448

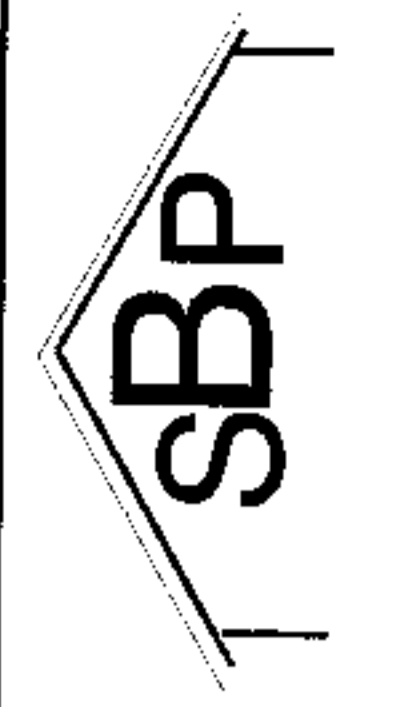
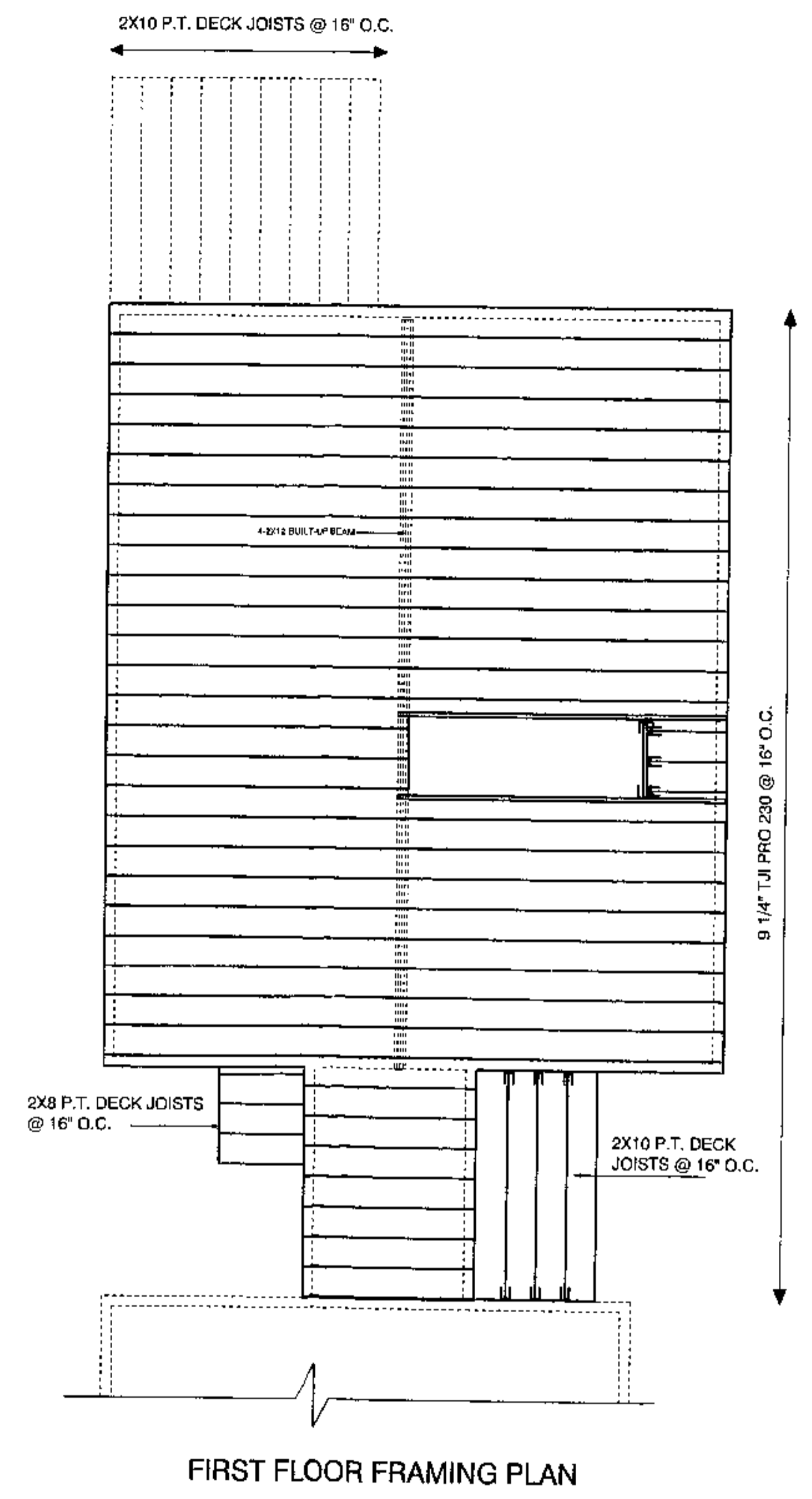
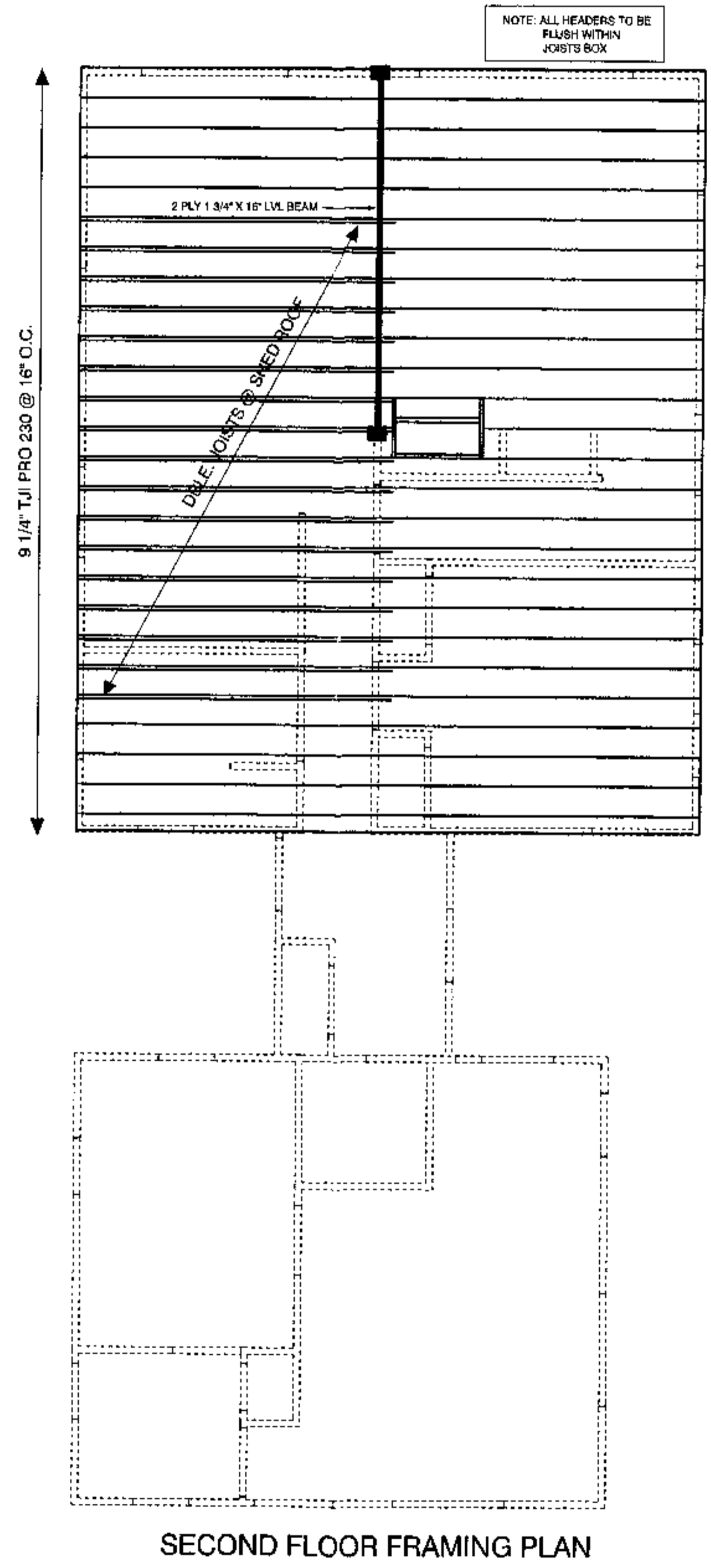
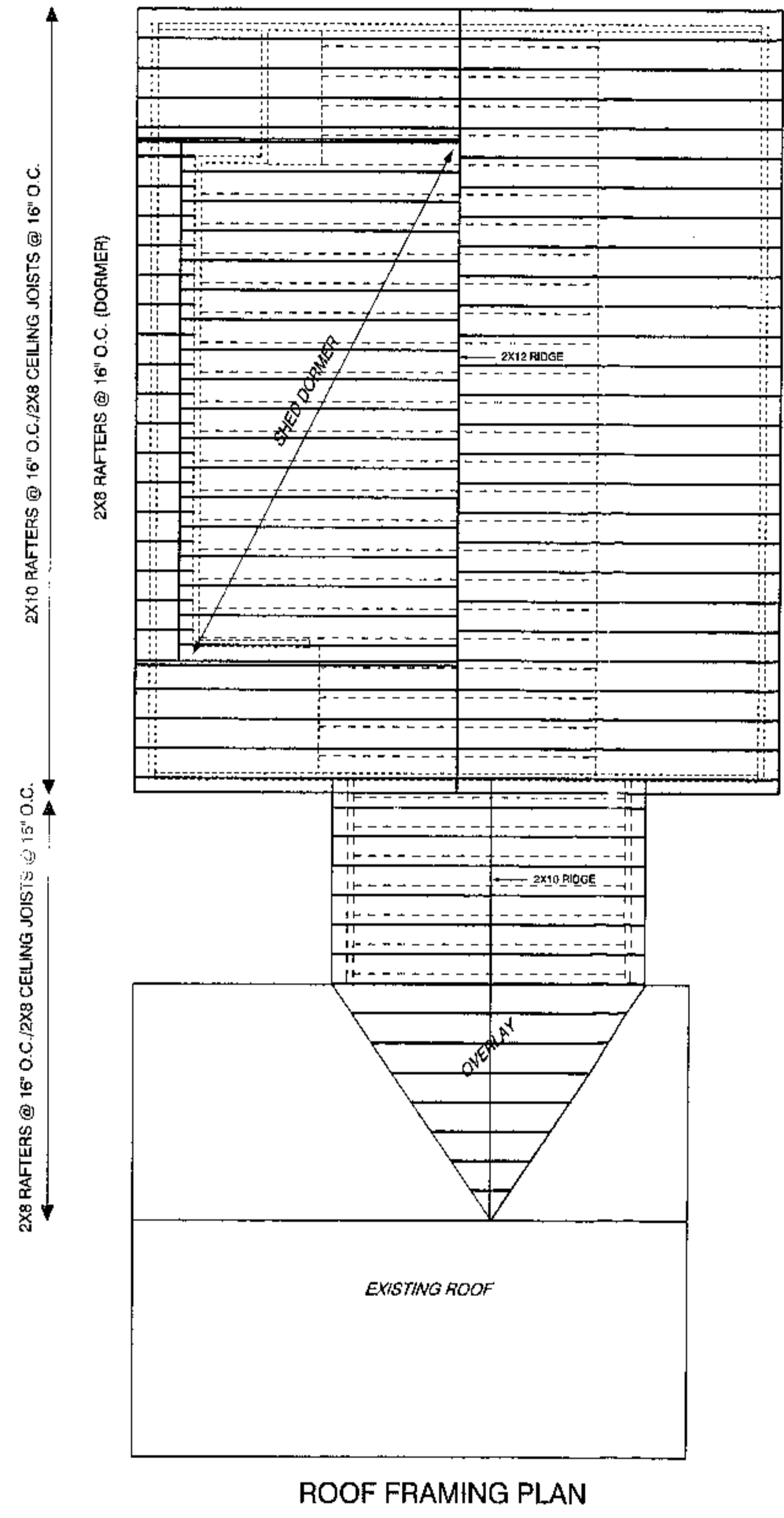
PROPOSED ADDITION/RENOVATIONS
PARTRIDGE RESIDENCE
57 DEPOT RD.
CATAUMET, MA.

PLAN DATE: 10/15/04

DRAWN BY: SPB/JMB

REVISIONS:

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



SPB DESIGN
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 POCASSET, MA.
 (508)564-4448

PROPOSED ADDITION/RENOVATIONS
 PARTRIDGE RESIDENCE
 57 DEPOT RD.
 CATAUMET, MA.

PLAN DATE: 10/15/04

DRAWN BY: SPB/JMB

REVISIONS:

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



SBP Design
 RESIDENTIAL DESIGN, CONSULTING & DRAFTING
 P.O. BOX 981
 POCASSET, MA.
 (508) 564-4448

PROPOSED ADDITION/RENOVATIONS

PARTRIDGE RESIDENCE

57 DEPOT RD.
CATAUMET, MA.

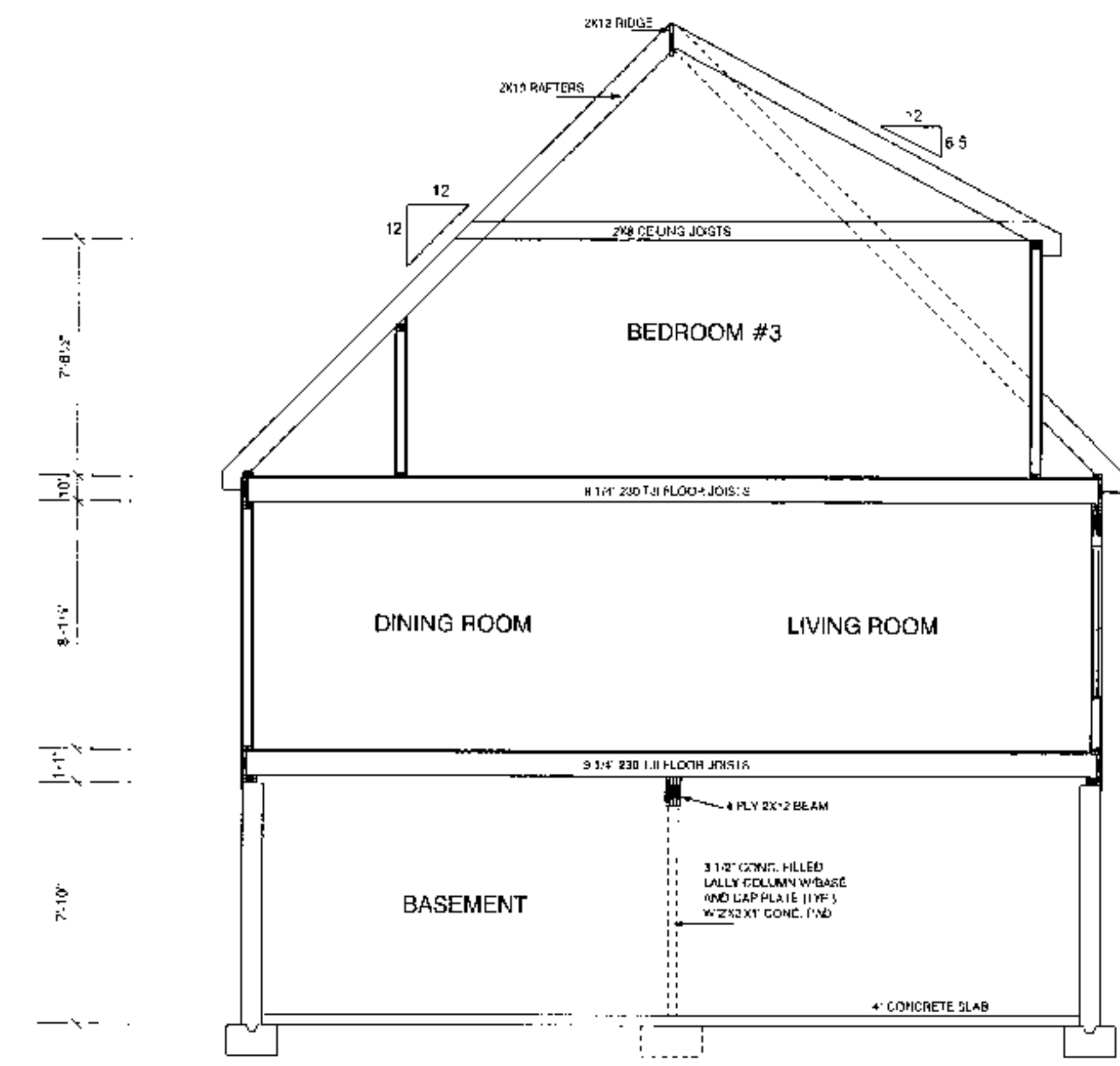
PLAN DATE: 10/15/04

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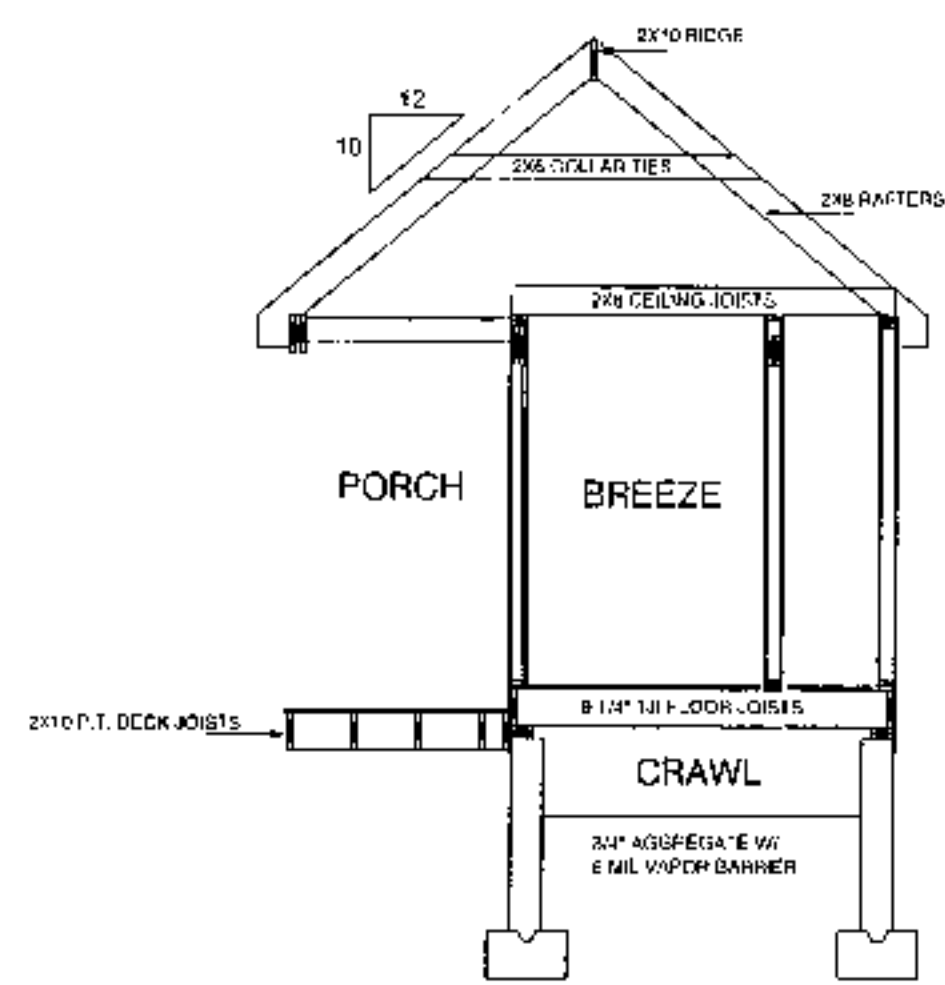
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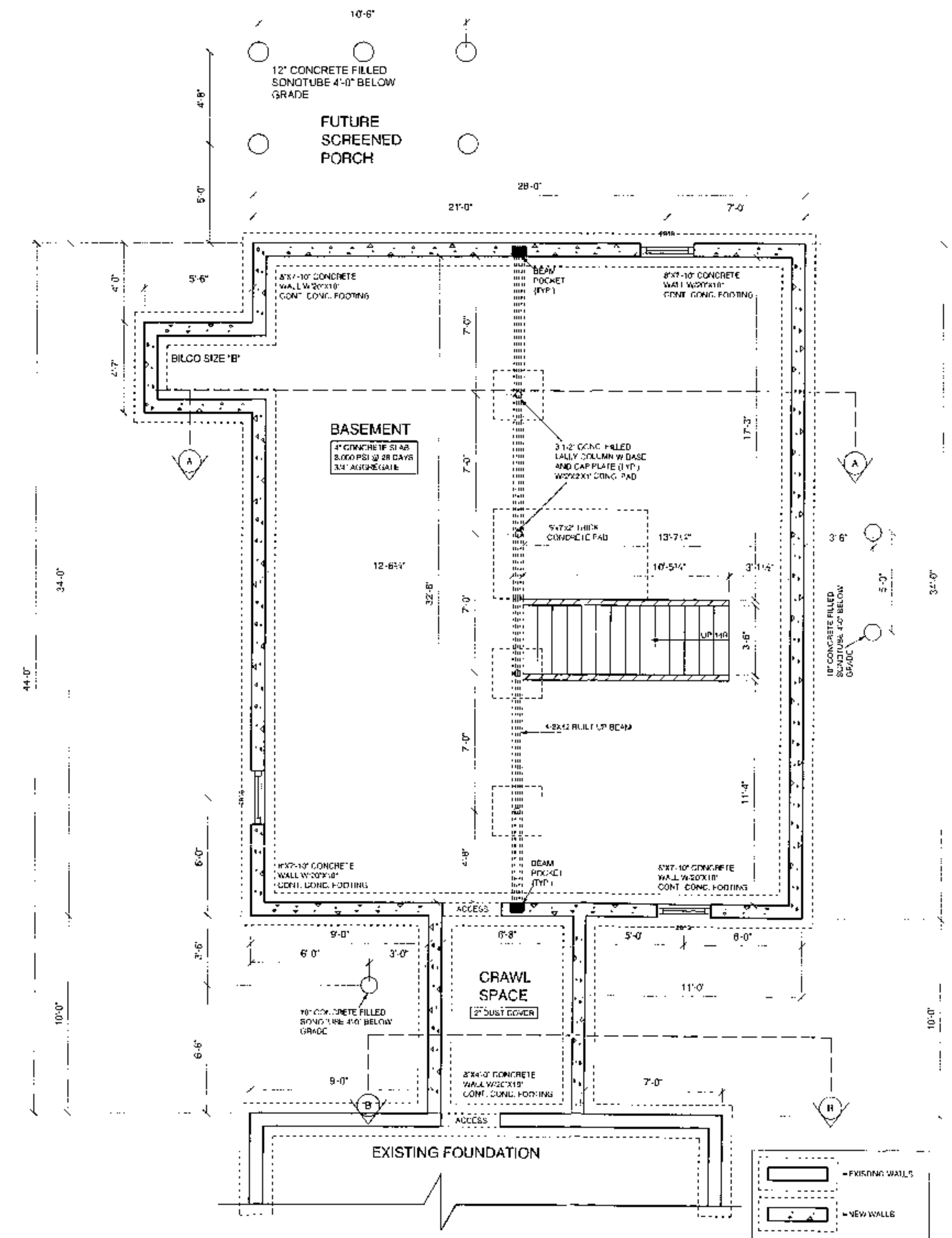
A3



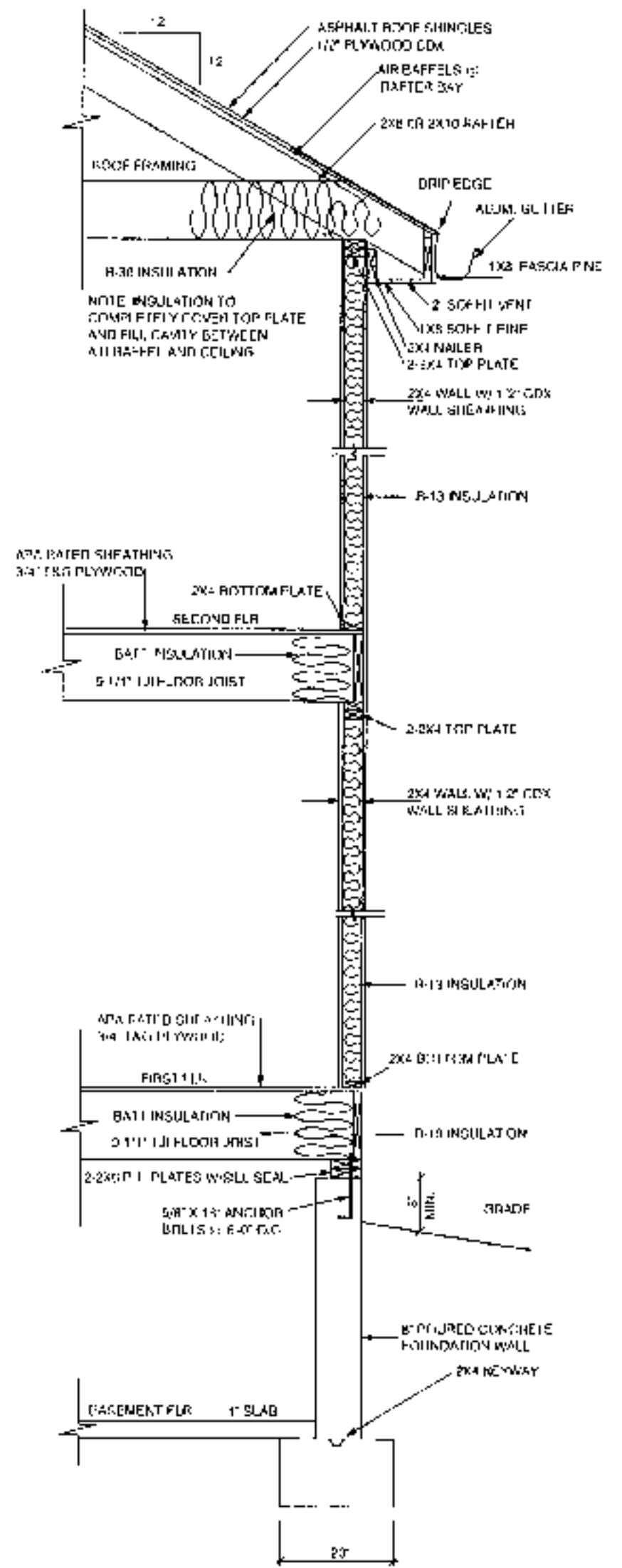
SECTION A



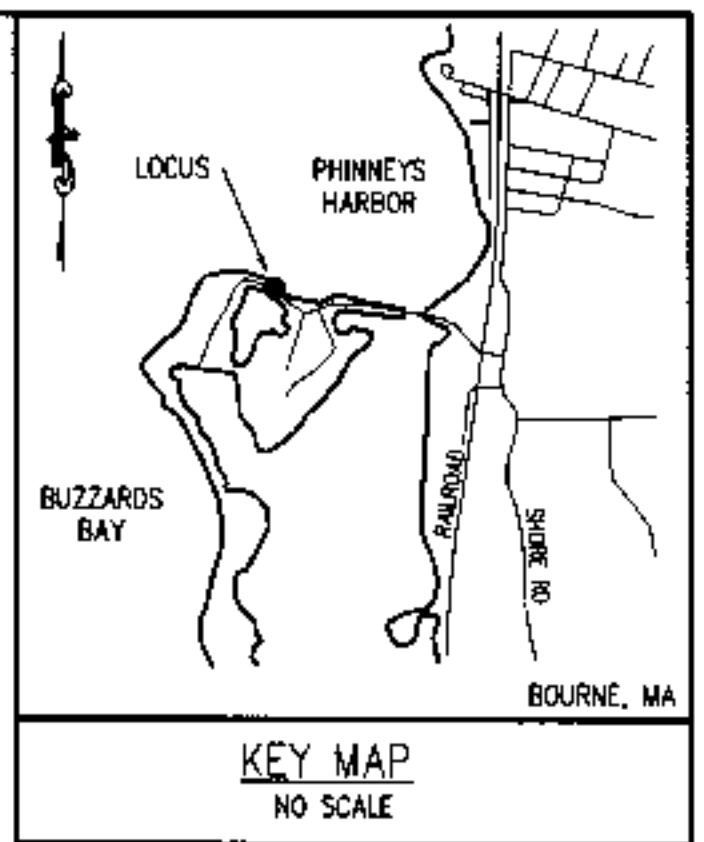
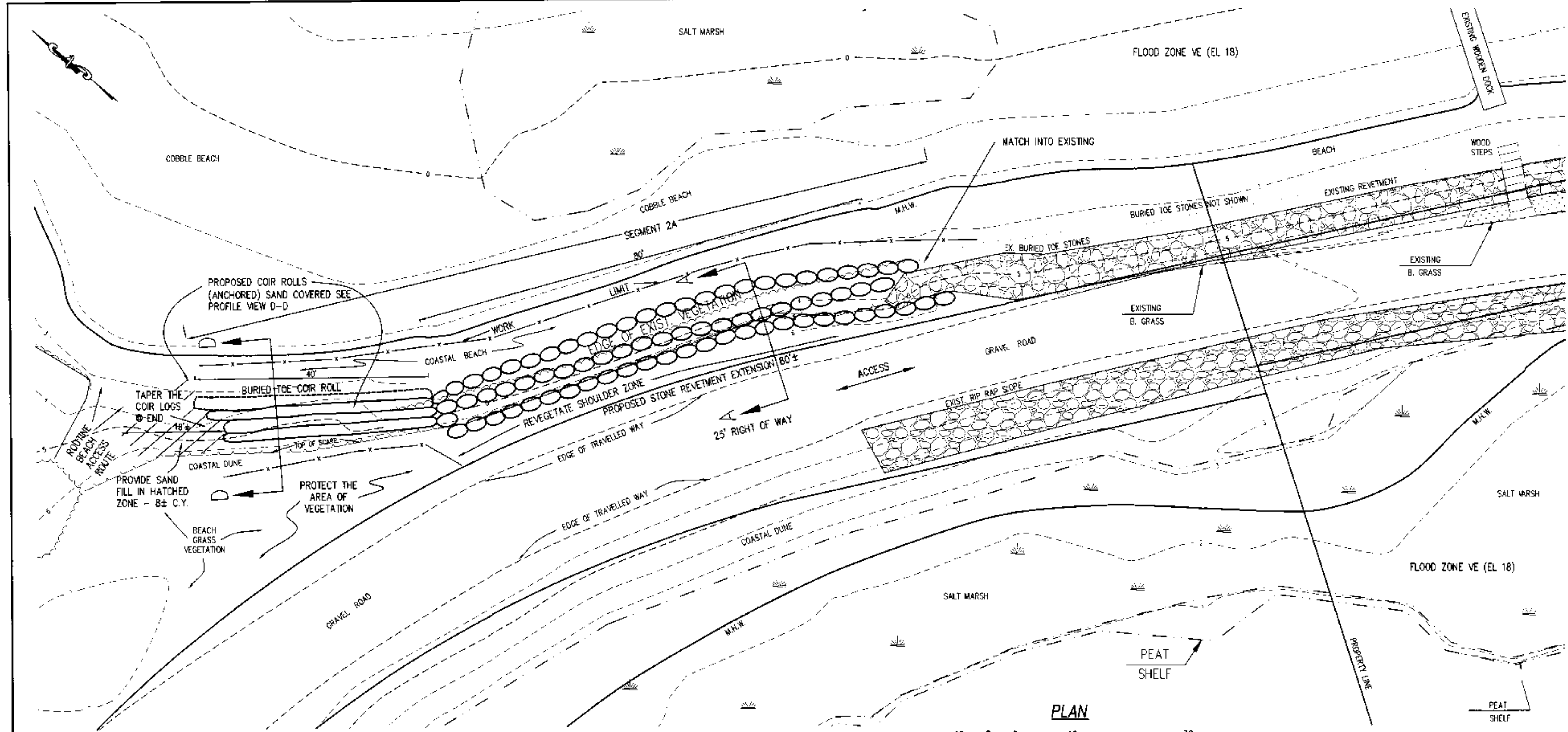
SECTION B



FOUNDATION PLAN

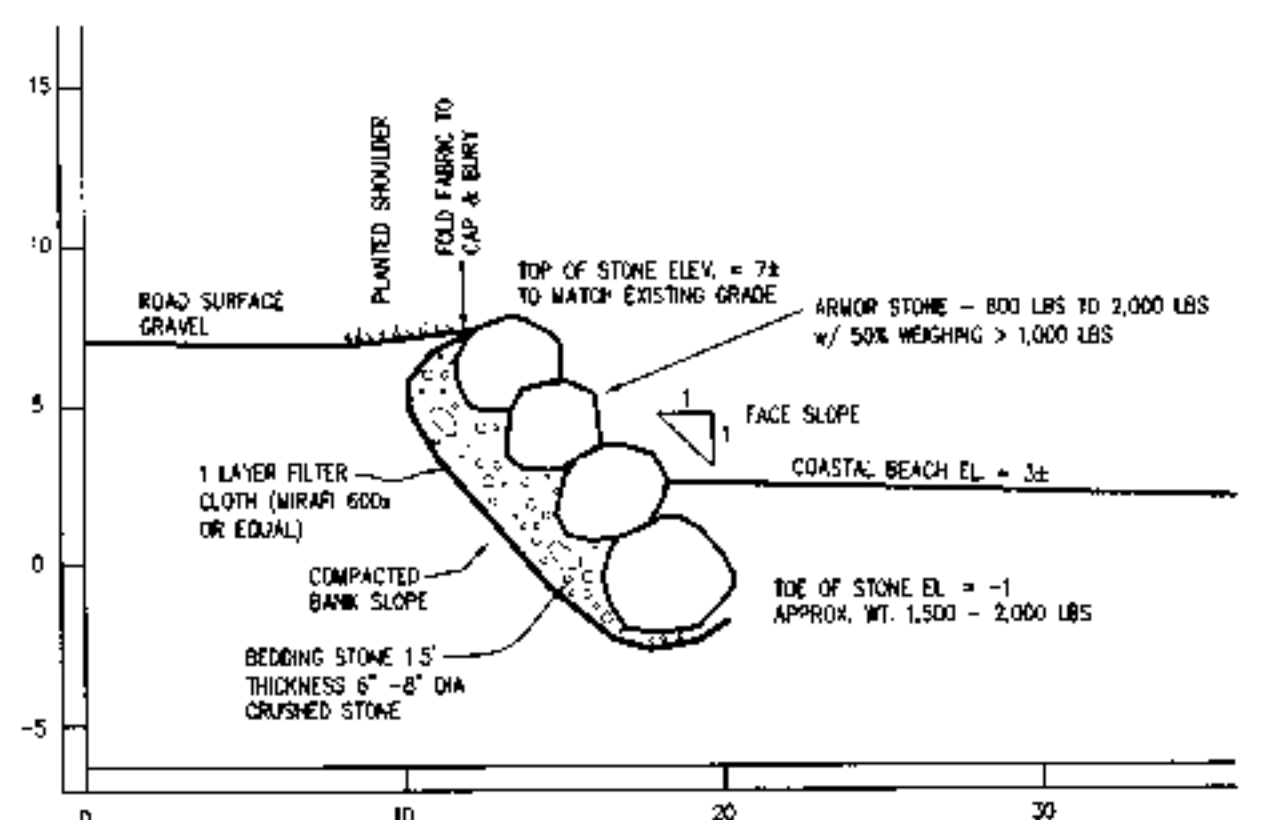


TYPICAL SECTION
NTS

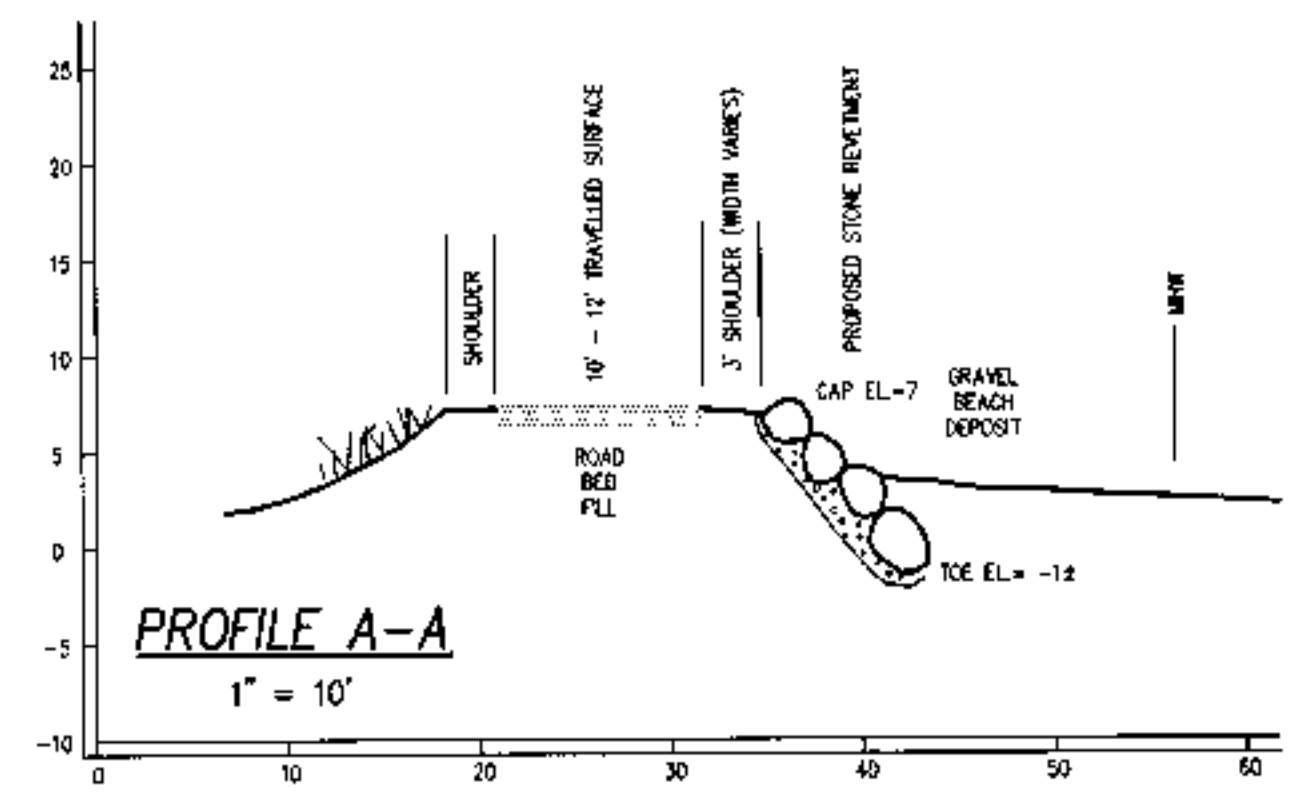


REVETMENT CONSTRUCTION NOTES

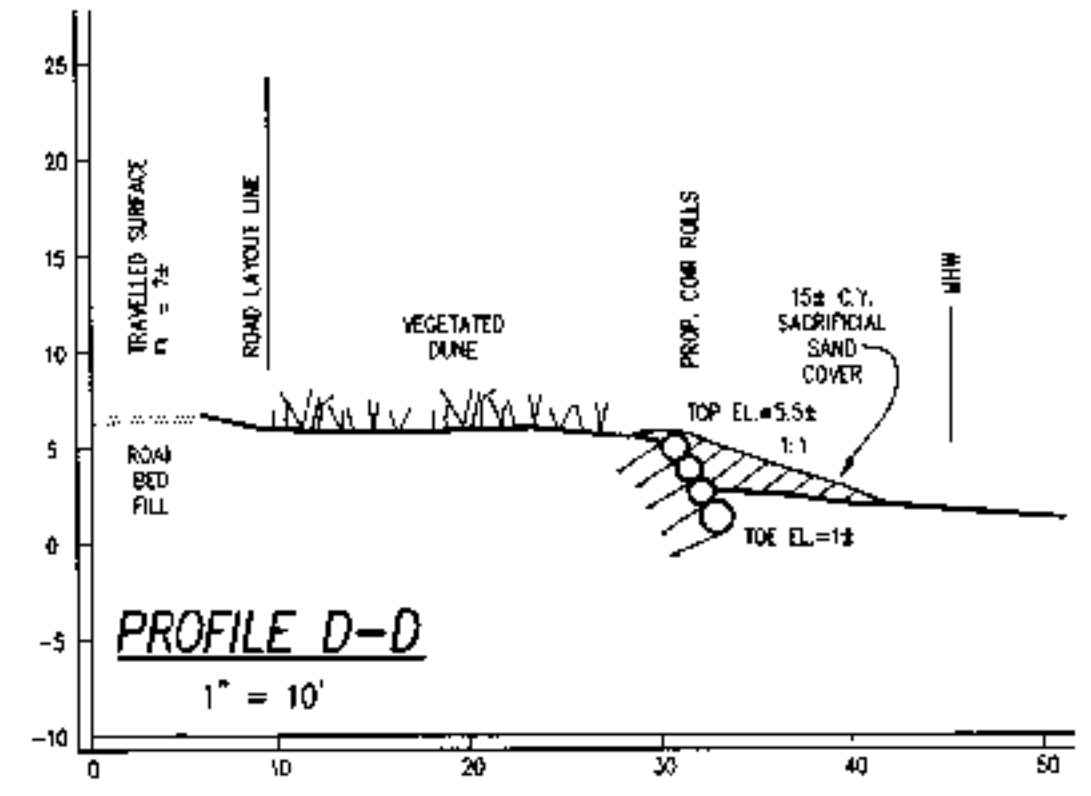
1. ELEVATIONS REFER TO NAVD88. CONTACT CAPE COD ENGINEERING, INC. PRIOR TO JOB START UP TO TRANSFER THE ELEVATION BENCH MARK TO THE IMMEDIATE WORK AREA IF NEEDED.
2. CONSTRUCTION ACCESS SHALL BE VIA THE ACCESS ROUTE SHOWN ON THE PLAN.
3. THE WORK ACTIVITY SHALL OCCUPY A MINIMUM AREA TO ACCOMPLISH THE INSTALLATION OF THE STONE REVETMENT BUTTRESS. MINIMAL SIZED EQUIPMENT SHALL BE USED TO ACCOMPLISH THE PROPOSED WORK WITH CONSIDERATION GIVEN TO THE RESPECTIVE STONE SIZES.
4. ONLY THE AREA FOR EQUIPMENT ACCESS AND THE MINIMAL AREA NECESSARY AT THE TOE OF THE SLOPE MAY BE ALTERED. THIS AREA SHALL BE DIRECTLY ALONG THE TOE OF THE SLOPE.
5. A WORK LIMIT, AS SHOWN ON THE PLAN, SHALL BE STAKED, AT 20 FT. INTERVALS, FLAGGED. WORK LIMIT SHALL BE MAINTAINED AS A VISUAL CONTROL DURING THE COURSE OF THE WORK EFFORT.
6. ALL ARMOR STONE AND BEDDING STONE SHALL BE OF CLEAN COMPOSITION, FREE OF ANY DEBRIS, ORGANICS OR FINES SUCH AS SILT OR CLAY.
7. USE EXCESS EXCAVATED SAND FOR BANK CONTOUR. RETAIN ALL BANK EARTH WITHIN THE NEW SLOPE.
8. THE LOOSE STONE RIP RAP SHALL BE SET ASIDE AND THE UNDERLYING EARTH SHAPED TO ACCOMMODATE THE NEW FILTER CLOTH
9. FILTER FABRIC SHALL BE MIRAFI 600X, SINGLE LAYER OR APPROVED EQUAL. THE FABRIC SHALL BE PLACED WITH SEAMS VERTICALLY ALIGNED, WITH A MINIMUM OF 3 FT. OVERLAP. EACH RUN OF FABRIC SHALL BE FIRMLY PINNED TO THE SLOPE TO WITHSTAND MOVEMENT DURING THE STONE SETTING.
10. BEDDING STONE SHALL BE OF CRUSHED NATIVE, 6 TO 8 IN. DIAMETER
11. ARMOR STONES SHALL BE OF NATIVE GRANITE, SMALL BOLDERS AS SPECIFIED FOR WEIGHT ON THE TYPICAL PROFILE DETAIL. SELECT PRIMARILY UNIFORM, ANGULAR STONE SHAPES OF LOCAL (GLACIAL) ORIGIN AND FIT INTO PLACE FOR MAXIMUM STABILITY. ALL ARMOR STONES SHALL FIRMLY CONTACT THE BED STONES AND ARMOR STONES DIRECTLY ADJACENT TO MINIMIZE POROSITY. THE STONE BELOW EACH ARMOR STONE SHALL HAVE A CONFINING EDGE ORIENTED APPROXIMATELY PERPENDICULAR TO THE REVETMENT FACE SLOPE. FACE ROUGHNESS SHALL BE ON A SCALE OF 0.5 TO 1.0 FT.
12. DISTURBED EARTH AREAS ABOVE THE COMPLETED STONE ARRAY ON THE BANK ACCESS ROUTE AND ROAD SHOULDER SHALL BE INTENSIVELY (12" O.C.) PLANTED WITH AMERICAN BEACH GRASS. OTHER SALT HARDY COASTAL VARIETIES ARE ENCOURAGED.
13. REMAINING EXCESS FIELD STONES- AND BEDDING STONE SHALL BE REMOVED FROM THE WORK SITE UPON COMPLETION.
14. THE UPLAND ACCESS ROUTE, ROADWAY AND WORK SITE SHALL BE GRADED AND RESTORED TO THE PRE-CONSTRUCTION CONTOUR. ROAD SURFACE SHALL BE RESTORED WITH APPROPRIATE ROADWAY GRAVEL OR OTHER COMPACTIBLE MATERIALS ACCEPTABLE TO THE CONSERVATION COMMISSION.



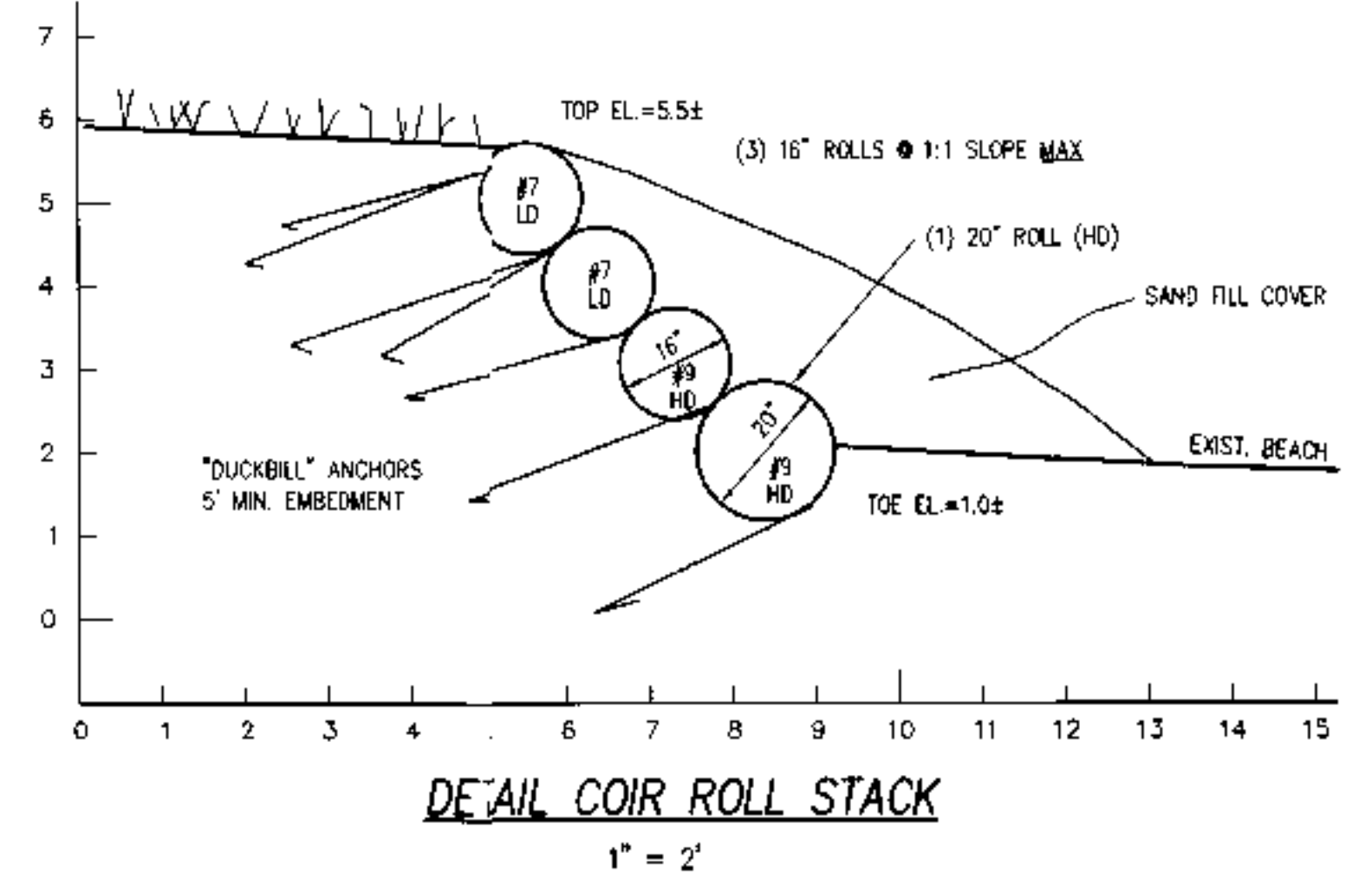
TYPICAL REVETMENT CROSS-SECTION
1" = 6"



PROFILE A-A
1" = 10"



PROFILE D-D
1" = 10"



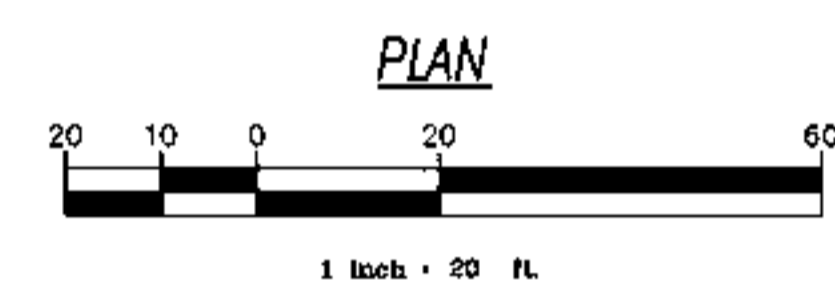
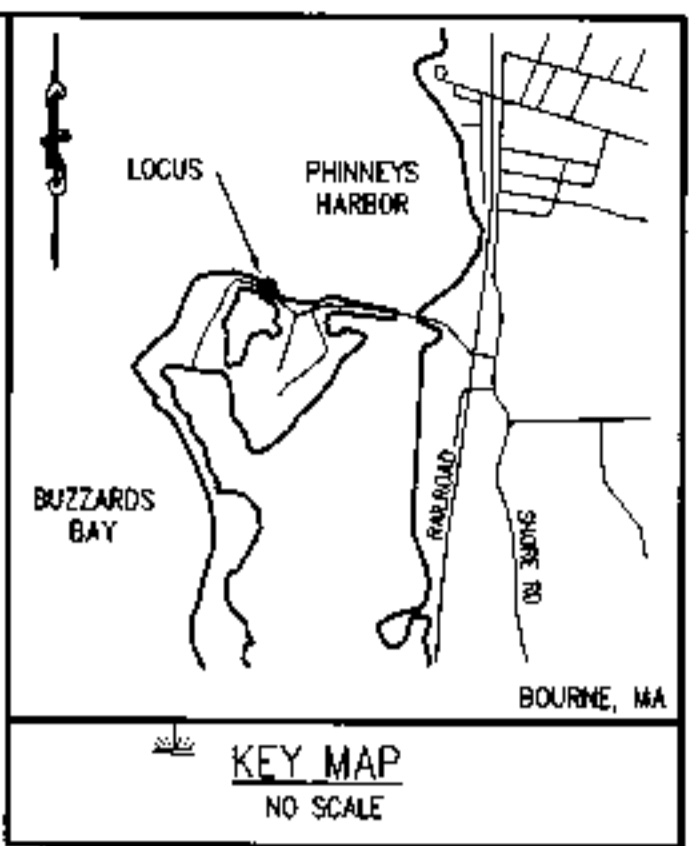
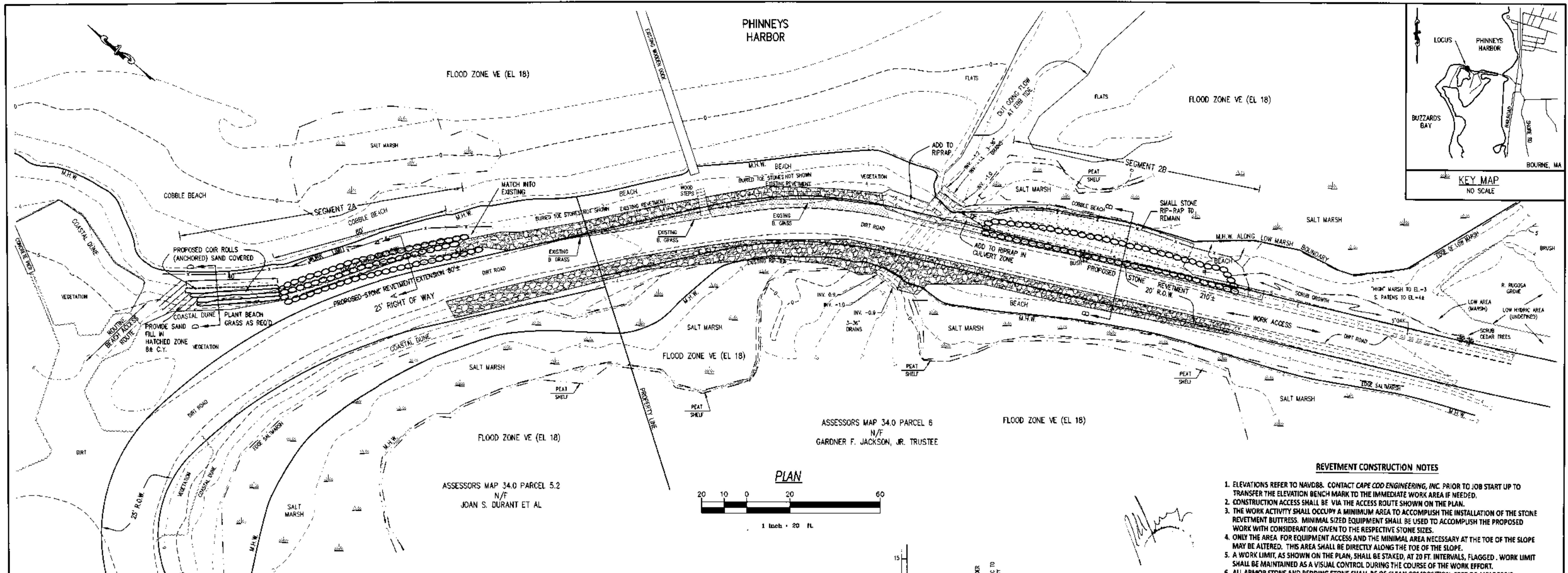
DETAIL COIR ROLL STACK
1" = 2"

- COIR ROLL INSTALLATION GUIDELINES**
1. COCONUT FIBER COIR LOGS SHALL BE OF THE SPECIFIC SIZE AND DENSITY, PREMIUM GRADE COIR FIBER ENCASED IN TWINE MESH OR NET FACED AS SHOWN ON THE TYPICAL PROFILE. A "RUNNING BOND" TIE ARRAY SHALL BE ESTABLISHED.
 2. ANCHOR THE COIR LOGS USING CORROSION-RESISTANT "DUCKBILL" ANCHORS AND TETHERS (60 DBI OR EQUAL). THE ANCHORS SHALL BE RIVEN AND SECURED INTO NATURALLY CONSOLIDATED SOIL AT A MINIMUM DEPTH OF 5 FT. MINIMUM ANCHOR SPACING SHALL BE 4 FT. REFER TO MANUFACTURERS' RECOMMENDATIONS AND OR SPECIFICATIONS AS NEEDED FOR PROPER ANCHOR LIN ARRAY TO INTEGRATE LOGS AND ATTACH ANCHORS. INSTALLATION CONTRACTOR TECHNIQUES SHALL BE REVIEWED PRIOR TO THE JOB.
 3. PROVIDE A TIE OFF TECHNIQUE FOR ANCHOR TETHERS TO ALLOW FOLLOWUP TENSIONING OF ANCHORS AFTER SETTLEMENT FOLLOWING INITIAL INUNDATION.
 4. SOIL COVER FOR FIBER LOGS SHALL BE A MINIMUM OF 6 INCHES OF CLEAN SAND, CLEAN COMPATIBLE UPLAND SOURCED. SAND COVER SHALL BE APPLIED PERIODICALLY AS PER THE ORDER OF CONDITIONS.
 5. FOR THE VEGETATED AREA BETWEEN THE TRAVELLED HWY AND THE COIR INSTALLATION THE GROUND SHALL BE SAND COVERED NO LIGHT WEIGHT FIBERGLASS MATS DEPLOYED TEMPORARILY SHOULD A SMALL RUBBER TIED MINI BE NEEDED TO REACH THE ZONE.
 6. ANY DEVIATIONS FROM THE SCOPE OF WORK OUTLINED ON THE PLAN MUST BE APPROVED THROUGH CAPE COD ENGINEERING, INC. AN TOWN OF BOURNE CONSERVATION COMMISSION

REVISED JUNE 3, 2021 - ADD SAND FILL AT COIR ROLL END; ADD WETLAND LABEL
REVISED APRIL 2, 2021 - EXTEND COIR ROLLS IN SEGMENT 2A

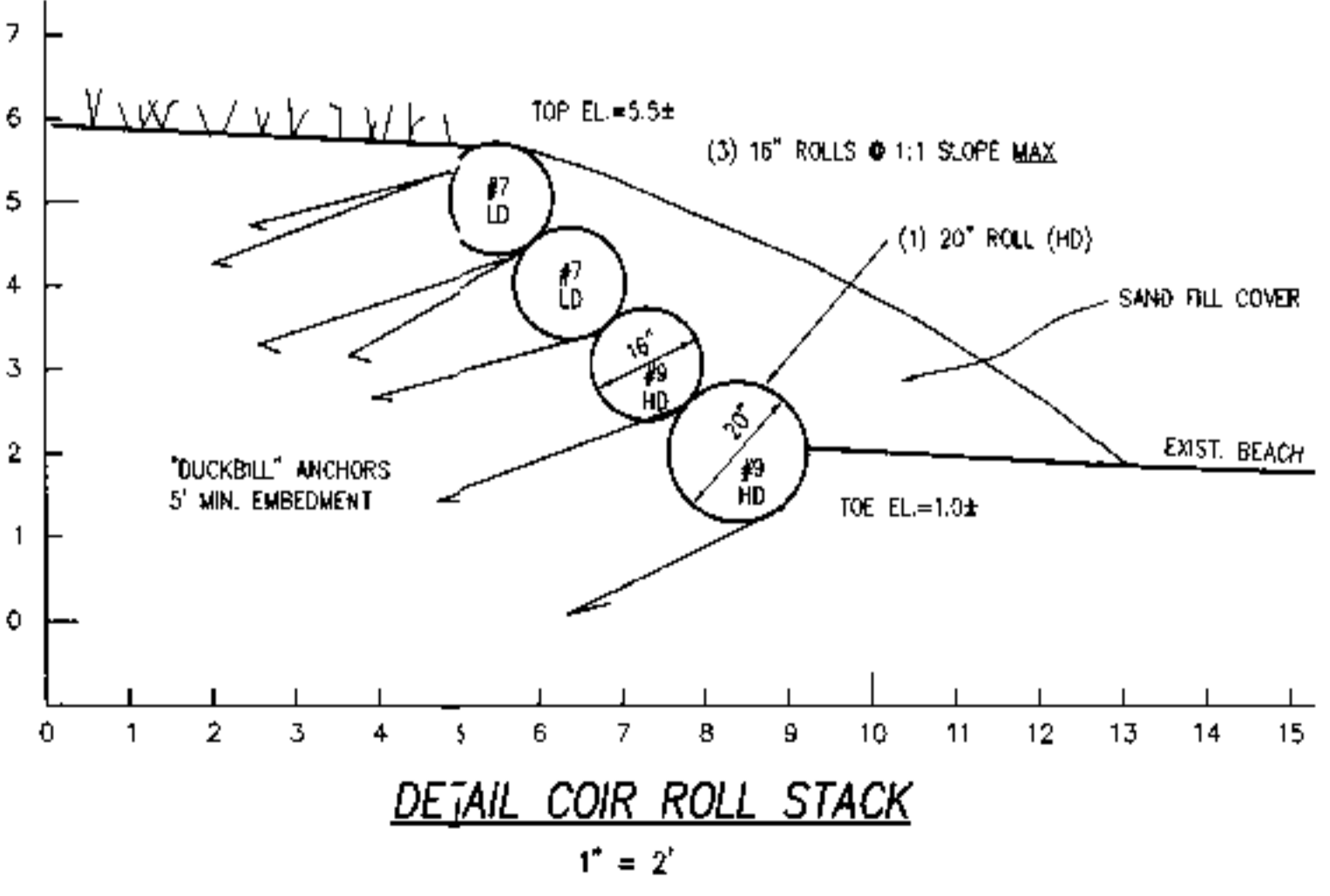
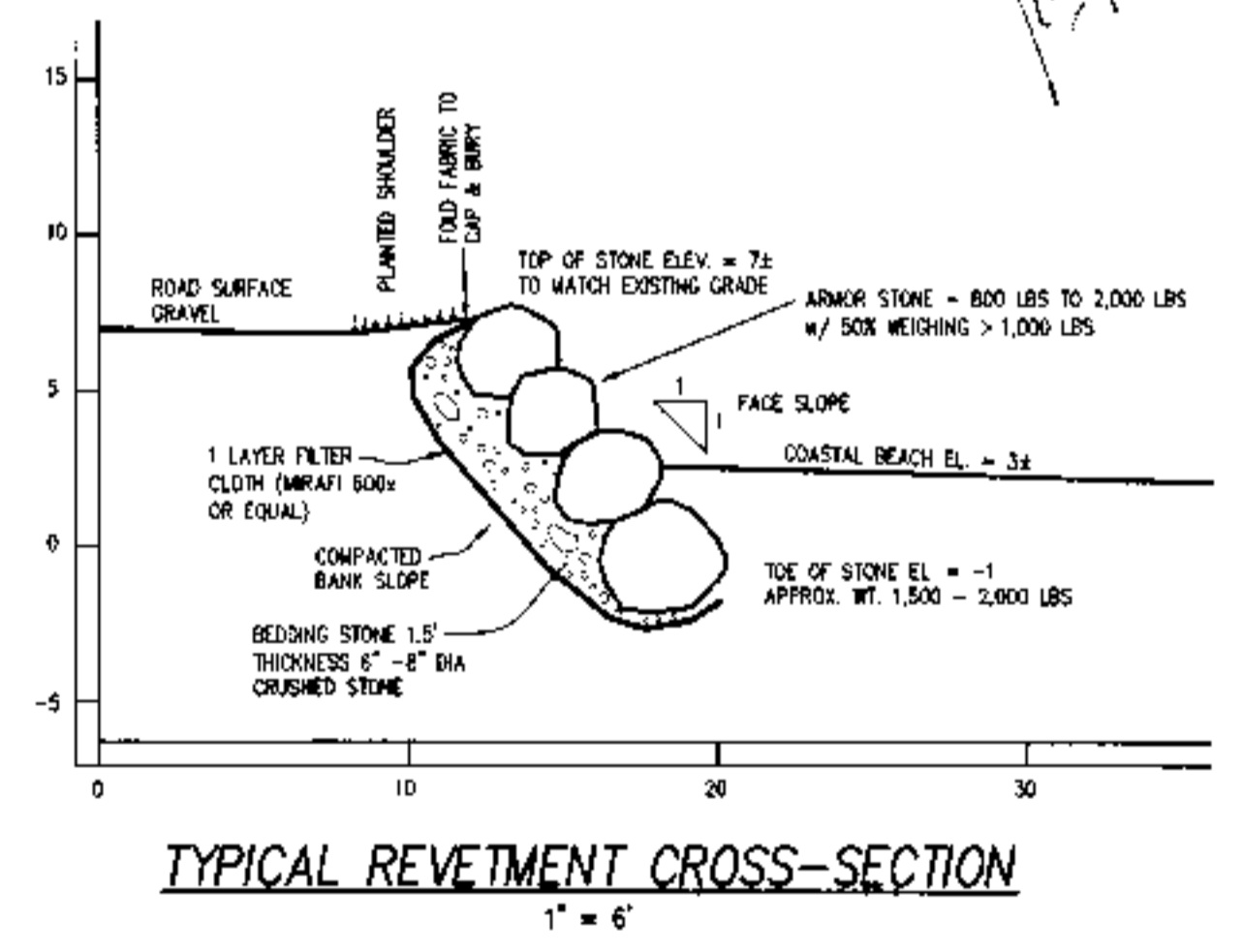
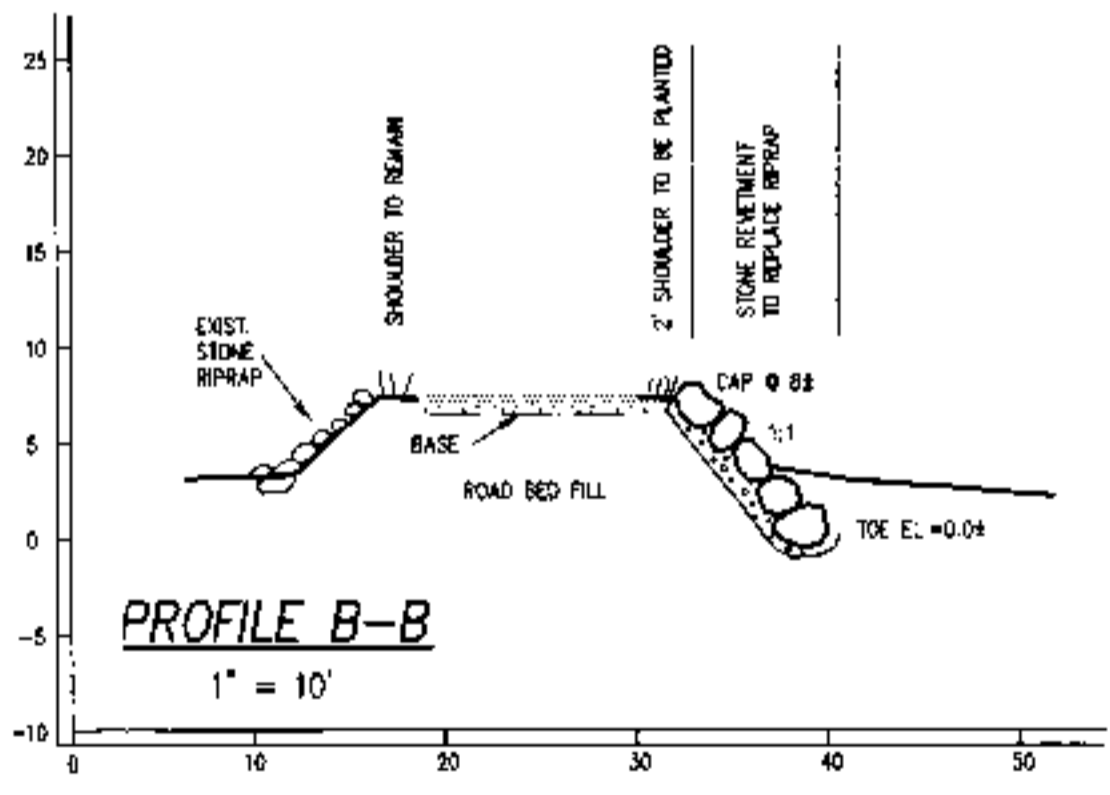
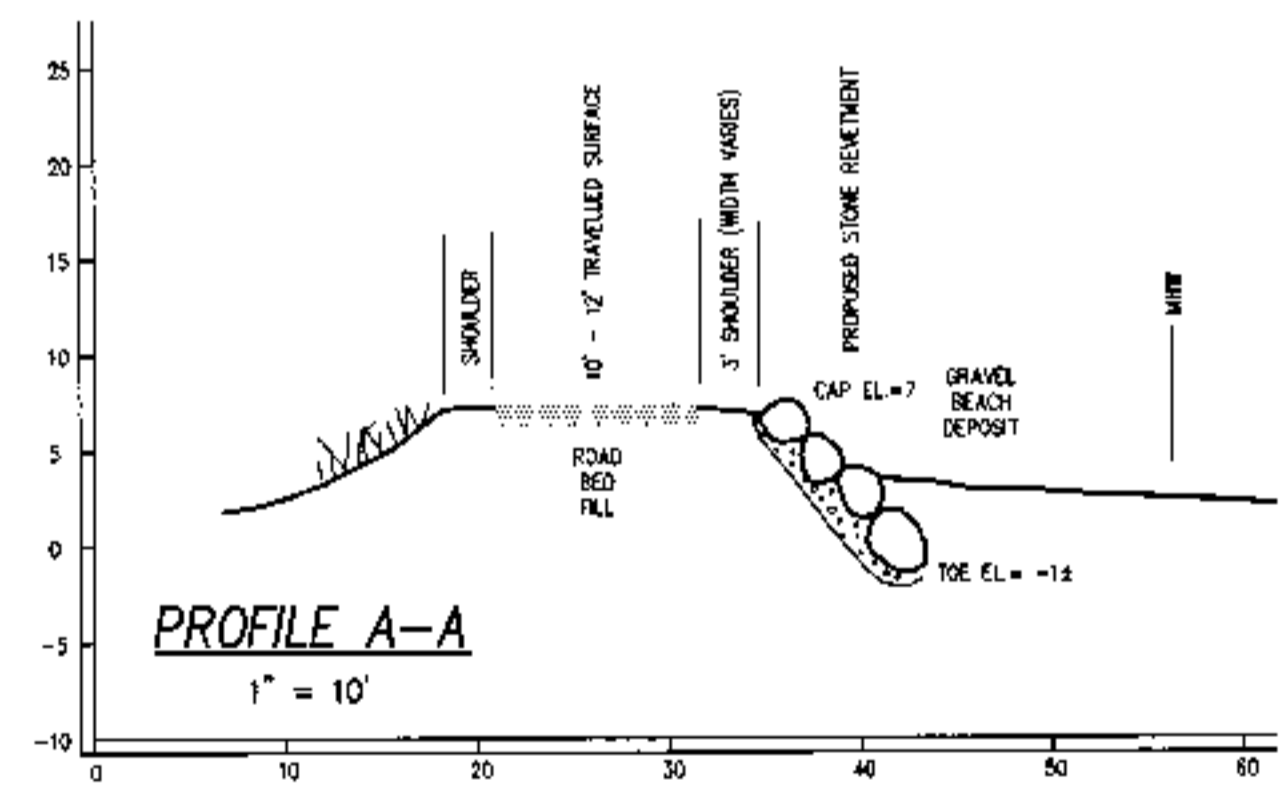
SUPPLEMENTAL PLAN
ROAD SEGMENT 2A
**LOW CRESTED STONE REVETMENT EXTENSION
FOR ROADWAY EMBANKMENT STABILIZING**
A1
EMMONS ROAD, TOBY ISLAND, BOURNE
FEBRUARY 10, 2021 SCALE - AS NOTED

PREPARED BY
CAPE COD ENGINEERING, INC.
ROBERT M. PERRY, P.E.
P.O. BOX 1517
EAST DENNIS, MA 02641
TEL. 508-385-1445



REVETMENT CONSTRUCTION NOTES

- ELEVATIONS REFER TO NAVD88. CONTACT CAPE COD ENGINEERING, INC. PRIOR TO JOB START UP TO TRANSFER THE ELEVATION BENCH MARK TO THE IMMEDIATE WORK AREA IF NEEDED.
- CONSTRUCTION ACCESS SHALL BE VIA THE ACCESS ROUTE SHOWN ON THE PLAN.
- THE WORK ACTIVITY SHALL OCCUPY A MINIMUM AREA TO ACCOMPLISH THE INSTALLATION OF THE STONE REVETMENT BUTTRESS. MINIMAL SIZED EQUIPMENT SHALL BE USED TO ACCOMPLISH THE PROPOSED WORK WITH CONSIDERATION GIVEN TO THE RESPECTIVE STONE SIZES.
- ONLY THE AREA FOR EQUIPMENT ACCESS AND THE MINIMAL AREA NECESSARY AT THE TOE OF THE SLOPE MAY BE ALTERED. THIS AREA SHALL BE DIRECTLY ALONG THE TOE OF THE SLOPE.
- A WORK LIMIT, AS SHOWN ON THE PLAN, SHALL BE STAKED, AT 20 FT. INTERVALS, FLAGGED. WORK LIMIT SHALL BE MAINTAINED AS A VISUAL CONTROL DURING THE COURSE OF THE WORK EFFORT.
- ALL ARMOR STONE AND BEDDING STONE SHALL BE OF CLEAN COMPOSITION, FREE OF ANY DEBRIS, ORGANICS OR FINES SUCH AS SILT OR CLAY.
- USE EXCESS EXCAVATED SAND FOR BANK CONTOUR. RETAIN ALL BANK EARTH WITHIN THE NEW SLOPE.
- THE LOOSE STONE RIP RAP SHALL BE SET ASIDE AND THE UNDERLYING EARTH SHAPED TO ACCOMMODATE THE NEW FILTER CLOTH
- FILTER FABRIC SHALL BE MRRAFI 600X, SINGLE LAYER OR APPROVED EQUAL. THE FABRIC SHALL BE PLACED WITH SEAMS VERTICALLY ALIGNED, WITH A MINIMUM OF 3 FT. OVERLAP. EACH RUN OF FABRIC SHALL BE FIRMLY PINNED TO THE SLOPE TO WITHSTAND MOVEMENT DURING THE STONE SETTING.
- BEDDING STONE SHALL BE OF CRUSHED NATIVE, 6 TO 8 IN. DIAMETER
- ARMOR STONES SHALL BE OF NATIVE GRANITE, SMALL BOULDERS AS SPECIFIED FOR WEIGHT ON THE TYPICAL PROFILE DETAIL. SELECT PRIMARILY UNIFORM, ANGULAR STONE SHAPES OF LOCAL (GLACIAL) ORIGIN AND FIT INTO PLACE FOR MAXIMUM STABILITY. ALL ARMOR STONES SHALL FIRMLY CONTACT THE BED STONES AND ARMOR STONES DIRECTLY ADJACENT TO MINIMIZE POROSITY. THE STONE BELOW EACH ARMOR STONE SHALL HAVE A CONFINING EDGE ORIENTED APPROXIMATELY PERPENDICULAR TO THE REVETMENT FACE SLOPE. FACE ROUGHNESS SHALL BE ON A SCALE OF 0.5 TO 1.0 FT.
- DISTURBED EARTH AREAS ABOVE THE COMPLETED STONE ARRAY ON THE BANK ACCESS ROUTE AND ROAD SHOULDER SHALL BE INTENSIVELY (12" O.C.) PLANTED WITH AMERICAN BEACH GRASS. OTHER SALT HARDY COASTAL VARIETIES ARE ENCOURAGED.
- REMAINING EXCESS FIELD STONES AND BEDDING STONE SHALL BE REMOVED FROM THE WORK SITE UPON COMPLETION.
- THE UPLAND ACCESS ROUTE, ROADWAY AND WORK SITE SHALL BE GRADED AND RESTORED TO THE PRE-CONSTRUCTION CONTOUR. ROAD SURFACE SHALL BE RESTORED WITH APPROPRIATE ROADWAY GRAVEL OR OTHER COMPATIBLE MATERIALS ACCEPTABLE TO THE CONSERVATION COMMISSION.



- COIR ROLL INSTALLATION GUIDELINES**
- COCONUT FIBER COIR LOGS SHALL BE OF THE SPECIFIED SIZE AND DENSITY, PREMIUM GRADE COIR FIBER ENCASED IN TWINE MESH OR NET PLACED AS SHOWN ON THE TYPICAL PROFILE. A 'RUNNING BOND' TIER ARRAY SHALL BE ESTABLISHED.
 - ANCHOR THE COIR LOGS USING CORROSION-RESISTANT 'DUCKBILL' ANCHORS AND TETHERS (80 LB OR EQUAL). THE ANCHORS SHALL BE GIVEN AND SECURED INTO NATURALLY CONSOLIDATED SOIL AT A MINIMUM DEPTH OF 5 FT. MINIMUM ANCHOR SPACING SHALL BE 4 FT. REFER TO MANUFACTURERS' RECOMMENDATIONS AND OR SPECIFICATIONS AS NEEDED FOR PROPER ANCHOR LINKAGE TO INTEGRATE LOGS AND ATTACH ANCHORS. INSTALLATION CONTRACTOR TECHNIQUES SHALL BE REVIEWED PRIOR TO THE JOB.
 - PROVIDE A TIE OFF TECHNIQUE FOR ANCHOR TETHERS TO ALLOW FOLLOWUP TENSIONING OF ANCHORS AFTER SETTLEMENT FOLLOWING INITIAL INUNDATION.
 - SOIL COVER FOR FIBER LOGS SHALL BE A MINIMUM OF INCHES OF CLEAN SAND, CLEAN COMPATIBLE UPLAND-SOURCED. SAND COVER SHALL BE APPLIED PERIODICALLY AS PER THE ORDER OF CONDITIONS.
 - FOR THE VEGETATED AREA BETWEEN THE TRAVELLED WAY AND THE COIR INSTALLATION THE GROUND SHALL BE SAND COVERED AND LIGHT WEIGHT FIBERGLASS MATS DEPLOYED TEMPORARILY SHOULD A SMALL RUBBER TIRE MINI BE NEEDED TO REACH THE ZONE.
 - ANY DEVIATIONS FROM THE SCOPE OF WORK OUTLINED ON THE PLAN MUST BE APPROVED THROUGH CAPE COD ENGINEERING, INC. AN FOWN OF BOURNE CONSERVATION COMMISSION

REVISED JUNE 3, 2021 - ADD SAND FILL AT COIR ROLL END; ADD WETLAND LABEL
REVISED APRIL 2, 2021 - EXTEND COIR ROLLS IN SEGMENT 2A
REV. 3-10-21
REV. 2-10-21: PROFILES

TOPOGRAPHIC PLAN
 SHOWING
PROPOSED LOW CRESTED STONE REVETMENT
W/ ANCHORED COIR ROLLS
FOR ROADWAY EMBANKMENT STABILIZING
 AT
EMMONS ROAD, TOBY ISLAND, BOURNE
 MAY 13, 2020 SCALE - AS NOTED

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PLAN OF RECORD