



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

2023 JUL 19 PM 3:15
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 232270

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: John Baker & Azilah Iskandar

PETITIONER'S ADDRESS: 25 Normandy Terrace, Cambridge, MA 02138

LOCATION OF PROPERTY: 25 Normandy Terrace Ext., Cambridge, MA

TYPE OF OCCUPANCY: 2 Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

1) Covered front porch, which services both 23 & 25 Normandy Terrace is beyond setback by 4 ft. 2) Uncovered back porch for 23 Normandy Terrace is beyond setback by 6 ft. 3) Uncovered back porch for 25 Normandy Terrace is beyond setback by 6 ft.

Illegal Deck Construction at 25 Normandy Terrace, Ext., Cambridge, MA

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Azilah

(Petitioner (s) / Owner)

AZILAH ISKANDAR

(Print Name)

Address: 25 NORMANDY TER, CAMBRIDGE MA
Tel. No. 7346783798
E-Mail Address: azilah360@gmail.com

02138

Date: 7/13/23

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We John Baker & Azilah Iskandar
(OWNER)

Address: 25 Normandy Terrace, Cambridge, MA 02138

State that I/We own the property located at 23 & 25 Normandy Terrace, Cambridge, MA 02138,
which is the subject of this zoning application.

The record title of this property is in the name of John A. Baker & Azilah I. Iskandar

*Pursuant to a deed of duly recorded in the date 11/09/22, Middlesex South
County Registry of Deeds at Book 80927, Page 192; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

John Alan Baker Azilah I Iskandar

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**Written evidence of Agent's standing to represent petitioner may be requested.*

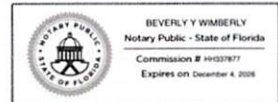
State of Florida

~~Commonwealth of Massachusetts~~, County of Broward

The above-name Azilah I Iskandar personally appeared before me,
this 8th of July, 2023, and made oath that the above statement is true.

Beverly Y Wimberly Beverly Y Wimberly Notary

My commission expires 12/04/2026 (Notary Seal).



Notarized online using audio-video communication

Type of Identification Produced- Massachusetts DL# S63292534

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

Jermeisha Curtia Justiniano
REGISTRATION NUMBER
7888145
COMMISSION EXPIRES
June 30, 2024

Commonwealth of Virginia
County of Chesterfield

The foregoing instrument was subscribed and sworn
before me on 07/10/2023 by John Alan Baker.

Notarized online using audio-video communication

Jermeisha Curtia Justiniano

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

From a financial standpoint, removal of the porches will require a minimum expenditure of \$50,000. This large sum represents a significant burden, one not easily absorbed. In addition, this expense would essentially be used to devalue the property, as the removal of these structures would decrease its overall utility and aesthetic appeal.

The hardship extends beyond financial. The porches have already been constructed, a process that was both long and strenuous for us and our neighbors. The removal process would likely be equally disruptive, if not more so, due to the need to deconstruct and safely remove materials. This additional period of disruption would further strain relations in our close-knit community, which is already recovering from the initial construction phase.

Moreover, the removal process would drastically and detrimentally impact the daily lives of the 2 families comprising five people residing in units 23 and 25. The front porch is heavily utilized as it is the main point of entry and exit for both units. Without the front and back porches, even temporarily, there would be no safe way of entering the premises for unit 23 in particular and both units as a whole, given the height of the entrances from ground level. Families in both units 23 and 25 utilize the back porches daily for meals, gardening and relaxation. Removal of the front and back porches would adversely impact the quality of life for all residents.

We believe these reasons combined demonstrate a substantial hardship that extends beyond financial implications, but significantly impacts community relations and daily life.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship we are facing arises from unique circumstances related to the land's soil conditions, shape and topography, as well as external factors related to the surrounding state woodland and property line ambiguities.

Our properties, units 23 and 25 Normandy Terrace, sit adjacent to state woodlands at the back. There is a separate buffer of 10 feet between our property line and these woodlands, providing a natural partition that ensures no families residing behind our property are disrupted. The back porches, which extend over the setback lines, are designed to provide an outdoor living space with views overlooking these beautiful state woodlands. The unique topography and proximity to the state woodlands are special circumstances affecting our properties that generally do not affect other properties in our zoning district.

In regard to the front porches, the unusual narrowness of the front property line posed a significant design challenge. To accommodate this and ensure an accessible and functional design, an integrated porch with a single walkway was built rather than two separate walkways, leading to the shared porch extending over the setback line.

Further compounding the situation, there were ambiguities concerning the setback property line during the construction phase. We own the property extending to the middle of the road, yet the site survey measured from the sidewalk, which is not part of our property, as it is private property.

If the setback is measured from the middle of the road, as we believe it should be, the front porch is well within the appropriate setback. However, as per the measurements taken by the site surveyor from the sidewalk, it overextends the setback by 4 feet. This inconsistency contributes to the hardship and reflects a unique circumstance not generally encountered by other properties within our zoning district.

Overall, the combination of our land's peculiar topography, the proximity to the state woodland, the shape of our lots, and the ambiguity about the property line measurements form the basis of our hardship and underpin our request for a variance.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

- 1. No Impact on Neighbors:** The porches in the back overlook state woodlands, and there is a separate buffer of 10 feet between our property line and these woodlands. This buffer ensures that there are no neighboring families behind our property that would be disrupted by the porches. Moreover, our front porch, although shared, does not encroach on any neighboring properties.
- 2. Consistent Aesthetic:** The design of the porches is in harmony with the character of the neighborhood, thus maintaining a consistent aesthetic. Removing these structures could negatively impact the overall visual appeal and character of the locality.
- 3. No Obstruction of Views or Light:** The construction does not obstruct any views or natural light to neighboring properties. The porches, though they extend over the setback lines, are not imposing structures that would have an adverse effect on the neighbors' access to light or enjoyment of their views.
- 4. Prevention of Disruption:** Removal of the porches would result in substantial disruption to the neighborhood due to the demolition and removal process. This would not only be a noise nuisance but could also temporarily affect road access, particularly if heavy machinery or dumpsters are required. Additionally, further demolition and construction would adversely impact the air quality in our neighborhood.
- 5. Resolving Ambiguities:** As per our understanding, the front porch is well within the appropriate setback when measured from the middle of the road, which we consider our property line. Hence, granting the variance may also help in resolving property line ambiguities for future reference and set a precedent for similar situations.

In light of these factors, the requested variance can be granted without causing a substantial detriment to the public good.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

- 1. No Impact on Neighbors:** The porches in the back overlook state woodlands, and there is a separate buffer of 10 feet between our property line and these woodlands. This buffer ensures that there are no neighboring families behind our property that would be disrupted by the porches. Moreover, our front porch, although shared, does not encroach on any neighboring properties.
- 2. Consistent Aesthetic:** The design of the porches is in harmony with the character of the neighborhood, thus maintaining a consistent aesthetic. Removing these structures could negatively impact the overall visual appeal and character of the locality.
- 3. No Obstruction of Views or Light:** The construction does not obstruct any views or natural light to neighboring properties. The porches, though they extend over the setback lines, are not imposing

structures that would have an adverse effect on the neighbors' access to light or enjoyment of their views.

4. **Prevention of Disruption:** Removal of the porches would result in substantial disruption to the neighborhood due to the demolition and removal process. This would not only be a noise nuisance but could also temporarily affect road access, particularly if heavy machinery or dumpsters are required. Additionally, further demolition and construction would adversely impact the air quality in our neighborhood.
5. **Resolving Ambiguities:** As per our understanding, the front porch is well within the appropriate setback when measured from the middle of the road, which we consider our property line. Hence, granting the variance may also help in resolving property line ambiguities for future reference and set a precedent for similar situations.

In light of these factors, the requested variance can be granted without causing a substantial detriment to the public good.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: John Baker & Azilah Iskandar
Location: 25 Normandy Terrace Ext , Cambridge, MA
Phone: 7346783798

Present Use/Occupancy: 2 Family
Zone: Residence B Zone
Requested Use/Occupancy: 2 Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
TOTAL GROSS FLOOR AREA:		2576	2620	2622.5 (max.)
LOT AREA:		5245	5245	5245 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.49	0.49	0.50
LOT AREA OF EACH DWELLING UNIT		n/a	n/a	n/a
SIZE OF LOT:	WIDTH	42	42	50
	DEPTH	100	100	n/a
SETBACKS IN FEET:	FRONT	11	15	11
	REAR	19	25	19
	LEFT SIDE	10.1	No request	10
	RIGHT SIDE	10.1	No request	10
SIZE OF BUILDING:	HEIGHT	31.5	No request	35
	WIDTH	38.1	No request	38.1
	LENGTH	East: 38' 11"	No request	East: 39'
RATIO OF USABLE OPEN SPACE TO LOT AREA:		1482.09	No request	2500
NO. OF DWELLING UNITS:		2	2	2
NO. OF PARKING SPACES:		n/a	No Request	n/a
NO. OF LOADING AREAS:		n/a	No request	n/a
DISTANCE TO NEAREST BLDG. ON SAME LOT		No other buildings	No other buildings	n/a

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

No other buildings

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



Commonwealth of Massachusetts

Manufactured Buildings Program

Transmittal Form for all correspondences relating to
Manufactured Buildings and Building Components

To: Linda McAlister Linda.McAlister@ma.us	Manufactured Buildings Program	Phone Number: 508-422-1955	Date Transmitted 3/22/18
Commonwealth of Massachusetts		Department of Public Safety	
Board of Building Regulations and Standards		50 Maple Street, Suite One	
Milford		Massachusetts	01757-3698

The person forwarding this material shall complete the following portion of this transmittal

Name of Person Transmitting Material	Brett Hebert	MC Number 352	TPIA Number 02
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The following information is being transmitted to the Board of Building Regulations and Standards and / or the Department of Public Safety for reasons detailed below (Please check the appropriate box or give a further description of the transmitted items under the section labeled *other*. Be sure to identify the appropriate Use Group.)

	Please indicate the Distinct Model and / or Serial Number pertaining to transmitted items	Use Group
Building Plans for Review and Approval	<input type="checkbox"/>	
Building Plans forwarded as a record copy for your files (Review not required)	<input checked="" type="checkbox"/>	O#7575 R-3
Revised building plans for review. (Please clearly identify revisions on the plans.)	<input type="checkbox"/>	
Revised Building Plans forwarded as a record copy for your files (Review not required - Please clearly identify revisions on the plans.)	<input type="checkbox"/>	

Compliance Assurance Programs	Original Submission <input type="checkbox"/>	Modification to: _____	<input type="checkbox"/>
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Calculations Manual	Original Submission <input type="checkbox"/>	Modification to: _____	<input type="checkbox"/>
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Installation Manual	Original Submission <input type="checkbox"/>	Modification to: _____	<input type="checkbox"/>
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Systems Drawings	Original Submission <input type="checkbox"/>	Modification to: _____	<input type="checkbox"/>
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Other - Provide a detailed description of any other materials which are being transmitted. **Identify any revisions clearly along with BBRs number.** Also, identify the requested action.

Site Location: 25 Normandy Terrace, Cambridge, MA 02138 (Middlesex County)

The office transmitting this information has reviewed the above mentioned and attached materials and has found them, to the best of our knowledge and abilities, to be in compliance with the codes and \ or rules and regulations for the Commonwealth of Massachusetts' Manufactured Building Program, as applicable

Signed By for TPIA:	 <p>Digitally signed by Harold Raup DN: cn=Harold Raup, o=PFSTECO, ou, email=harold.raup@pfsteco.com, c=US Date: 2018.03.28 12:17:43 -04'00'</p>	BBRS No: assigned by Mass.	Signed By for MASS:
		<input type="text"/>	<input type="text"/>

Print Form

4/4/2020

LIVING UNIT #1

LIVING UNIT #2



PFS Corporation
Northeast Region
APPROVED
H Raup - 3
3/28/18
Approval limited to
Factory Built Portion

246 SAND HILL ROAD
 SELINGSGROVE, PA 17870
 PHONE: (570) 374-3280
 FAX: (570) 374-1122
 WWW.ICONLEGACY.COM



FRONT ELEVATION

ACCESS TO GRADE ON-SITE BY OTHERS

SIDING & DECORATIVE TRIM ON-SITE BY OTHERS
 REPLACING AN EXISTING HOUSE ON LOT

9'-0" CEILING HEIGHT
 8'-6" CEILING HEIGHT

RETAINING WALL

RETAINING WALL

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	STATE	ZIP	WIND SPEED (MPH)
AVALON BUILDING SYSTEMS	MA	02138	128 VULT
ADDRESS	SNOW LOAD (LBS)	ORDER NO	TYPE
25 NORMANDY TERRACE	40	757575	DUPLEX
CITY	SERIAL NO	REV	
CAMBRIDGE			
COUNTY			
MIDDLESEX			
ORDER NO			
757575			
REV			
0#7575			

FRONT ELEVATION

THIS BUILDING HAS BEEN
 CONSIDERED AND APPROVED
 SUBJECT TO THE LOCAL APPROVAL
 OF THE LOCAL AUTHORITY.

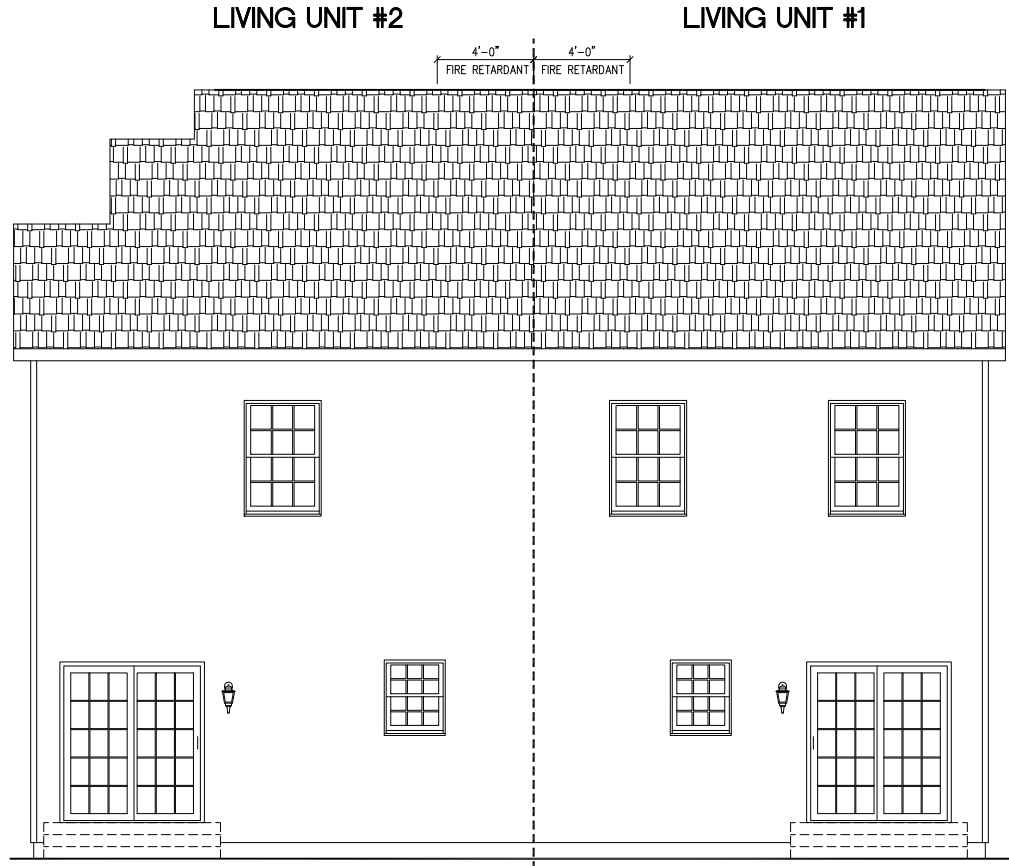
SERIAL #/ ORDER #
0#7575

PAGE #
EV1

JR

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Northeast Region
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3/28/18
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DECK ON-SITE BY OTHERS

REAR ELEVATION

ACCESS TO GRADE ON-SITE BY OTHERS

SIDING & DECORATIVE TRIM ON-SITE BY OTHERS

9'-0" CEILING HEIGHT
 8'-6" CEILING HEIGHT

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER		AVALON BUILDING SYSTEMS	
ADDRESS		25 NORMANDY TERRACE	
STATE	ZIP	SNOW LOAD (LBS)	WIND SPEED (MPH)
MA	02138	40	128 VULT
COUNTY	MIDDLESEX	SF	TYPE
ORDER NO.	7575	2,576	DUPLEX
SERIAL NO.	0#7575		

REAR ELEVATION

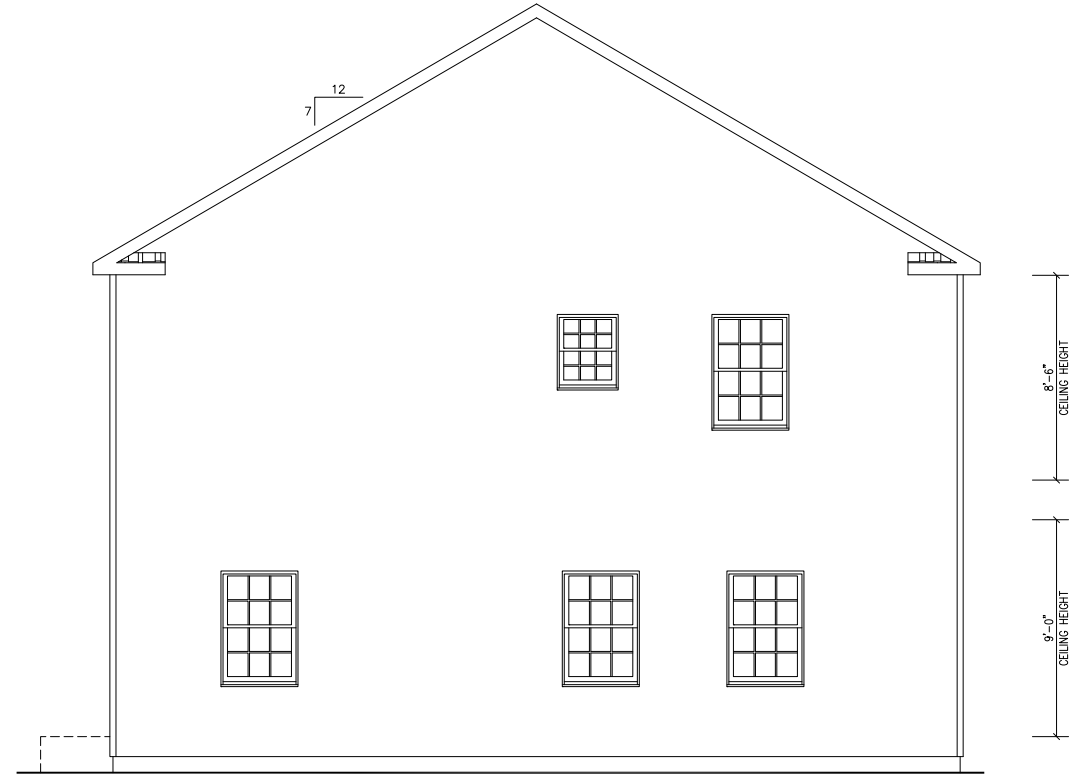
THIS BUILDING HAS BEEN
 CONSIDERED AND APPROVED
 SUBJECT OF THE LOCAL APPROVAL

SERIAL #/ ORDER #
0#7575

PAGE #
EV2

JEA

LIVING UNIT #1



DECK ON-SITE BY OTHERS

LEFT ELEVATION

ACCESS TO GRADE ON-SITE BY OTHERS

SIDING & DECORATIVE TRIM ON-SITE BY OTHERS

PFS Corporation
Northeast Region
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3/28/18
 Approval limited to
 Factory Built Portion

246 SAND HILL ROAD
 SELINGSGROVE, PA 17870
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 FAX: (570) 374-1122
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DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	
AVALON BUILDING SYSTEMS	
ADDRESS: 25 NORMANDY TERRACE	
CITY: CAMBRIDGE	ZIP: 02138
COUNTY: MIDDLESEX	WIND SPEED (MPH): 128 VUL I
ORDER NO: 7/57575	SNOW LOAD (LBS): 40
REF: 0#7575	SF: 2,576
	TYPE: DUPLEX

LEFT ELEVATION

THIS BUILDING HAS BEEN
 ENGINEERED AND APPROVED
 SUBJECT TO THE LOCAL ADOPTION
 OF THE IBC

JEA

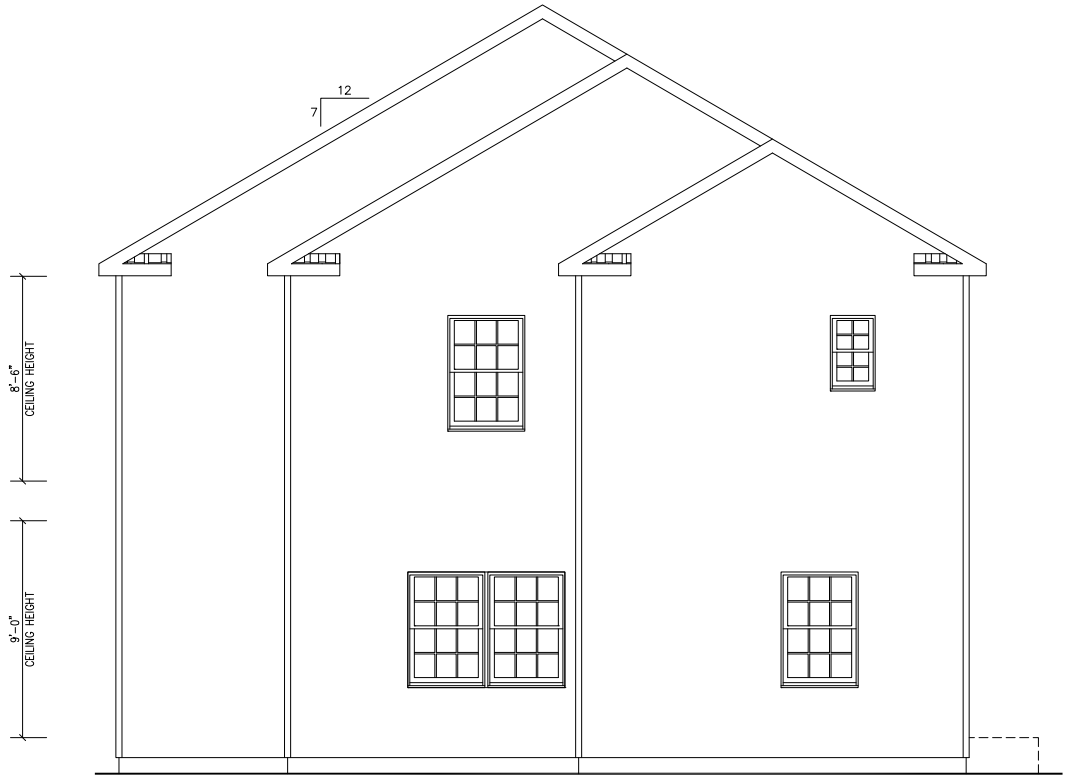
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EV3

JEA

LIVING UNIT #2

PFS Corporation
Northeast Region
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 Factory Built Portion



RIGHT ELEVATION

ACCESS TO GRADE ON-SITE BY OTHERS

SIDING & DECORATIVE TRIM ON-SITE BY OTHERS

DECK ON-SITE BY OTHERS

246 SAND HILL ROAD
 SELINGSGROVE, PA 17870
 PHONE: (570) 374-3280
 FAX: (570) 374-1122
 WWW.ICONLEGACY.COM



DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	STATE	ZIP
AVALON BUILDING SYSTEMS	MA	02138
ADDRESS	SNOW LOAD (LBS)	WIND SPEED (MPH)
25 NORMANDY TERRACE	40	128 VUL T
CITY	SF	TYPE
CAMBRIDGE	2,576	DUPLEX
COUNTY	ORDER NO	REVISION
MIDDLESEX	757575	0#7575
ORDER NO	SERIAL NO	
757575		

RIGHT ELEVATION

THIS BUILDING HAS BEEN
 ENGINEERED UNDER THE APPROVAL
 SUPERVISION OF THE MASS. REGISTERED
 PROFESSIONAL ENGINEER
JEa

SERIAL #/ ORDER #
O#7575

PAGE #
EV4

JRa

A 48 HOUR NOTIFICATION IS REQUIRED PRIOR TO THE SET. THE CSL ON RECORD WILL RELAY THIS TO THE LOCAL BUILDING AUTHORITY. IF ANY CONNECTIONS HAVE BEEN CONCEALED PRIOR TO INSPECTION, THE BUILDING OFFICIAL MAY REQUEST HAVING THE REMOVAL OF ELEMENTS THAT CONCEAL THE CONNECTIONS TO PROVIDE ACCESS. THIS WOULD NOT CONSTITUTE 'DESTRUCTIVE DISASSEMBLY'. ALL CONNECTIONS ON SITE MUST BE INSPECTED BY THE LOCAL AUTHORITY.

THIS HOUSE IS IN A STRETCH ENERGY CODE AREA:
 INDEPENDANT BUILDER IS RESPONSIBLE TO MEET OR EXCEED STRETCH ENERGY CODE COMPLIANCE
 ALL CEILING GYP MUST BE MECHANICALLY FASTENED

REPLACING AN EXISTING HOUSE ON LOT
 NO LOT LINE FIRE SEPARATION REQUIRED

*TEMPERATURE CONTROL VALVE TO BE INSTALLED TO ALL TUBS AND SHOWERS

*BUILDER IS RESPONSIBLE TO COMPLY WITH R312 (WINDOW SILLS) OF THE 2015 IRC (DONE ON-SITE IF APPLICABLE)

-WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW

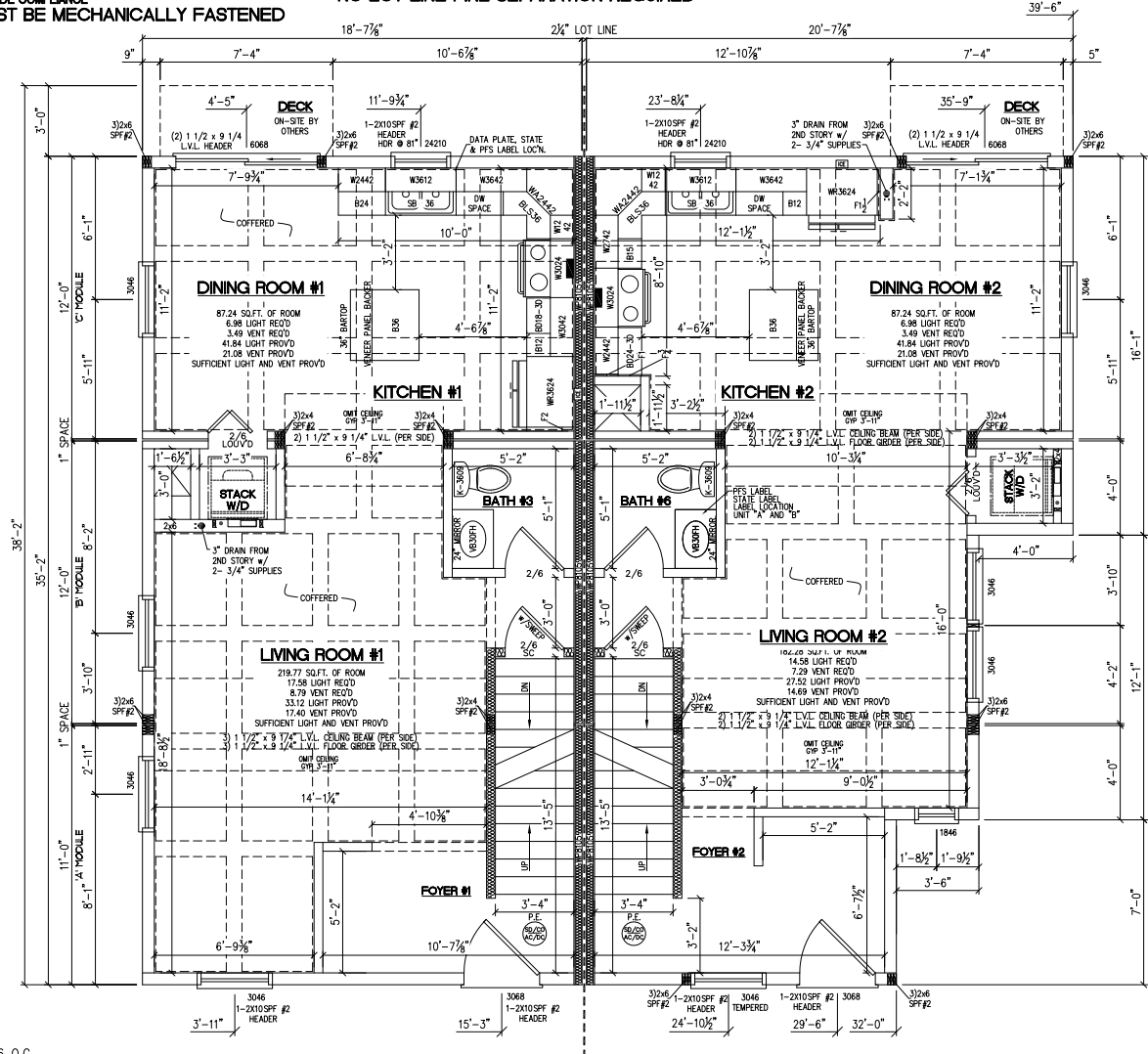
-WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED

-OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR

SITE ADDRESS
 25 NORMANDY TERRACE
 CAMBRIDGE, MA 02138

BUILDER:
 560 TURNPIKE STREET
 CANTON, MA 02021

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 SELINGROVE, PA 17870
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- NOTES:
- 2x6 EXTERIOR WALLS @ 16 O.C.
 - 2x4 MARRIAGE WALLS @ 16 O.C.
 - CEILING HEIGHTS:
 - 9'-0" CEILING HEIGHT 1ST FLOOR
 - 8'-6" CEILING HEIGHT 2ND FLOOR
 - SILVERLINE 3000 SERIES DOUBLE HUNG WINDOWS
 - 102,000 TOTAL BTU HEAT LOSS
 - 7/12 NON-STORAGE RAFTER @ 16 O.C.
 - 8 1/4" X 9" STAIR GEOMETRY

LIVING UNIT #1

LIVING UNIT #2

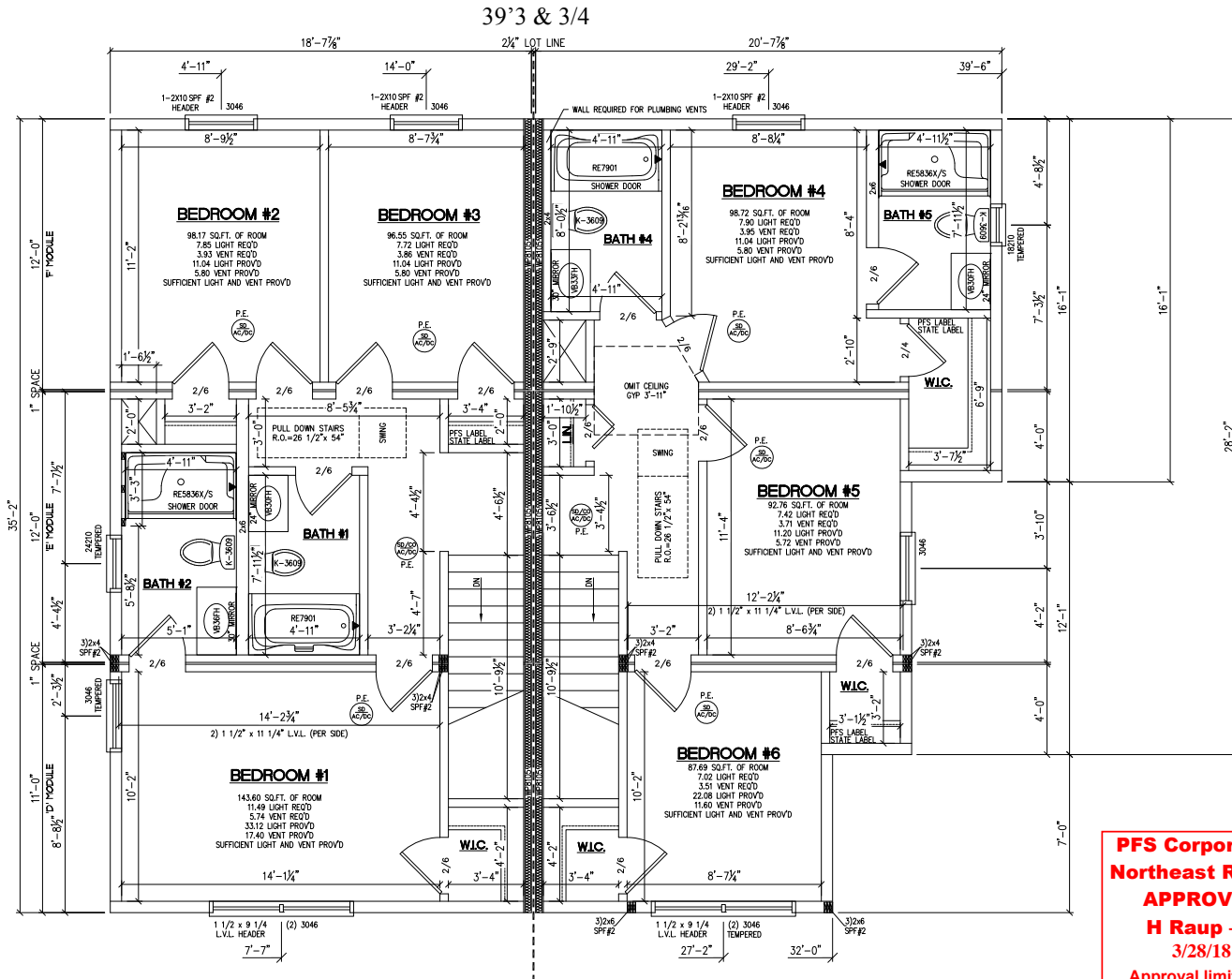


SERIAL # / ORDER #
O#7575

1ST STORY FLOOR PLAN

PAGE #
FP1

JEA



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LIVING UNIT #1

LIVING UNIT #2

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SERIAL # / ORDER #
O#7575

PAGE #
FP2

INDEPENDENT BUILDER
AVALON BUILDING SYSTEMS
 ADDRESS
25 NORMANDY TERRACE
 CITY
CAMBRIDGE
 COUNTY
MIDDLESEX
 ORDER NO.
7/27/18
 REV.
0#7575

STATE	MA	ZIP	02138
SNOW LOAD (LBS)	40	WIND SPEED (MPH)	128 VULT
TYPE	2-576	TRF	DUPLX

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

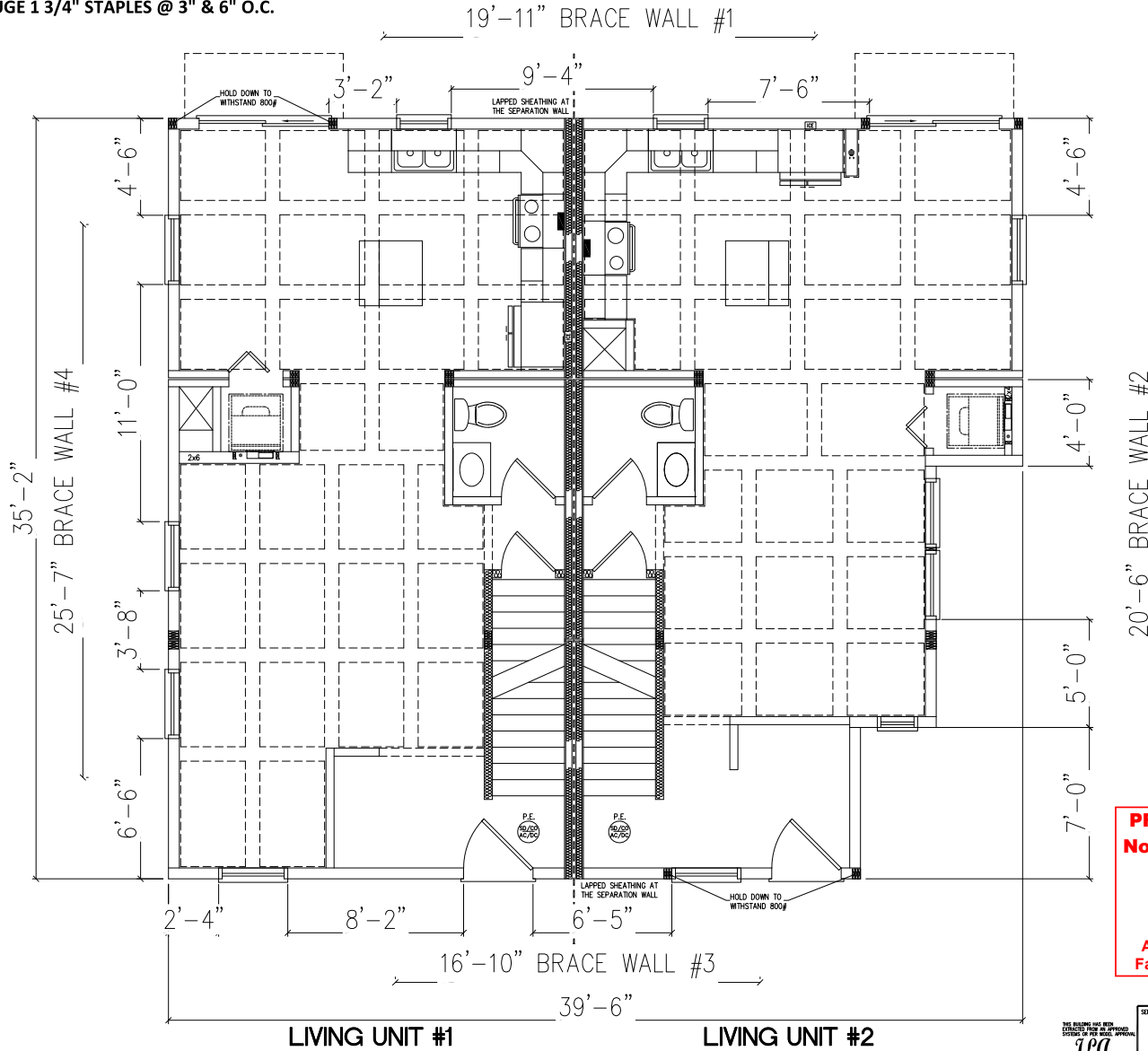


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2ND STORY FLOOR PLAN

METHOD TYPE	BRACE WALL LINE	WIND SPEED <130	BRACE WALL LINE SPACING	CONTINUOUS SHEATHING REQUIRED R602.10.3(1)	EXPOSURE/HEIGHT FACTORS		ROOF EAVE TO RIDGE		NUMBER OF BRACE WALL LINES	WALL REDUCTION FACTOR	LENGTH REQUIREMENTS FOR BRACE WALL PANELS WITH CONTINUOUS SHEATHING	FULL HEIGHT SHEATHING PROVIDED		
					EXPOSURE B	R301.2(2)	HEIGHT	10.8 FT R602.10.3(2)						
CS-WSP	39.5	BRACE WALL #1	35.167	13.308	13.308 X 1.0 =	13.308	13.308 X 1.0 =	13.707	13.707 X 1.00 =	13.707	13.707 X 0.95 =	13.022	35 "	19.92 Feet
CS-WSP	35.167	BRACE WALL #2	39.5	14.825	14.825 X 1.0 =	14.825	14.825 X 1.0 =	15.270	15.270 X 1.00 =	15.270	15.270 X 0.95 =	14.506	24 "	20.50 Feet
CS-WSP	39.5	BRACE WALL #3	35.167	13.308	13.308 X 1.0 =	13.308	13.308 X 1.0 =	13.707	13.707 X 1.00 =	13.707	13.707 X 0.95 =	13.022	35 "	16.83 Feet
CS-WSP	35.167	BRACE WALL #4	39.5	14.825	14.825 X 1.0 =	14.825	14.825 X 1.0 =	15.270	15.270 X 1.00 =	15.270	15.270 X 0.95 =	14.506	24 "	25.58 Feet

16 GAUGE 1 3/4" STAPLES @ 3" & 6" O.C.



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H Raup - 3
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2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	STATE	ZIP	WIND SPEED (MPH)
AVALON BUILDING SYSTEMS	MA	02138	128 VULT
ADDRESS	SNOW LOAD (LBS)	SF	TYPE
25 NORMANDY TERRACE	40	2,576	DUPLEX
CITY	COUNTY	ORDER NO.	PROJECT NO.
CAMBRIDGE	MIDDLESEX	75730	0#7575
SERIAL NO.	DATE		

1ST STORY SHEAR WALLS

SERIAL #/ ORDER #

0#7575

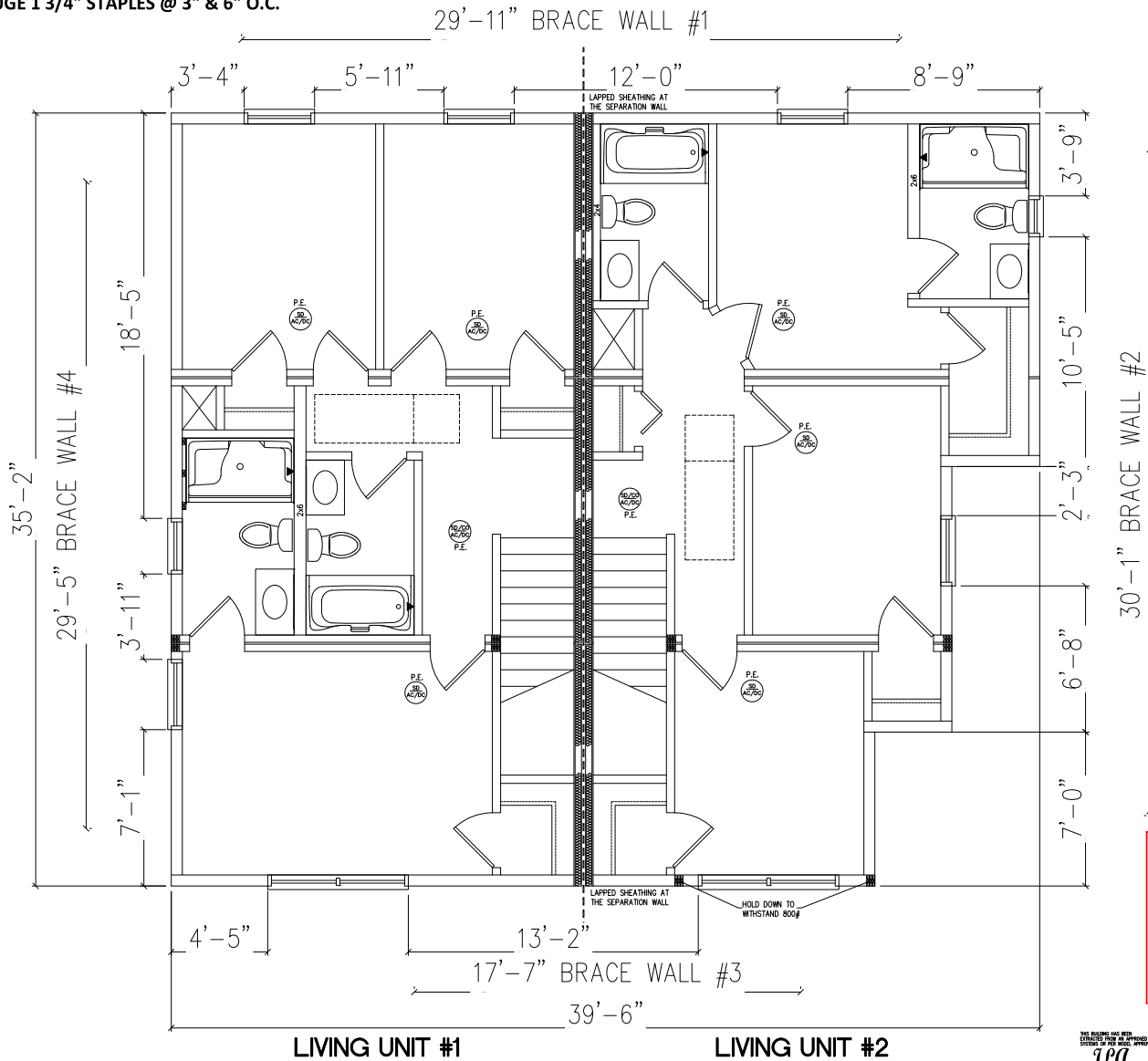
SW1



Jea

METHOD	BRACE	WIND SPEED	BRACE WALL	CONTINUOUS SHEATHING	EXPOSURE/HEIGHT FACTORS	ROOF EAVE TO RIDGE	NUMBER OF BRACE	WALL REDUCTION	LENGTH REQUIREMENTS FOR	FULL HEIGHT
TYPE	WALL	<130	LINE SPACING	REQUIRED R602.10.3(1)	EXPOSURE B R301.2(2)	HEIGHT 10.8 FT R602.10.3(2)	WALL LINES	FACTOR	BRACE WALL PANELS WITH	SHEATHING PROVIDED
	LINE				1.0	1.1		0.95	CONTINUOUS SHEATHING	
CS-WSP	39.5	BRACE WALL #1	35.167	6.775	6.775 X 1.0 = 6.775	6.775 X 1.1 = 7.182	7.182 X 1.00 = 7.182	7.182 X 0.95 = 6.822	24 "	29.92 Feet
CS-WSP	35.167	BRACE WALL #2	39.5	7.425	7.425 X 1.0 = 7.425	7.425 X 1.1 = 7.871	7.871 X 1.00 = 7.871	7.871 X 0.95 = 7.477	24 "	30.08 Feet
CS-WSP	39.5	BRACE WALL #3	35.167	6.775	6.775 X 1.0 = 6.775	6.775 X 1.1 = 7.182	7.182 X 1.00 = 7.182	7.182 X 0.95 = 6.822	24 "	17.58 Feet
CS-WSP	35.167	BRACE WALL #4	39.5	7.425	7.425 X 1.0 = 7.425	7.425 X 1.1 = 7.871	7.871 X 1.00 = 7.871	7.871 X 0.95 = 7.477	24 "	29.42 Feet

16 GAUGE 1 3/4" STAPLES @ 3" & 6" O.C.



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THIS BUILDING HAS BEEN
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SERIAL # / ORDER #
O#7575

PAGE #
SW2

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	ADDRESS	STATE	ZIP
AVALON BUILDING SYSTEMS	25 NORMANDY TERRACE	MA	02138
CITY	CAMBRIDGE	COUNTY	MIDDLESEX
SERIAL NO	ORDER NO	SQ FT	TYPE
	7575	2,576	DUPLEX
2ND STORY SHEAR WALLS			

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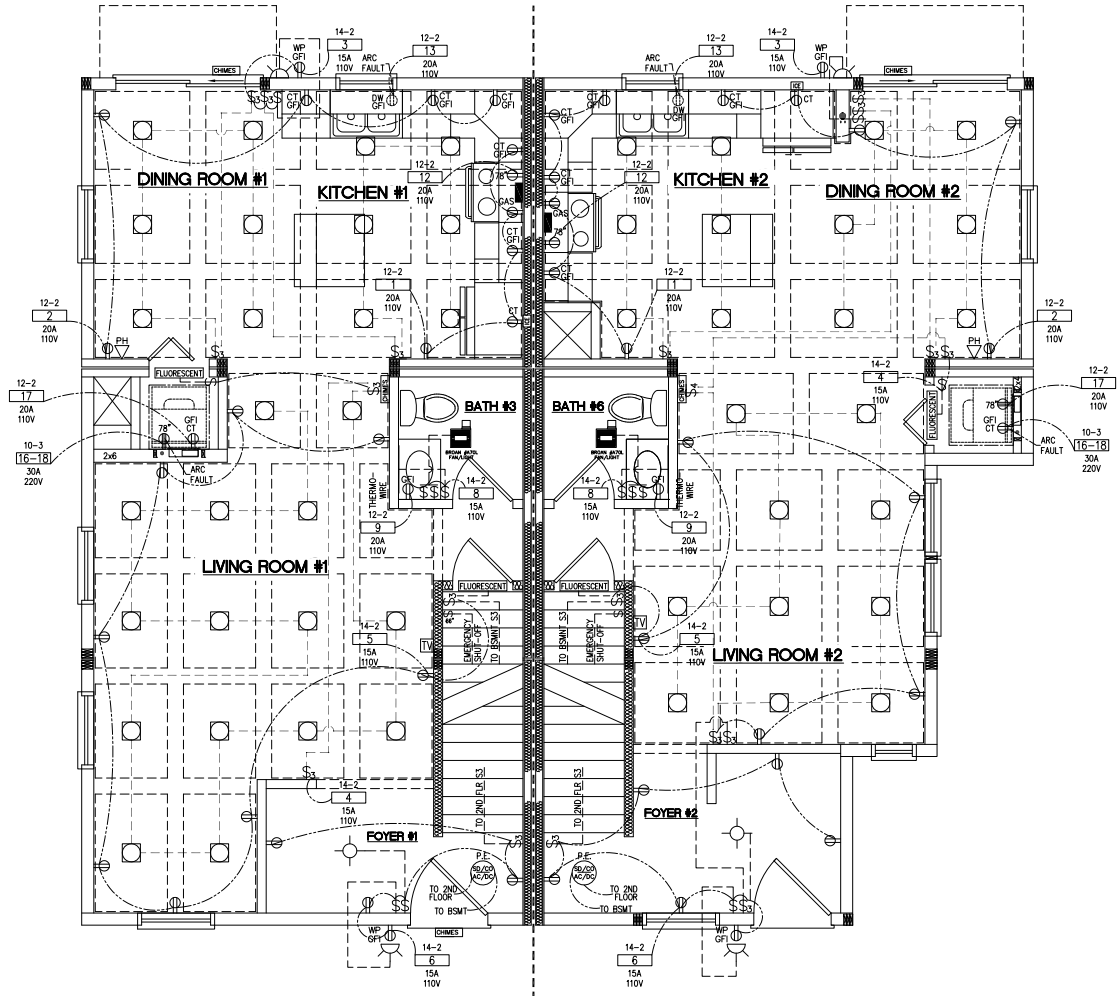


JEA

ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMPERE OUTLETS ARE TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH THE 2017 NEC

ALL 125-VOLT, 15-20 AMPERE RECEPTS INSTALLED IN AREAS SPECIFIED BY 210.52 SHALL BE LISTED TAMPER-RESISTANT TYPE.

50# LIGHT BOXES REQUIRED



- NOTES:
1. INSULATED STAPLES ARE REQUIRED TO SUPPORT ALL WIRING
 2. 1288 SQ. FT. PER FLOOR (SMOKE DETECTORS REQUIRED EVERY 1,200 SQ. FT.)
 3. SMOKE DETECTOR TYPE: PHOTOELECTRIC
 4. SMOKE DETECTOR MUST BE INTERCONNECTED BETWEEN FLOORS.

LIVING UNIT #1

LIVING UNIT #2

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THIS BUILDING HAS BEEN
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 BY THE FOLLOWING:

SERIAL # / ORDER #
O#7575

1ST STORY ELECTRICAL PLAN

PAGE #
EL1

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	STATE	ZIP
AVALON BUILDING SYSTEMS	MA	02138
ADDRESS	SNOW LOAD (LBS)	WIND SPEED (MPH)
25 NORMANDY TERRACE	40	128 VOLT
CITY	SEAF	TYPE
CAMBRIDGE	2-576	DUPLEX
COUNTY	SERIAL NO	
MIDDLESEX		
ORDER NO		
7/27/18		
DATE		
0#7575		

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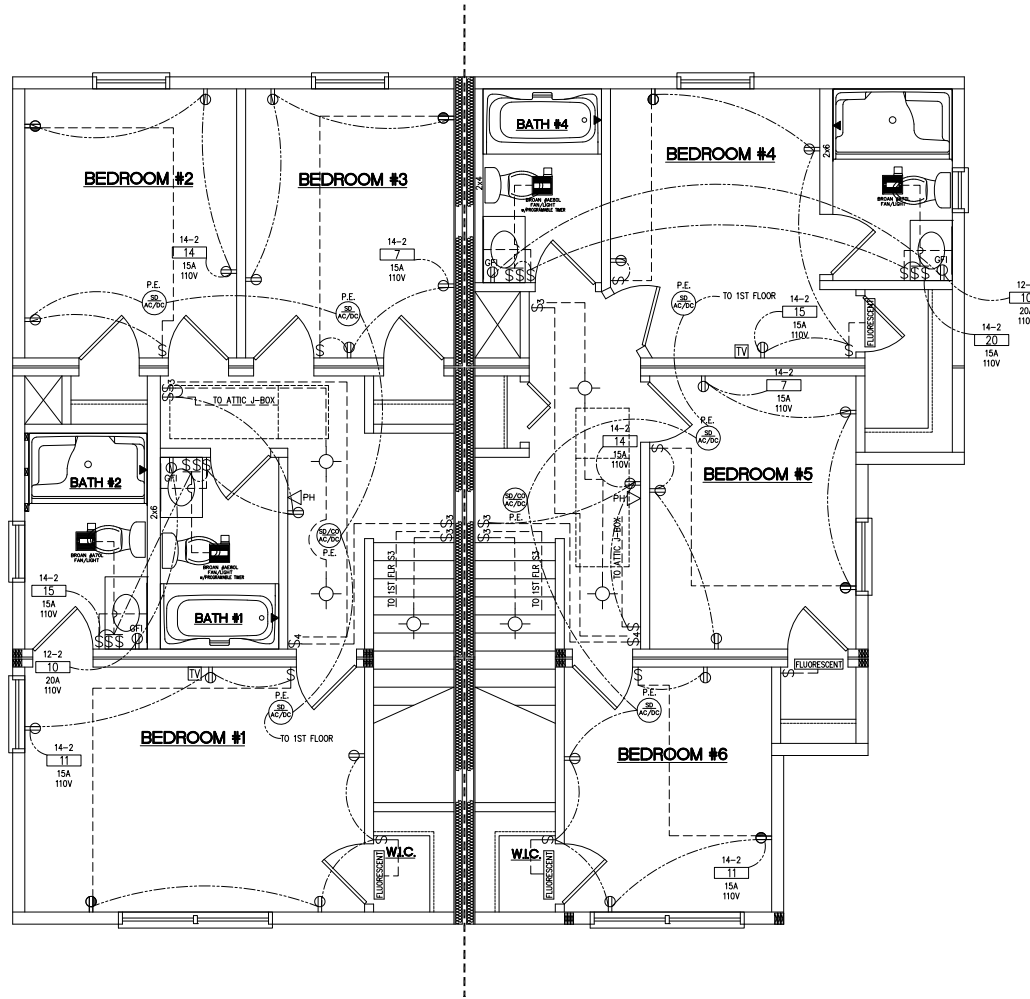


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ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMPERE OUTLETS ARE TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH THE 2017 NEC

ALL 125-VOLT, 15-20 AMPERE RECEPTS INSTALLED IN AREAS SPECIFIED BY 210.52 SHALL BE LISTED TAMPER-RESISTANT TYPE.

50# LIGHT BOXES REQUIRED



- NOTES:
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 3. SMOKE DETECTOR TYPE: PHOTOELECTRIC
 4. SMOKE DETECTOR MUST BE INTERCONNECTED BETWEEN FLOORS.

LIVING UNIT #1

LIVING UNIT #2

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 OFFICE OF THE REGISTERED
 PROFESSIONAL ENGINEER
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SERIAL # / ORDER #
O#7575

PAGE #
EL2

2ND STORY ELECTRICAL PLAN

INDEPENDENT BUILDER	AVALON BUILDING SYSTEMS
ADDRESS	25 NORMANDY TERRACE
CITY	CAMBRIDGE
COUNTY	MIDDLESEX
ZIP	02138
STATE	MA
SNOW LOAD (LBS)	40
WIND SPEED (MPH)	128 VOLT
TYPE	DUPLICATION
ORDER NO.	7/27/18
PRICE	2,576
REV.	0#7575

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF



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PER LIVING UNIT

ELECTRICAL LOAD CALCULATION FOR ON#7575-MA

HOUSE SQFT:	1,312		
AIR CONDITIONING AND HEAT			
AIR CONDITIONING:	0 WATTS		0 WATTS
CENTRAL ELECTRIC SPACING HEATING:	0 WATTS (X 0.65)		0 WATTS
LESS THAN FOUR SEPARATELY CONTROLLED ELECTRIC SPACE HEATING UNITS:	0 WATTS (X 0.65)		0 WATTS
FOUR OR MORE SEPARATELY CONTROLLED ELECTRIC SPACE HEATING UNITS:	0 WATTS (X 0.45)		0 WATTS
*NOTE: USE THE LARGER OF THE AIR CONDITIONING OR THE DIVERSIFIED DEMAND OF THE HEATING LOAD.			
OTHER LOADS			
		WATTS OR VOLT-AMPS	CIRCUIT AMPACITY
GENERAL LIGHTING:	(1,312 x 3)	3,936	15A
SMALL APPLIANCES:	(2 X 1,500)	3,000	20A
RANGE:		11,400	50A
DISHWASHER:		1,200	20A
GARBAGE DISPOSAL:		750	15A
WASHER:		1,500	20A
DRYER:		5,800	30A
FURNACE:		0	N/A
WATER HEATER:		5,500	30A
		33,086	
FIRST 10kW OF OTHER LOADS @ 100%:		=	10,000
REMAINDER OF OTHER LOADS @ 40%:	(23,086 x 0.40)	=	9,234
AIR CONDITIONING OR HEAT FROM ABOVE:		=	0
TOTAL CALCULATED LOAD::		=	19,234
REQUIRED SERVICE SIZE:	(19,234 / 240)	=	80 AMPS
INSTALLED PANEL SIZE:		=	200 AMPS

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DATE	REVISION	BY

INDEPENDENT BUILDER	STATE	ZIP
AVALON BUILDING SYSTEMS	MA	02138
ADDRESS	SNOW LOAD (LBS)	WIND SPEED (MPH)
25 NORMANDY TERRACE	40	128 VOLT
CITY	SF	TYPE
CAMBRIDGE	2,576	DUPLEX
COUNTY		
MIDDLESEX		
ORDER NO	SERIAL NO	
7575		
REV	DATE	
0#7575		

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ELECTRICAL LOAD CALC

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SERIAL #/ ORDER #
0#7575

PAGE #
ELC

JR

LIVING UNIT #1

CIRCUIT SCHEDULE

*WIRE WITH GROUND ALL CIRCUITS

CRT	BRK	WIRE	LOCATION	VOLT	CRT	BRK	WIRE	LOCATION	VOLT
1	20A	12-2	SMALL APPLIANCE (AFI)	110	2	20A	12-2	SMALL APPLIANCE (AFI)	110
3	15A	14-2	GENERAL LIGHTING (AFI)	110	4	15A	14-2	GENERAL LIGHTING (AFI)	110
5	15A	14-2	LIVING ROOM (AFI)	110	6	15A	14-2	FOYER (AFI)	110
7	15A	14-2	BEDROOM#3 (AFI)	110	8	15A	14-2	GENERAL LIGHTING (AFI)	110
9	20A	12-2	BATH GFI	110	10	20A	12-2	BATH GFI	110
11	15A	14-2	BEDROOM#1 (AFI)	110	12	20A	12-2	RANGE HOOD (AFI)	110
13	20A	12-2	DISHSAHER (AFI)	110	14	15A	14-2	BEDROOM#2 (AFI)	110
15	15A	14-2	GENERAL LIGHTING (AFI)	110	16				
17	20A	12-2	WASHER (AFI)	110	18	30A	10-3	DRYER	220
19					20				
21					22				
23					24				
25					26				
27					28				
29					30				
31					32				
33					34				
35					36				
37					38				
39					40				

LIVING UNIT #2

CIRCUIT SCHEDULE

*WIRE WITH GROUND ALL CIRCUITS

CRT	BRK	WIRE	LOCATION	VOLT	CRT	BRK	WIRE	LOCATION	VOLT
1	20A	12-2	SMALL APPLIANCE (AFI)	110	2	20A	12-2	SMALL APPLIANCE (AFI)	110
3	15A	14-2	GENERAL LIGHTING (AFI)	110	4	15A	14-2	GENERAL LIGHTING (AFI)	110
5	15A	14-2	LIVING ROOM (AFI)	110	6	15A	14-2	FOYER (AFI)	110
7	15A	14-2	BEDROOM#3 (AFI)	110	8	15A	14-2	GENERAL LIGHTING (AFI)	110
9	20A	12-2	BATH GFI	110	10	20A	12-2	BATH GFI	110
11	15A	14-2	BEDROOM#1 (AFI)	110	12	20A	12-2	RANGE HOOD (AFI)	110
13	20A	12-2	DISHSAHER (AFI)	110	14	15A	14-2	BEDROOM#2 (AFI)	110
15	15A	14-2	GENERAL LIGHTING (AFI)	110	16				
17	20A	12-2	WASHER (AFI)	110	18	30A	10-3	DRYER	220
19					20	15A	14-2	GENERAL LIGHTING (AFI)	110
21					22				
23					24				
25					26				
27					28				
29					30				
31					32				
33					34				
35					36				
37					38				
39					40				

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DATE	REVISION	BY

INDEPENDENT BUILDER	STATE	ZIP
AVALON BUILDING SYSTEMS	MA	02138
ADDRESS	SNOW LOAD (LBS)	WIND SPEED (MPH)
25 NORMANDY TERRACE	40	128 VOLT
CITY	SF	TYPE
CAMBRIDGE	2,576	DUPLEX
COUNTY		
MIDDLESEX		
ORDER NO	SERIAL NO	
7/27/18		
REV		
0#7575		

CIRCUIT SCHEDULE



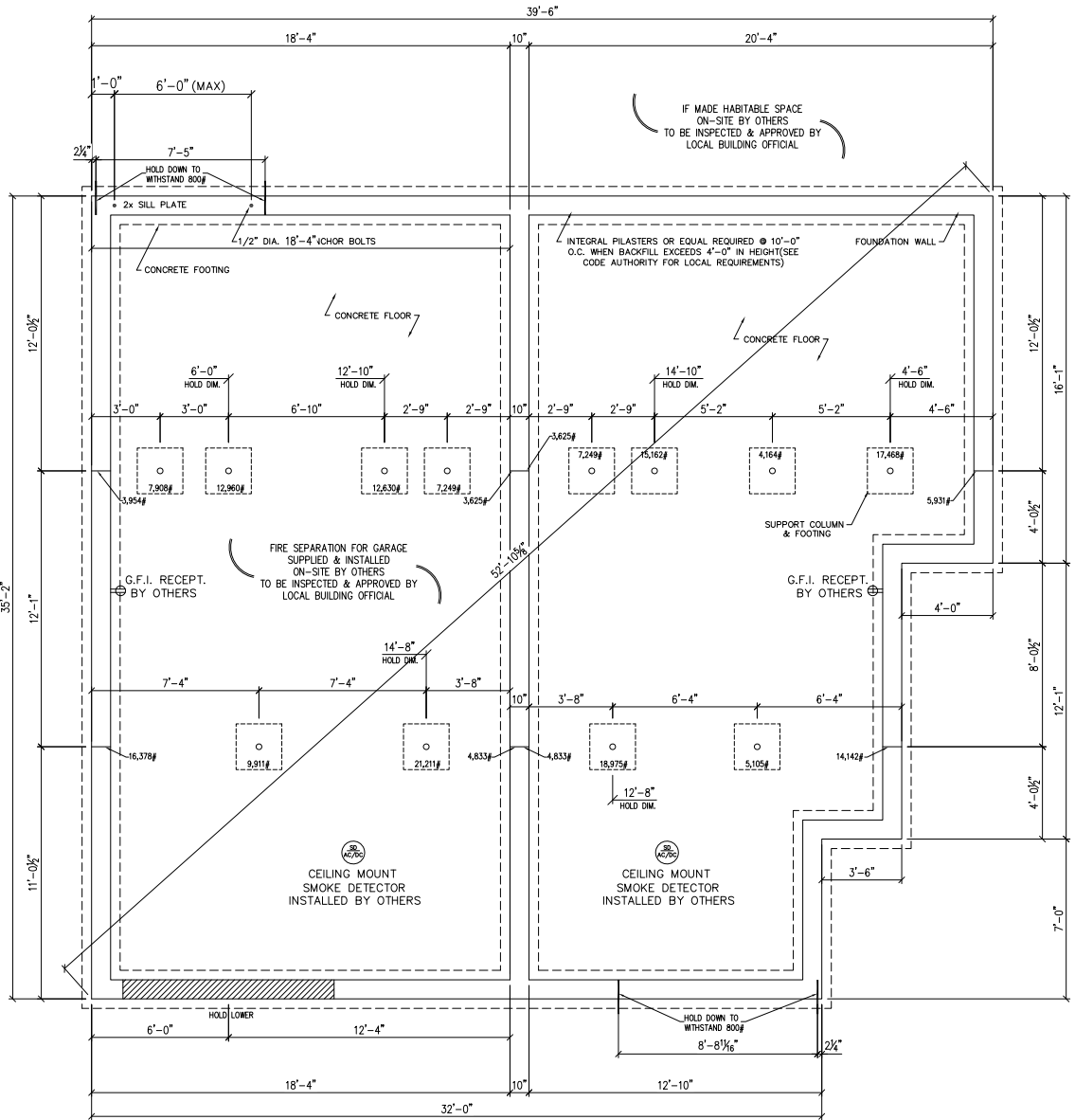
SERIAL #/ ORDER #
0#7575

PAGE #
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THIS FOUNDATION PLAN IS FOR DIMENSIONS ONLY. FOUNDATION WALLS, FOOTINGS, COLUMNS, PIERS, AND SLAB TO BE DESIGNED BY OTHERS TO MEET STATE AND/OR LOCAL CODES USING EXISTING SOIL ANALYSIS. MANUFACTURER ASSUMES NO RESPONSIBILITY FOR ERRORS IN THE CONSTRUCTION OF THE FOUNDATION. ANY AND ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CHECKED AGAINST THE FOUNDATION PLAN ("BUILDER COPY") BEFORE ORDERING FOUNDATION CONSTRUCTION. THE BUILDER/DEALER MUST CONTACT MANUFACTURER WITH ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
 MANUFACTURER WILL NOT ASSUME ANY RESPONSIBILITY IF BUILDER/DEALER/OWNER EXCEEDS MAXIMUM SPACING OF SUPPORTS AS SHOWN ON THIS DRAWING.
 WINDOW CENTER LINE LOCATIONS FOR RAISED RANCH AND/OR SPLIT-LEVEL MODELS TO BE OBTAINED FROM "BUILDER COPY" DRAWINGS.



THE BUILDERS MAY BE REQUIRED TO DESIGN THE FOUNDATION TO THE LOADS LISTED. INSPECTED AND APPROVED BY THE LOCAL BUILDING INSPECTOR.

THE FOUNDATION IS A COMMON AREA THE CEILING AND CLOSE OFF WALLS WILL REQUIRE ONE HOUR FIRE SEPARATION ON-SITE BY BUILDER INSPECTED AND APPROVED BY THE LOCAL BUILDING INSPECTOR.

THIS BUILDING HAS BEEN VERIFIED TO MEET ALL APPLICABLE CODES OF THE LOCAL JURISDICTION.
lea

SERIAL # / ORDER #
0#7575

PAGE #
FND

INDEPENDENT BUILDER	ADDRESS	STATE	ZIP
AVALON BUILDING SYSTEMS	25 NORMANDY TERRACE	MA	02138
CITY	CAMBRIDGE	COUNTY	MIDDLESEX
SERIAL NO	ORDER NO	SNOW LOAD (LBS)	WIND SPEED (MPH)
7575	0#7575	40	128 VULT
REP	TYPE	CFR	TRF
0#7575	2-576	50#	DUPLX

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

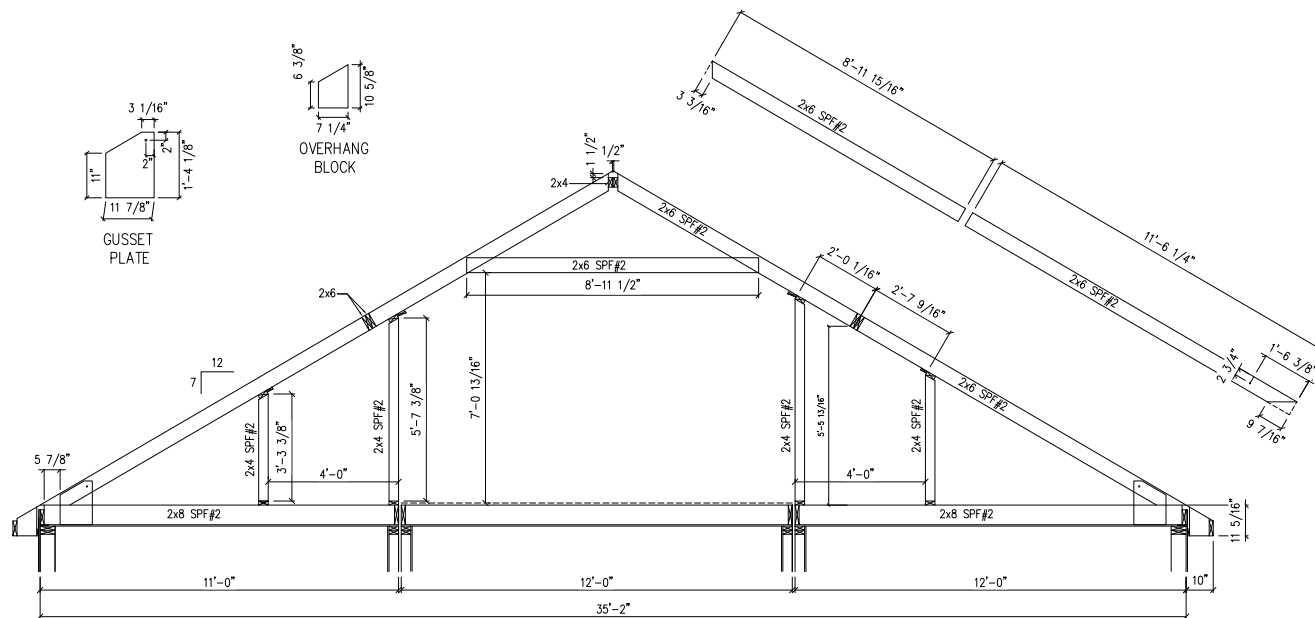
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7/12 - 35'-2" WIDE - 40#GSL - 16" O.C.
 STORAGE RAFTER

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER		AVALON BUILDING SYSTEMS	
ADDRESS		25 NORMANDY TERRACE	
CITY	STATE	ZIP	
CAMBRIDGE	MA	02138	
COUNTY	SNOW LOAD (LBS)	WIND SPEED (MPH)	
MIDDLESEX	40	128 VULT	
ORDER NO.	SERIAL NO.	TYPE	
7/27/18	2-576	DUPLEX	
REV.			
0#7575			
35'-2" 7/12 RAFTER			

THIS TRUSS DESIGN MAY BE USED FOR LESSER SPANS PROVIDED
 NO MEMBER HAS A GREATER LENGTH AND ALL CONNECTIONS ARE AS SPECIFIED.



SERIAL # / ORDER #

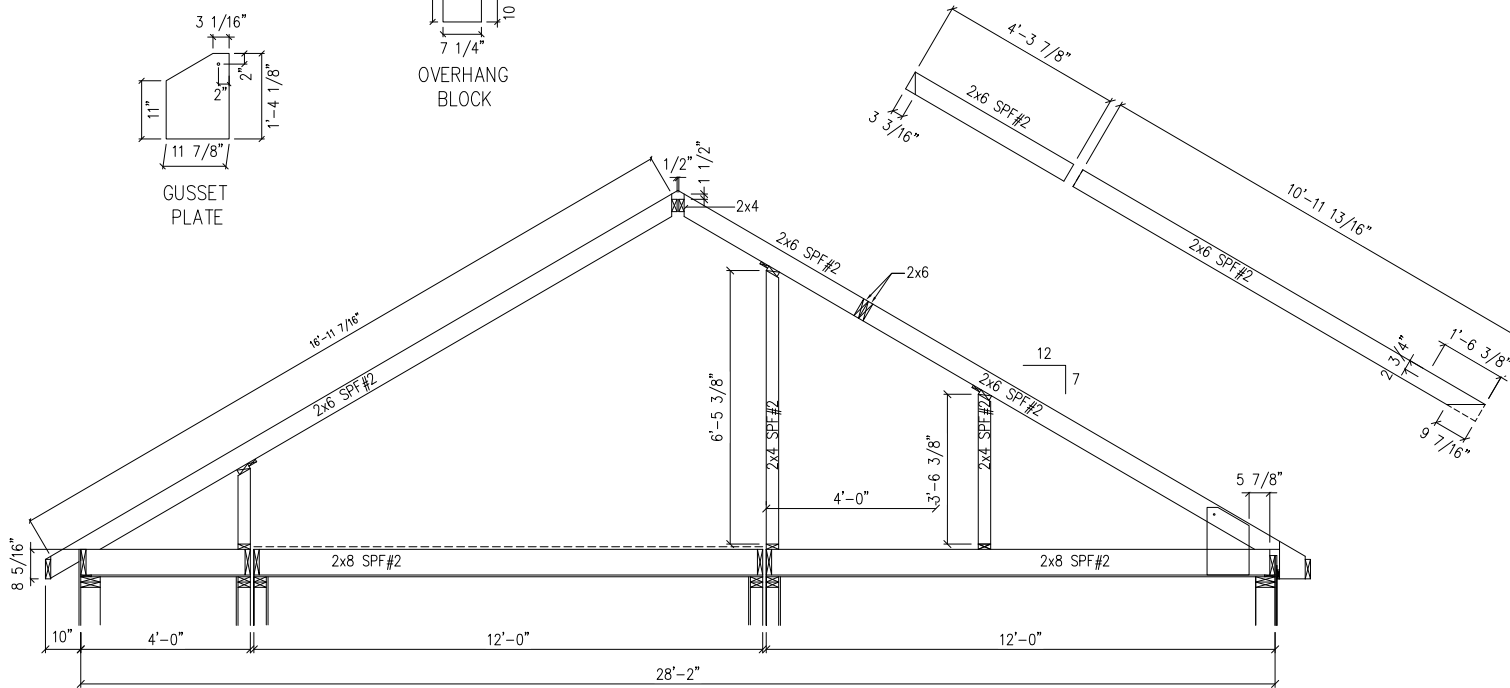
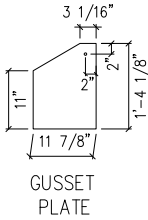
O#7575

PAGE #

TR1

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7/12 - 28'-2" WIDE - 40#GSL - 16" O.C.
STORAGE RAFTER

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SERIAL #/ ORDER #

0#7575

DATE

TR2

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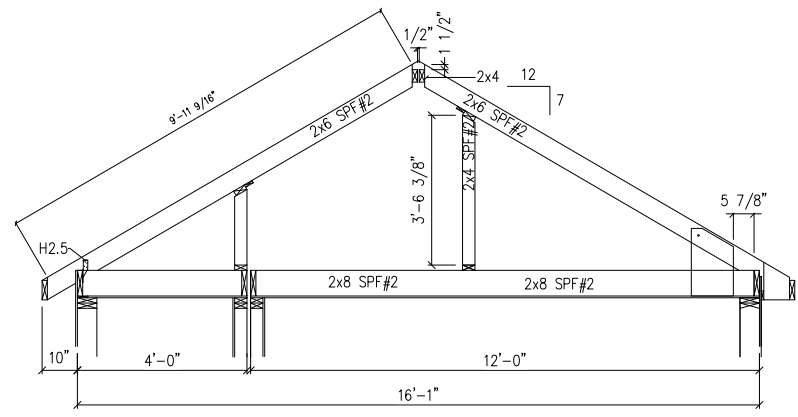
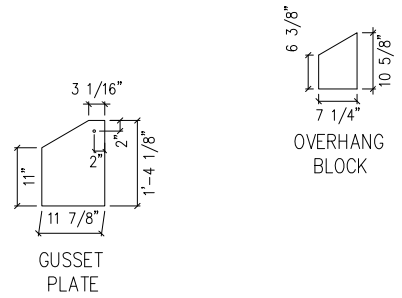
DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	STATE	ZIP
AVALON BUILDING SYSTEMS	MA	02138
ADDRESS	SNOW LOAD (LBS)	WIND SPEED (MPH)
25 NORMANDY TERRACE	40	128 VULT
CITY	ORDER NO	TYPE
CAMBRIDGE	7575	DUPLEX
COUNTY	SERIAL NO	
MIDDLESEX	0#7575	
ORDER NO		
7575		
REV		
0#7575		

28'-2" 7/12 RAFTER

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**7/12 - 16-1" WIDE - 40#GSL - 16" O.C.
 STORAGE RAFTER**

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SERIAL #/ ORDER #
0#7575

16'-1" 7/12 RAFTER
 PAGE #
TR3

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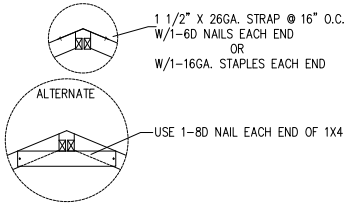


DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

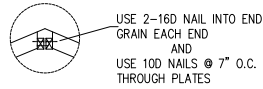
INDEPENDENT BUILDER	STATE	ZIP
AVALON BUILDING SYSTEMS	MA	02138
ADDRESS	SNOW LOAD (LBS)	WIND SPEED (MPH)
25 NORMANDY TERRACE	40	128 VULT
CITY	SPF	TYPE
CAMBRIDGE	2-576	DUPLEX
COUNTY	REP	
MIDDLESEX		
ORDER NO		
7/27/18		
REP		
0#7575		

JEA

CONNECTION: A-2

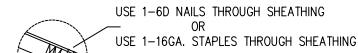


CONNECTION: A-1

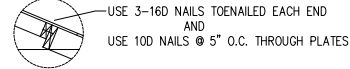


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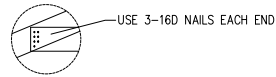
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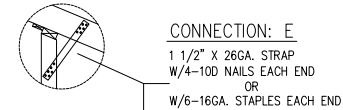
CONNECTION: B-2



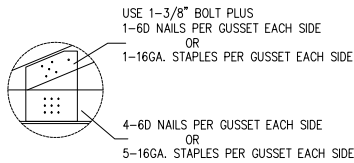
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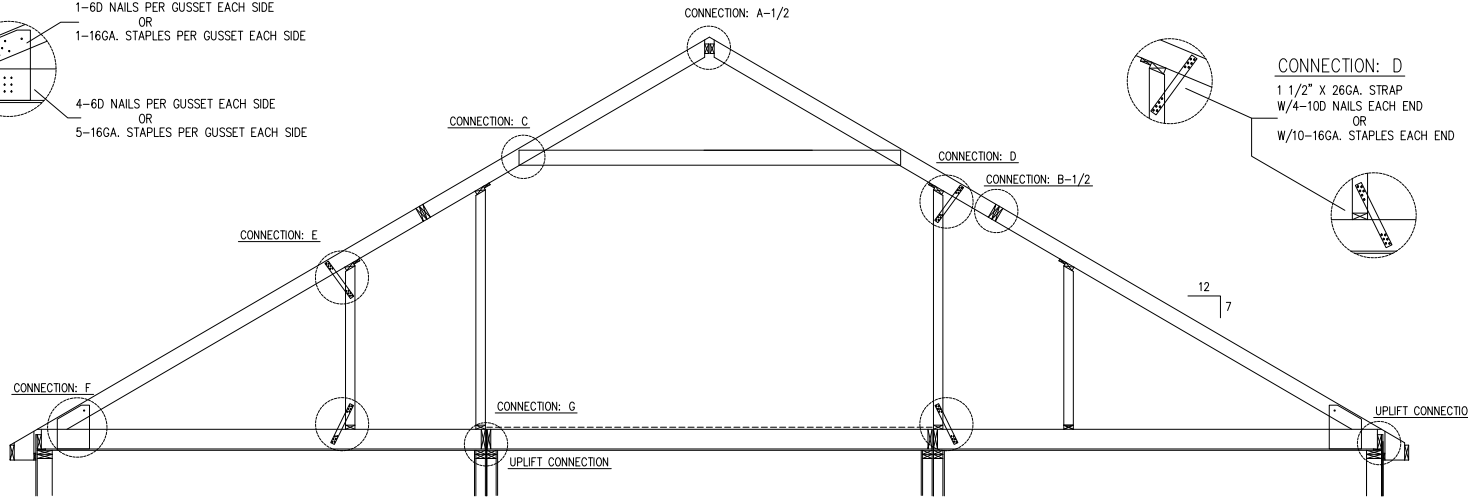
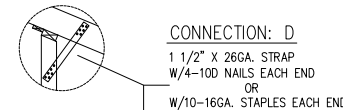
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CONNECTION: F

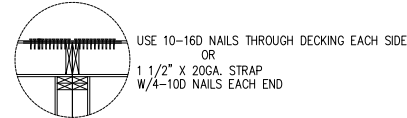


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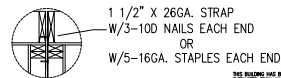
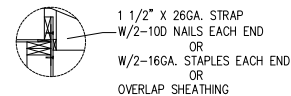


7/12 - 35'-2" WIDE - 40#GSL - 16" O.C.
STORAGE RAFTER
GOOD TO 150 MPH WIND SPEED

CONNECTION: G



UPLIFT CONNECTIONS



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DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	STATE	ZIP
AVALON BUILDING SYSTEMS	MA	02138
25 NORMANDY TERRACE	CAMBRIDGE	
	COUNTY	WIND SPEED (MPH)
	MIDDLESEX	128 VULT
	CARRIER NO.	TYPE
	7/27/D	2-576
	FILE NO.	DUPLEX
		0#7575

7/12 RAFTER CONNECTIONS

THIS TRUSS DESIGN MAY BE USED FOR LESSER SPANS PROVIDED NO MEMBER HAS A GREATER LENGTH AND ALL CONNECTIONS ARE AS SPECIFIED.



0#7575

TR4

SEE PAGES TR2, SW1, SW2 AND FND FOR ON-SITE CONNECTIONS

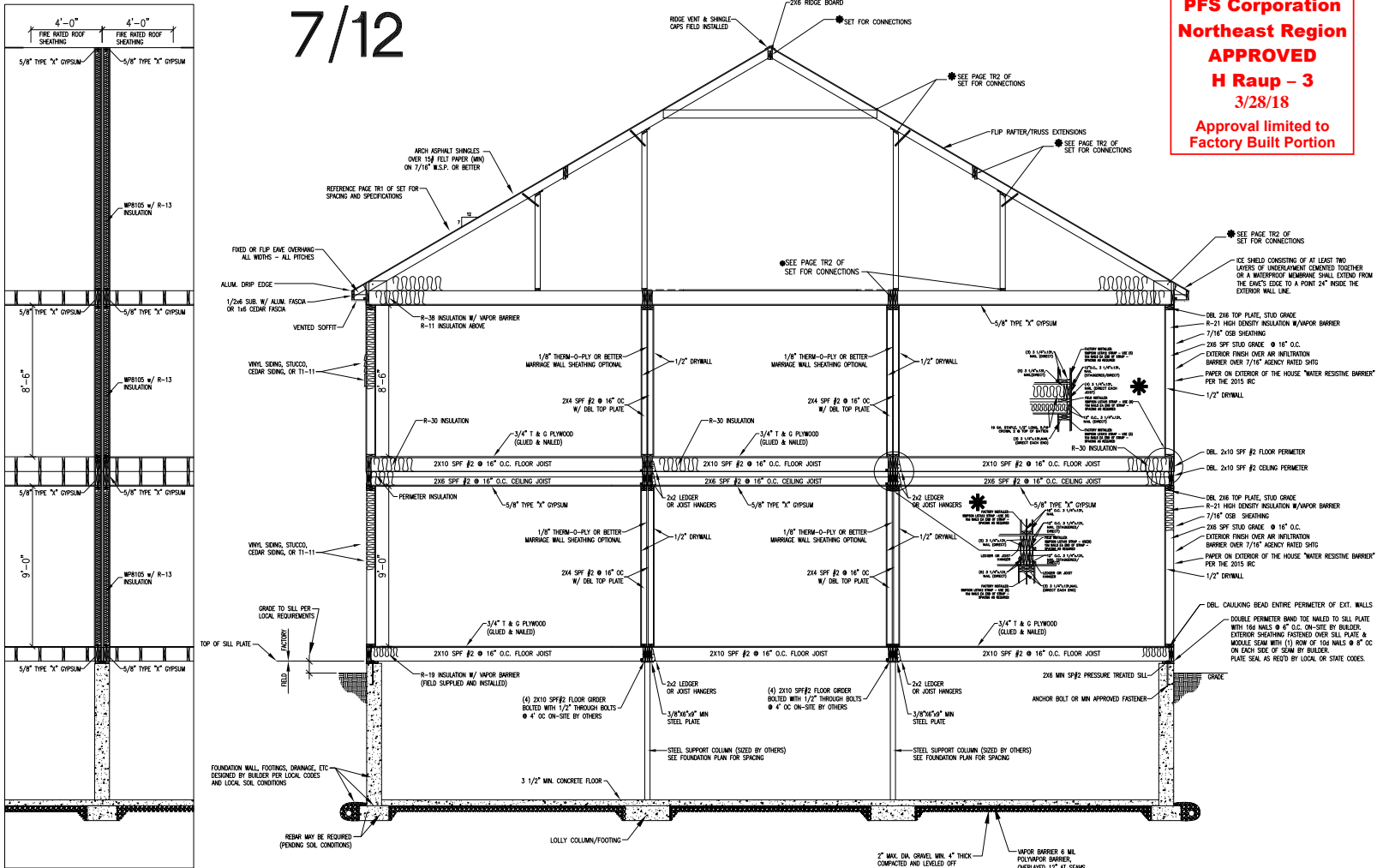
* ON-SITE CONNECTION REQUIRED

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7/12



DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	AVALON BUILDING SYSTEMS
ADDRESS	25 NORMANDY TERRACE
CITY	CAMBRIDGE
COUNTY	MIDDLESEX
ORDER NO	7/575/0
PROJECT NO	0#7575
STATE	MA
ZIP	02138
SNOW LOAD (LBS)	40
WIND SPEED (MPH)	128 VUL-T
TYPE	DUPLEX

CROSS SECTION / DETAIL #1



THIS BUILDING HAS BEEN
 DESIGNED BY THE BUILDER APPROVED
 SERIAL # / ORDER #
0#7575

PAGE #
SE1

Jea

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DOOR AND WINDOW SCHEDULE

WINDOWS DESCRIPTION	ROUGH OPENING	AREA	LIGHT	CLEAR OPENING WIDTH (EACH)	CLEAR OPENING HEIGHT (EACH)	VENT	U-FACTOR	QTY	TOTAL AREA
7D 7700 SERIES DOUBLE HUNG DH7718210	22 1/8" X 37 1/2"	5.76	3.4	17.563	14.563	1.78	0.29	1	5.76
7D 7700 SERIES DOUBLE HUNG DH773046	38 1/8" X 57 1/2"	15.22	11.2	33.563	24.563	5.72	0.29	1	15.22
SILVERLINE 3000 SERIES DOUBLE HUNG 1846DH	22 1/4" X 57 1/4"	8.85	5.4	18.188	24.438	3.09	0.30	1	8.85
SILVERLINE 3000 SERIES DOUBLE HUNG 24210DH	30 1/4" X 37 1/4"	7.83	5.0	26.188	14.438	2.63	0.30	3	23.49
SILVERLINE 3000 SERIES DOUBLE HUNG 3046DH	38 1/4" X 57 1/4"	15.21	11.0	34.188	24.438	5.80	0.30	12	182.52
SILVERLINE 3000 SERIES DOUBLE HUNG 3046DH-2	76" X 57 1/4"	30.22	22.1	34.188	24.438	11.60	0.30	2	60.44
TOTAL AREA:									296.28

EXTERIOR DOORS DESCRIPTION	ROUGH OPENING	AREA	LIGHT	CLEAR OPENING WIDTH (EACH)	CLEAR OPENING HEIGHT (EACH)	VENT	U-FACTOR	QTY	TOTAL AREA
PLY GEM PRO SERIES CLASSIC SLIDING PATIO DOOR CLSPDR6068	72" X 80"	40.00	30.8	29.031	75.772	15.28	0.25	2	80.00
THERMA-TRU 3068 (< 50% GLASS)	38 1/2" X 82 1/8"	21.96	0.0	0.000	0.000	20.00	0.17	2	43.92
TOTAL AREA:									123.92

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	STATE	ZIP
AVALON BUILDING SYSTEMS	MA	02138
ADDRESS	SNOW LOAD (LBS)	WIND SPEED (MPH)
25 NORMANDY TERRACE	40	128 VUL1
CITY	SF	TYPE
CAMBRIDGE	2,576	DUPLEX
COUNTY		
MIDDLESEX		
ORDER NO.	SERIAL NO.	
7/27/18		
REV.		
0#7575		

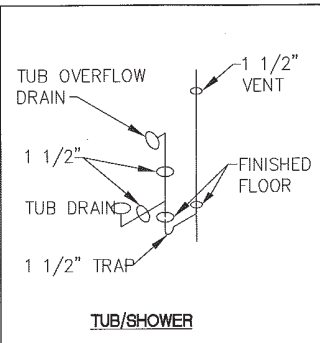
DOOR & WINDOW SCHEDULE



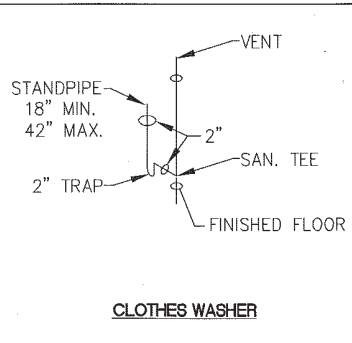
SERIAL #/ ORDER #
0#7575

PAGE #
DWS

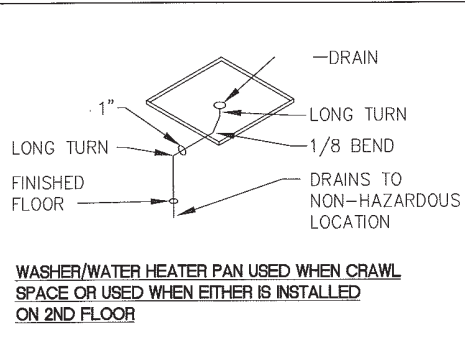
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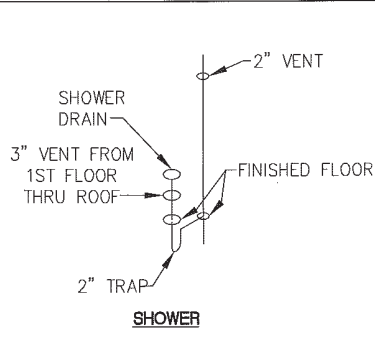
TUB/SHOWER



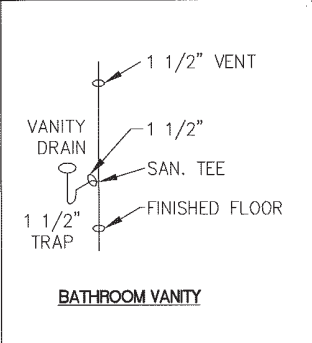
CLOTHES WASHER



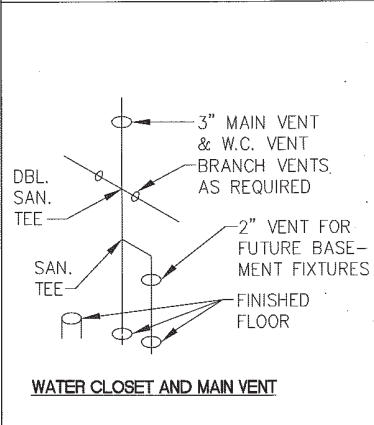
WASHER/WATER HEATER PAN USED WHEN CRAWL SPACE OR USED WHEN EITHER IS INSTALLED ON 2ND FLOOR



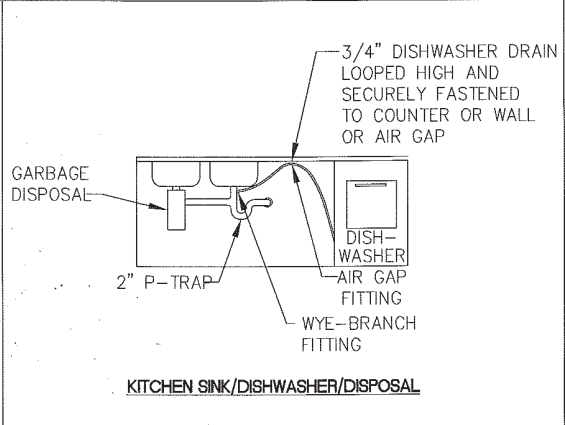
SHOWER



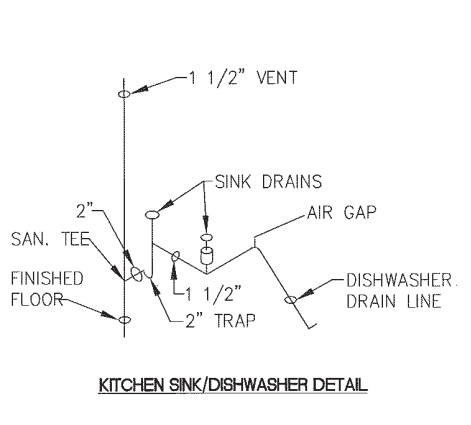
BATHROOM VANITY



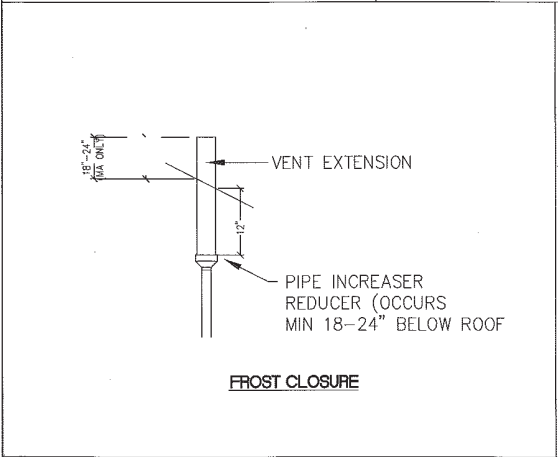
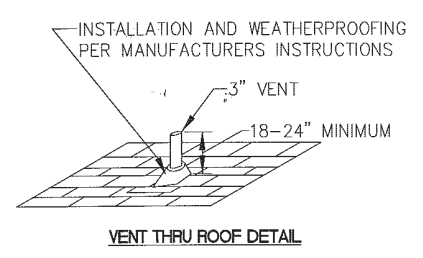
WATER CLOSET AND MAIN VENT



KITCHEN SINK/DISHWASHER/DISPOSAL



KITCHEN SINK/DISHWASHER DETAIL



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SPRINGFIELD, VA 22150
PHONE 570-344-2880
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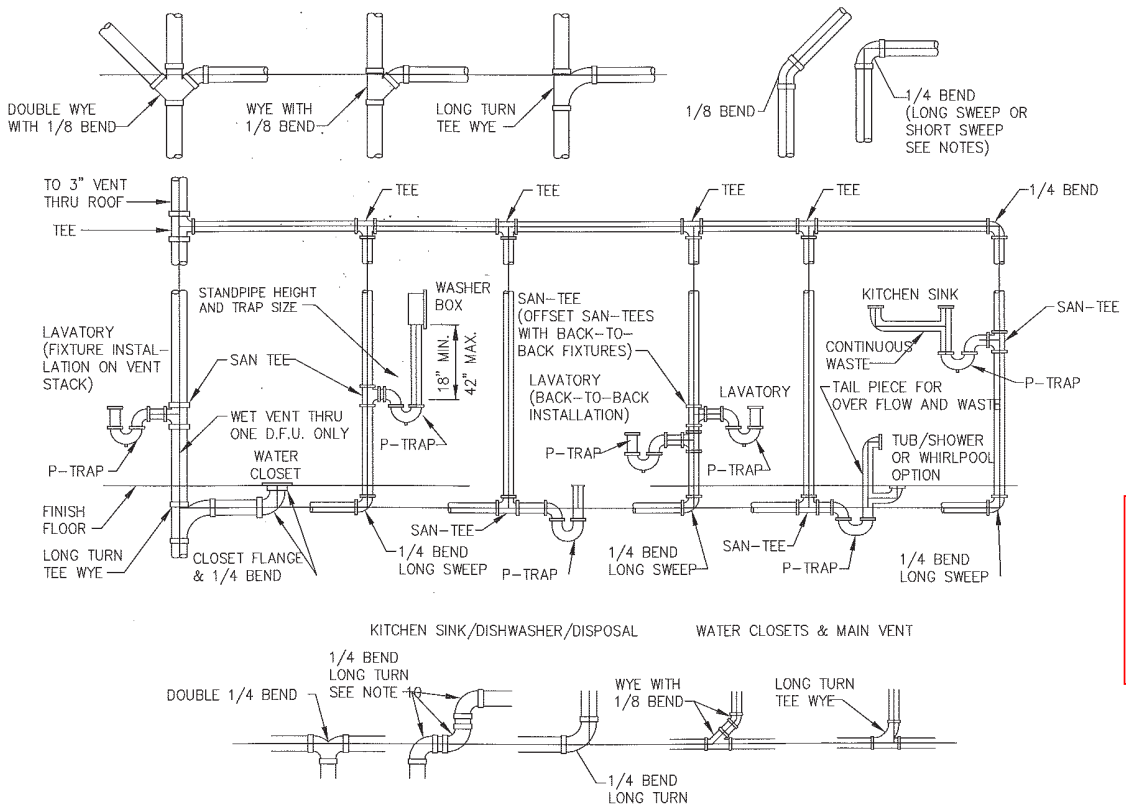
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CUSTOMER/PROJECT: SYSTEMS DRAWINGS
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CHECKED BY:

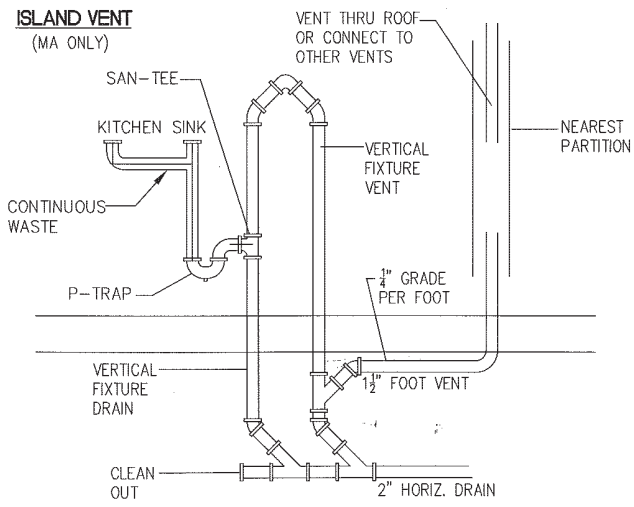
REV.	DATE	REVISIONS	BY	CHKD	DATE
1	12/14/08	CODE UPDATES	HR	HR	
2	12/19/08	REV. PER CODE	HR	HR	
4	1/10/09	Code up-2008 PL, VA, NJ	HR	HR	

DRAWN BY: DATE: SCALE: CHECKED BY: NTS
GLENCO/TH/03/14/08

FILE:
SQ. FT.:
STATE:
TYPE:
MODEL:
DRAWING: PLUMBING DETAILS
SHEET: PL1



**ISLAND VENT
(MA ONLY)**



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SYSTEMS DRAWINGS

BUILDER:

REV#	DATE	REVISIONS	BY	CHKD
1	12/14/08	CODE UPDATES	BJP	
2	12/20/08	REVISED SYSTEMS	SNW	
3	7/12/2011	REVISED SYSTEMS	SNW	
4	7/12/2011	Code Up-date R.I. V.A. N.L.	SNW	

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SLENGCO/TH 03/14/08 NTS

FILE:

SQ.FT.:

STATE:

TYPE:

MODEL:

DRAWING: PLUMBING
DETAILS

SHEET: PL2

architect seal

PLUMBING NOTES:

1. ALL PLUMBING CONSTRUCTION AND MATERIAL BELOW THE MODULAR FLOOR AND BETWEEN FLOORS IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AND IS TO BE DONE IN ACCORDANCE W/STATE AND LOCAL CODES.
2. CONCEALED PIPING IN UNHEATED AREAS, INCLUDING OUTSIDE WALLS, SHALL BE PROTECTED AGAINST FREEZING IN PLANT. PIPING SHALL BE KEPT OUT OF UNHEATED AREAS WHERE POSSIBLE.
3. ALL WASTE AND VENT LINES IN MODULES ARE ABS OR PVC PIPE. ALL SUPPLY LINES IN MODULES ARE COPPER, PEX, OR CPVC.
4. PITCH ON HORIZONTAL WASTE LINES IS $\frac{1}{8}$ " PER FOOT FOR GREATER THAN 3" DIAMETER PIPE, $\frac{1}{4}$ " PER FOOT FOR 3" DIAMETER PIPE OR LESS.
5. WASTE LINES: INSTALL WYE WITH CLEANOUT PRIOR TO EXITING WALL FOR CONNECTION TO DISPOSAL SYSTEM. 4" MINIMUM WASTE LINE TO SEPTIC (BY BUILDER IN FIELD).
6. WASHER SHALL HAVE MINIMUM 2" TRAP.
7. REMOVABLE TRAPS UNDER ALL SINKS TO PROVIDE CLEANOUT ACCESS.
8. GARBAGE DISPOSAL MUST HAVE SEPARATE TRAP. DISHWASHER CANNOT DISCHARGE INTO GARBAGE DISPOSAL.
9. KITCHEN SINK SHALL HAVE 2" DRAIN WHEN A GARBAGE DISPOSAL OR DISHWASHER ARE CONNECTED.
10. HORIZONTAL TO HORIZONTAL AND VERTICAL TO HORIZONTAL DRAIN CHANGES IN DIRECTION SHALL BE 45° WYES, LONG SWEEP 90° ELBOWS, LONG SEEP TYS, 6TH, 8TH, OR 16TH BENDS, APPROVED COMBINATIONS OF THESE OR EQUIVALENT LONG SWEEP FITTINGS. SHORT SWEEPS ARE PERMITTED IN SINGLE BRANCH HORIZONTAL TO VERTICAL CHANGES IN DIRECTION ON 3" PIPE AND LARGER.
11. ALL HORIZONTAL VENT BRANCH PIPING SHALL BE LOCATED A MINIMUM OF 6" ABOVE THE FLOOD LEVEL OF THE HIGHEST FIXTURE IN THAT BRANCH.
12. PVC-DWV PIPE SUPPORTS: AT BRANCHES, CHANGES IN DIRECTION, AND AT THE BASE, EACH FLOOR AND MID STORY (VERTICAL) MAXIMUM EVERY 4'-0" AT THE END OF BRANCHES, AND CHANGE OF DIRECTIONS OR ELEVATION,
13. PIPE PENETRATING FIRE RATED ASSEMBLIES INCLUDING FLOOR/CEILING SHALL BE FIRE STOPPED WHERE REQUIRED BY ALL CODES WITH MATERIAL EQUIVALENT TO CONSTRUCTION THROUGH WHICH IT PENETRATES AND BE SUITABLE TO PIPE MATERIAL, OR USE METAL PIPE FROM A MINIMUM OF ABOVE THE FIRE RATED ASSEMBLY AND DOWN.
14. FIRE STOPPING SHALL BE PROVIDED AND VERIFIED BEFORE IT IS COVERED OR CONCEALED IN THE CONSTRUCTION PROCESS.
15. ANY STRUCTURAL MEMBER SUBJECT TO HOLE DRILLING, CUTTING, OR NOTHCING SHALL BE LEFT IN A SAFE STRUCTURAL CONDITION BY BEING REINFORCED, REPAIRED, OR REPLACED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE CODE.
16. FIELD INSTALLED (ON-SITE) PIPING SHALL BE APPROVED BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICER. PIPING SHALL BE FIELD TESTED FOR LEAKS.
17. BATH TUBS, INCLUDING GARDEN TUBS, HYDRO-MASSAGE, AND HOT TUBS SHALL HAVE A 1 $\frac{1}{2}$ " MIN OVERFLOW.
18. JOINTS AROUND PLUMBING FIXTURES SHALL BE MADE WATERPROOF AT FLOORS, WALLS, & COUNTERTOPS.
19. EACH FIXTURE SHALL BE INDIVIDUALLY DIRECT OR WET VENTED.
20. EACH DWELLING UNIT SHALL HAVE ONE MAIN 3" STACK FROM BUILDING DRAIN.
21. ALL VENTS THROUGH ROOF TO BE 3" MIN DIAMETER AND SHALL TERMINATE 18"-24" ABOVE THE ROOF.
22. BASEMENT MODELS SHALL BE PROVIDED IN FACTORY WITH A 2" VENT TO BASEMENT STUBBED BELOW THE FIRST FLOOR, THEN CAPPED AND LABELED. BASEMENT VENT MAY BE DELETED WHEN CLOTHES WASHER IS ON THE FIRST OR SECOND FLOOR.

23. ALL TRAP ARMS MUST BE SUPPORTED WITH $\frac{3}{4}$ " MINIMUM BEARING.(MA ONLY)
24. ALL PLASTIC PIPE MUST BE SUPPORTED AT INTERVALS IN ACCORDANCE WITH APPLICABLE PLUMBING CODES.
25. TRAPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FIXTURE OUTLET. MAXIMUM VERTICAL DROP FROM FIXTURE OUTLET TO TRAP WEIR IS 24".
26. INACCESSIBLE TRAPS SHALL NOT HAVE UNIONS, CLEANOUTS OR SLIPJOINTS. ACCESSIBLE TRAPS SHALL BE REMOVABLE WITH UNION IN TRAP SEAL OR HAVE CLEANOUT OPENING SIZED THE SAME AS THE TRAP.
27. MAXIMUM DISTANCE OF FIXTURE TRAP WEIR TO VENT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PLUMBING CODES.
28. PLASTIC PIPING SHALL BE PROTECTED WITH $\frac{1}{8}$ " STEEL PLATE WHEN PIPE PASSES THROUGH WOOD MEMBERS LESS THAN 1 $\frac{1}{4}$ " FROM EDGE OF MEMBER.
29. FIRST FLOOR FIXTURES SHALL CONNECT INTO HORIZONTAL BUILDING DRAIN MORE THAN 10 PIPE DIAMETERS DOWNSTREAM OF STACK BASE AND NOT CONNECT INTO SECOND FLOOR DRAIN STACK.
30. POTABLE WATER SYSTEM SHALL BE DISINFECTED ON SITE BY BUILDER IN ACCORDANCE WITH APPLICABLE STATE PLUMBING CODES.
31. ISLAND FIXTURE VENTING SHALL NOT BE PERMITTED FOR FIXTURES OTHER THAN SINKS AND LAVATURERS. (SEE ISLAND DETAILS).
32. ANTI-SIPHONING DEVICE, VACUUM BREAKERS, AND AIR GAPS: FOR WATER DISTRICTUION SYSTEMS "PROTECTION OF POTABLE WATER SUPPLY".
 - 32.1. WATER HEATER LOCATED AT OR ON LIVING SPACE LEVEL MUST HAVE AN ANTI-SIPHONING DEVICE INSTALLED.
 - 32.2. CLOTHES WASHER MUST HAVE AN ANTI-SIPHONING DEVICE INSTALLED (IF NOT BUILT INTO THE APPLIANCE).
33. WATER HAMMER ARRESTORS SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED. (I.E. WASHING MACHINES AND DISHWASHERS).
34. PIPE INSTALLED DOWNSTREAM OF THE POINT OF POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.

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CUSTOMER/PROJECT: SYSTEMS DRAWINGS

REV#	DATE	REVISIONS	BY	CHECKED BY:
1	12/17/08	CODE UPDATES	SR	
2	1/14/09	VA CODE 12-DATE	SR	
3	1/14/09	VA CODE 12-DATE	SR	
4	3/10/2011	Code 12-date RI, VA, NJ	SR	

DRAWN BY: DATE: SCALE: CHECKED BY: DATE: NTS

GLENCO TH 03/14/08

FILE:

SQ.FT.:

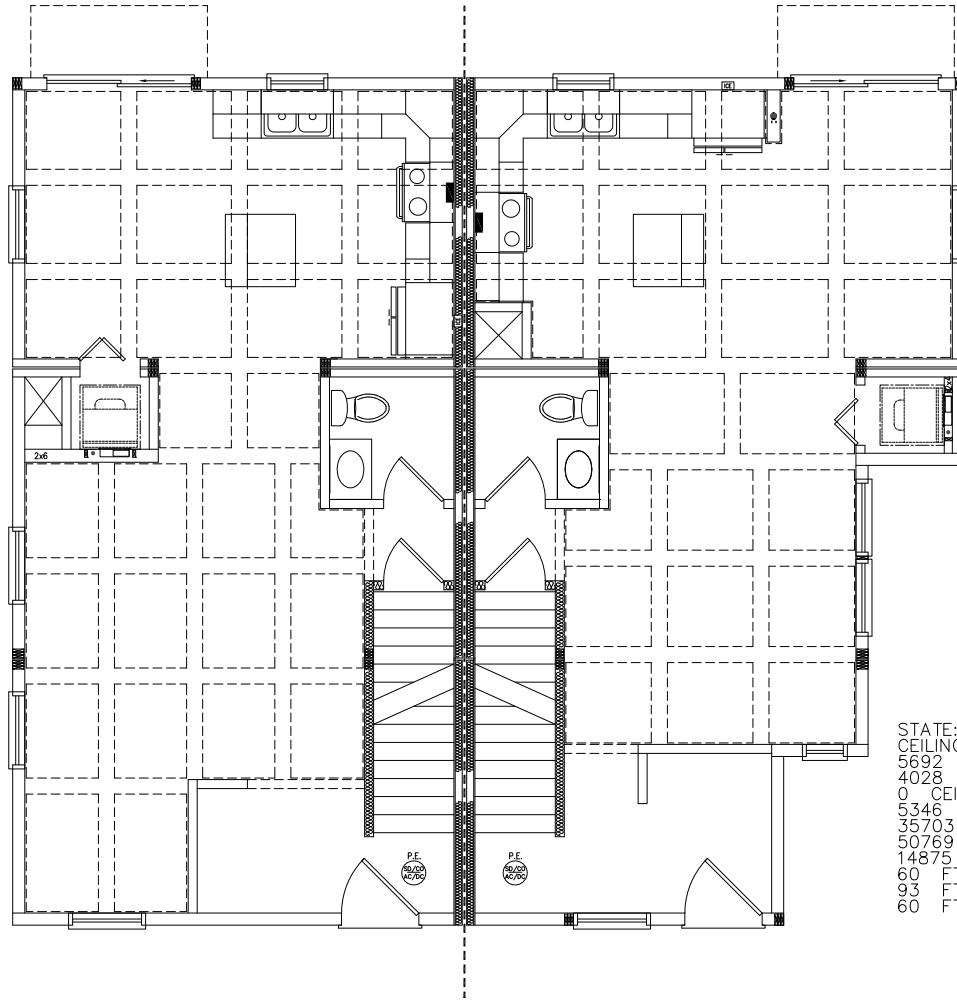
STATE:

TYPE:

MODEL:

DRAWING: PLUMBING NOTES

SHEET: PL3



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DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER		AVALON BUILDING SYSTEMS	
ADDRESS: 25 NORMANDY TERRACE			
STATE	MA	ZIP	02138
CITY	CAMBRIDGE	WIND SPEED (MPH)	128 VUL1
COUNTY	MIDDLESEX	SNOW LOAD (LBS)	20
ORDER NO.	7/5757	TYPE	DUPLEX
SERIAL NO.		WIND SPEED	2.576
REV.			
			0#7575

STATE: MA – MASSACHUSETTS
 CEILING HEIGHT: 9 FT
 5692 WINDOW AND DOOR BTU/H LOSS
 4028 WALL BTU/H LOSS
 0 CEILING BTU/H LOSS
 5346 FLOOR BTU/H LOSS
 35703 INFILTRATION BTU/H LOSS
 50769 TOTAL BTU/H LOSS
 14875 TOTAL WATT LOSS
 60 FT. RADIATION
 93 FT. HWBB
 60 FT. HI CAPACITY HWBB

1ST STORY HEAT LOSS

LIVING UNIT #1

LIVING UNIT #2



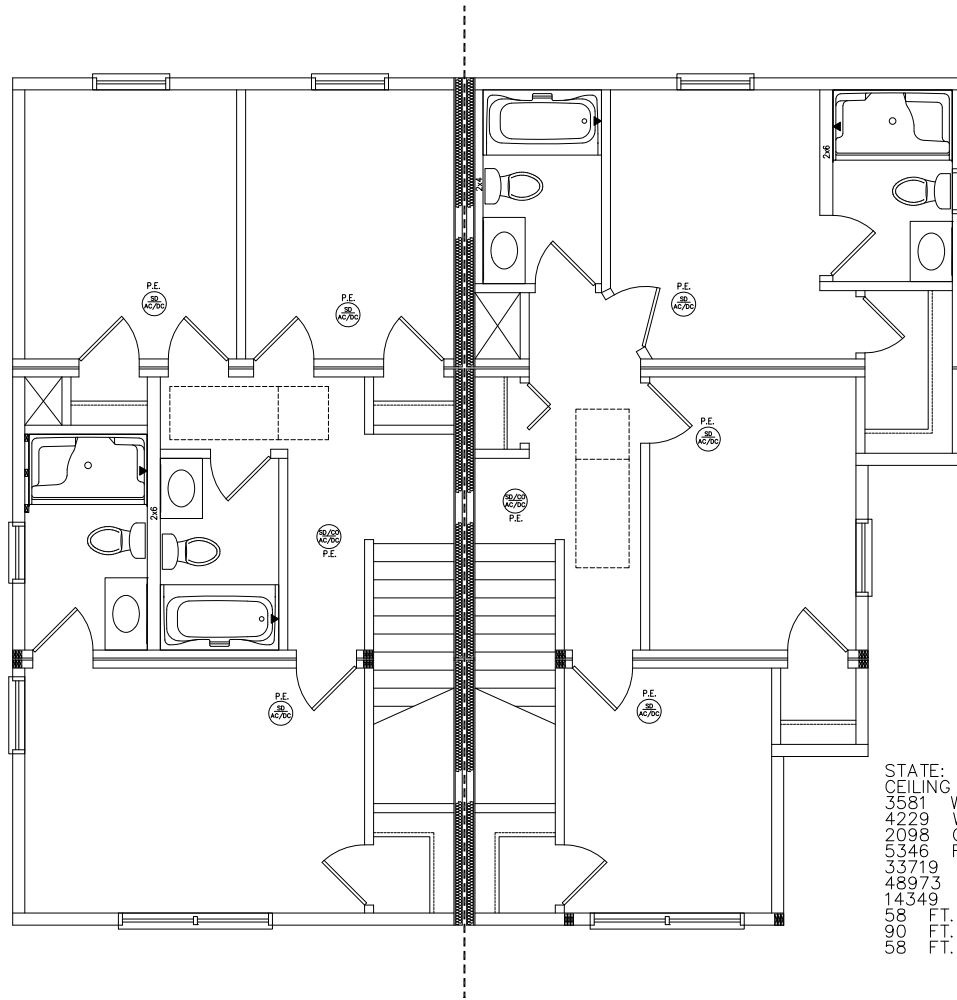
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HL1

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DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

STATE: MA - MASSACHUSETTS
 CEILING HEIGHT: 8.5 FT
 3581 WINDOW AND DOOR BTU/H LOSS
 4229 WALL BTU/H LOSS
 2098 CEILING BTU/H LOSS
 5346 FLOOR BTU/H LOSS
 33719 INFILTRATION BTU/H LOSS
 48973 TOTAL BTU/H LOSS
 14349 TOTAL WATT LOSS
 58 FT. RADIATION
 100 FT. HWBB
 58 FT. HI CAPACITY HWBB

INDEPENDENT BUILDER	AVALON BUILDING SYSTEMS
ADDRESS	25 NORMANDY TERRACE
CITY	CAMBRIDGE
COUNTY	MIDDLESEX
ORDER NO	7/5757
STATE	MA
ZIP	02138
SNOW LOAD (LBS)	40
WIND SPEED (MPH)	128 VUL T
SF	2,576
TYPE	DUPLEX
SERIAL NO	
REV	0#7575

2ND STORY HEAT LOSS

LIVING UNIT #1

LIVING UNIT #2



SERIAL # / ORDER #
0#7575

PAGE #
HL2

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EXTERIOR WALLS

GA FILE NO. WP 8105

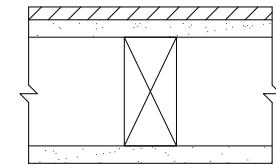
GENERIC

**1 HOUR
FIRE**

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. **(LOAD-BEARING)**



Thickness: Varies
 Approx. Weight: 7 psf
 Fire Test: See WP 3510
 (UL R3501-47, -48, 9-17-65,
 UL Design U309;
 UL R1319-129, 7-22-70,
 UL Design U314)

DATE	REVISION	BY
2/1/2018	PRELIM	PIF
2/9/18	REV. PRELIM	BLS
3/2/18	FINAL	PIF

INDEPENDENT BUILDER	STATE	ZIP
AVALON BUILDING SYSTEMS	MA	02138
ADDRESS	SNOW LOAD (LBS)	WIND SPEED (MPH)
25 NORMANDY TERRACE	40	128 VUL1
CITY	SPF	TYPE
CAMBRIDGE	2.576	DUPLEX
COUNTY	SERIAL NO.	
MIDDLESEX		
ORDER NO.	REP.	
7/27/18		
0#7575		

FIRE SEPARATION DETAILS



SERIAL #/ ORDER #
0#7575

PAGE #
FS1

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REScheck Software Version 4.6.4 Compliance Certificate

PFS Corporation
Northeast Region
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3/28/18
Approval limited to
Factory Built Portion

Project O#7575

Energy Code: **2015 IECC**
Location: **Cambridge, Massachusetts**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **2,576 ft2**
Glazing Area **13%**
Climate Zone: **5 (5641 HDD)**
Permit Date:
Permit Number:

Construction Site:
25 NORMANDY TERRACE
CAMBRIDGE, MA 02138

Owner/Agent:
AVALON BUILDING SYSTEMS
560 TURNPIKE STREET
CANTON, MA 02021

Designer/Contractor:
ICON LEGACY CMH
246 SAND HILL RD
SELINGSGROVE, PA 17870

Compliance: Passes using UA trade-off

Compliance: **1.9% Better Than Code** Maximum UA: **359** Your UA: **352**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
behind knee walls: Flat Ceiling or Scissor Truss	840	38.0	11.0	0.023	19
under sheathing: Flat Ceiling or Scissor Truss	448	27.0	0.0	0.038	17
Wall 1: Wood Frame, 16" o.c.	2,862	21.0	0.0	0.057	139
Window 1: Vinyl/Fiberglass Frame:Double Pane with Low-E	296			0.300	89
Door 1: Solid	44			0.170	7
Door 2: Glass	80			0.250	20
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space	1,288	19.0	0.0	0.047	61

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 2015 IECC requirements in REScheck Version 4.6.4 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Icon Legacy CMH

Brett Hebert

3/22/18

Name - Title

Signature

Date






REScheck Software Version 4.6.4 Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
302.1, 403.7 [PR2] ² 	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr _____ Cooling: Btu/hr _____	Heating: Btu/hr _____ Cooling: Btu/hr _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

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Northeast Region
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 Approval limited to
 Factory Built Portion

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Foundation Inspection	Complies?	Comments/Assumptions
303.2.1 [FO11] ²	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.9 [FO12] ²	Snow- and ice-melting system controls installed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

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		3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹	Door U-factor.	U-_____	U-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.3.6, 402.5 [FR2] ¹	Glazing U-factor (area-weighted average).	U-_____	U-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1 [FR23] ¹	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 [FR20] ¹	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.1 [FR12] ¹	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.3.5 [FR15] ³	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FR17] ²	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥ R-3.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4.1 [FR24] ¹	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.3 [FR18] ²	Hot water pipes are insulated to ≥ R-3.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

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Additional Comments/Assumptions:

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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ²	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.6 [IN1] ¹	Floor insulation R-value.	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2, 402.2.7 [IN2] ¹	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹	Wall insulation R-value. If this is a mass wall with at least 1/2 of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [F11] ¹	Ceiling insulation R-value.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [F12] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [F22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 [F13] ¹	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.2 [F117] ¹	Blower door test @ 50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.3 [F14] ¹	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	ft ² ____ cfm/100	ft ² ____ cfm/100	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2 [F127] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	ft ² ____ cfm/100	ft ² ____ cfm/100	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2.1 [F124] ¹	Air handler leakage designated by manufacturer at <=2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [F19] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [F110] ²	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1 [F111] ²	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [F125] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 [F126] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 [F128] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 [F129] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.		PFS Corporation Northeast Region APPROVED H Raup – 3 3/28/18 Approval limited to Factory Built Portion	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 [F130] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 [F131] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [F16] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 [F123] ³	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [F17] ²	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
303.3 [F18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

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2015 IECC Energy Efficiency Certificate

Insulation Rating R-Value

Above-Grade Wall 21.00

Below-Grade Wall 0.00

Floor 19.00

Ceiling / Roof 49.00

Ductwork (unconditioned spaces): _____

Glass & Door Rating U-Factor SHGC

Window 0.30

Door 0.25

Heating & Cooling Equipment Efficiency

Heating System: _____

Cooling System: _____

Water Heater: _____

Name: _____ **Date:** _____

Comments

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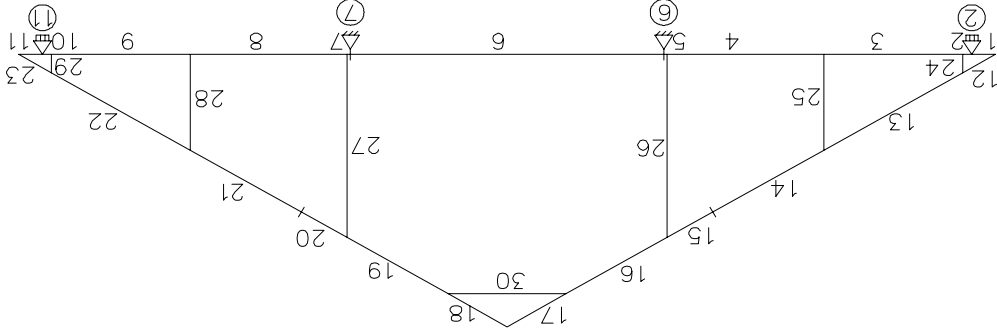
**STRUCTURAL LUMBER
INTERACTION CALCULATIONS**



TRUSS NO.: TW7-41-3
 JOB NO.: 120111
 PITCH: 7/12
 SPAN: 41'-3"

TRUSS CENTERS FOR 115 mph WIND: 16"
 TRUSS CENTERS FOR 150 mph WIND: 16"

TC DL: 10 pft
 BC LL: 10 pft WHERE h < 42"
 BC LL: 20 pft WHERE h ≥ 42"
 BC LL: 40 pft BETWEEN INNER KNEEWALLS
 BC DL: 10 pft



MEMBER INFORMATION:

MEMBER	SIZE & SPECIES
1 - 5 & 7 - 11	2 x 8 SPF #2
6	2 x 8 SPF #2
12 - 14 & 21 - 23	2 x 6 SPF #2
15 - 20	2 x 6 SPF #2
24 - 29	2 x 4 SPF #2
30	2 x 6 SPF #2

MAXIMUM SUPPORT REACTIONS (lbs):

REACTION	MEMBER 1-5 & 7-11	MEMBER 6	MEMBER 12-14 & 21-23	MEMBER 15-20	MEMBER 24-29	MEMBER 30
DEAD LOAD	20 pft	20 pft	30 pft	30 pft	40 pft	856.3
SNOW LOAD	DL + LL +	DL + LL +	DL + LL +	DL + LL +	DL + LL +	1266.9
SNOW LOAD	DL + LL +	DL + LL +	DL + LL +	DL + LL +	DL + LL +	1147.9
SNOW LOAD	DL + LL +	DL + LL +	DL + LL +	DL + LL +	DL + LL +	949.2
SNOW LOAD	DL + LL +	DL + LL +	DL + LL +	DL + LL +	DL + LL +	N/A
UPLIFT	0.6 DL +	0.6 DL +	0.6 DL +	0.6 DL +	0.6 DL +	-193.9
UPLIFT	0.6 DL +	0.6 DL +	0.6 DL +	0.6 DL +	0.6 DL +	-501.9
UPLIFT	0.6 DL +	0.6 DL +	0.6 DL +	0.6 DL +	0.6 DL +	-208.9
UPLIFT	0.6 DL +	0.6 DL +	0.6 DL +	0.6 DL +	0.6 DL +	-527

APPLIED C & C UPLIFT:

21.93 pft WINDWARD AT 115 mph
 12.46 pft LEeward AT 115 mph
 37.31 pft WINDWARD AT 150 mph
 21.19 pft LEeward AT 150 mph
 23.33 pft AT 115 mph
 29.7 pft AT 150 mph

APPLIED MWFRS UPLIFT:

- NOTES:**
- MATING WALL LOADS ARE TOTAL FOR BOTH SIDES.
 - WIND PER ASCE 7-10, 115 & 150 mph, EXP. C, RISK CATEGORY II.
 - SNOW PER ASCE 7-10, Ct = 1.1, Ce = 1.0.
 - COMPONENT DESIGN IS BASED ON C & C PRESSURES.
 - TRUSS UPLIFT CONNECTIONS ARE BASED ON MWFRS PRESSURES.
 - THIS TRUSS DESIGN MAY BE USED FOR LESSER SPANS PROVIDED NO MEMBER HAS A GREATER LENGTH AND ALL CONNECTIONS ARE AS SPECIFIED.

MAXIMUM INTERACTION & DEFLECTION:

MEMBER	MAXIMUM DEFLECTION (in)	MAXIMUM INTERACTION
BOTTOM CHORD	0.88769	0.66305
TOP CHORD	0.74103	0.55474
WEB	0.44421	0.00

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LEGACY CUSTOM MODULAR HOMES

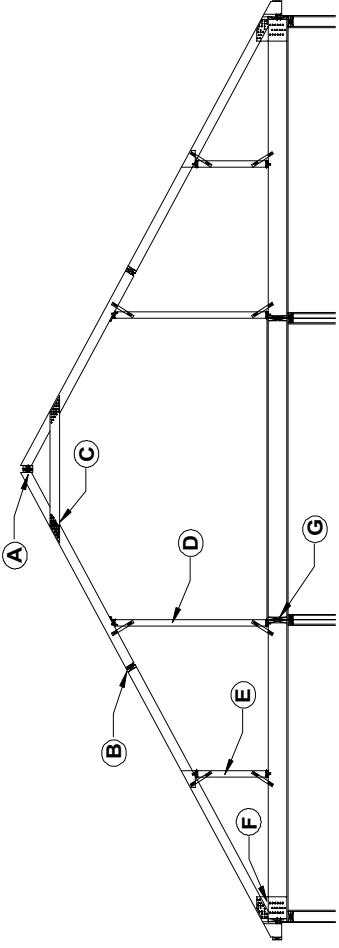
**CONNECTIONS
TRUSS FRAMING**

LEGACY CUSTOM MODULAR HOMES



PROJECT NUMBER : 120111
 TRUSS NUMBER : TW7-41-3
 TRUSS PITCH : 7/12
 TRUSS SPACING : 16 in O.C.
 TRUSS SPAN : 41'-3"

DESIGN LOADS: 20 - 40 psf GROUND SNOW
 115 / 150 mph WIND



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UPLIFT CONNECTIONS (MWFRS LOADS):

EXTERIOR WALL

115 mph WIND
 UPLIFT DESIGN LOAD = 0 lbs
 BASED ON WIND LOAD $C_o = 1.6$
 OK FOR 1 1/2" x 26ga STRAP
 WITH 0 10 d NAILS EACH END
 OR WITH 0 16 ga STAPLE EACH END

150 mph WIND

UPLIFT DESIGN LOAD = 105.8 lbs
 BASED ON WIND LOAD $C_o = 1.6$
 OK FOR 1 1/2" x 26ga STRAP
 WITH 2 10 d NAILS EACH END
 OR WITH 2 16 ga STAPLE EACH END

MATING WALL (PER SIDE)

115 mph WIND
 UPLIFT DESIGN LOAD = 96.95 lbs
 BASED ON WIND LOAD $C_o = 1.6$
 OK FOR 1 1/2" x 26ga STRAP
 WITH 2 10 d NAILS EACH END
 OR WITH 2 16 ga STAPLE EACH END

150 mph WIND

UPLIFT DESIGN LOAD = 250.95 lbs
 BASED ON WIND LOAD $C_o = 1.6$
 OK FOR 1 1/2" x 26ga STRAP
 WITH 3 10 d NAILS EACH END
 OR WITH 5 16 ga STAPLE EACH END



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CONDITION "A" - RIDGE:	MEMBER: 18	START JOINT
	MEMBER: 17	END JOINT
SHEAR CONNECTION	DL + LL & DL + 115 mph WIND	
	MAX SHEAR DESIGN LOAD =	139.7 lbs
	BASED ON SNOW LOAD	C ₀ = 1.15
	USE 2	16 d NAILS INTO END GRAIN EACH END
	USE 10 d NAILS AT 7" O.C. THROUGH PLATES	
TENSION CONNECTION	DL + LL & DL + 150 mph WIND	
	MAX SHEAR DESIGN LOAD =	139.7 lbs
	BASED ON SNOW LOAD	C ₀ = 1.15
	USE 2	16 d NAILS INTO END GRAIN EACH END
	USE 10 d NAILS AT 7" O.C. THROUGH PLATES	
ALTERNATE CONNECTION:	DL + LL & DL + 115 mph WIND	
	MAX TENSION DESIGN LOAD =	22.1 lbs
	BASED ON WIND LOAD	C ₀ = 1.6
	OK FOR 1 1/2" x 26ga STRAP	
	WITH 1	6 d NAILS EACH END
	WITH 1	16 ga STAPLE EACH END
	OR	
	USE 1	8 d NAILS EACH END OF 1 x 4
ALTERNATE CONNECTION:	USE 1	
	10 d NAILS TO NAILED THROUGH RAFTER INTO RIDGE PLATE	
	USE 10 d NAILS AT	16" O.C. THROUGH PLATES
	*** FULL PENETRATION INTO PLATE IS REQUIRED	
ALTERNATE CONNECTION:	DL + LL & DL + 150 mph WIND	
	MAX TENSION DESIGN LOAD =	39.9 lbs
	BASED ON WIND LOAD	C ₀ = 1.6
	OK FOR 1 1/2" x 26ga STRAP	
	WITH 1	6 d NAILS EACH END
	WITH 1	16 ga STAPLE EACH END
	OR	
	USE 1	8 d NAILS EACH END OF 1 x 4

**CONNECTIONS
TRUSS FRAMING**

LEGACY CUSTOM MODULAR HOMES



CONDITION "B" - TOP CHORD FLIP:

MEMBER: 15 / 21 START JOINT
MEMBER: 14 / 20 END JOINT

TENSION CONNECTION

DL + LL & DL + 115 mph WIND

MAX TENSION DESIGN LOAD = 0 lbs
BASED ON SNOW LOAD $C_D = 1.15$

USE 0 6 d NAILS THROUGH SHEATHING EACH SIDE
OR USE 0 16 ga STAPLE THROUGH SHEATHING EACH SIDE

DL + LL & DL + 150 mph WIND

MAX TENSION DESIGN LOAD = 9.4 lbs
BASED ON WIND LOAD $C_D = 1.6$

USE 1 6 d NAILS THROUGH SHEATHING EACH SIDE
OR USE 1 16 ga STAPLE THROUGH SHEATHING EACH SIDE



SHEAR CONNECTION

DL + LL & DL + 115 mph WIND

MAX SHEAR DESIGN LOAD = 195.9 lbs
BASED ON SNOW LOAD $C_D = 1.15$

USE 3 16 d NAILS TOENAILED EACH END
USE 10 d NAILS AT 5" O.C. THROUGH PLATES

03/22/18

DL + LL & DL + 150 mph WIND

MAX SHEAR DESIGN LOAD = 195.9 lbs
BASED ON SNOW LOAD $C_D = 1.15$

USE 3 16 d NAILS TOENAILED EACH END
USE 10 d NAILS AT 5" O.C. THROUGH PLATES

CONDITION "C" - COLLAR TIE:

MEMBER: 30 START JOINT
MEMBER: 30 END JOINT

DL + LL & DL + 115 mph WIND

DESIGN LOAD = 327.5 lbs
BASED ON SNOW LOAD $C_D = 1.15$

USE 3 16 d NAILS EACH END
BEARING BLOCK NOT REQUIRED

DL + LL & DL + 150 mph WIND

DESIGN LOAD = 327.5 lbs
BASED ON SNOW LOAD $C_D = 1.15$

USE 3 16 d NAILS EACH END
BEARING BLOCK NOT REQUIRED

CONDITION "D" - INNER KNEE WALLS:

MEMBER: 26 / 27 START JOINT
MEMBER: 26 / 27 END JOINT

TENSION CONNECTION

DL + LL & DL + 115 mph WIND

DESIGN TENSION LOAD = 254.8 lbs
BASED ON WIND LOAD $C_D = 1.6$

OK FOR 1 1/2" x 26ga STRAP
WITH 3 10 d NAILS EACH END
OR WITH 5 16 ga STAPLE EACH END

DL + LL & DL + 150 mph WIND

DESIGN TENSION LOAD = 509.6 lbs
BASED ON WIND LOAD $C_D = 1.6$

OK FOR DBL 1 1/2" x 26ga STRAP
WITH 4 10 d NAILS EACH END
OR WITH 10 16 ga STAPLE EACH END



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CONDITION "E" - OUTER KNEE WALLS:

MEMBER:	25 / 28	START	JOINT
MEMBER:	25 / 28	END	JOINT
DL + LL & DL + 115 mph WIND			
DESIGN TENSION LOAD =	156.7 lbs		
BASED ON WIND LOAD	C ₀ =	1.6	
OK FOR 1 1/2" x 26ga STRAP			
WITH	2	10 d NAILS	EACH END
OR	WITH	3	16 ga STAPLE EACH END
DL + LL & DL + 150 mph WIND			
DESIGN TENSION LOAD =	276 lbs		
BASED ON WIND LOAD	C ₀ =	1.6	
OK FOR 1 1/2" x 26ga STRAP			
WITH	4	10 d NAILS	EACH END
OR	WITH	6	16 ga STAPLE EACH END

CONDITION "F" - HEEL:

MEMBER:	1 / 11	START	JOINT
MEMBER:	12 / 23	END	JOINT
DL + LL & DL + 115 mph WIND			
DESIGN LOAD =	466.3 lbs		
BASED ON SNOW LOAD	C ₀ =	1.15	
USE	1	3/8" BOLT PLUS	
	1	6 d NAILS PER GUSSETT	EACH SIDE
OR	1	16 ga STAPLE PER GUSSETT	EACH SIDE
DL + LL & DL + 150 mph WIND			
DESIGN LOAD =	466.3 lbs		
BASED ON SNOW LOAD	C ₀ =	1.15	
USE	1	3/8" BOLT PLUS	
	1	6 d NAILS PER GUSSETT	EACH SIDE
OR	1	16 ga STAPLE PER GUSSETT	EACH SIDE
BOTTOM CHORD			
DL + LL & DL + 115 mph WIND			
DESIGN LOAD =	424.3 lbs		
BASED ON SNOW LOAD	C ₀ =	1.15	
USE	4	6 d NAILS PER GUSSETT	EACH SIDE
OR	USE	5	16 ga STAPLE PER GUSSETT EACH SIDE
DL + LL & DL + 150 mph WIND			
DESIGN LOAD =	424.3 lbs		
BASED ON SNOW LOAD	C ₀ =	1.15	
USE	4	6 d NAILS PER GUSSETT	EACH SIDE
OR	USE	5	16 ga STAPLE PER GUSSETT EACH SIDE



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CONDITION "G" BOTTOM CHORD AT CENTER:

MEMBER:	6 / 7	START	JOINT
MEMBER:	5 / 6	END	JOINT
<u>DL + LL & DL + 115 mph WIND</u>			
DESIGN LOAD =		424.3 lbs	
BASED ON SNOW LOAD		C ₀ = 1.15	
USE	5	16 d NAILS THROUGH DECKING EACH SIDE	
OR	USE	1	1 1/2" x 20ga STRAP
	WITH	4	10 d NAILS EACH END
OR	WITH	8	16 ga STAPLE EACH END
<u>DL + LL & DL + 150 mph WIND</u>			
DESIGN LOAD =		424.3 lbs	
BASED ON SNOW LOAD		C ₀ = 1.15	
USE	5	16 d NAILS THROUGH DECKING EACH SIDE	
OR	USE	1	1 1/2" x 20ga STRAP
	WITH	4	10 d NAILS EACH END
OR	WITH	8	16 ga STAPLE EACH END

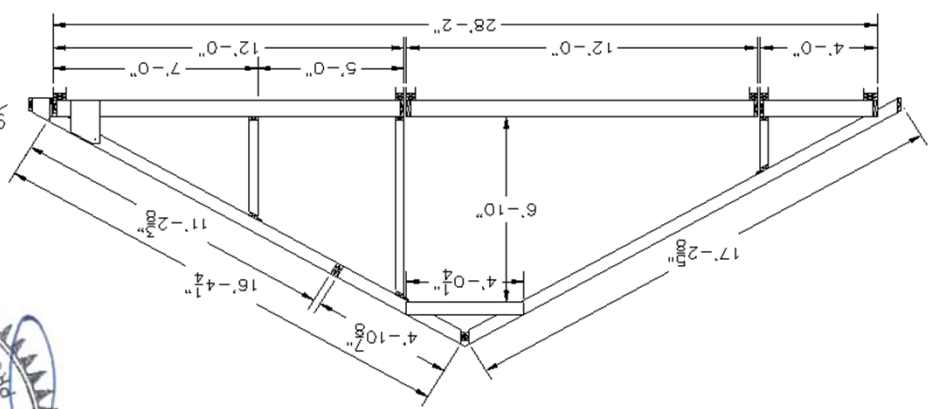


- NOTES:**
- MATING WALL REACTIONS ARE PER SIDE.
 - WIND PER ASCE 7-10, 128 mph (Vult) = 99 mph (Vasd), EXP. C.
 - SNOW PER ASCE 7-10, 40 psf GSL, Ct = 1.1, Ce = 1.0
 - COMPONENT DESIGN IS BASED ON C & C PRESSURES
 - TRUSS UPLIFT CONNECTIONS ARE BASED ON MWFRS PRESSURES.

MEMBER	SIZES & SPECIES
1 - 8	2 x 8 SPF #2
9 - 12	2 x 6 SPF #2
13 - 15	2 x 6 SPF #2
16 - 18	2 x 6 SPF #2
19 - 22	2 x 4 SPF #2
23	2 x 6 SPF #2

MEMBER INFORMATION:

TRUSS NO.: TW7-28-2-SPECIAL
 JOB NO.: 180125
 PITCH: 7/12
 SPAN: 28'-2"
 TRUSS CENTERS: 16 in O.C.

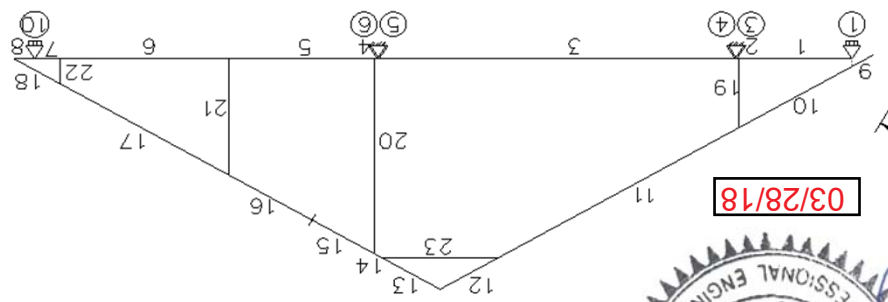


TRUSS CALCULATIONS



03/28/18

- GROUND SNOW LOAD:** 40 psf
- BALANCED SNOW LOAD:** 30.8 psf
- UNBALANCED SNOW LOAD:** 54.32 psf
- OPPOSITE SIDE UNB. SNOW LOAD:** 9.24 psf
- UNBALANCED SNOW LOAD LENGTH:** 5.6 ft
- APPLIED MWFRS UPLIFT:**
- TC DL: 10 psf
 - BC DL: 10 psf
 - BC LL: 10 psf WHERE h < 42"
 - BC LL: 10 psf WHERE h ≅ 42"
 - BC LL: 20 psf BETWEEN KNEEWALLS
- APPLIED C & C UPLIFT:**
- 26.86 psf WINDWARD AT 99/128 mph
 - 15.26 psf LEeward AT 99/128 mph
 - 28.94 psf AT 99/128 mph



LEGACY CUSTOM MODULAR HOMES

MAXIMUM INTERACTION & DEFLECTION:

MAXIMUM DEFLECTION (in)	CSI	WEB
495	0.605	0.764
379	0.374	0.00

MAXIMUM INTERACTION & DEFLECTION:

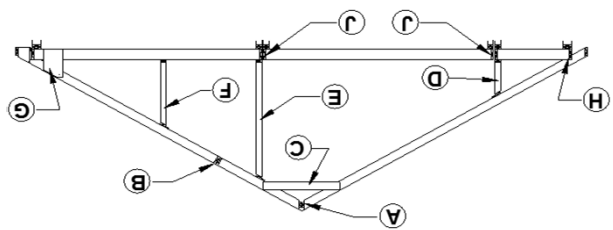
MAXIMUM SUPPORT REACTIONS (lbs):

C & C	MWFRS	DL + LL +	DEAD	LOAD	GSL	UPLIFT
94	-94	675	159	136	491	-257
266	-266	250	91	136	491	-257
0	0	250	91	136	491	-257
0	0	250	91	136	491	-257
76	-76	772	186	186	772	-184
233	-233	840	293	293	840	-163



99/128 mph									
EXTERIOR WALL									
UPLIFT (lbs)	CASE	CD	1 1/2" x 26ga STRAP	10 d NAILS	16 ga STAPLE	1 1/2" x 20 ga STRAP	10 d NAILS	16 ga STAPLE	10 d NAILS
163	WIND	1.6	OK	2	OK	2	OK	2	2
ALTERNATE: (2) 16 d NAILS TOENAILLED THROUGH BC INTO BAND PLUS (2) 16 d NAILS THROUGH SHEATHING INTO BAND AND STUD									
MATING WALL									
UPLIFT (lbs / PER SIDE)	CASE	CD	1 1/2" x 26ga STRAP	10 d NAILS	16 ga STAPLE	1 1/2" x 20 ga STRAP	10 d NAILS	16 ga STAPLE	10 d NAILS
257	WIND	1.6	OK	2	OK	3	OK	2	3
ALTERNATE: (3) 16 d NAILS TOENAILLED THROUGH BC INTO BAND PLUS (2) 16 d NAILS THROUGH SHEATHING INTO BAND AND STUD									
QTY / END	CHECK STRAP	QTY / END	CHECK ALT. STRAP	QTY / END	CHECK ALT. STRAP	QTY / END	CHECK ALT. STRAP	QTY / END	CHECK ALT. STRAP

UPLIFT CONNECTIONS (MWFRS LOADS):



PROJECT NUMBER : 180125
TRUSS NUMBER : TW7-28-2-SPECIAL
TRUSS PITCH : 7/12
TRUSS SPAN : 28'-2"

TRUSS CONNECTIONS

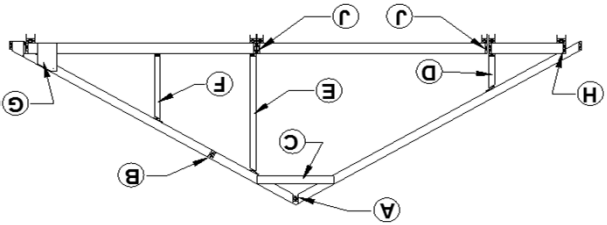
03/28/18





TRUSS CONNECTIONS

PROJECT NUMBER : 180125
 TRUSS NUMBER : TW7-28-2-SPECIAL
 TRUSS PITCH : 7/12
 TRUSS SPAN : 28'-2"



MAXIMUM OF DL + LL + 40 psf GSL & 0.6 DL + 99/128 mph WIND									
CONDITION "A" - RIDGE:									
TENSION (lbs)	CASE	CD	1 1/2" x 26ga STRAP	QTY / END	CHECK STRAP	QTY / END	CHECK ALT. STRAP	QTY / END	10 d NAILS
258	SNOW	1.15	OK	3	16 ga STRAP	3	1 1/2" x 20 ga STRAP	2	10 d NAILS
ALTERNATE: USE (4) 8 d NAILS EACH END OF 1 x 4									
SHEAR (lbs)	CASE	CD							
188	SNOW	1.15							
CONDITION "B" - TOP CHORD FLIP:									
TENSION (lbs)	CASE	CD							
312	WIND	1.6							
ALTERNATE: USE (8) 16 ga STAPLE THROUGH SHEATHING EACH SIDE									
SHEAR (lbs)	CASE	CD							
170	SNOW	1.15							
CONDITION "C" - COLLAR TIE:									
AXIAL (lbs)	CASE	CD							
1028	SNOW	1.15							
			USE (8) 16 d NAILS EACH END						

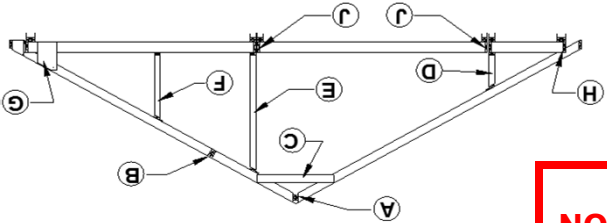


03/28/18

TRUSS CONNECTIONS



PROJECT NUMBER : 180125
TRUSS NUMBER : TW7-28-2-SPECIAL
TRUSS PITCH : 7/12
TRUSS SPAN : 28'-2"



CONDITION "D" - LEFT KNEE WALLS:								CD	WIND	1.6	292
1 1/2" x 26ga STRAP	10 d NAILS	16 ga STAPLE	10 d NAILS	1 1/2" x 20 ga STRAP	16 ga STAPLE	10 d NAILS	SIMPSON CS20 STRAP	10 d NAILS	1.6	470	292
CHECK STRAP								CD	CASE	1.15	470
CHECK ALT. STRAP								CD	CASE	1.15	470
USE (4) 16 d NAILS THROUGH CHORD BLOCK											
CONDITION "E" - CENTER KNEE WALL:								CD	SNOW	1.15	201
1 1/2" x 26ga STRAP	10 d NAILS	16 ga STAPLE	10 d NAILS	1 1/2" x 20 ga STRAP	16 ga STAPLE	10 d NAILS	SIMPSON CS20 STRAP	10 d NAILS	1.15	201	201
CHECK STRAP								CD	CASE	1.15	201
CHECK ALT. STRAP								CD	CASE	1.15	201
USE (5) 16 d NAILS THROUGH CHORD BLOCK											
CONDITION "F" - RIGHT KNEE WALL:								CD	WIND	1.6	154
1 1/2" x 26ga STRAP	10 d NAILS	16 ga STAPLE	10 d NAILS	1 1/2" x 20 ga STRAP	16 ga STAPLE	10 d NAILS	SIMPSON CS20 STRAP	10 d NAILS	1.6	154	154
CHECK STRAP								CD	CASE	1.15	154
CHECK ALT. STRAP								CD	CASE	1.15	154
USE (2) 16 d NAILS THROUGH CHORD BLOCK											
CONDITION "G" - GUSSET HEEL:								CD	SNOW	1.15	179
CHECK STRAP								CD	CASE	1.15	179
CHECK ALT. STRAP								CD	CASE	1.15	179
USE (1) 1/2" BOLT (DOUBLE SHEAR; 3/8" SIDE PLATES)											
PLUS (3) 6 d NAILS OR (4) 16 ga STAPLES PER GUSSET EACH SIDE											
ALTERNATE: USE (1) 3/4" BOLT (DOUBLE SHEAR; 1/2" SIDE PLATES)											
PLUS NO ADDITIONAL FASTENERS REQUIRED											
CONDITION "H" - HEEL:								CD	SNOW	1.15	852
CHECK STRAP								CD	CASE	1.15	852
CHECK ALT. STRAP								CD	CASE	1.15	852
USE (8) 6 d NAILS OR (10) 16 ga STAPLES PER GUSSET EACH SIDE											
CONDITION "I" - BOTTOM CHORD AT MATING LINE:								CD	WIND	1.6	114
CHECK STRAP								CD	CASE	1.6	114
CHECK ALT. STRAP								CD	CASE	1.6	114
OK FOR SIMPSON H3 TWIST STRAP w/ (8) 8 d NAILS											
CONDITION "J" - BOTTOM CHORD AT MATING LINE:								CD	SNOW	1.15	852
1 1/2" x 26ga STRAP	10 d NAILS	16 ga STAPLE	10 d NAILS	1 1/2" x 20 ga STRAP	16 ga STAPLE	10 d NAILS	SIMPSON CS18 STRAP	10 d NAILS	1.15	852	852
CHECK STRAP								CD	CASE	1.15	852
CHECK ALT. STRAP								CD	CASE	1.15	852
ALTERNATE: USE (10) 16 d NAILS THROUGH DECKING EACH SIDE											

03/28/18

TRUSS CALCULATIONS

COMPONENT LOAD SUMMARY

EXTERIOR WALL DEAD LOAD =	12	psf	x	10	ft	=	120	psf
MATING WALL DEAD LOAD =	8	psf	x	10	ft	=	80	psf
FLOOR DEAD LOAD =	10	psf	x	4	ft / 2 =		20	psf
FLOOR LIVE LOAD =	40	psf	x	4	ft / 2 =		80	psf
CEILING DEAD LOAD =	5	psf	x	4	ft / 2 =		10	psf

LOCATIONS 1 & 6 = EXT. WALL HEADER & EXT. WALL STUD
LOCATIONS 2 - 5 = M. WALL HEADER & M. WALL STUD
LOCATIONS 7 & 12 = PERIMETER BAND
LOCATIONS 8 - 11 = CENTER GIRDER
LOCATIONS 13 & 18 = EXT. WALL HEADER & EXT. WALL STUD
LOCATIONS 14 - 17 = M. WALL HEADER & M. WALL STUD
LOCATIONS 19 & 24 = PERIMETER BAND
LOCATIONS 20 - 23 = CENTER GIRDER
LOCATIONS 25 & 30 = EXT. WALL HEADER & EXT. WALL STUD
LOCATIONS 26 - 29 = M. WALL HEADER & M. WALL STUD
LOCATIONS 31 & 36 = PERIMETER BAND
LOCATIONS 32 - 35 = CENTER GIRDER
LOCATIONS 7 - 12, 19 - 24 & 31 - 36 MAY BE USED TO GENERATE FOUNDATION LOADS

TRUSS TW7-28-2-SPECIAL, 7/12 PITCH, 28'-2" WIDTH

COMPONENT LOADS (lbs/ft)
(MATING WALL LOADS ARE PER SIDE OF LINE)

LOCATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
DEAD LOAD	119	102	68	68	220	259	202	208	208	208	280	400	269	212	238	238	310	430
LIVE LOAD	388	267	120	120	439	410	468	360	360	360	679	650	468	347	360	360	679	650
TOTAL LOAD	507	369	188	188	579	630	727	549	568	568	959	1050	737	559	598	598	989	1080

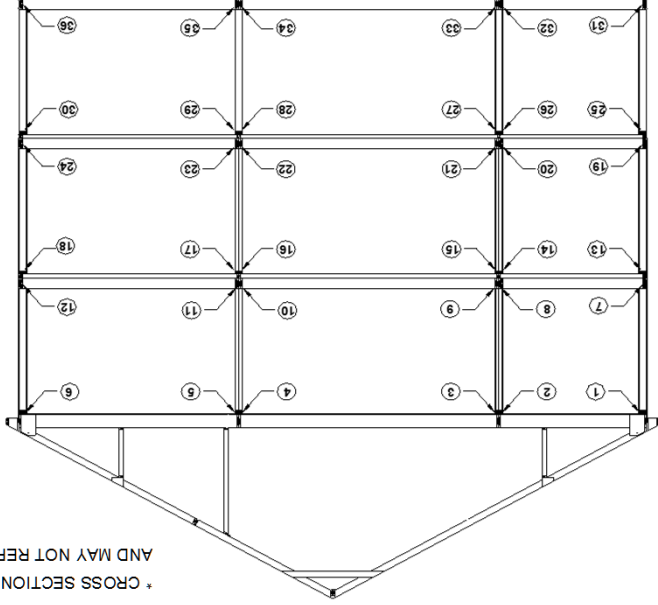
LOCATION	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
DEAD LOAD	409	312	378	378	610	419	322	408	408	480	480	640	559	422	548	548	620	820
LIVE LOAD	548	427	600	600	890	548	427	600	600	919	919	890	628	507	840	840	1159	1130
TOTAL LOAD	957	739	978	978	1500	967	749	1008	1008	1399	1399	1530	1187	929	1388	1388	1779	1950

C & C UPLIFT

LOCATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
UPLIFT (0.6) DEAD LOAD	71	61	41	41	84	132	155	121	125	125	168	240	161	127	143	143	186	258
99/128 mph UPLIFT	-71	-200	0	0	-57	-175	-	-140	-	-	-67	-	-134	-	-	-	-49	-

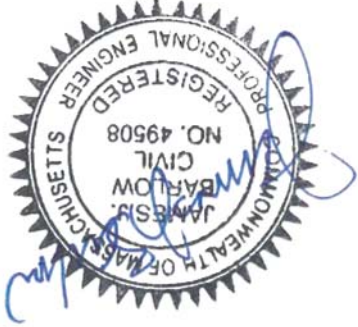
LOCATION	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
UPLIFT (0.6) DEAD LOAD	245	187	227	227	270	366	251	193	245	245	288	384	335	253	329	329	372	492
99/128 mph UPLIFT	-	-74	-	-	-	-	-	-68	-	-	-	-	-	-8	-	-	-	-

LEGACY CUSTOM MODULAR HOMES



* CROSS SECTION IS FOR REFERENCE ONLY
AND MAY NOT REFLECT ACTUAL TRUSS

60 pif	X	12	ft / 2 =
240 pif	X	12	ft / 2 =
30 pif	X	12	ft / 2 =



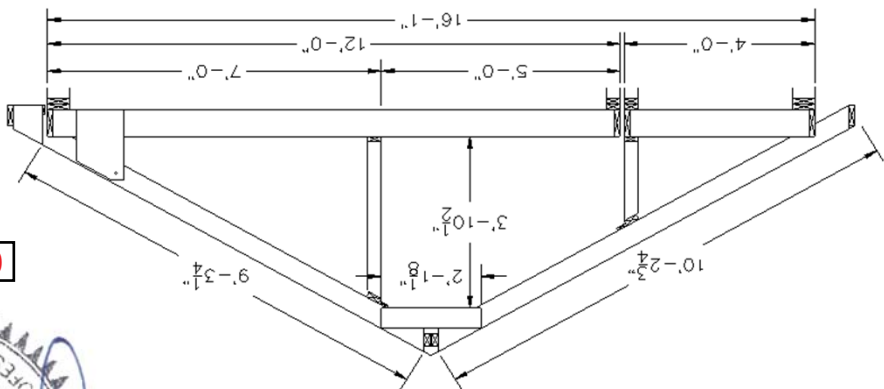


- NOTES:**
1. MATING WALL REACTIONS ARE PER SIDE.
 2. WIND PER ASCE 7-10, 128 mph (Vult) = 99 mph (Vasd), EXP. C.
 3. SNOW PER ASCE 7-10, 40 psf GSL, Ct = 1.1, Ce = 1.0
 4. COMPONENT DESIGN IS BASED ON C & C PRESSURES
DRIFTING LENGTH IS LATERAL DISTANCE FROM RIDGE.
- TRUSS UPLIFT CONNECTIONS ARE BASED ON MWFRS PRESSURES.

MEMBER	SIZE & SPECIES
1-6	2 x 8 SPF #2
7-14	2 x 6 SPF #2
15-17	2 x 4 SPF #2
18	2 x 6 SPF #2

MEMBER INFORMATION:

TRUSS NO.: TR7-16-1-SPECIAL
 JOB NO.: 180125
 PITCH: 7/12
 SPAN: 16'-1"
 TRUSS CENTERS: 16 in O.C.



TRUSS CALCULATIONS



03/28/18

GROUND SNOW LOAD: 40 psf
BALANCED SNOW LOAD: 30.8 psf
UNBALANCED SNOW LOAD: 54.32 psf
OPPOSITE SIDE UNB. SNOW LOAD: 9.24 psf
UNBALANCED SNOW LOAD LENGTH: 5.6 ft

APPLIED MWFRS UPLIFT:
 TC DL: 10 psf
 BC DL: 10 psf
 BC LL: 10 psf WHERE h < 42"
 BC LL: 20 psf WHERE h ≥ 42"
 BC LL: 20 psf BETWEEN KNEEWALLS

APPLIED C & C UPLIFT:
 26.58 psf WINDWARD AT 99/128 mph
 15.10 psf LEeward AT 99/128 mph
 28.64 psf AT 99/128 mph

C & C	MWFRS	DL + LL + UPLIFT	DEAD LOAD	GSL	UPLIFT	99/128 mph
EXTERIOR WALL (1)	215	534	-69	-102		
MATING WALL (3)	40	357	-145	-106		
MATING WALL (4)	35	97	0	0		
EXTERIOR WALL (7)	266	771	-99	-138		

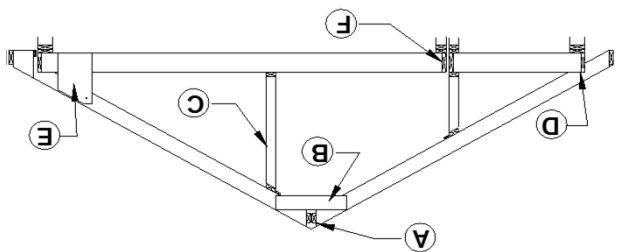
MAXIMUM SUPPORT REACTIONS (lbs):

MEMBER	MAXIMUM DEFLECTION (in)	CSI	MAXIMUM DEFLECTION
EXTERIOR WALL (1)	215	534	-69
MATING WALL (3)	40	357	-145
MATING WALL (4)	35	97	0
EXTERIOR WALL (7)	266	771	-99

MAXIMUM INTERACTION & DEFLECTION:

99/128 mph										
EXTERIOR WALL										
UP LIFT (lbs)	CASE	CD	1 1/2" x 26ga STRAP	10 d NAILS	16 ga STAPLE	1 1/2" x 20 ga STRAP	10 d NAILS	16 ga STAPLE	SIMPSON CS20 STRAP	10 d NAILS
99	WIND	1.6	OK	2	2	OK	2	2	OK	2
ALTERNATE: (2) 16 d NAILS TOENAILED THROUGH BC INTO BAND PLUS (2) 16 d NAILS THROUGH SHEATHING INTO BAND AND STUD										
MATING WALL										
UP LIFT (lbs / PER SIDE)	CASE	CD	1 1/2" x 26ga STRAP	10 d NAILS	16 ga STAPLE	1 1/2" x 20 ga STRAP	10 d NAILS	16 ga STAPLE	SIMPSON CS20 STRAP	10 d NAILS
145	WIND	1.6	OK	2	2	OK	2	2	OK	2
ALTERNATE: (2) 16 d NAILS TOENAILED THROUGH BC INTO BAND PLUS (2) 16 d NAILS THROUGH SHEATHING INTO BAND AND STUD										

UPLIFT CONNECTIONS (MWF/RS LOADS):



PROJECT NUMBER : 180125
TRUSS NUMBER : TR7-16-1-SPECIAL
TRUSS PITCH : 7/12
TRUSS SPAN : 16'-1"

TRUSS CONNECTIONS

TRUSS CALCULATIONS



LEGACY CUSTOM MODULAR HOMES

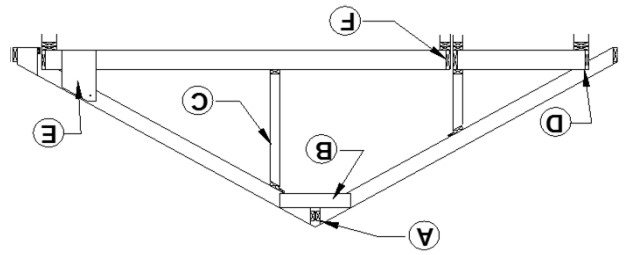


03/28/18

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MAXIMUM OF DL + LL + 40 psf GSL & 0.6 DL + 99/128 mph WIND									
CONDITION "A" - RIDGE:									
TENSION (lbs)	CASE	CD	1 1/2" x 26ga STRAP	QTY / END	OK	10 d NAILS	16 ga STRAP	SIMPSON CS20 STRAP	10 d NAILS
353	SNOW	1.15	OK	3	OK	4	16 ga STRAP	16 ga STRAP	4
ALTERNATE: USE (6) 8 d NAILS EACH END OF 1 x 4									
SHEAR (lbs)	CASE	CD	USE (4) 16 d NAILS INTO END GRAIN EACH END PLUS USE 10 d NAILS AT 6 in O.C. THROUGH PLATES						
283	SNOW	1.15	USE (4) 16 d NAILS INTO END GRAIN EACH END PLUS USE 10 d NAILS AT 6 in O.C. THROUGH PLATES						
CONDITION "B" - COLLAR TIE:									
AXIAL (lbs)	CASE	CD	USE (7) 16 d NAILS EACH END						
932	SNOW	1.15	USE (7) 16 d NAILS EACH END						
CONDITION "C" - KNEE WALLS:									
TENSION (lbs)	CASE	CD	1 1/2" x 26ga STRAP	QTY / END	OK	10 d NAILS	16 ga STRAP	1 1/2" x 20 ga STRAP	10 d NAILS
218	SNOW	1.15	OK	2	OK	3	16 ga STRAP	16 ga STRAP	3
COMPRESSION (lbs)	CASE	CD	USE (3) 16 d NAILS THROUGH CHORD BLOCK (WHEN USED)						
334	SNOW	1.15	USE (3) 16 d NAILS THROUGH CHORD BLOCK (WHEN USED)						
CONDITION "D" - HEEL:									
TENSION (lbs)	CASE	CD	USE (1) 1/2" BOLT (DOUBLE SHEAR; 3/8" SIDE PLATES)						
82	WIND	1.6	USE (1) 1/2" BOLT (DOUBLE SHEAR; 3/8" SIDE PLATES)						
SHEAR (lbs)	CASE	CD	USE (1) 1/2" BOLT (DOUBLE SHEAR; 1/2" SIDE PLATES)						
56	SNOW	1.15	USE (1) 1/2" BOLT (DOUBLE SHEAR; 1/2" SIDE PLATES)						
PLUS NO ADDITIONAL FASTENERS REQUIRED									
BOTTOM CHORD (lbs)	CASE	CD	USE (6) 6 d NAILS OR (8) 16 ga STAPLES PER GUSSET EACH SIDE						
602	SNOW	1.15	USE (6) 6 d NAILS OR (8) 16 ga STAPLES PER GUSSET EACH SIDE						
CONDITION "E" - BOTTOM CHORD AT MATING LINE:									
TENSION (lbs)	CASE	CD	1 1/2" x 26ga STRAP	QTY / END	N/A	10 d NAILS	16 ga STRAP	1 1/2" x 20 ga STRAP	10 d NAILS
602	SNOW	1.15	NO GOOD	N/A	N/A	OK	16 ga STRAP	16 ga STRAP	6
ALTERNATE: USE (10) 16 d NAILS THROUGH DECKING EACH SIDE									

03/28/18



PROJECT NUMBER : 180125
TRUSS NUMBER : TR7-16-1-SPECIAL
TRUSS PITCH : 7/12
TRUSS SPAN : 16'-1"

TRUSS CONNECTIONS

PFS CORPORATION
DATE 3/28/18
APPROVED
Bloomensburg, PA

TRUSS CALCULATIONS



LEGACY CUSTOM MODULAR HOMES

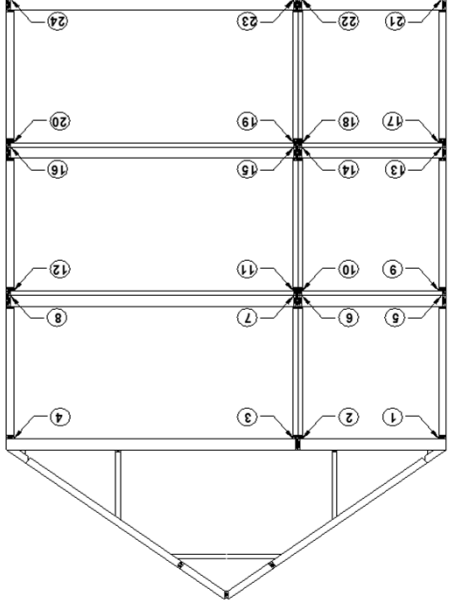
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COMPONENT LOAD SUMMARY

EXTERIOR WALL DEAD LOAD =	12	psf	x	10	ft	=	120	pft
MATING WALL DEAD LOAD =	8	psf	x	10	ft	=	80	pft
FLOOR DEAD LOAD =	10	psf	x	4	ft / 2 =		20	pft
FLOOR LIVE LOAD =	40	psf	x	4	ft / 2 =		80	pft
CEILING DEAD LOAD =	5	psf	x	4	ft / 2 =		10	pft

x	12	ft / 2 =						
x	12	ft / 2 =					240	pft
x	30	pft						

* CROSS SECTION IS FOR REFERENCE ONLY
AND MAY NOT REFLECT ACTUAL TRUSS



40 psf GROUND SNOW (MATING WALL LOADS ARE PER SIDE OF LINE)
COMPONENT LOADS (lbs/ft)

LOCATIONS 1 & 4 = EXT. WALL HEADER & EXT. WALL STUD	161	30	200	301	170	166	380
LOCATIONS 2 & 3 = M. WALL HEADER & M. WALL STUD	240	238	47	379	320	318	287
LOCATIONS 5 & 8 = PERIMETER BAND	401	268	73	579	621	488	453
LOCATIONS 9 & 12 = EXT. WALL HEADER & EXT. WALL STUD	9	10	11	12	13	14	15
LOCATIONS 13 & 16 = PERIMETER BAND	311	180	196	410	451	320	336
LOCATIONS 14 & 15 = CENTER GIRDER	320	318	287	619	400	398	527
LOCATIONS 17 & 20 = EXT. WALL HEADER & EXT. WALL STUD	631	498	483	1029	851	718	863
LOCATIONS 18 & 19 = M. WALL HEADER & M. WALL STUD	461	330	366	620	601	470	506
LOCATIONS 21 & 24 = PERIMETER BAND	400	398	527	859	480	478	767
LOCATIONS 22 & 23 = CENTER GIRDER	861	728	893	1479	1081	948	1273
LOCATIONS 5 - 8, 13 - 16 & 21 - 24 MAY BE USED TO GENERATE FOUNDATION LOADS							

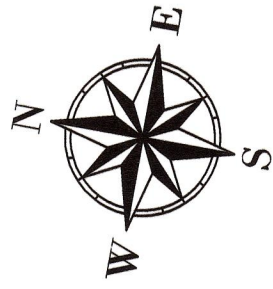
LOCATION	1	2	3	4	5	6	7	8
DEAD LOAD	161	30	26	200	301	170	166	380
LIVE LOAD	240	238	47	379	320	318	287	619
TOTAL LOAD	401	268	73	579	621	488	453	999
LOCATION	9	10	11	12	13	14	15	16
DEAD LOAD	311	180	196	410	451	320	336	590
LIVE LOAD	320	318	287	619	400	398	527	859
TOTAL LOAD	631	498	483	1029	851	718	863	1449
LOCATION	17	18	19	20	21	22	23	24
DEAD LOAD	461	330	366	620	601	470	506	800
LIVE LOAD	400	398	527	859	480	478	767	1099
TOTAL LOAD	861	728	893	1479	1081	948	1273	1899

LOCATION	1	2	3	4	5	6	7	8
UPLIFT (0.6) DEAD LOAD	97	18	16	120	181	102	100	228
99/128 mph UPLIFT	-77	-80	0	-104	-	-	-	-
LOCATION	9	10	11	12	13	14	15	16
UPLIFT (0.6) DEAD LOAD	187	108	118	246	271	192	202	354
99/128 mph UPLIFT	-	-	-	-	-	-	-	-
LOCATION	17	18	19	20	21	22	23	24
UPLIFT (0.6) DEAD LOAD	277	198	220	372	361	282	304	480
99/128 mph UPLIFT	-	-	-	-	-	-	-	-



03/28/18

Handwritten initials/signature.



OLD WETLAND
FLAGS FOUND (2)

EDGE OF
TOPSOIL

COMMONWEALTH OF
~MASSACHUSETTS~

75.00'

LOT AREA =
5,700 S.F.

EDGE OF
TOPSOIL

FENCE

100.84'

#27
NORMANDY
TERRACE
EXTENSION

#17
NORMANDY
TERRACE

CLEANOUT
(TYPICAL)

WOOD
DECK

B H

B H

WOOD
DECK

#23-25
2 STORY
WOOD FRAME
DUPLEX

GARAGE
UNDER

OPEN
PORCH

RETAINING WALL
(TYPICAL)

BITUMINOUS
DRIVEWAY

EM (2)

STONE
WALL

10.6'
TO
SIDE LINE

~CONCRETE WALKWAY~
~GRANITE CURB~

~BITUMINOUS ROADWAY~
NORMANDY TERRACE
(PUBLIC)

SMH #36
RIM=17.56
INV=4.34 (15")
INV=2.89 (CHAN.)

APPROXIMATE
SEWER
EASEMENT

CENTER LINE OF ROAD
~RIGHT OF WAY~

42" DRAIN LINE

42.02'

42" DRAIN LINE

10" SEWER LINE

10" SEWER LINE

**NORMANDY TERRACE
EXTENSION (PRIVATE)**

U-POLE

~CONCRETE WALKWAY~

**NORMANDY
AVENUE**
6" PLAS. GAS

NOTES:

ALL OFFSETS & DIMENSIONS
ARE TO THE FOUNDATION
UNLESS OTHERWISE NOTED.

VERTICAL DATUM IS BASED
ON THE N.A.V.D. OF 1988.
ADD 11.71' TO N.A.V.D. TO
ESTABLISH THE CITY OF
CAMBRIDGE VERTICAL DATUM.

SEE PLAN NO. 1137 OF 1966
FOR APPROXIMATE SEWER
EASEMENT.
MIDDLESEX COUNTY
REGISTRY OF DEEDS.

EM=ELECTRIC METER
GM=GAS METER
OHW=OVERHEAD WIRES

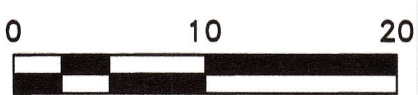
SEE PLAN BY DENNIS O'BRIEN
LAND SURVEYING DATED: 10/5/2021
FOR FOUNDATION AS-BUILT.

NOTE:

THE SEWER, WATER, DRAINAGE
& GAS LINE LOCATIONS ARE
PER THE TOWN OF CAMBRIDGE
RECORDS AND ARE APPROXIMATE.

CITY OF CAMBRIDGE ZONING
DIMENSIONAL REGULATIONS
ZONE: RESIDENTIAL B

LOT AREA: 5,000 S.F.
LOT WIDTH: 50'
FRONT YARD SETBACK: 1.5'
SIDE YARD SETBACK: 7.5'
(SUM OF 20')
REAR YARD SETBACK: 25'
MIN. OPEN SPACE 40%



Dennis O'Brien P.L.S.

D. O'BRIEN
LAND SURVEYING
480 WEST CENTRAL STREET EST 1998
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING AS-BUILT & TOPO
25 NORMANDY TERRACE EXTENSION
CAMBRIDGE, MA MIDDLESEX COUNTY

SCALE: 1:10	DATE: 2/9/2023	REVISED: -----	DRAWN BY: W.M.N.	CHECKED BY: D.O.
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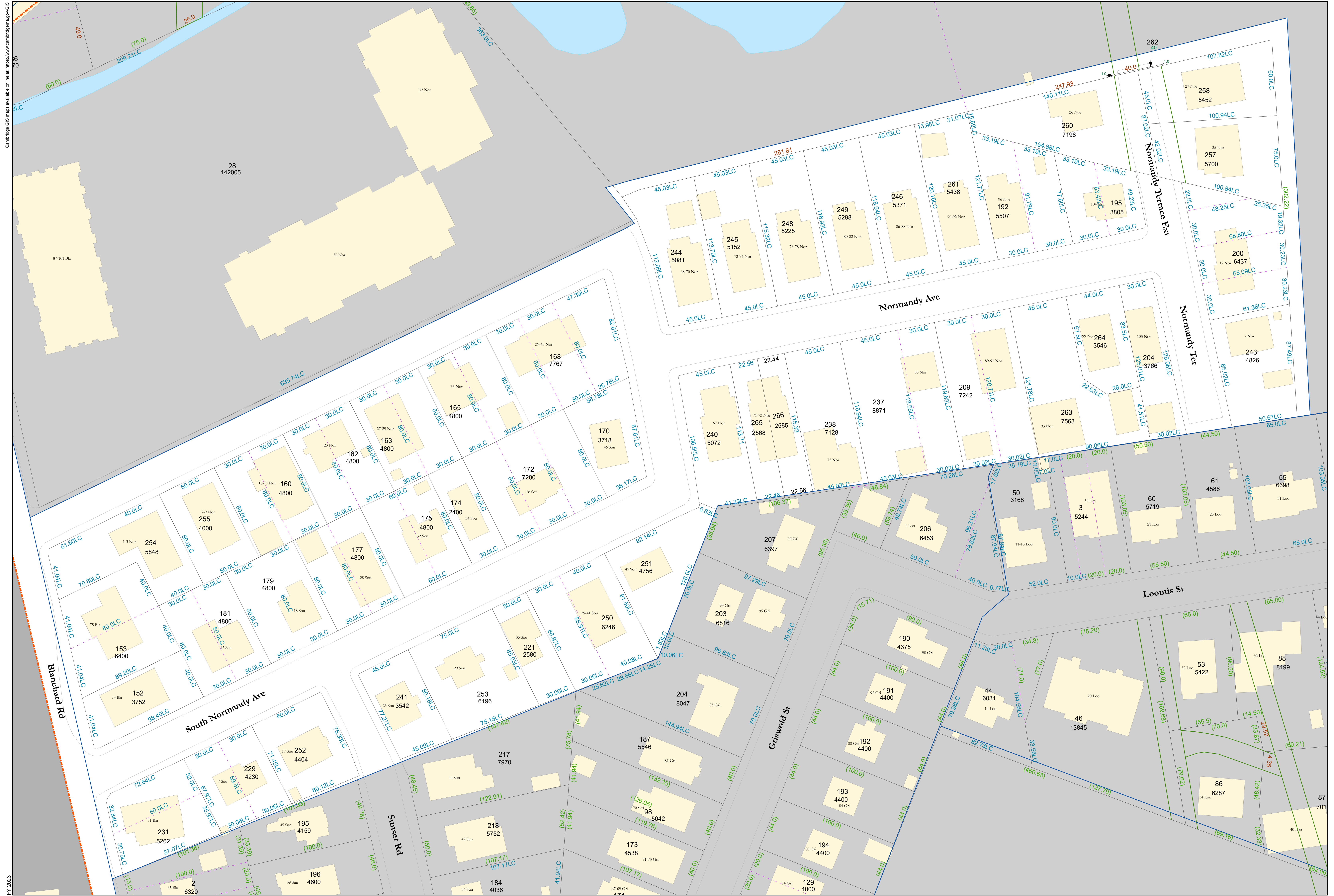
23



hello

BLOCK 267A

Cambridge GIS maps available online at: <https://www.cambridge.gov/GIS>



FY 2023



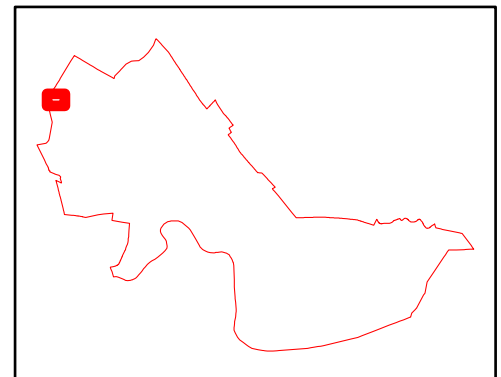
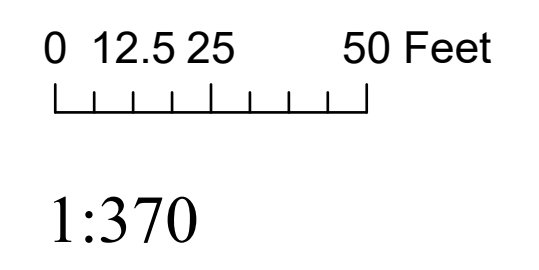
City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Water
- Sub-Parcel Line
- Easement
- Block Line
- Railway
- City Boundary

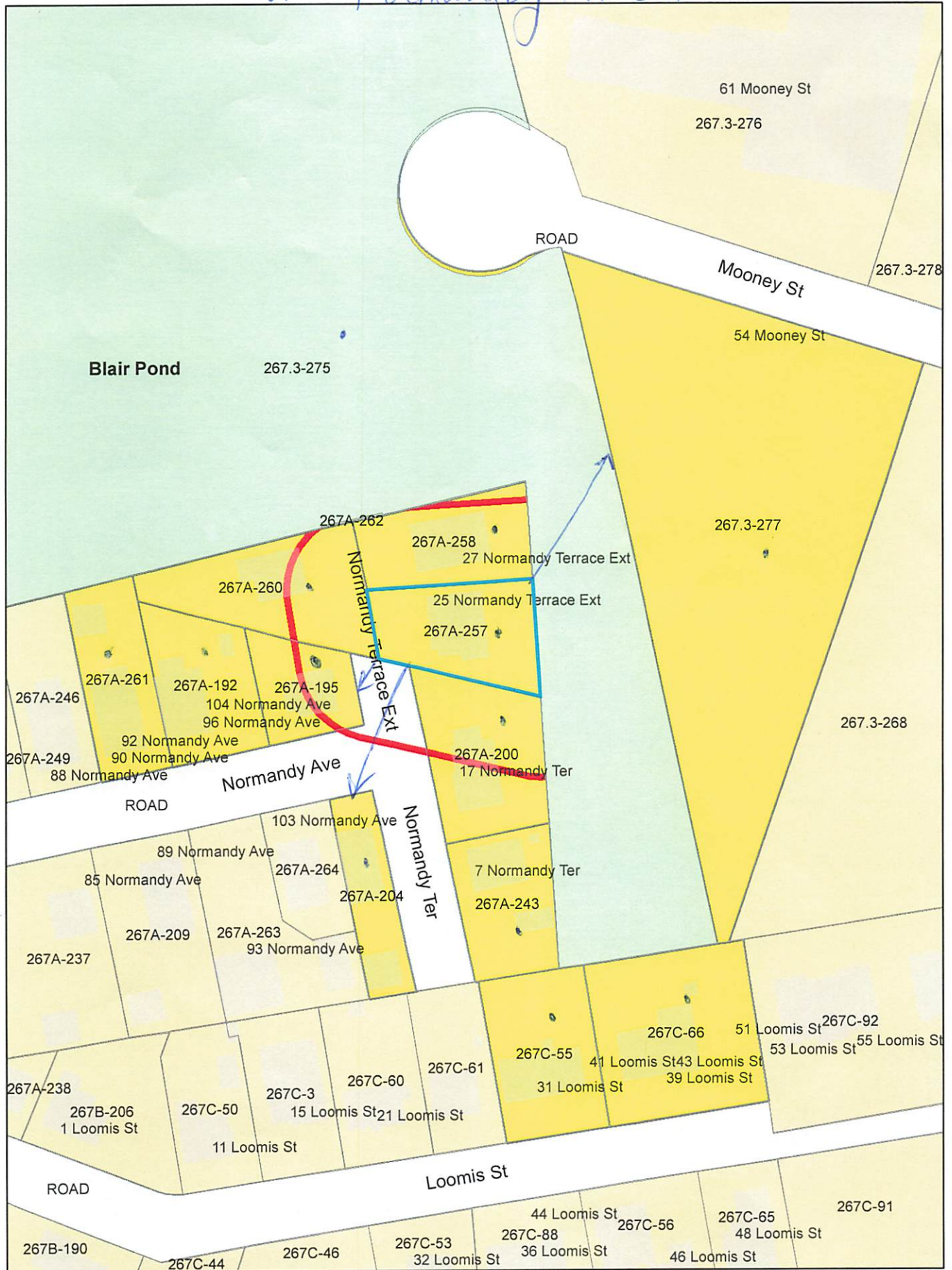
10 Lot Number 100 Parcel size in Sq. Ft.
 267A Block Number 44.0LC Land Court Dimension
 10 Cam Street Number 65.0 Survey Dimensions
 (125.0) Deed Dimension

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2022 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
267A

25 Normandy Terr Ext.



25 Normandy Terr Ext. Petitioner
JOHN BAKER & AZILAH ISKANDAR
25 NORMANDY TERRACE
CAMBRIDGE, MA 02138

267A-195
FITTS, LAURIE J. & WILLIAM R. FITTS
104 NORMANDY AVE
CAMBRIDGE, MA 02138

267C-55
BREEN, PATRICIA A.
P.O BX 79181
WAVERLY, MA 02479

267A-200
GOLDSTEIN, MITCHELL & MARIA RANERI
17 NORMANDY TERR.
CAMBRIDGE, MA 02138-1037

267.3-275
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE
BOSTON, MA 02133

267A-204
MURPHY, SUSAN M.
103 NORMANDY AVE
CAMBRIDGE, MA 02138-1016

267A-243
KUBICEK, WILLIAM L. & NANCY A. CAMPBELL
7 NORMANDY TER
CAMBRIDGE, MA 02138-1018

267A-258
TING, YEN
27 NORMANDY TER
CAMBRIDGE, MA 02138

267A-260
ELLIS, SUSAN M.
26 NORMANDY TER
CAMBRIDGE, MA 02138-1018

267A-261
CARVELLI, FLORENCE G. &
LINDA M. DALRYMPLE TRS.
92 NORMANDY AVE REALTY TRUST
92 NORMANDY AVE.
CAMBRIDGE, MA 02138-1017

267C-66
37-43 LOOMIS STREET LLC 148
COMMONWEALTH RD
PO BOX 5138
WAYLAND, MA 01778

267A-257
SURIA LLC
700 HURON AVE UNIT 5K
CAMBRIDGE, MA 02138

267.3-277
LS ALEWIFE III LLC
1920 MAIN ST - STE 1200
IRVINE, NC 92614

267A-192
M&D NORMANDY AVE., LLC
PO BOX 823
DOVER, MA 02030



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: AZILAH ISKANODAR Date: 8/28/23
(Print)

Address: 25 Normandy Terrace Ext.

Case No. BZA-232270

Hearing Date: 9/14/23

Thank you,
Bza Members



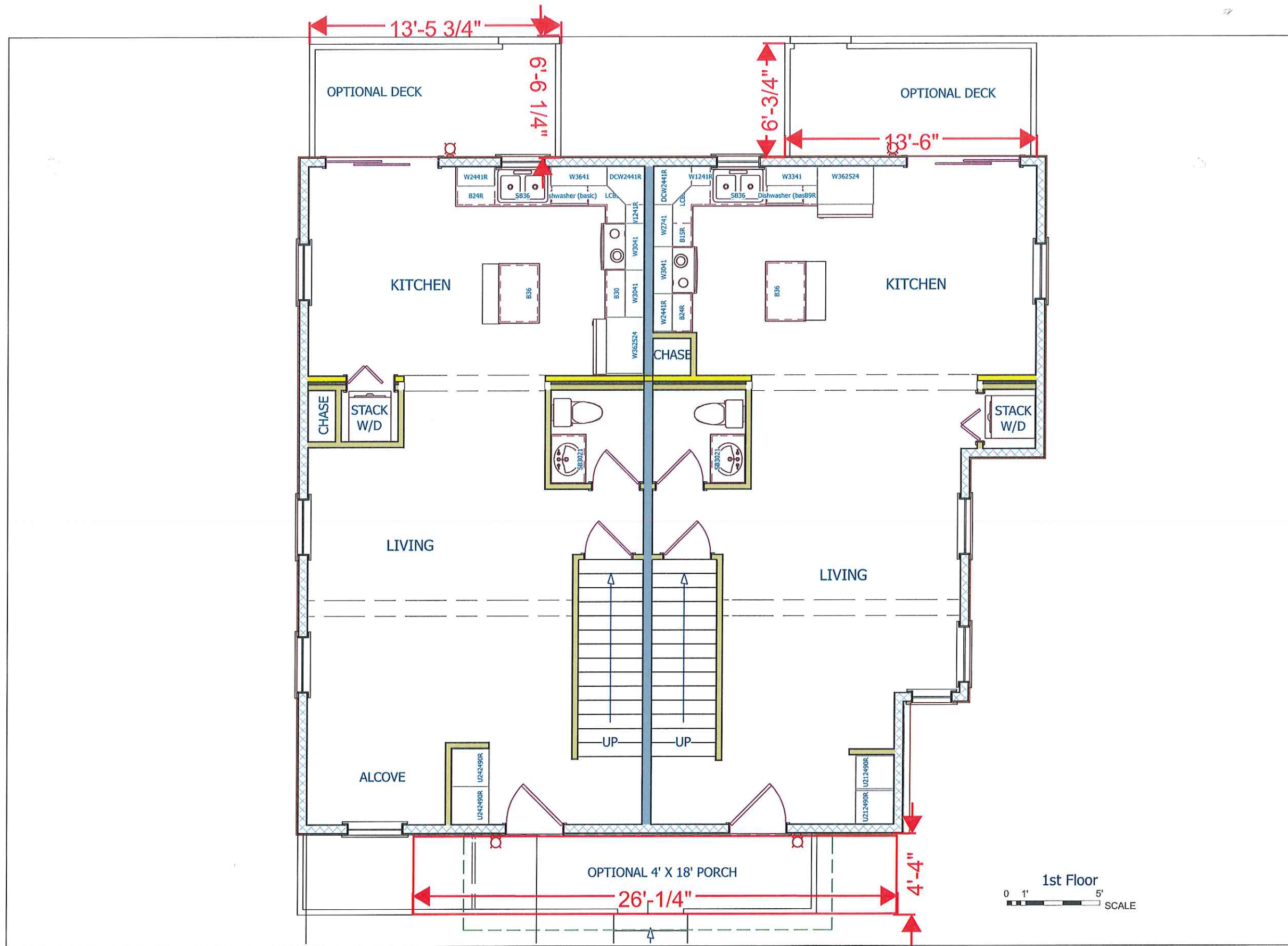
CUSTOM DUPLEX TOWNHOUSE
JOHN BAKER
25 NORMANDY TERRACE
CAMBRIDGE, MA 02138

REVISED:

DATE:
12/5/17

SCALE:

SHEET:



CUSTOM DUPLEX TOWNHOUSE
 JOHN BAKER
 25 NORMANDY TERRACE
 CAMBRIDGE, MA 02138

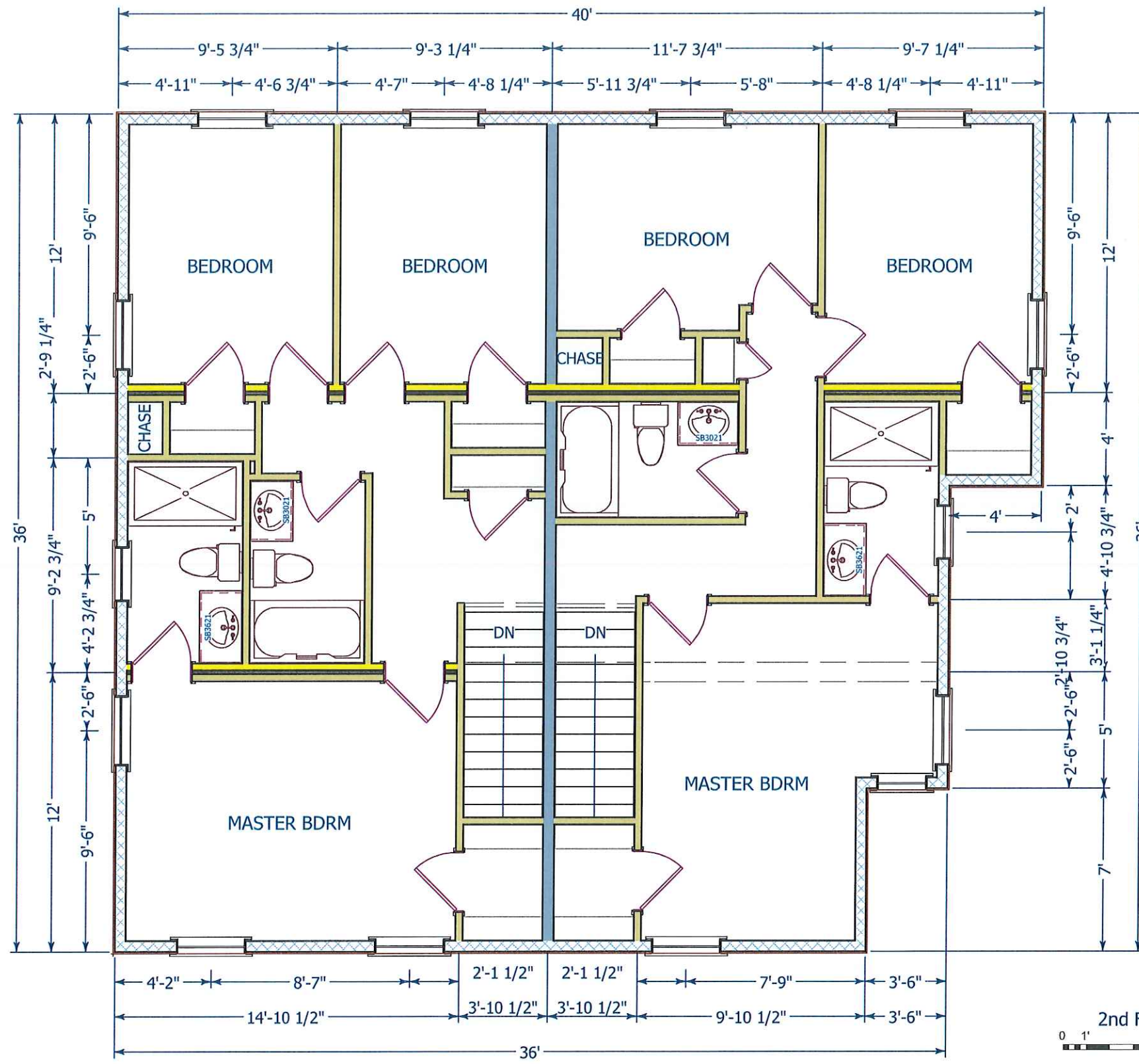
REVISED:

DATE:
12/5/17

SCALE:
7/32"=1'-0"

SHEET:
/





2nd Floor
 0 1' 5'
 SCALE

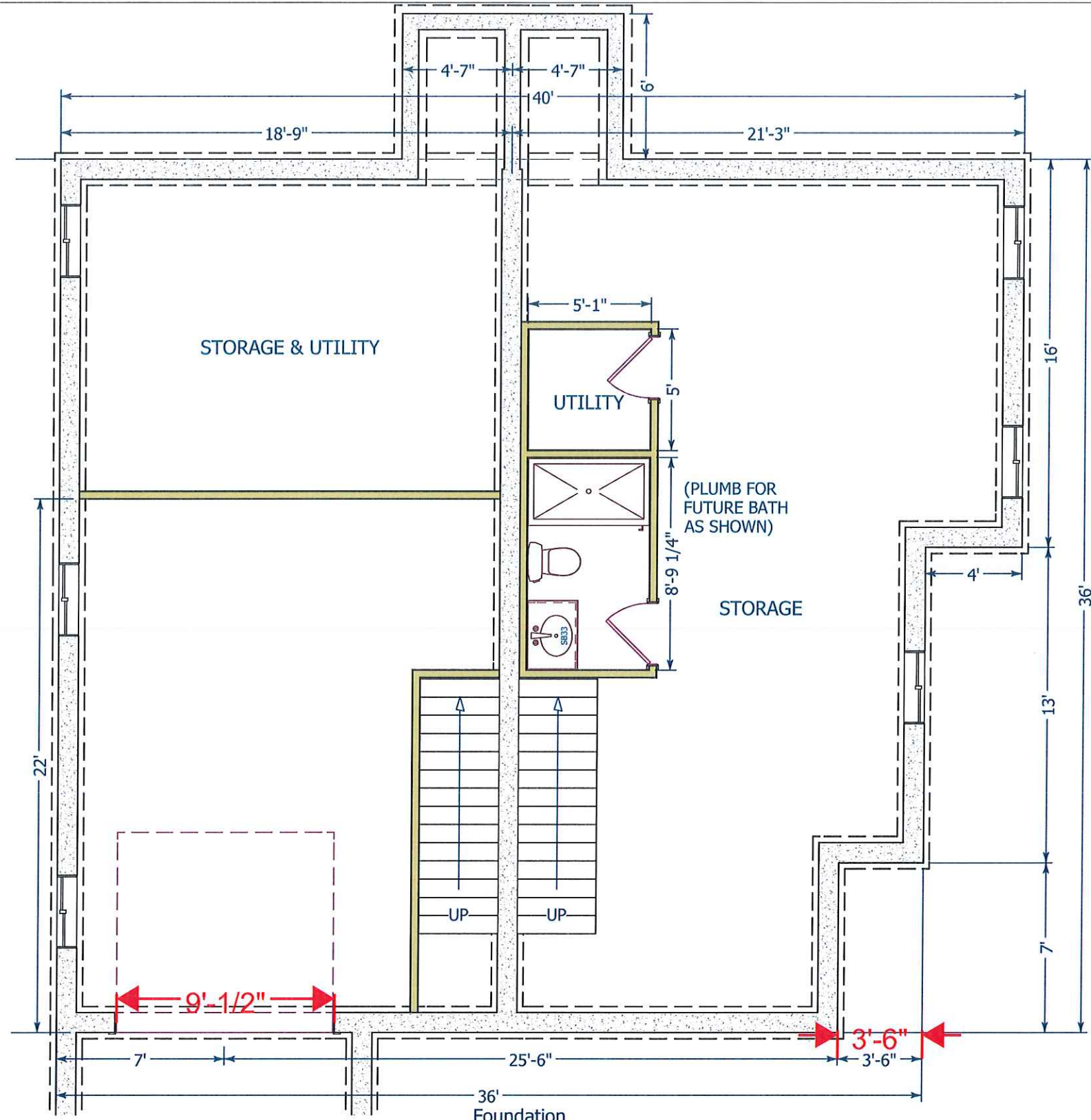
CUSTOM DUPLEX TOWNHOUSE
 JOHN BAKER
 25 NORMANDY TERRACE
 CAMBRIDGE, MA 02138

REVISED:

DATE:
 12/5/17

SCALE:
 7/32"=1'-0"

SHEET:



0 1' 5' SCALE

CUSTOM DUPLEX TOWNHOUSE
 JOHN BAKER
 25 NORMANDY TERRACE
 CAMBRIDGE, MA 02138

REVISED:

DATE:
 12/5/17

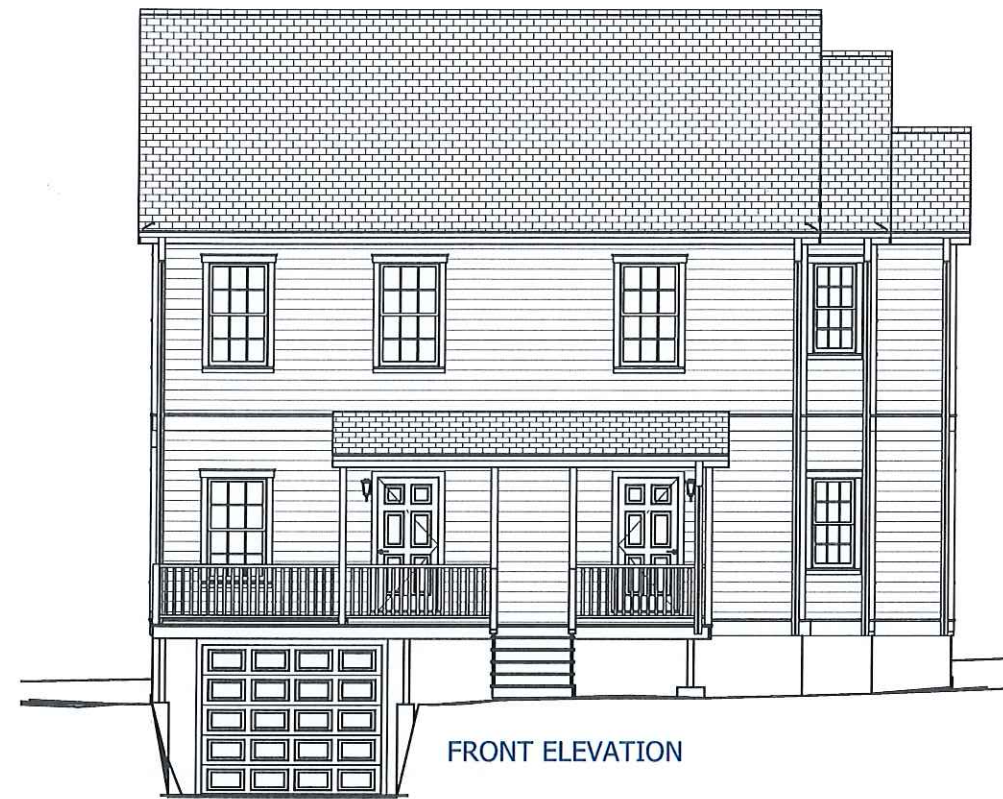
SCALE:
 7/32" = 1'-0"

SHEET:





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

0 1' 5' SCALE

CUSTOM DUPLEX TOWNHOUSE
 JOHN BAKER
 25 NORMANDY TERRACE
 CAMBRIDGE, MA 02138

REVISED:

DATE:
 12/5/17

SCALE:
 1/8"=1'-0"

SHEET:

