

Town of Ayer
Zoning Board of Appeals
Ayer Town Hall – 1 Main Street – Ayer, MA 01432

Wednesday October 18, 2023

6:00 PM

In-Person Meeting Agenda

RECEIVED
OCT 13 2023

TOWN OF AYER
TOWN CLERK

12:00 PM

6:00 PM Call to Order

Approval of Agenda

Public Hearing – Application for Special Permit – Raymond Maguire
20 Wright Road (Filed September 27, 2023)

Approval of Meeting Minutes
September 20, 2023

Board Discussion

- Rules and Procedures
- Hearing Application

Adjournment

The next regularly scheduled ZBA Meeting is Wednesday November 15, 2023 at 6:00 PM.



Town of Ayer
Zoning Board of Appeals
Ayer Town Hall – 1 Main Street – Ayer, MA 01432

10:30am
RECEIVED
SEP 29 2023

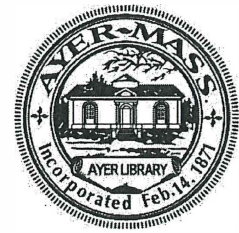
Public Hearing Notice

TOWN OF AYER
TOWN CLERK

et

The Ayer ZBA will be conducting public hearing at 6:00pm on Wednesday October 18, 2023 in the First Floor Meeting Room at Ayer Town Hall, 1 Main St. regarding an application submitted by Raymond Maguire for the property located at 20 Wright Road Ayer, MA. The applicant is seeking a Special Permit pursuant to Ayer Zoning Bylaw Section 7.6.C (Reconstruction after Catastrophe) in which a pre-existing nonconforming structure damaged by fire or other causes may be reconstructed at a greater volume or area than the original nonconforming structure. For more information please contact zba@ayer.ma.us or 978-772-8220 x 114.

Advertised: October 3, 2023 and October 10, 2023 – *The Lowell Sun*



Town of Ayer
ZONING BOARD OF APPEALS
APPLICATION FOR A HEARING

Name of Applicant: Raymond Maguire/Keyan Hoos
(Full Name)

20 Wright Road
(Address)

978-328-4941/978-870-4055
(Phone Number)

junkman nam@yahoo.com/
(Email Address) Keyan-Hoos@yahoo.com

Applicant is: Owner Tenant Licensee Prospective Buyer*
*If you are a tenant, licensee or prospective buyer please include a letter from the property owner acknowledging the application with the Zoning Board of Appeals.

The name and address of each holder or legal title to the land which is the subject of this petition (list as it appears on the Deed):

Raymond Maguire 20 Wright Road Ayer, MA 01432

Location of Property:

20 Wright Road Ayer, MA 01432

Assessor's Map 15 Parcel 9 Land Size 21,780 SQF

Zoning District: (A-1) A-2 GR GB DB LI I MUT HCS
Circle One

Registry of Deeds Book 23355 Page 37

Aquifer Protection Overlay District (circle one) Zone I Zone II (N/A)

The undersigned hereby petitions the Town of Ayer Zoning Board of Appeals to vary the terms of the Zoning Bylaws for the following purpose:

_____ A VARIANCE from the requirements of the Town of Ayer Zoning Bylaws

_____ A SPECIAL PERMIT for a specific use which is subject the approval of the Zoning Board of Appeals

X A SPECIAL PERMIT to expand, alter, or change a non-conforming use or structure.

_____ ADMINISTRATIVE APPEAL (i.e. Building Inspector Decision)

Did you request a building permit from the Town of Ayer Building Inspector? yes

If yes, were you denied a permit by the Town of Ayer Building Inspector? yes
If you were denied a permit, please attach a copy of the decision from Building Commissioner's Office.

State briefly the reasons for application and include the appropriate citation(s) from the Ayer Zoning Bylaw:

Citation with Building Commissioner.
ADD Reason: Add a small Amount of
SQUARE FOOTAGE ABOVE OUR GARAGE ON
OUR HOME REBUILD DUE TO FIRE.

Date: 9/22/2023

Signed by [Signature]

(Petitioner)

978-870-4055

(Daytime Phone Number)

Kayan-Hoos

(Email)

September 21, 2023

To Whom It May Concern,

I, Raymond Maguire, owner of 20 Wright Road, Ayer, MA 01432 authorize Katie Hoos & Keyan Hoos to act and present on my behalf for the Zoning Board Of Appeals application being submitted for my property of 20 Wright Road, Ayer, MA 01432 to add additional square footage volume to the rebuild of our home. Thank you for your attention.

Sincerely,

A handwritten signature in cursive script that reads "Raymond Maguire". The signature is written in dark ink and is positioned above the printed name.

Raymond Maguire



AA

google.com



Shutterfly

Draco Mall...

Interaction...

Katie Hoos...

Explore Str...

20 Wright...



Google Maps

Open in the Google Maps app

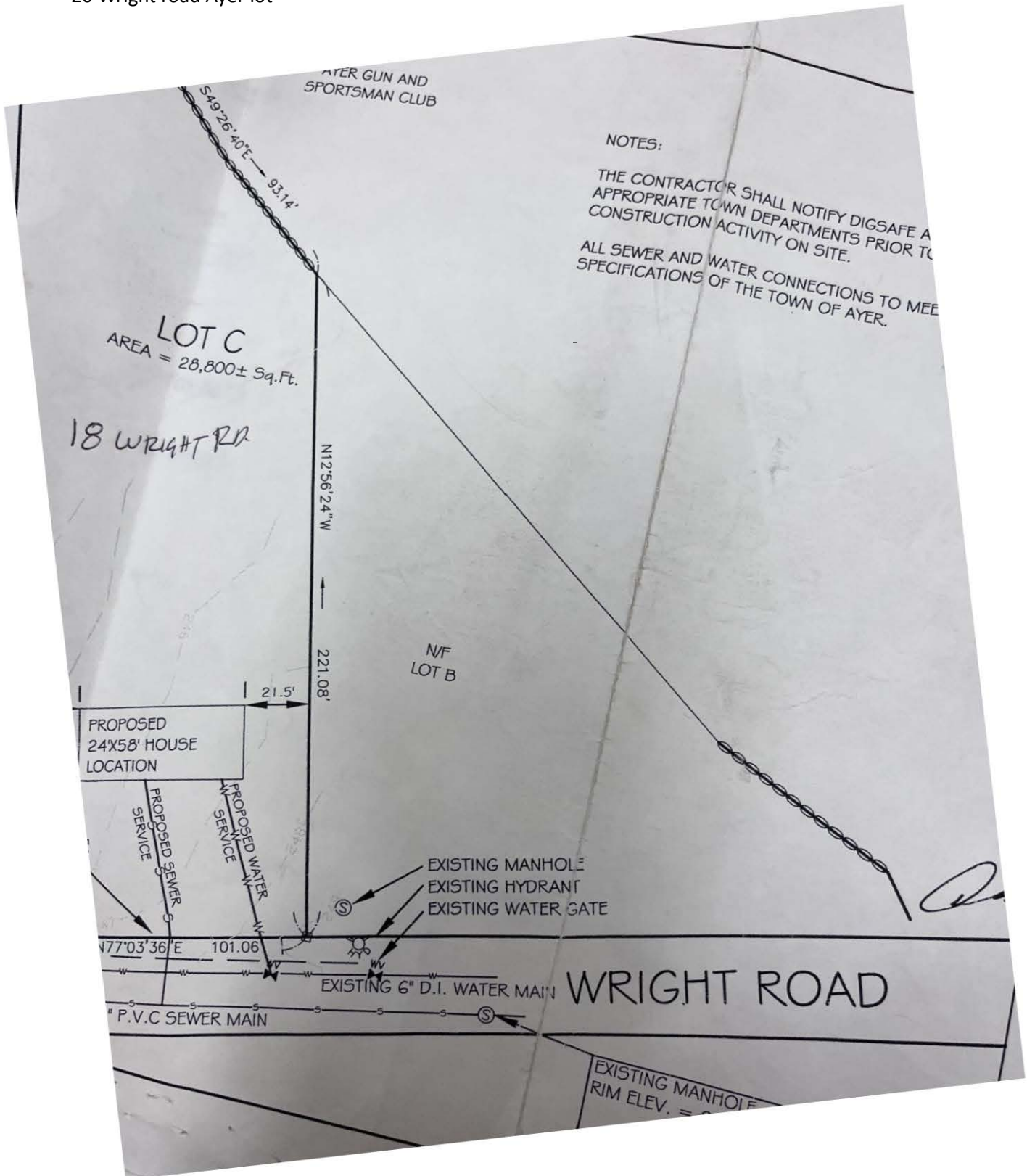
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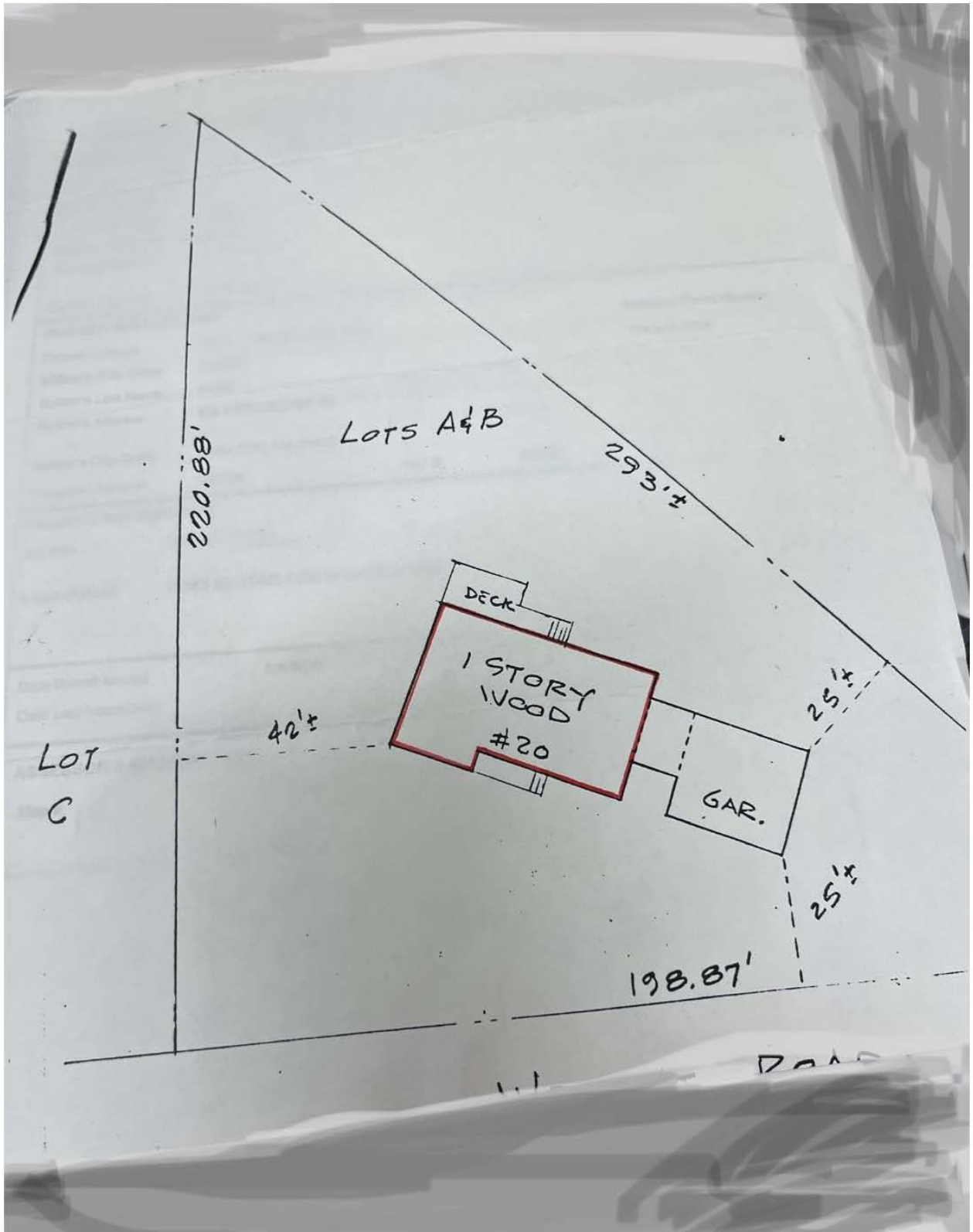




20 Wright road Ayer lot



20 Wright Road Ayer boundaries and setbacks



September 21, 2023

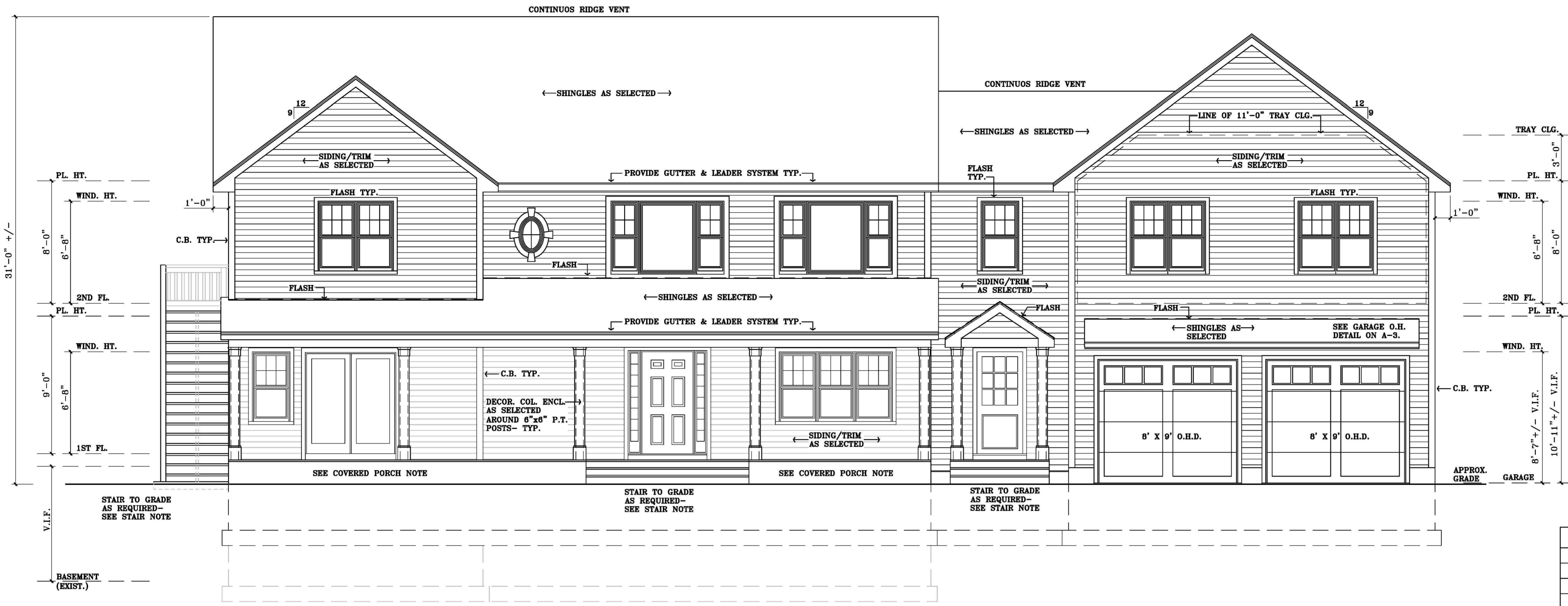
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Sincerely,

Raymond Maguire

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

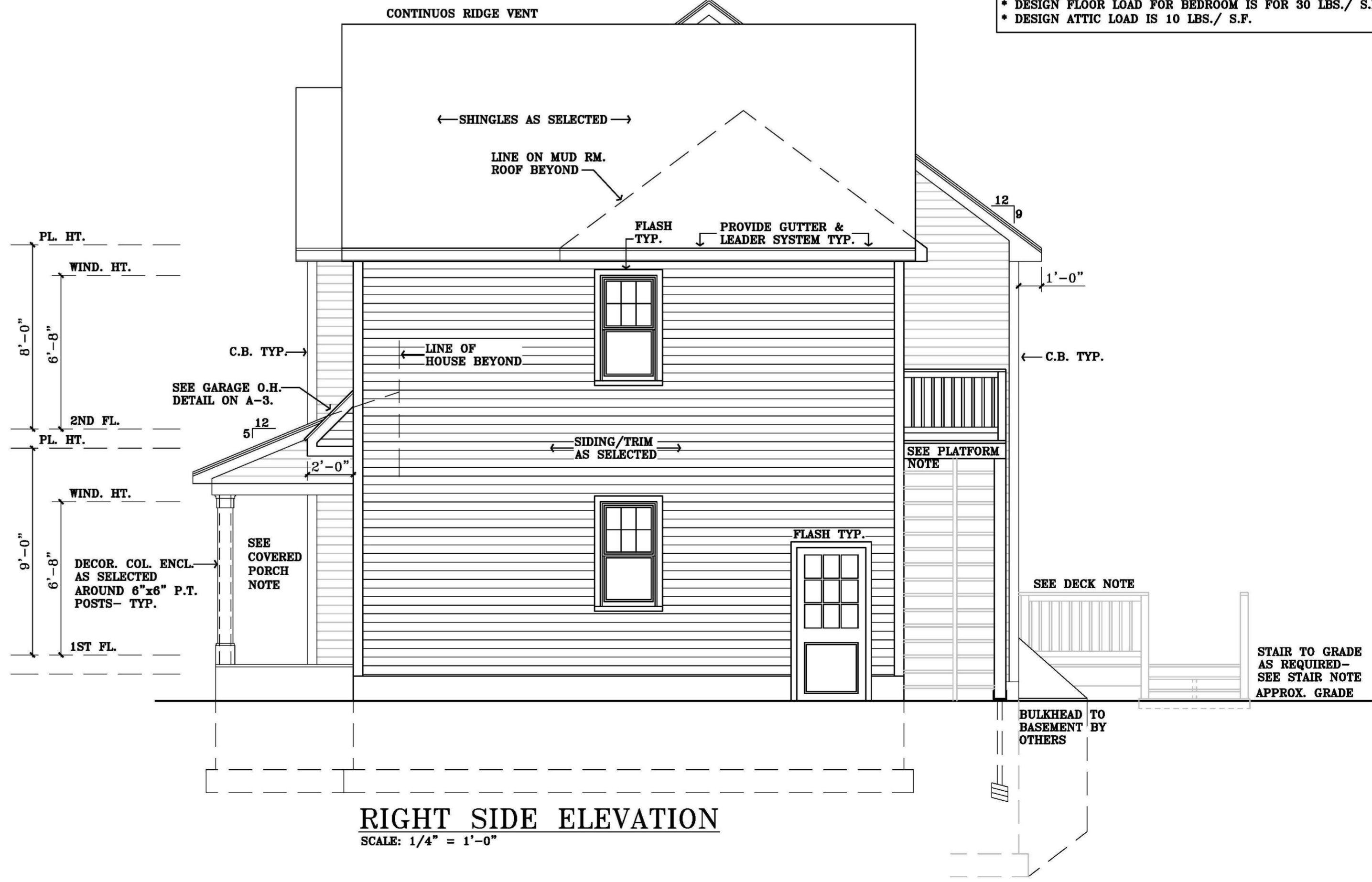
COVERED PORCH NOTE:
PROVIDE 4" CONCRETE SLAB @ PORCH ON COMPACTED FILL TYP.
RAILS MIN. 36" HIGH, BALLUSTER SPACING AS PER CODE. RAIL DESIGN AS SELECTED BY OWNER. PROVIDE 2"x10" RAFTERS & 2"x8" CLG. JOISTS @ 16" O.C. WITH BEADBOARD CEILING AS SELECTED

STAIR NOTE:
*MAX RISE 8 1/4" AND MIN. TREAD 9"
*RAILS MIN. 36" HIGH
*MAX. BALUSTER SPACE 4 3/8"
*DEC. RAIL/BALUSTER DESIGN AS SELECTED.
*DECK OR LANDING SURFACE TO GUARD SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

DECK/ PLATFORM NOTE:
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BUILDING DATA			
CONSTRUCTION TYPE	5-B		
USE GROUP	R-3		
OCCUPANCY LOADING	17		
BUILDING AREA	1st floor 1,448 S.F.	2ND floor 1,853 S.F.	Total 3,300 S.F.

* DESIGN WIND LOAD IS FOR 125 MPH
 * DESIGN GROUND SNOW LOAD IS FOR 50 LBS./ S.F.
 * DESIGN FLOOR LOAD FOR LIVING SPACES IS FOR 40 LBS./ S.F.
 * DESIGN FLOOR LOAD FOR BEDROOM IS FOR 30 LBS./ S.F.
 * DESIGN ATTIC LOAD IS 10 LBS./ S.F.

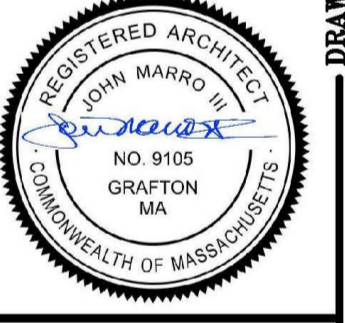


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISION	#

ELEVATIONS
BUILDING DATA
NOTES

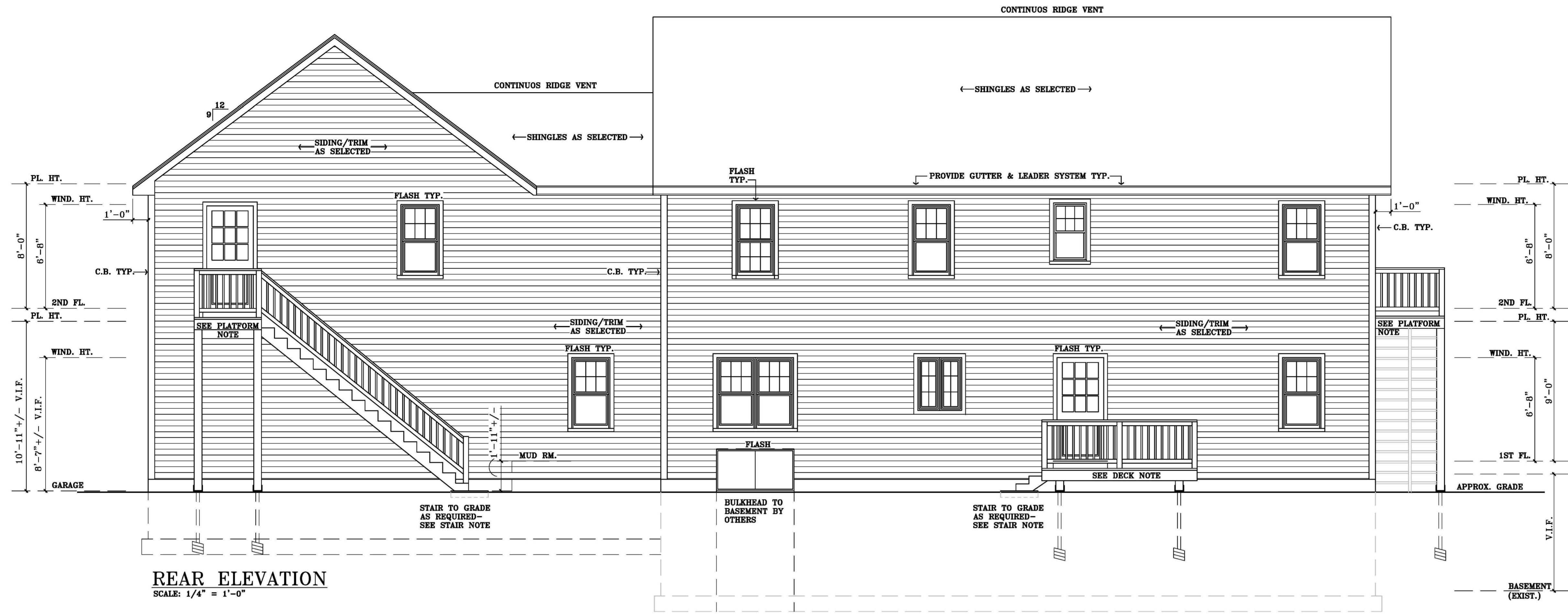
PROPOSED NEW HOUSE FOR:
MAGUIRE/ HOOS
20 WRIGHT ROAD
AYER MASSACHUSETTS



JOHN MARRO III, A.I.A.
ARCHITECT - PLANNER
54 PLEASANT STREET
GRAFTON, MA. 01519
(508) 839-1101 PH. (508) 839-1120 FAX
(978) 697-1150 PH. (NEW JERSEY)

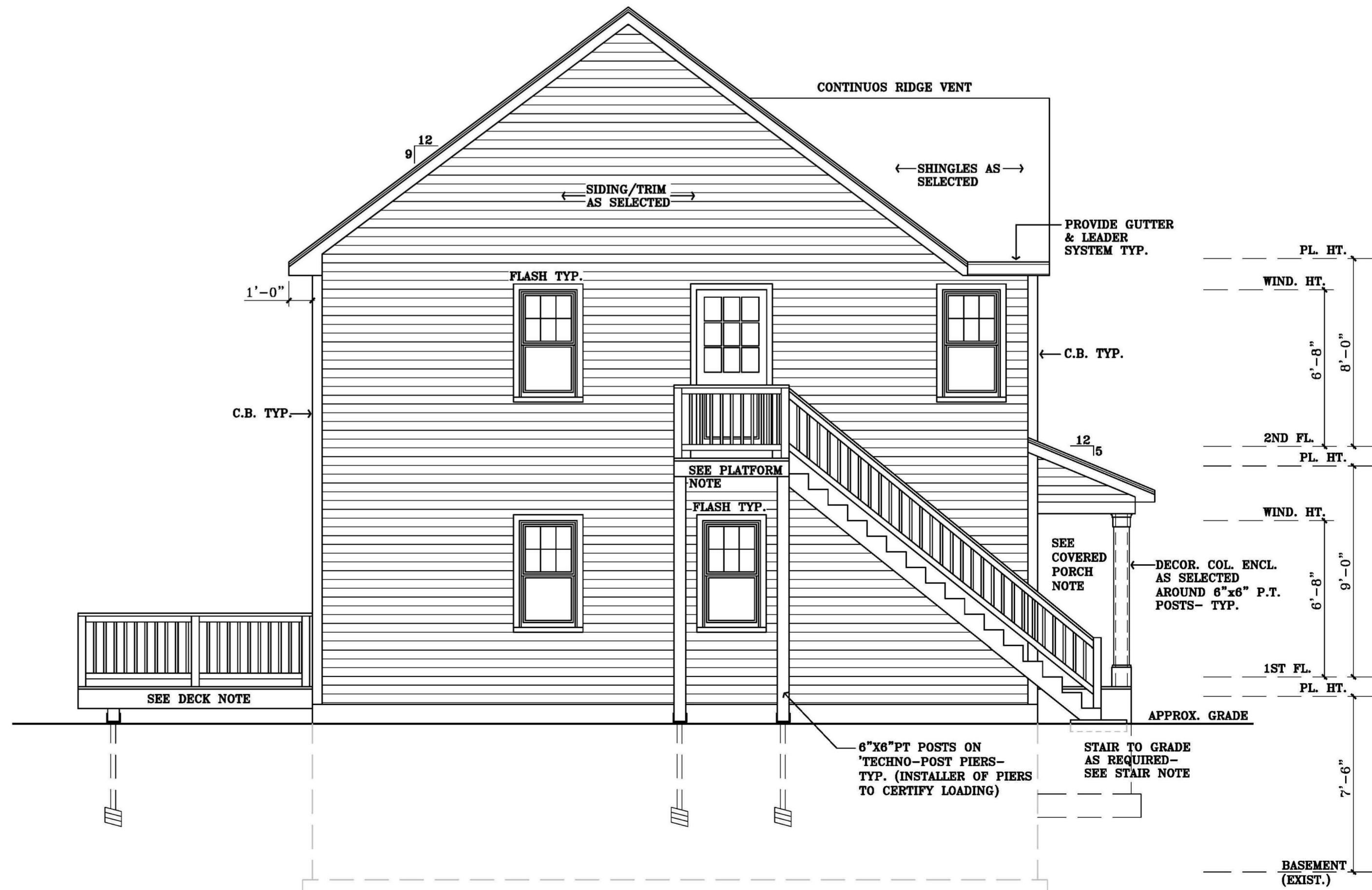
DATE:	9.1.23	DRAWN:	MM
SCALE:	NOTED	CHKD:	JMIII
FILE NAME:		REV:	

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REAR ELEVATION
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- RAILS MIN. 36" HIGH, BALUSTER SPACING AS PER CODE. RAIL DESIGN AS SELECTED BY OWNER. PROVIDE 2" x 8" RAFTERS & CLG. JOISTS @ 16" O.C. WITH BEADBOARD CEILING AS SELECTED**
- STAIR NOTE:**
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LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS
NOTES

PROPOSED NEW HOUSE FOR:
MAGUIRE/HOOS
20 WRIGHT ROAD
AYER MASSACHUSETTS

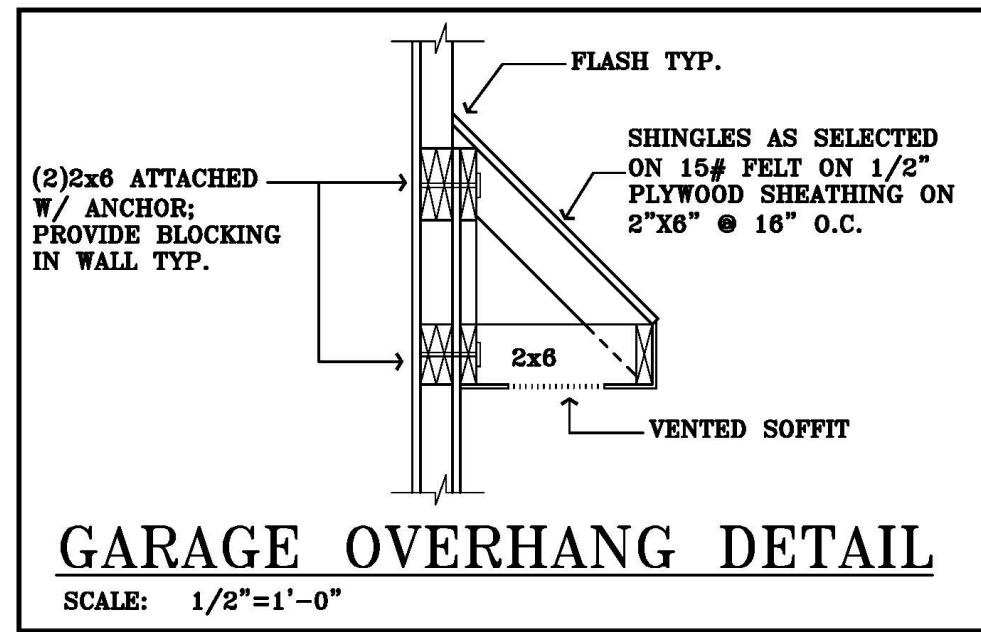


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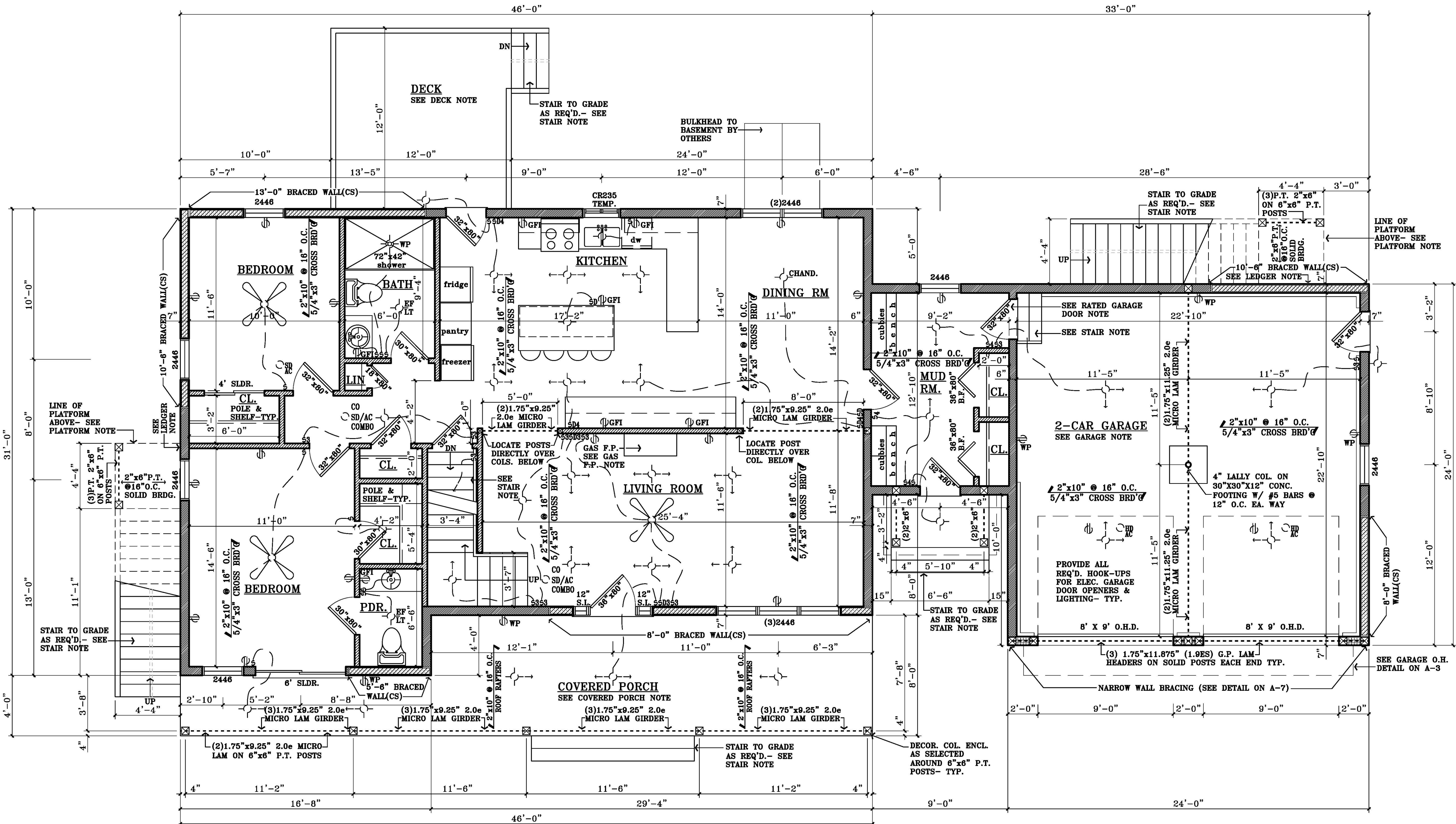
ELECTRICAL SYMBOLS

⊠ SINGLE POLE SWITCH	⊠ SMOKE DETECTOR
⊠ THREE POLE SWITCH	⊠ HEAT DETECTOR
⊠ FOUR POLE SWITCH	⊠ CARBON MONOXIDE DETECTOR
⊠ DIMMER SWITCH	⊠ CO CARBON MONOXIDE
⊠ DUPLX OUTLET	⊠ SD/AC DETECTOR AND SMOKE COMBO DETECTOR COMBO
⊠ DUPLX OUTLET GROUND FAULT INTERRUPTED	⊠ SENSOR LIGHT
⊠ DUPLX OUTLET WATER PROOF GFI	⊠ CEILING FAN W/ LIGHT FIXTURE
⊠ CEILING LIGHT FIXTURE	⊠ SMOKE DETECTOR NOTE: -ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM. -SMOKE DETECTORS SHALL BE 110 VOLT, WITH A BATTERY BACKUP TYP.
⊠ WATER PROOF LIGHT FIXTURE	
⊠ PULL CHAIN P.C.	
⊠ CEILING LIGHT FIXTURE W/ EXHAUST FAN LT	

- SMOKE DETECTORS ARE REQUIRED AS FOLLOWS:**
- ONE SMOKE DETECTOR IN THE BASEMENT AND ON EACH HABITABLE STORY OF THE RESIDENCE
 - ONE SMOKE DETECTOR AT THE BASE OF ALL STAIRS TO ANOTHER OCCUPIED FLOOR.
 - ONE SMOKE DETECTOR AT THE BASE OF ALL STAIRS TO ANOTHER OCCUPIED FLOOR.
 - ONE SMOKE DETECTOR OUTSIDE OF EACH SEPARATE SLEEPING AREA.
 - ONE SMOKE DETECTOR INSIDE EVERY SLEEPING AREA.
 - A MINIMUM OF ONE SMOKE DETECTOR MUST BE INSTALLED FOR EVERY 1,200 SQUARE FEET OF AREA OR PART THEREOF
 - MUST BE HARDWIRED AND INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACKUP.
 - ALL SMOKE DETECTORS MUST BE PHOTOELECTRIC.

- CARBON MONOXIDE ALARMS ARE REQUIRED AS FOLLOWS:**
- ON EVERY LEVEL OF THE RESIDENCE, INCLUDING BASEMENTS AND HABITABLE PORTIONS OF ATTICS AND MUST BE LOCATED WITHIN 10 FEET OF EACH BEDROOM DOOR.
 - NO FURTHER THAN 10 FEET FROM ANY BEDROOM DOOR.
 - COMBINATION ALARMS (PHOTOELECTRIC SMOKE AND CARBON MONOXIDE ALARM) MAY BE USED.
 - MUST BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP. (MAY BE SEPARATELY WIRED FROM THE EXISTING SMOKE DETECTION SYSTEM.)

- SMOKE DETECTOR NOTES:**
- ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.
 - SMOKE DETECTORS SHALL BE 110 VOLT, WITH A BATTERY BACKUP TYP.
 - SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH FROM THE FOLLOWING LOCATIONS:
I. A DOOR TO A BATHROOM CONTAINING A SHOWER OR TUB.
II. SUPPLY REGISTER OF A FORCED AIR HEATING OR COOLING SYSTEM.
III. FROM THE TIP OF THE BLADE OF A CEILING- SUSPENDED (PADDLE) FAN.
 - SMOKE DETECTORS INSTALLED WITHIN A 20' HORIZONTAL PATH OF A COOKING APPLIANCE SHALL BE EQUIPPED WITH AN ALARM-SILENCING MEANS OR BE OF THE PHOTOELECTRIC TYPE.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION LEGEND:

NEW CONSTRUCTION 2X @ 16" O.C.	
SHEAR WALL 2X @ 16" O.C.	
NARROW WALL BRACING METHOD	

(SEE SHEAR WALL NOTE AND DETAIL SHEET)

- DESIGN WIND LOAD IS FOR 125 MPH
- DESIGN GROUND SNOW LOAD IS FOR 60 LBS./ S.F.
- DESIGN FLOOR LOAD FOR LIVING SPACES IS FOR 40 LBS./ S.F.
- DESIGN FLOOR LOAD FOR BEDROOM IS FOR 30 LBS./ S.F.
- DESIGN ATTIC LOAD IS 10 LBS./ S.F.

STAIR NOTE:
*MAX. RISE 8 1/4" AND MIN. TREAD 9"
*RAILS MIN. 36" HIGH
*MAX. BALUSTER SPACE 4 3/8"
*DEC. RAIL/BALUSTER DESIGN AS SELECTED.
*DECK OR LANDING SURFACE TO GUARD SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

WOOD STAIRS:
STRINGERS- CLEAR SOFT WOOD, 5/4" X 12" MINIMUM, WITH 3 1/2" MINIMUM EFFECTIVE DEPTH. TREADS- HARDWOOD, 9" MINIMUM PLUS 1" NOSING. BASEMENT STAIRS MAY BE OF SOFT WOOD. RISERS CLEAR SOFT WOOD, 9 1/4" MAXIMUM. HAND RAILS- EACH SIDE OF STAIRS AND GUARDS, 34" HIGH FROM FRONT OF NOSING. BALUSTERS @ MAXIMUM 4 3/8" O.C. OMIT ONE HANDRAIL ON STAIRS LESS THAN 44" WIDE. DECK OR LANDING SURFACE TO GUARD SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

DECK/ PLATFORM NOTE:
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LEDGER NOTE:
2"x6" P.T. LEDGER LEDGER LOCK ANCHOR INTO EXISTING RIM JOIST. PROVIDE (2) 3/4"x3" LAGS 2" FROM TOP & BOTTOM OF LEDGER, SPACED 12" O.C. HORIZONTALLY ENTIRE LENGTH OF LEDGER- SEE LATERAL LOAD CONNECTION DETAIL ON A-5.

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GARAGE NOTE:
4" CONC. SLAB ON 4" POROUS FILL. MIN. 5/8" GYP. BD. ON CEILING (2 LAYERS TYPE "X") & COMMON (1 LAYER TYPE "X") WALLS. MIN. R-30 INSULATION IN CEILING. MIN. R-21 INSULATION IN COMMON WALLS (IN ACCORDANCE WITH FTO 13).

RATED GARAGE DOOR NOTE:
20 MIN. 1 1/2" SOLID WOOD OR 1 1/2" HOLLOW CORE METAL SELF CLOSING DOOR.

GAS FIREPLACE NOTE:
OWNER TO SUPPLY MANUFACTURERS CUT SHEETS, U.L. CERTIFICATION & INSTALLATION INSTRUCTIONS TO THE BUILDING DEPARTMENT.

HOOD NOTE:
ANY HOOD SUPPLIED TO BE UNDER 400 C.F.M.- NO EXCEPTIONS

REVISION #

FIRST FLOOR PLAN
LEGEND, NOTES & SYMBOLS
DETAIL

PROPOSED NEW HOUSE FOR:
MAGUIRE/ HOOS
20 WRIGHT ROAD
AYER MASSACHUSETTS

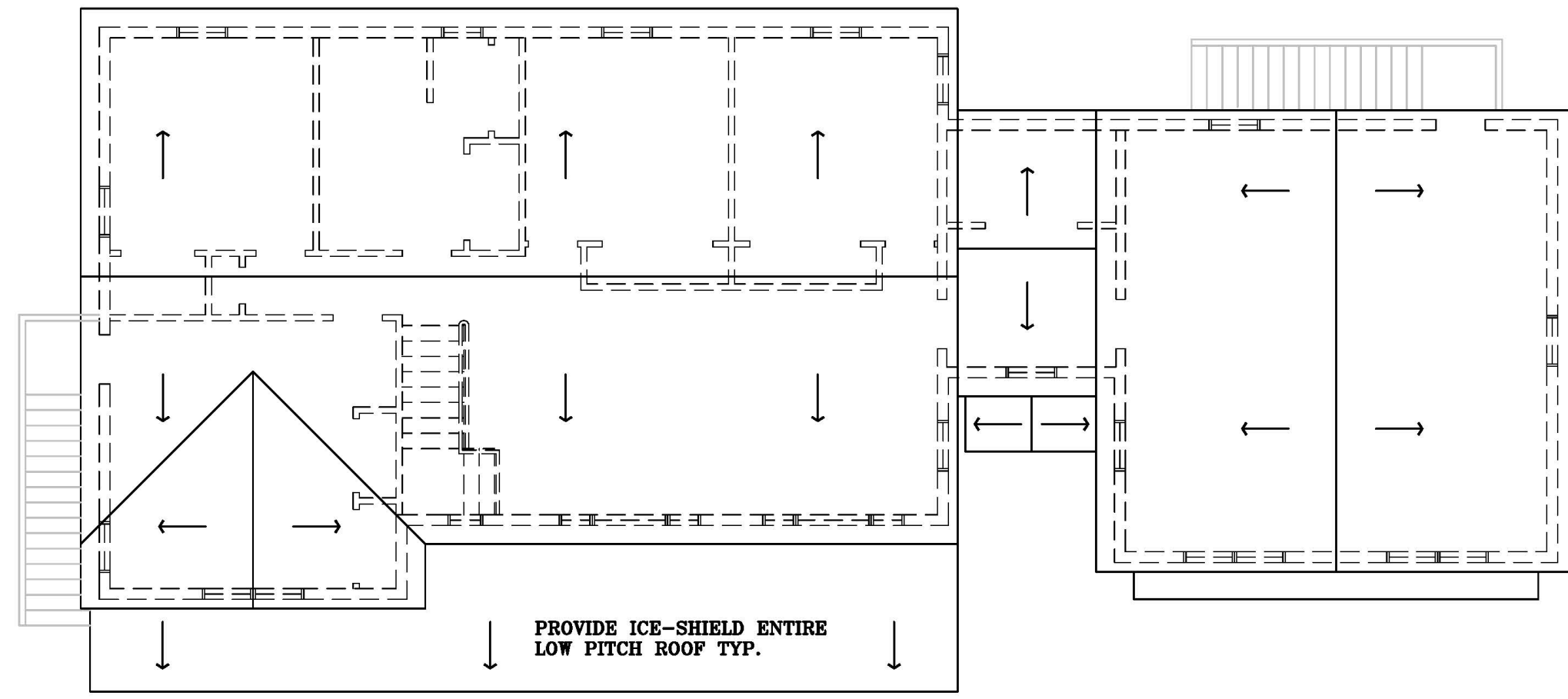


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ROOF PLAN

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

- PROVIDE 12" OVERHANG TYP. ENTIRE ROOF
- ALL VALLEYS, HIPS AND RIDGES ARE TO BE 2"x12" TYP.
- 2"x10" ROOF RAFTERS TYP.
- 12" O.C. FOR SPANS 16'-1" UP TO 18'-7"
- 16" O.C. FOR SPANS LESS THAN 16'-1"

ELECTRICAL SYMBOLS

<ul style="list-style-type: none"> ⊠ SINGLE POLE SWITCH ⊠ THREE POLE SWITCH ⊠ FOUR POLE SWITCH ⊠ DIMMER SWITCH ⊠ DUPLEX OUTLET ⊠ DUPLEX OUTLET INTERRUPTED ⊠ DUPLEX OUTLET WATER PROOF GFI ⊠ CEILING LIGHT FIXTURE ⊠ WATER PROOF LIGHT FIXTURE ⊠ PULL CHAIN ⊠ CEILING LIGHT FIXTURE W/ EXHAUST FAN 	<ul style="list-style-type: none"> ⊠ SMOKE DETECTOR ⊠ HEAT DETECTOR ⊠ CARBON MONOXIDE DETECTOR ⊠ CARBON MONOXIDE DETECTOR AND SMOKE COMBO DETECTOR COMBO ⊠ SENSOR LIGHT ⊠ CEILING FAN W/ LIGHT FIXTURE
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PARTITION LEGEND:

- NEW CONSTRUCTION 2X @ 16" O.C.
- SHEAR WALL 2X @ 16" O.C.
- NARROW WALL BRACING METHOD

(SEE SHEAR WALL NOTE AND DETAIL SHEET)

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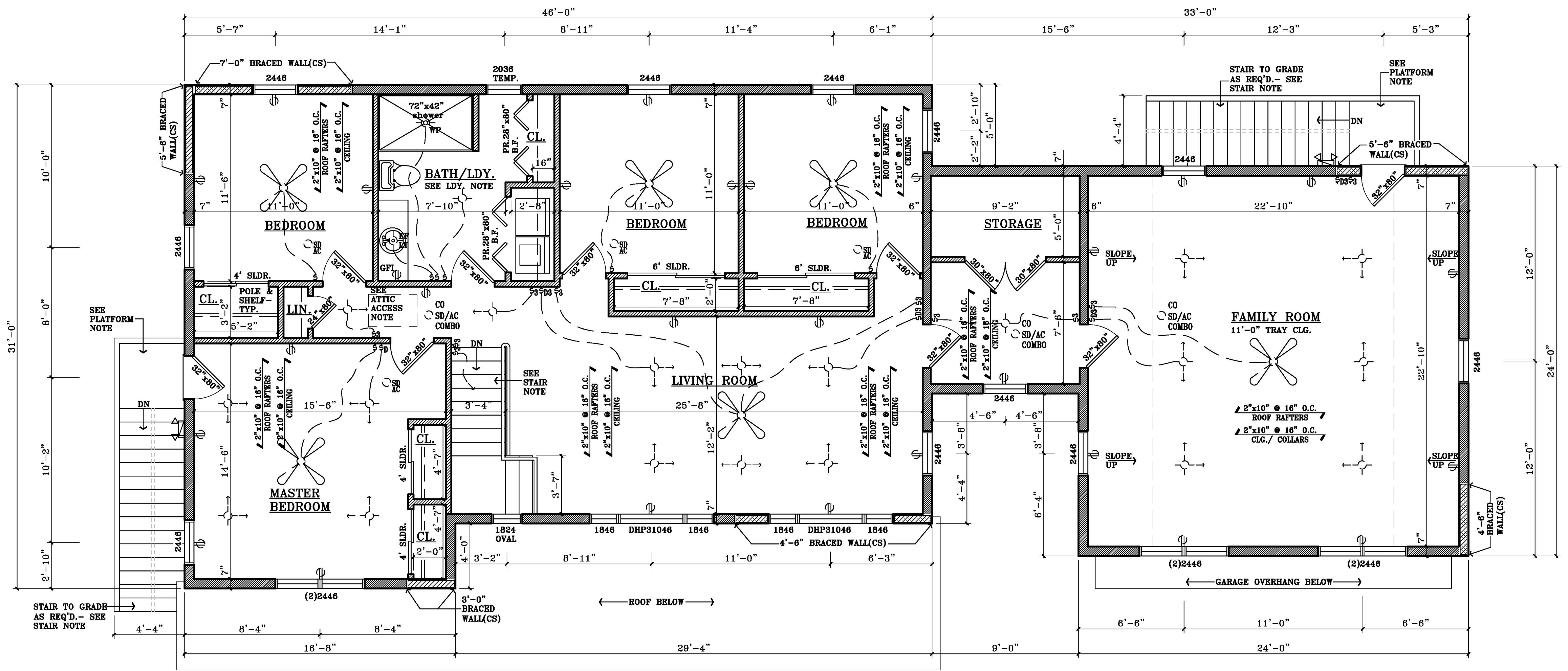
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LAUNDRY NOTE:
 PROVIDE ALL REQ'D. HOOK-UPS AND VENTILATION FOR WASHER/DRYER. RUN 2ND FL. DRYER VENT (FULLY INSULATED) ABOVE TO ATTIC AND TO EXTERIOR SOFFIT. PROVIDE FULLY LOUVERED DOORS AT LAUNDRY CLOSETS.

HVAC EQUIPMENT NOTE:
 HEATING, COOLING & HOT WATER EQUIPMENT TO BE LOCATED IN BASEMENT. IN THE EVENT OF A SECOND HVAC UNIT LOCATED IN THE ATTIC, FRAMING MUST BE ADEQUATE FOR THE ADDITIONAL EQUIPMENT LOADS.

ATTIC ACCESS NOTE:
 PROVIDE CONT. AIR SEAL & INSULATION IN ACCORDANCE WITH IRC SECTION N1102.2.4



SECOND FLOOR PLAN

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

REVISION	#

SECOND FLOOR PLAN
ROOF PLAN
LEGEND, NOTES & SYMBOLS

PROPOSED NEW HOUSE FOR:
MAGUIRE/ HOOS
 20 WRIGHT ROAD
 AYER MASSACHUSETTS



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DATE: 9.1.23	DRAWN: MM
SCALE: NOTED	CHKD: JMIII
FILE NAME:	REV:

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AL 6015 AR 3083 CT 6258 VT 481504 GA 84011511 IL 001-01881 IN AR0300011 KY 6118 LA 2376 ME AR03128 MD 10824 MA 6105 MI 150105290 MS 5941 MO 6105 MT 150105290 NE 43827 NH 2515 NJ 3810080700 NY 024696-1 NC 9613 OH 21321 PA 24-14650-9 RI 2921 SC 7187 TN 101343 TX 17983 VT 005-002615 WA 8287 WI 10064-000-

TABLE 602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a b c}	SPACING OF FASTENERS
ROOF			
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8D (2 1/2" x 0.113")	-
2	CILING JOISTS TO PLATE, TOE NAIL	3-8D (2 1/2" x 0.113")	-
3	CILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPSE OVER PARTITIONS, FACE NAIL	3-10D	-
4	COLLAR TIE RAFTER, FACE NAIL OR 1 1/4" x 20 GA. RIDGE STRAP	3-10D (3" x 0.128")	-
5	RAFTER TO PLATE, TOE NAIL	2-16D (3 1/2" x 0.135")	-
6	ROOF RAFTER TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	4-16D (3 1/2" x 0.135") 3-16D (3 1/2" x 0.135")	- -
WALL			
7	BUILT-UP CORNER STUDS	10D (3" x 0.128")	24" O.C.
8	BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16D (3 1/2" x 0.135")	16" O.C. ALONG EA. EDGE
9	CONTINUED HEADER, TWO PIECES	16D (3 1/2" x 0.135")	16" O.C. ALONG EA. EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8D (2 1/2" x 0.113")	-
11	DOUBLE STUDS, FACE NAIL	10D (3" x 0.128")	24" O.C.
12	DOUBLE TOP PLATES, FACE NAIL	10D (3" x 0.128")	24" O.C.
13	DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOISTS, FACE NAIL IN LAPPED AREA	8-16D (3 1/2" x 0.135")	-
14	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D (3 1/2" x 0.135")	16" O.C.
15	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16D (3 1/2" x 0.135")	16" O.C.
16	STUDS TO SOLE PLATE, TOE NAIL	3-8D (2 1/2" x 0.113")	-
17	TOP OF SOLE PLATE TO STUD, END NAIL	2-16D (3 1/2" x 0.135")	-
18	TOP PLATE, LAPSE AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10D (3" x 0.128")	-
19	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8D (2 1/2" x 0.113")	-
20	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8D (2 1/2" x 0.113") 2 STAPLES 1 3/4"	-
21	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8D (2 1/2" x 0.113") 3 STAPLES 1 3/4"	-
22	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8D (2 1/2" x 0.113") 4 STAPLES 1 3/4"	-
WALL			
23	JOIST TO SILL OR GIRDER, TOE NAIL	3-8D (2 1/2" x 0.113")	-
24	1" x 8" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8D (2 1/2" x 0.113") 2 STAPLES 1 3/4"	-
25	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16D (3 1/2" x 0.135")	-
26	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8D (2 1/2" x 0.113")	6" O.C.
27	2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	2-16D (3 1/2" x 0.135")	-
28	BUILT-UP GIRDERS & BEAMS, 2-INCH LUMBER LAYERS	10D (3" x 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED, TWO NAILS AT ENDS AND AT EACH SPLICE.
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16D (3 1/2" x 0.135")	AT EACH JOIST OR RAFTER

TABLE R602.3(1) - CONTINUED FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{b c e}	EDGES (INCHES) ^d	INTERMEDIATE SUPPORTS ^{c e} (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF & INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING^f				
30	3/8" - 1/2"	8D COMMON (2" x 0.113") NAIL (SUBFLOOR WALL) ^g 8D COMMON (2 1/2" x 0.131") NAIL (ROOF)	6	12 ^h
31	19/32" - 1"	8D COMMON (2 1/2" x 0.131")	6	12 ^h
32	1 1/8" - 1 1/4"	10D COMMON (3" x 0.148") NAIL OR 8D (2 1/2" x 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING^h				
33	1/2" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA., 1 1/4" LONG	3	6
34	25/32" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA., 1 1/2" LONG	3	6
35	1/2" GYPSUM SHEATHING ^d	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING ^d	1 3/4" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	8D DEFORMED (2" x 0.120") NAIL OR 8D COMMON (2 1/2" x 0.131") NAIL	6	12
38	7/8" - 1"	8D COMMON (2 1/2" x 0.131") NAIL OR 8D DEFORMED (2 1/2" x 0.120") NAIL	6	12
39	1 1/8" - 1 1/4"	10D COMMON (3" x 0.148") NAIL OR 8D DEFORMED (2 1/2" x 0.120") NAIL	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.132 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.145 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16 inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

TABLE 602.3(2) ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION ^{a,b} OF FASTENER AND LENGTH (inches)	SPACING ^c OF FASTENERS		
		EDGES (inches)	INTERMEDIATE SUPPORTS (inches)	
WOOD STRUCTURAL PANELS SUBFLOOR, ROOF & WALL SHEATHING TO FRAMING & PARTICLEBOARD WALL SHEATHING TO FRAMING^f				
UP TO 1/2	STAPLE 15 GA. 1 3/4"	4	6	
	0.097-0.099 NAIL 2 1/4"	3	6	
	STAPLE 16 GA. 1 3/4"	3	6	
19/32 AND 5/8	0.113 NAIL 2"	3	6	
	STAPLE 15 AND 16 GA. 2"	4	6	
	0.097-0.099 NAIL 2 1/4"	4	6	
23/32 AND 3/4	STAPLE 14 GA. 2"	4	6	
	STAPLE 15 GA. 1 3/4"	3	6	
	0.097-0.099 NAIL 2 1/4"	4	6	
1	STAPLE 16 GA. 2"	4	6	
	STAPLE 14 GA. 2 1/4"	4	6	
	0.113 NAIL 2 1/4"	3	6	
NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION ^{a,b} OF FASTENER AND LENGTH (inches)	EDGES (inches)	BODY OF PANEL ^d (inches)	
	FLOOR UNDERLAYMENT; PLYWOOD-HARDBOARD-PARTICLEBOARD^f			
	PLYWOOD			
1/4 AND 5/16	1 1/4" RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER	3	6	
	STAPLE 16 GA., 7/8, 3/16 CROWN WIDTH	2	5	
11/32, 3/8, 15/32 AND 1/2	1 1/4" RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER	6	8 ^g	
	1 1/2" RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER	6	8	
19/32, 5/8, 23/32 AND 3/4	STAPLE 16 GA. 1 1/2"	6	8	
	HARDBOARD^f			
	0.200	1 1/2" LONG RING-GROOVED UNDERLAYMENT NAIL 4D CEMENT-COATED SINKER NAIL STAPLE 16 GA., 7/8 LONG (PLASTIC COATED)	6 6 3	6 6 6
PARTICLEBOARD				
1/4	4D RING-GROOVED UNDERLAYMENT NAIL	3	6	
	STAPLE 16 GA., 7/8 LONG, 3/16 CROWN	3	6	
3/8	6D RING-GROOVED UNDERLAYMENT NAIL	6	10	
	STAPLE 16 GA., 1 1/8 LONG, 3/8 CROWN	3	6	
1/2, 5/8	6D RING-GROOVED UNDERLAYMENT NAIL	6	10	
	STAPLE 16 GA., 1 5/8 LONG, 3/8 CROWN	3	6	

For SI: 1 inch = 25.4 mm.

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.

c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

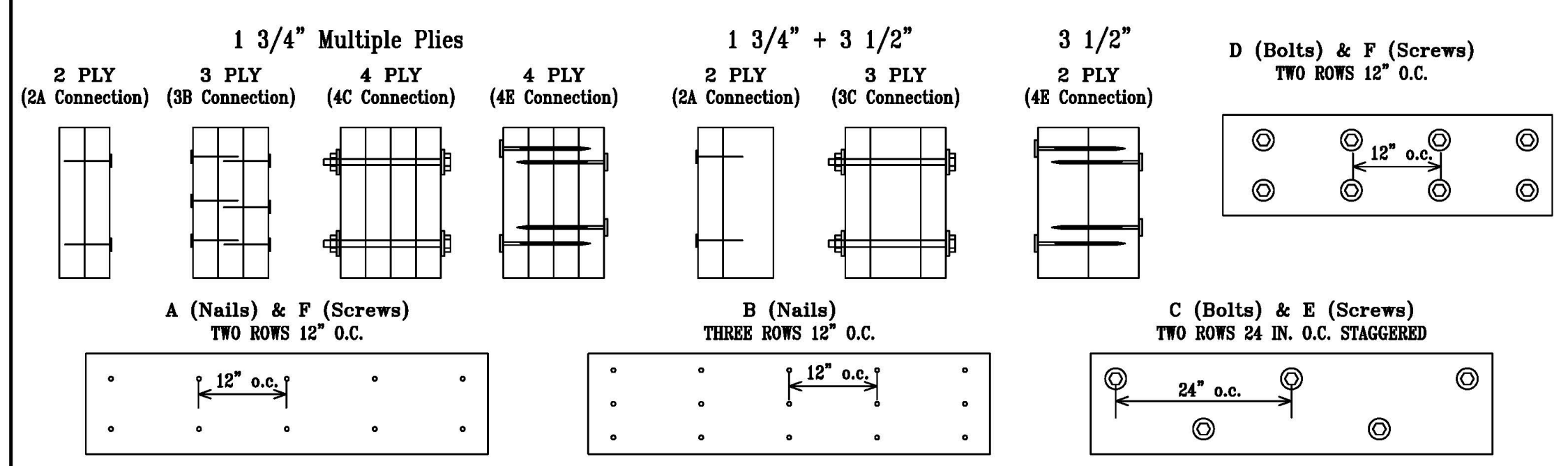
BEAM & HEADER FASTENING SCHEDULE

Maximum Uniform Load Applied to Either or Both Outside Pieces (Pounds per lineal foot)

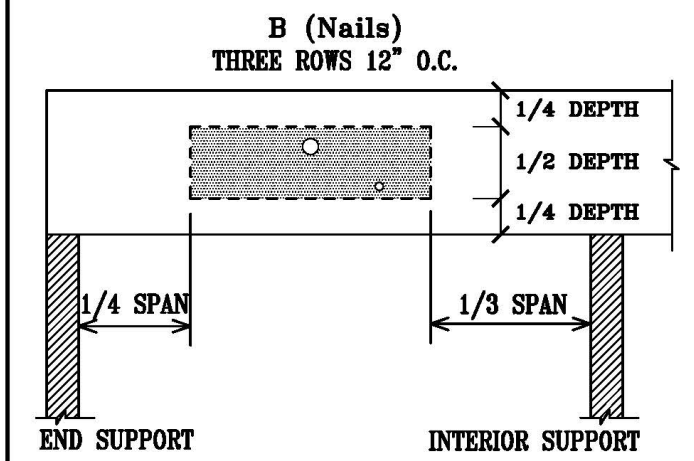
Pieces in Member	16d NAILS		1/2" BOLTS		SCREWS (Note 9)	
	A	B	C	D	E	F
2	505	760	505	1015	500	995
3	380	570	380	760	375	745
4	Not Permitted		340	675	330	665

NOTES:

- Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
- Stress level for nail and bolt values is 100%. Increases of 15% for snow loaded or 25% for non-snow loaded roof conditions are permitted.
- Top and bottom row of connectors should be 2" from edge.
- Bolt holes are to be the same diameter as the bolt. Every bolt must extend through the full thickness of the member. Use washers under head and nut.
- For three-piece member, specified nailing is from the each side.
- To minimize rotation, four-piece members should only be used when loads are applied to both sides, or completely across the top of the member.
- Four-piece members must be bolted or attached with 6" screws from both sides.
- Floor joists must be attached with approved metal hangers.
- Screws are USP WS series or Simpson Strong-Tie SDS installed per manufacturer instructions.
- Screws for 3-ply and 4-ply members must be from both sides of beam.



HOLES IN ENGINEERED BEAMS



NOTES:

- THIS NOTE APPLIES ONLY TO UNIFORMLY LOADED, SIMPLE AND MULTIPLE SPAN BEAMS. BEAMS THAT CARRY CONCENTRATED LOADS, OR CANTILEVERED BEAMS, ARE OUTSIDE THE SCOPE OF THIS TECHNICAL NOTE.
- SQUARE AND RECTANGULAR HOLES ARE NOT PERMITTED.
- ROUND HOLES MAY BE DRILLED OR CUT WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA OF THE BEAM.
- THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGEST HOLE. THIS RESTRICTION ALSO APPLIES TO THE LOCATION OF ACCESS HOLES RELATIVE TO BOLT HOLES IN MULTI-PLY BEAMS.
- DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT LONG SECTION OF BEAM.
- THE MAXIMUM ROUND HOLE DIAMETER PERMITTED IS:

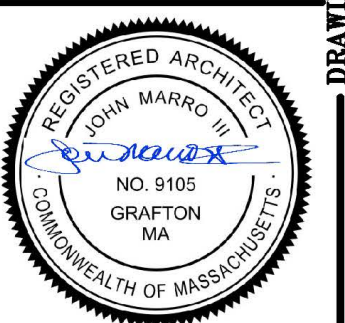
BEAM DEPTH	5.5"	7.25"	9.25" OR GREATER
MAX HOLE DIAMETER	.75"	1"	1.5"

- THESE LIMITATIONS APPLY TO HOLES DRILLED FOR PLUMBING OR WIRING ACCESS ONLY. THE SIZE AND LOCATION OF HOLES DRILLED FOR FASTENERS ARE COVERED BY THE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- BEAMS DEFLECT UNDER LOAD. SIZE HOLES TO PROVIDE CLEARANCE WHERE REQUIRED.

REVISION	#

FASTENING SCHEDULES
FASTENING DETAILS

PROPOSED NEW HOUSE FOR:
MAGUIRE/ HOOS
20 WRIGHT ROAD
AYER
MASSACHUSETTS



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DATE: 9.1.23	DRAWN: MM
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FILE NAME:	REV:

TABLE R602.10.3(1) BRACING REQUIREMENTS BASED ON WIND SPEED (AS A FUNCTION OF BRACED WALL LINE SPACING)

EXPOSURE CATEGORY R, 30 FT MEAN ROOF HEIGHT, 10 FT WALL HEIGHT, 2 BRACED WALL LINES		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a				
ULTIMATE WIND SPEED (WSP) (MPH)	STORY LOCATION	BRACED WALL LINE SPACING ^c (FEET)	METHOD LIB ^b	METHOD GB	METHODS DWB, WSP, SFB, PBS, PCP, RPS, HY-WSP, AHV, PPH, PFC, CS-SFB	METHODS CS-WSP, CS-G, CS-PF
≤ 110	[Diagram: 2-story building]	10	3.5	3.5	2.0	1.5
		20	6.0	6.0	3.5	3.0
		30	8.5	8.5	5.0	4.5
		40	11.5	11.5	6.5	5.5
		50	14.0	14.0	8.0	7.0
		60	16.5	16.5	9.5	8.0
	[Diagram: 1-story building]	10	6.5	6.5	3.5	3.0
		20	11.5	11.5	6.5	5.5
		30	16.5	16.5	9.5	8.0
		40	21.5	21.5	12.5	10.5
		50	26.5	26.5	15.5	13.0
		60	31.5	31.5	18.0	15.5
	[Diagram: 1-story building with garage]	10	NP	9.5	5.5	4.5
		20	NP	17.0	10.0	8.5
		30	NP	24.5	14.0	12.0
		40	NP	32.0	18.5	15.5
		50	NP	39.5	22.5	19.0
		60	NP	46.5	26.5	23.0

TABLE R602.10.3(1)a, b, c, d, e--continued BRACING REQUIREMENTS BASED ON WIND SPEED (as a function of braced wall line spacing)

For SI: 1 foot = 304.8 mm, 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s, 1 pound force = 4.448 N.

a. Linear interpolation shall be permitted.

b. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table 602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.

c. Where a braced wall line has parallel braced wall lines on one or both sides of differing dimensions, the average dimension shall be permitted to be used for braced wall line spacing.

NUMBER OF STORIES	EXPOSURE / HEIGHT FACTORS		
	EXPOSURE B	EXPOSURE C	EXPOSURE D
1	1.0	1.2	1.5
2	1.0	1.3	1.6
3	1.0	1.4	1.7

SUPPORT CONDITION	ROOF RAKE-TO-RIDGE HEIGHT			
	5 FT OR LESS	10 FT	15 FT	20 FT
ROOF ONLY	0.7	1.0	1.3	1.6
ROOF + FLOOR	0.85	1.0	1.15	1.3
ROOF + 2 FLOORS	0.9	1.0	1.1	NP

d. For a maximum 9-foot wall height, multiplying the table values by 0.95 shall be permitted. For a maximum 8-foot wall height, multiplying the table values by 0.90 shall be permitted. For a maximum 12-foot wall height, the table values shall be multiplied by 1.1.

e. For three or more braced wall lines in a given plan direction, the required bracing length on each braced wall line shall be multiplied by the appropriate factor from the following table:

NUMBER OF BRACED WALL LINES	ADJUSTMENT FACTOR
3	1.30
4	1.45
≥ 5	1.60

f. Bracing lengths are based on the application of gypsum board finish (or equivalent) applied to the inside face of a braced wall panel. When gypsum board finish (or equivalent) is not applied to the inside face of braced wall panels, the tabulated lengths shall be multiplied by the appropriate factor from the following table:

BRACED METHOD	ADJUSTMENT FACTOR
METHOD LIB	1.8
METHODS DWB, WSP, SFB, PBS, PCP, RPS	1.4

g. Bracing lengths for Method GB are based on the application of gypsum board on both faces of a braced wall panel. When Method GB is provided on only one side of the wall, the required bracing amounts shall be doubled. When Method GB braced wall panels installed in accordance with Section R602.10.2 are fastened at 4 inches on center at panel edges, including top and bottom plates, and are blocked at all horizontal joints, multiplying the required bracing percentage for wind loading by 0.7 shall be permitted.

h. Method LIB bracing shall have gypsum board attached to at least one side according to the Section R602.10.2 Method GB requirements.

i. Required bracing length for Methods DWB, WSP, SFB, PBS, PCP and RPS in braced wall lines located in one-story buildings and in the top story of two or three story buildings shall be permitted to be multiplied by 0.80 when an approved hold-down device with a minimum uplift design value of 800 pounds is fastened to the end studs of each braced wall panel in the braced wall line and to the foundation or framing below.

TABLE 602.10.4 BRACING METHODS (CONTINUOUS SHEATHING METHODS)

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
				FASTENERS	SPACING
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	3/8"	[Diagram]	EXTERIOR SHEATHING PER TABLE R602.3(3) INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2)	6" EDGES 12" FIELD VARIES BY FASTENER
CS-G ^{b,c}	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS	3/8"	[Diagram]	SEE METHOD CS-WSP	SEE METHOD CS-WSP
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16"	[Diagram]	SEE SECTION R602.10.6.4	SEE SECTION R602.10.6.4

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s
 a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D_s, D₁ and D₂.
 b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D_s, D₁ and D₂, roof covering dead load shall not exceed 3 psf.
 c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.

TABLE 602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (See Table R602.10.4)	MINIMUM LENGTH ^a (inches)					CONTINUOUS LENGTH (inches)
	WALL HEIGHT					
Adjacent clear opening height (inches)	8 feet	9 feet	10 feet	11 feet	12 feet	Actual ^b
	≤ 64	24	27	30	33	
68	26	27	30	33	36	
72	27	27	30	33	36	
76	30	29	30	33	36	
80	32	30	30	33	36	
84	35	32	32	33	36	
88	38	35	33	33	36	
92	43	37	35	35	36	
96	48	41	38	36	36	
100	-	44	40	38	36	
104	-	49	43	40	39	
108	-	54	46	43	41	
112	-	-	50	45	43	
116	-	-	55	48	45	
120	-	-	60	52	48	
124	-	-	-	56	51	
128	-	-	-	61	54	
132	-	-	-	66	58	
136	-	-	-	62		
140	-	-	-	68		
144	-	-	-	72		

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

a. Linear interpolation shall be permitted.

b. Use the actual length where it is greater than or equal to the minimum length.

TABLE 602.10.8(1) BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

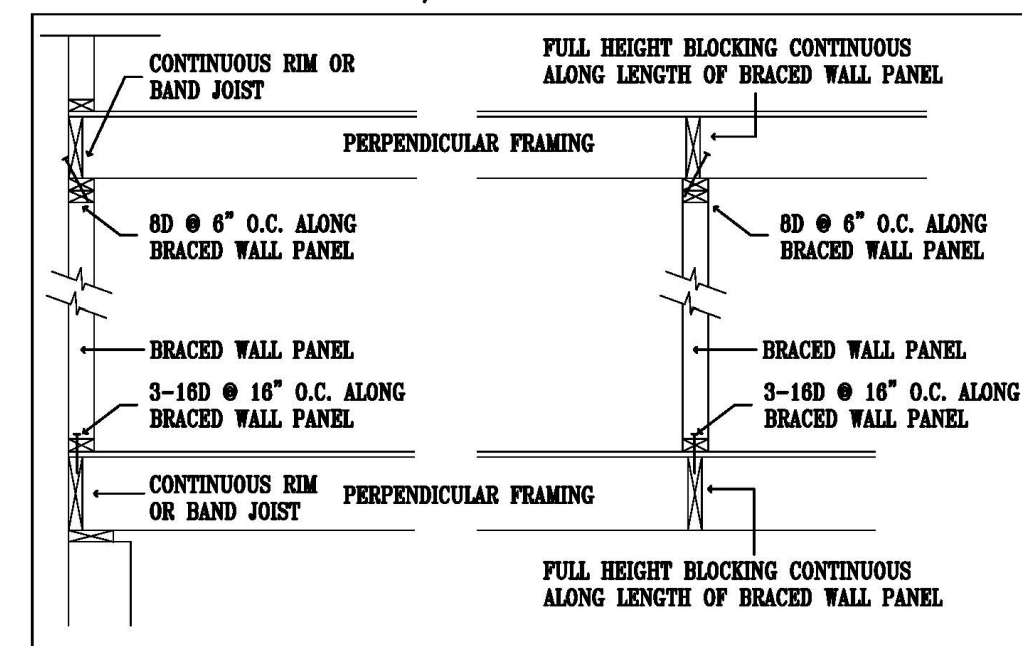


TABLE 602.10.8.2(1) BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

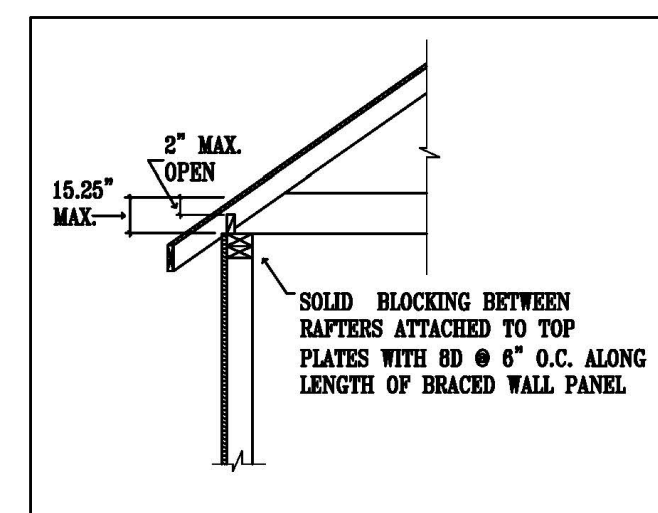
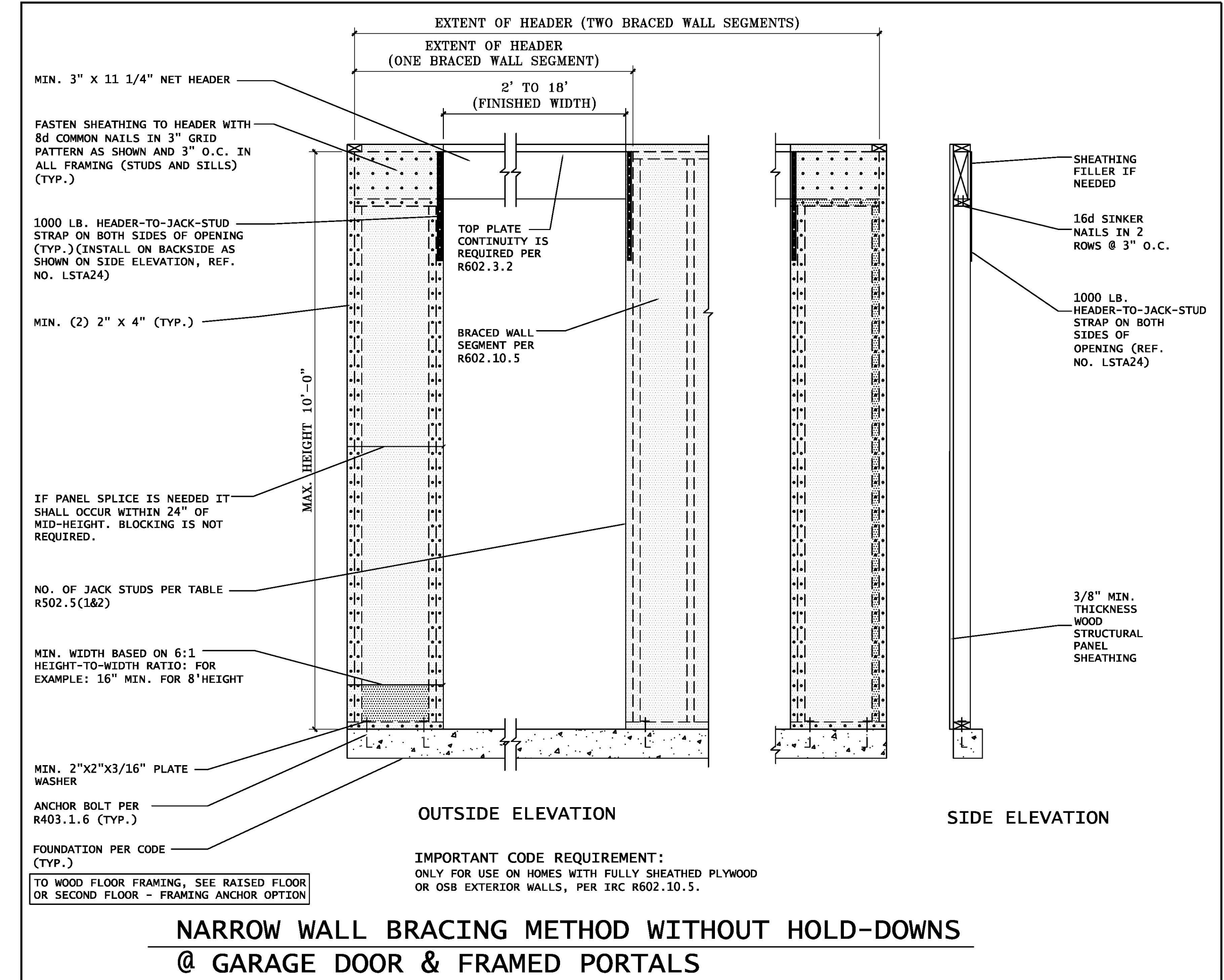
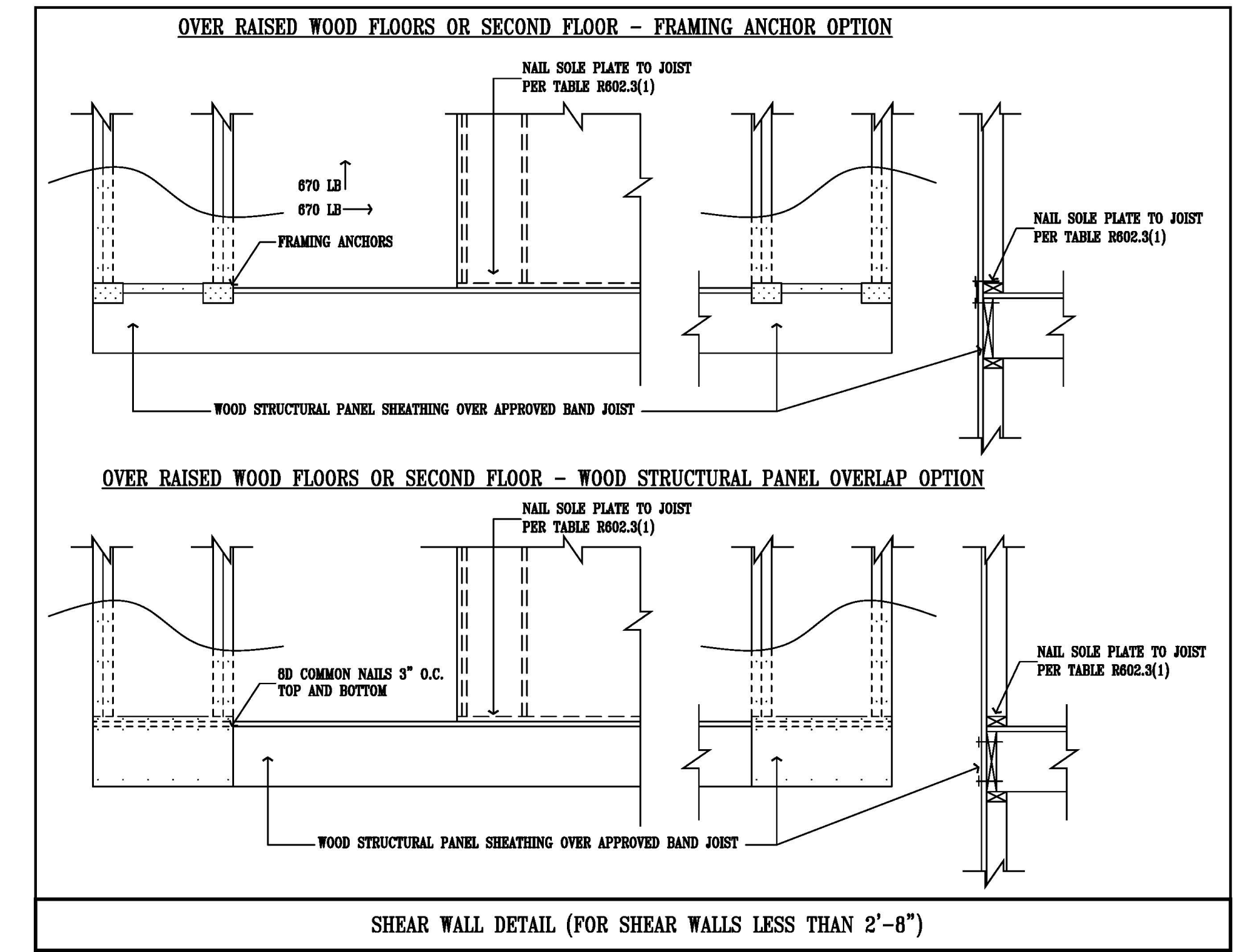
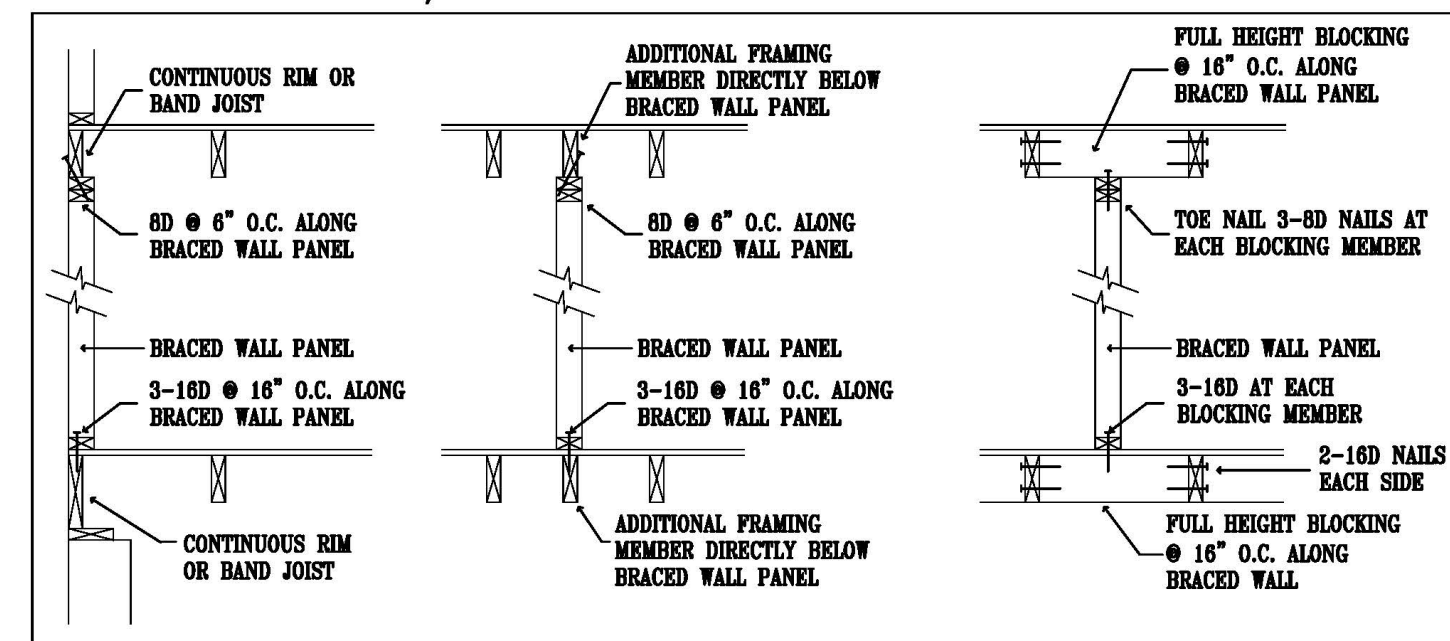


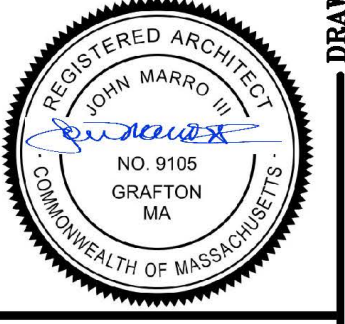
TABLE 602.10.8(2) BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



REVISION	#

BRACED WALLS
 NOTES & DETAILS

PROPOSED NEW HOUSE FOR:
 MAGUIRE/ HOOS
 20 WRIGHT ROAD
 AYER MASSACHUSETTS



JOHN MARRO III, AIA,
 ARCHITECT - PLANNER
 54 PLEASANT STREET
 GRAFTON, MA. 01519
 (508) 839-1101 PH. (508) 839-1120 FAX
 (978) 697-1150 PH. (NEW JERSEY)

DATE:	DRAWN:
9.1.23	MM
SCALE:	CHKD:
NOTED	JMIII
FILE NAME:	REV:



Town of Ayer
Zoning Board of Appeals
Ayer Town Hall – 1 Main Street – Ayer, MA 01432

Department Head Review Summary

*Applicant: Raymond Macquire
Address: 20 Wright Rd.
Application for: Special Permit*

Department	Comments
Town Manager	Defer to ZBA
Board of Health	No issues of property is on Town sewer/ Town water.
Department of Public Works	DPW does not have any concerns with this request.
Fire Department	No Fire Department issues.
Police Department	No Comments at this time. Defer to Building Commissioner and ZBA.
Building Commissioner/Zoning Enforcement Officer	I have no issues with this request as he is not expanding the footprint.
Conservation Commission/Agent	The Conservation Commission and their agent have no comment. Project has no effect on the footprint of the property.
Treasurer/Tax Collector	No Comment
Town Clerk	No issues
Assessor	No Comment
Economic & Community Development	Recommend Approval
Town Planner	No Comments



Town of Ayer
Zoning Board of Appeals
Ayer Town Hall – 1 Main Street – Ayer, MA 01432

Wednesday, September 20, 2023
Remote Participation Open Session Meeting Minutes

Present: Samuel Goodwin, Chair; Michael Gibbons, Vice-Chair; Ronald Defilippo, Clerk; Jess Gugino; John Ellis; Marylin Schmalenberger, Alternate Member

Also Present: Samantha Benoit, Administrative Coordinator

Call to Order: S. Goodwin called the meeting to order at 6:01pm. He stated that in accordance with Chapter 2 of the Acts of 2023, suspending certain provisions of the Open Meeting Law (OML), public bodies otherwise governed by the OML are temporarily relieved from the requirement that meetings be held in public places, open and physically accessible to the public, so long as measures are taken to ensure public access to the bodies' deliberations "through adequate, alternative means." This meeting will be live on Zoom. The public may participate remotely by joining Zoom (Meeting ID# 857 9728 7177) or by calling (312-626-6799). For additional information about remote participation, please contact Samantha Benoit, Administrative Coordinator at sbenoit@ayer.ma.us or 978-772-8220 ext. 114 prior to the meeting.

Approval of the Agenda: M. Gibbons made a motion to approve the agenda as written.
Seconded: J. Gugino

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.
Motion Passed (5-0)

Public Hearing – Application for a Special Permit – DMG Investments, LLC – 201-205 West Main Street (Filed August 30, 2023).

S. Goodwin opened the public hearing at 6:05pm by reading the public hearing notice as published in *The Lowell Sun* on September 6, 2023, and September 13, 2023. The applicant is seeking a Special Permit to build within the Floodplain Overlay District pursuant to the Ayer Zoning Bylaw Section 8.2.5.A.1, Section 8.2.5.A.2 (Use Regulations of the Floodplain Overlay District) and Section 8.2.5.C.2 (Uses allowed by Special Permit in the Floodplain Overlay District).

Attorney Tom Gibbons, representing DMG Investments, gave some background on the project. This project has previously been before the ZBA and was approved for two variance, height and width of building. The plans are currently being reviewed by the Planning Board and the Conservation Commission.

Drew Garvin, of Bohler Engineering, also representing DMG Investments explained that this project is 14.5 acres over two lots, and the rear of the lots contain wetlands. The proposed

building will consist of retail space with parking, and three floors of residential units. A retaining wall is being built in the Floodplain for proper elevations, and a portion of the emergency access is also being built in the Floodplain. The work being done in the Floodplain is necessary to meet grade. Snow storage will also be housed in the rear of the site. There are two areas of snow storage and any excess snow shall be removed.

J. Ellis commented that at the previous meeting it was discussed that there would be no snow storage on site.

J. Ellis was also concerned that this project is currently being heard before the Planning Board. J. Gugino noted that the Conservation Commission will not be making a decision until the Planning Board has made a decision.

S. Benoit explained that during the review process with the Planning Board it was determined that a portion of the construction was to take place in the Floodplain, and therefore the applicant needed to go before the ZBA before the review process could continue.

S. Goodwin was concerned that by snow storage in the Floodplain, and that snow storage was not indicated on the original plan.

J. Gugino noted that snow storage was a request of the Conservation Commission request the snow storage.

D. Garvin explained that the snow storage is not in the Floodplain. The construction in the Floodplain is limited to a portion of the emergency access and a portion of the retaining wall. He also noted that the Ayer DPW agreed with the flood compensation calculation were acceptable.

S. Goodwin asked about the possible update to the FEMA Floodplain Maps.

D. Garvin noted that the maps are being updated often.

R. Defilippo asked when the Floodplain line had been established.

D. Garvin believes the line was established in 2010.

M. Schmalenberger noticed that the drainage funneled into a single pipe, and asked if that will have an impact on the Floodplain.

D. Garvin explained the drainage system will improve the outflow and only in extreme storms will it overflow.

S. Goodwin opened the hearing up to public comment. There was none.

Motion: M. Gibbons made a motion to grant a Special Permit to allow the applicant, DMG Investments, LLC, to build within the Floodplain Overlay District pursuant to the Ayer Zoning Bylaw Section 8.2.5.A.1, Section 8.2.5.A.2 (Use Regulations of the Floodplain Overlay District) and Section 8.2.5.C.2 (Uses allowed by Special Permit in the Floodplain Overlay District) at the property located at 201-205 West Main Street.

Seconded: J. Gugino

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.
Motion Passed (5-0)

Motion: S. Goodwin made a motion to close the public hearing.
Seconded: J. Gugino

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.
Motion Passed (5-0)

Motion: S. Goodwin made a motion to accept the minutes of the July 19, 2023 meeting as corrected.
Seconded: M. Gibbons

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.
Motion Passed (5-0)

Board Discussion

The next meeting of the ZBA will be on October 18th at 6:00pm at the Ayer Town Hall. The rules and procedures of the Board will be discussed.

Motion: S. Goodwin made a motion to adjourn the meeting.
Seconded by M. Gibbons

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.
Motion Passed (5-0)

Meeting Adjourned at 6:49pm

Minutes Submitted by Samantha Benoit, Administrative Coordinator

Date Minutes Approved by the ZBA: _____

Signature of ZBA Clerk, Indicating Approval: _____