

1. **84 PILGRIM ROAD, DENNIS (ZBAS-25-11):** Stephen T. Gibbons, 3821 Carpenter Street, Mount Vernon, WA (98274) C/O Shane Gibbons, is seeking a Special Permit for the voluntary demolition of a pre-existing non-conforming single-family structure to be replaced by a new non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District, part of Old Kings Highway Historic, at 84 Pilgrim Road, Dennis (Assessor's Map 367, Parcel 32).

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

**Results Summary**

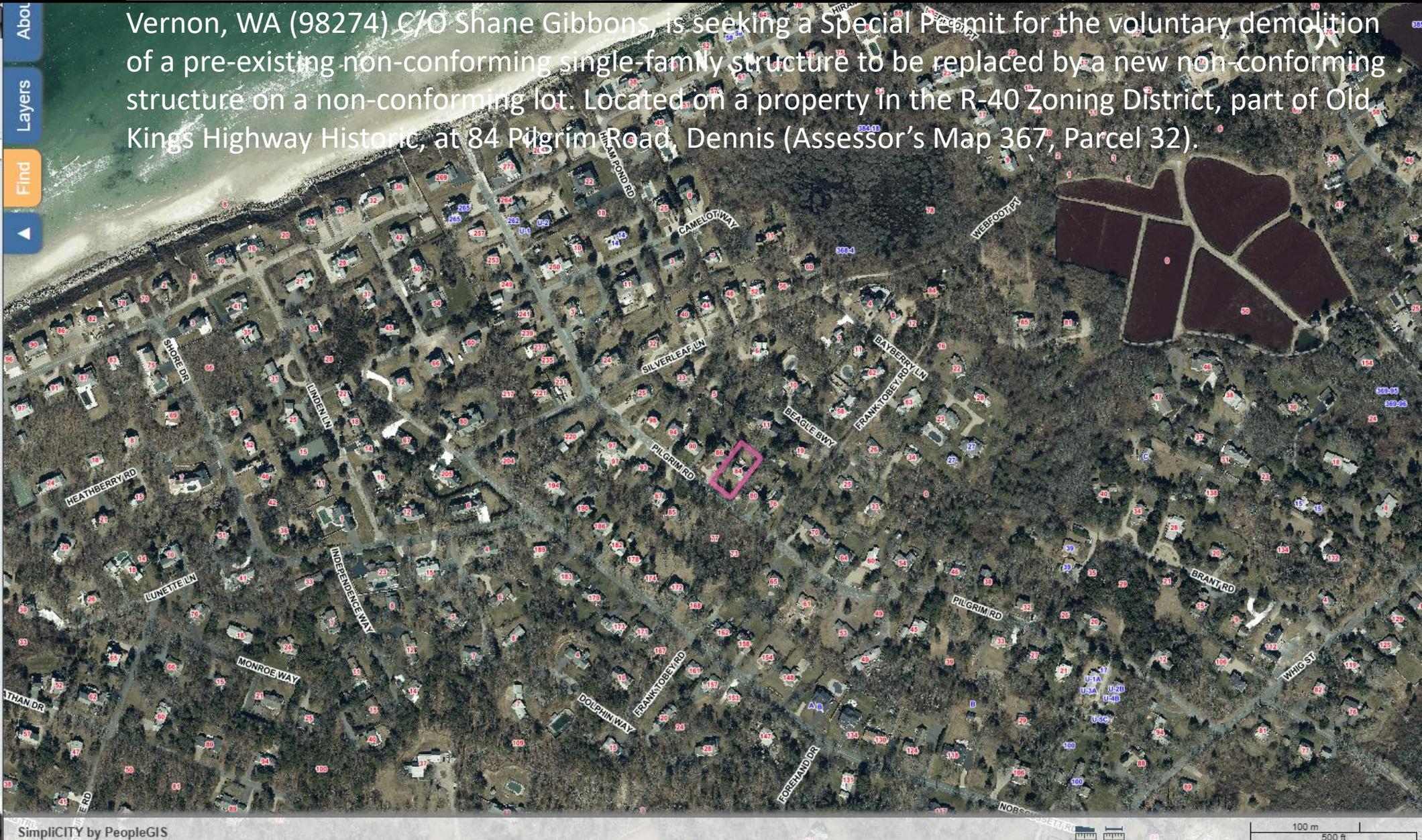
**Parcels**

Parcel ID	Address	Village	Owner
367-32-0	84 PILGRIM RD	DE	GIBBONS STEPHEN T

**Detail Information** Zoom To

Key	15325
Fiscal Year	2026
Extension	0
Address	84 PILGRIM ROAD
Village	DE
Property Type	R
Owner	GIBBONS STEPHEN T TRUST
Co-Owner	GIBBONS & ROCHEFORT RE
Owner Address	3821 CARPENTER STREET
Owner City	MOUNT VERNON
Owner State	WA
Owner Zip	98274
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	12/27/21 00:00:00
Book	
Page	
Certificate	228700
Last Sale Price	0.0000
Total Value	\$1,193,500.00
Land Value	\$809,100.00
Building Value	\$384,400.00
Detached Building Value	\$0.00
Acres	0.26
Prev Year Total Value	\$1,130,300.00
Property Card	<a href="#">PK Field Card</a>

Find Abutters



Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
367-32-0	84 PILGRIM R	DE	GIBBONS STE

Detail Information Zoom To

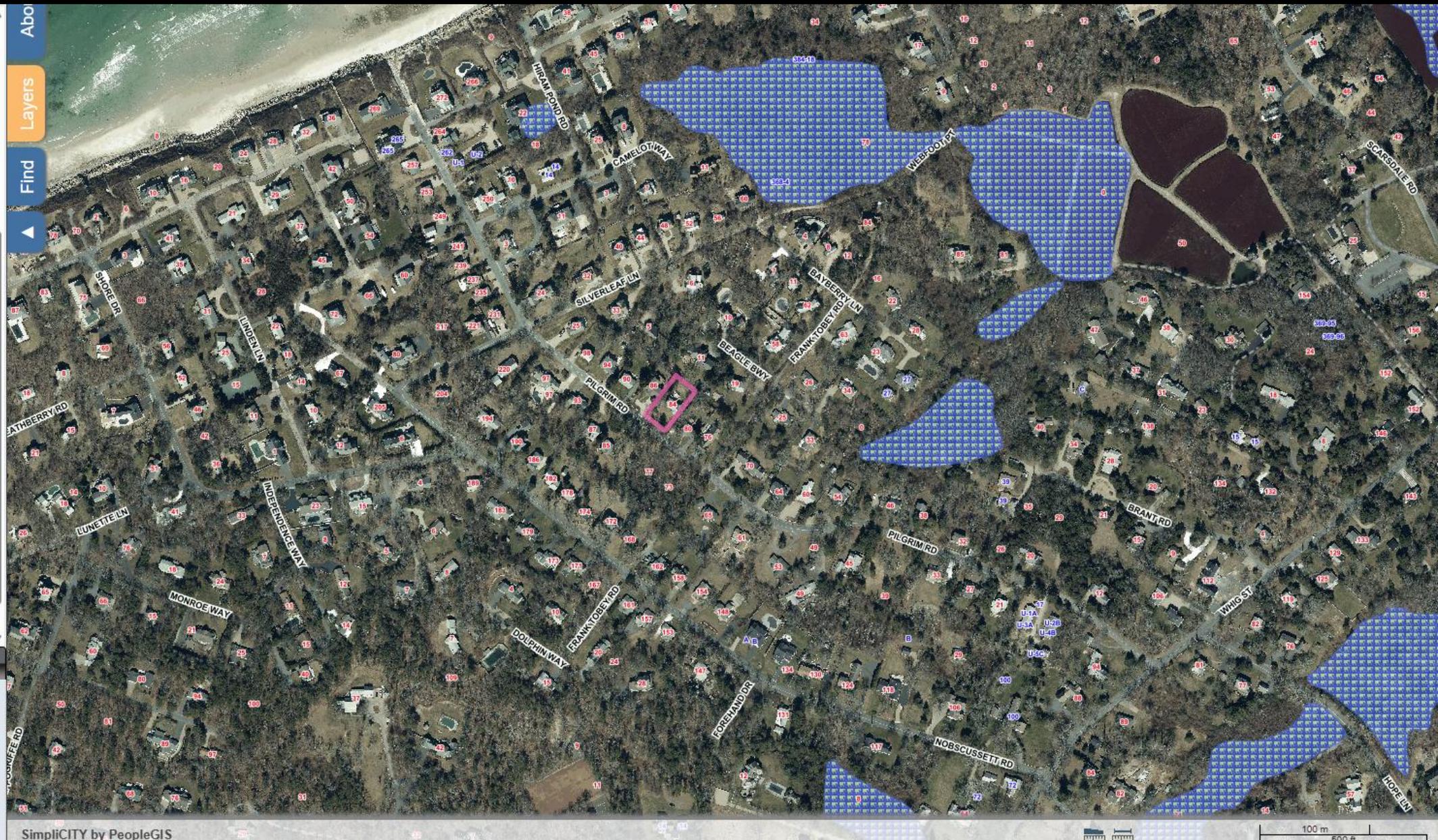
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Find Abutters



- Voting Precincts
- Elevation
- MassDEP Regulated Areas
  - Activity and Use Limitations Sites
  - Tier Classified Oil and/or Hazardous
  - Material - 21E Sites
  - DWD Zone II - Sept. 29 2005 - June 10 2022
    - Zone II Area - Old
    - DEP Zone II - June 10 2022
      - Zone II Area (New)
  - MA DEP Wetlands
    - Marsh/Bog
    - Wooded Swamp
    - Salt Marsh
- MA NHESP Certified Vernal Pools
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
- Land Use (Last Update 2013)
- Private Access Ways
- Parcels
- Parcels w/Aerials
- ▼ Base Maps
  - Google Hybrid Map
  - Google Street Map
  - 2023 MassGIS Orthos
  - CCC 2020 Aerial Imagery
  - MassGIS 2014 Orthos
  - MassGIS 2005 Orthos
  - MassGIS 1994 Orthos
  - Town Base Map









**LEGEND**

- 99 - EXISTING CONTOUR
- X 88.7 - EXIST. SPOT ELEV.
- (98.4)--- PROPOSED CONTOUR
- (98.4) PROPOSED SPOT EL.
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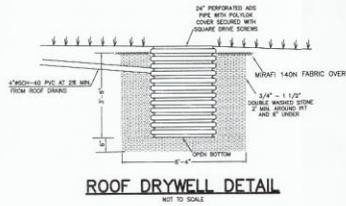
NOTE: NOT ALL SYMBOLS WILL APPEAR IN DRAWING

\*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM

**SYSTEM DESIGN:**

GARBAGE DISPOSER IS NOT ALLOWED  
 PROPOSED 4 BEDROOM DWELLING  
 DESIGN FLOW: 4 BEDROOMS @ 110 GPD = 440 GPD  
 USE A 440 GPD DESIGN FLOW  
 SEPTIC TANK: 440 GPD (4.5) = 1980  
 USE A 2000 GAL. SEPTIC TANK  
 LEACHING:  
 SIDES: 2 (40 + 10) 2 (.74) = 148 GPD  
 BOTTOM: 40 x 10 (.74) = 296 GPD  
 TOTAL: 600 S.F. 444 GPD  
 USE (3) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL) WITH 2.25" STONE AT ENDS 5' BETWEEN UNITS AND 2.6' AT SIDES

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BOARD OF HEALTH \_\_\_\_\_ MA



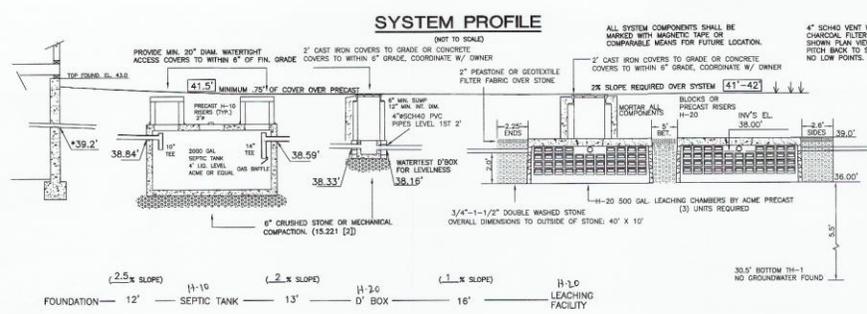
**ROOF DRYWELL DETAIL**  
NOT TO SCALE

- THE BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:
1. INSPECTION OF UNSUITABLE MATERIAL (IF ANY).
  2. VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY).
  3. VERIFICATION OF GESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY).
  4. INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF ANY).
  5. INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT.
  6. FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING.
  7. FINAL GRADING INSPECTION.
  8. INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE.

**TEST HOLE LOGS**

ENGINEER: CRAIG J. FERRARI, SE #13871  
 WITNESS: CARRIE SCHOENER  
 DATE: 8/31/2017  
 PERC. RATE = < 2 MIN/INCH  
 CLASS: I SOILS

NO. GROUNDWATER ENCOUNTERED	ELEV.						
NO GROUNDWATER ENCOUNTERED	40.5'	NO GROUNDWATER ENCOUNTERED	41.5'	NO GROUNDWATER ENCOUNTERED	42'	NO GROUNDWATER ENCOUNTERED	42'
	12"		12"		18"		24"
	24"		48"		42"		42"
	37"		37.5"		38.5"		38.5"
	PERC		PERC		PERC		PERC
	74"		74"		72"		36"
	120"		120"		120"		32"
	30.5'		31.5'		32'		120"
	120"		120"		120"		120"

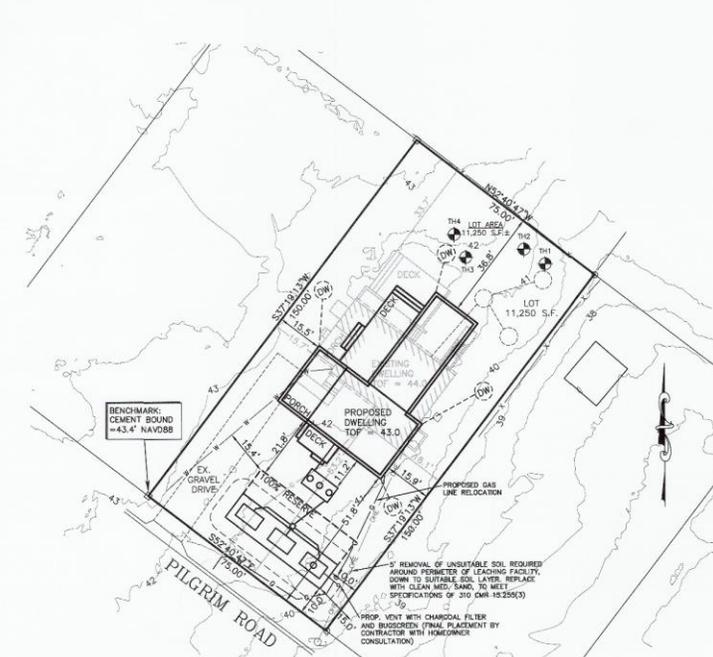


- NOTES**
1. DATUM IS NAVD83
  2. MUNICIPAL WATER IS EXISTING.
  3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
  4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20 (9-10 TANK)
  5. PIPE JOINTS TO BE MADE WATERTIGHT.
  6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5)
  7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
  8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
  9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
  10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DISINFEST (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
  11. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.
  12. EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
  13. OWNER'S ENGINEER TO PERFORM INSPECTIONS OF THE FINAL INSTALLATION. MINIMUM OF 24 HOURS NOTICE REQUIRED.

**ZONING SUMMARY**

ZONING DISTRICT: R-40 DISTRICT

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	11,250 S.F. ±	11,250 S.F. ±
MIN. LOT FRONTAGE	50'	75'	75'
MIN. LOT WIDTH	100'	75'	75'
MIN. FRONT SETBACK	25'	63.2'	51.8'
MIN. SIDE SETBACK	15'	15.7'	15.5'
MIN. REAR SETBACK	25'	33.7'	36.8'
MAX. BUILDING COVERAGE	15%	10.5%	14.9%
MAX. FLOOR AREA RATIO	N/A	N/A	27.0%
MAX. BUILDING HEIGHT	2.5 STORIES	2.5 STORIES	4.35'



**TITLE 5 SITE PLAN**  
OF

**#84 PILGRIM ROAD DENNIS, MA**

PREPARED FOR  
**REGINA ROCHEFORT**

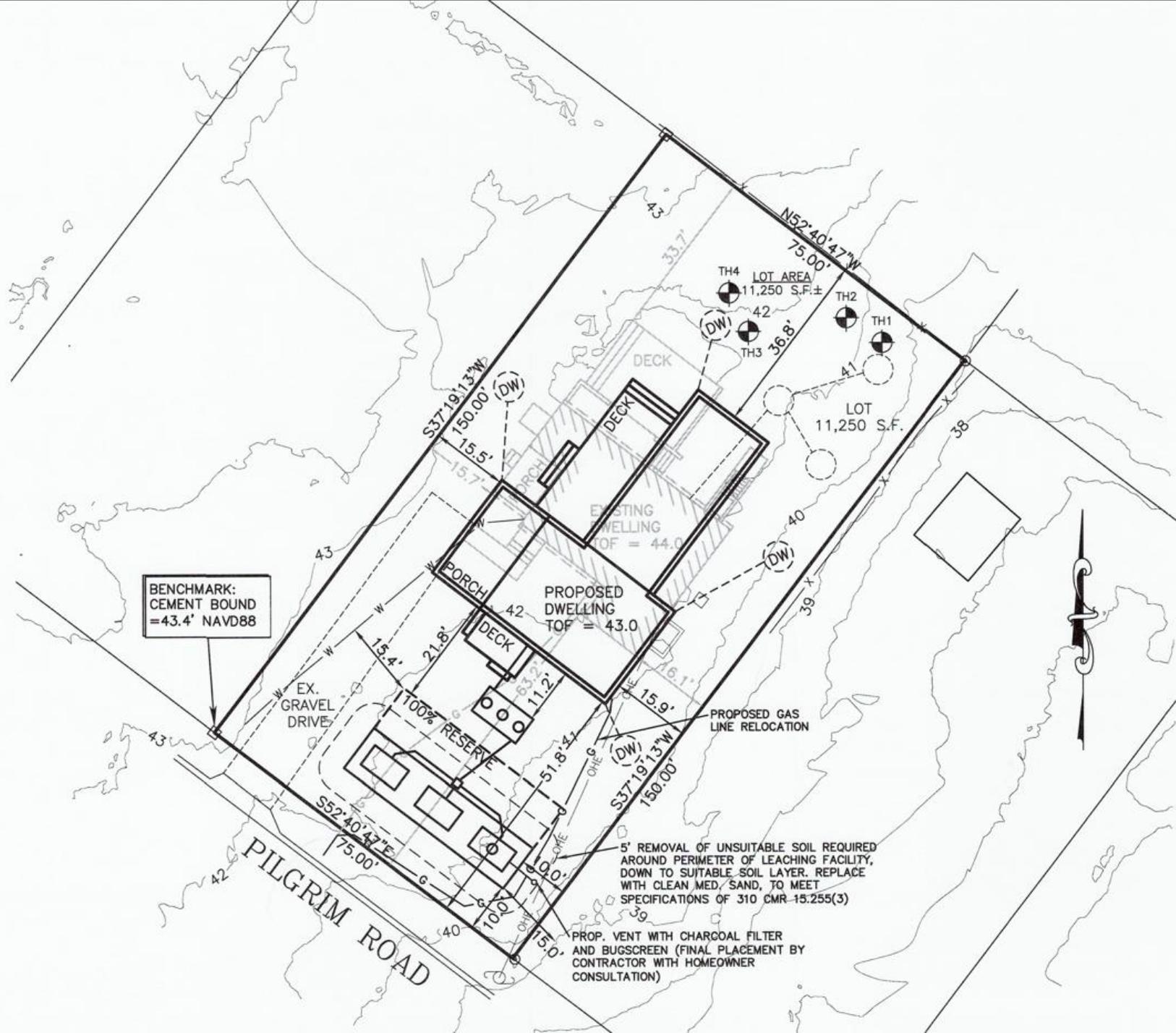
DATE: DECEMBER 16, 2024



12-16-24  
DATE DANIEL A. OJALA, P.E., P.L.S.

down cape engineering, inc.  
civil engineers  
land surveyors  
939 Main Street (Rte 6A)  
YARMOUTHPORT MA 02675

SURVEY: NHO  
DRAFTED BY: CJF  
CHECKED BY: [Signature]



BENCHMARK:  
 CEMENT BOUND  
 =43.4' NAVD88

5' REMOVAL OF UNSUITABLE SOIL REQUIRED  
 AROUND PERIMETER OF LEACHING FACILITY,  
 DOWN TO SUITABLE SOIL LAYER. REPLACE  
 WITH CLEAN MED. SAND, TO MEET  
 SPECIFICATIONS OF 310 CMR-15.255(3)

PROP. VENT WITH CHARCOAL FILTER  
 AND BUGSCREEN (FINAL PLACEMENT BY  
 CONTRACTOR WITH HOMEOWNER  
 CONSULTATION)

BERCHMANN  
CEMENT ROUND  
=43.4' NAVD88

LOT  
11,250 SF.

PROPOSED  
DRESSING  
TOP = 43.0

EX  
GRAVEL  
DRIVE

PROPOSED GAS  
LINE RELOCATION

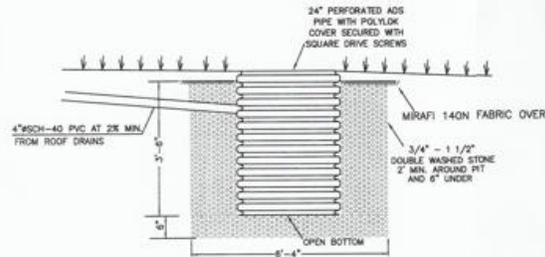
PILGRIM ROAD

REMOVAL OF LEACHABLE GAS RELEASED  
AROUND PERIMETER OF LEACHING FACILITY,  
DOWN TO SATURATE SOIL LAYER, REPLACE  
WITH CLEAN WASH SAND, TO MEET  
SPECIFICATIONS OF 310 CMR (0.2002)

PROP. VENT WITH CHARCOAL FILTER  
AND BARSCREEN (FINAL PLACEMENT BY  
CONTRACTOR WITH HOMEOWNER)







### ROOF DRYWELL DETAIL

NOT TO SCALE

THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:

1. INSPECTION OF UNSUITABLE MATERIAL (IF ANY).
2. VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
3. VERIFICATION OF CESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
4. INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
5. INSPECTION OF THE 3/4 - 1 1/2 INCH STONE PRIOR TO PLACEMENT
6. FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
7. FINAL GRADING INSPECTION
8. INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE

### TEST HOLE LOGS

ENGINEER: CRAIG J. FERRARI, SE #13871

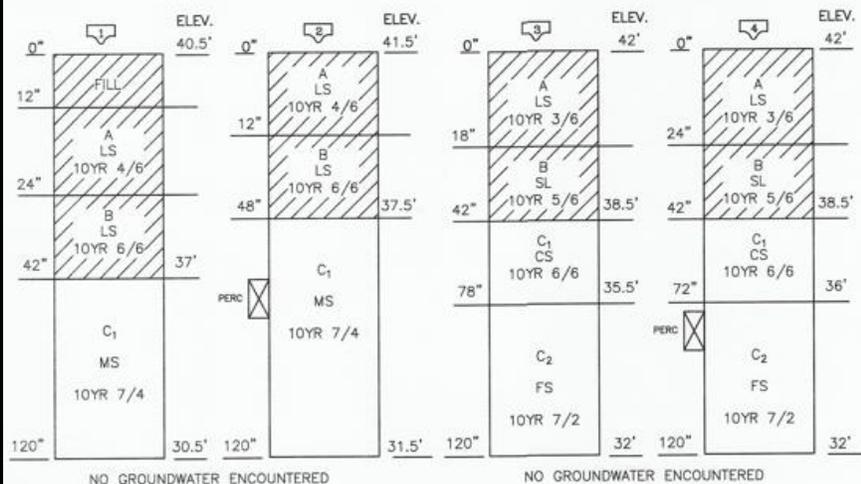
WITNESS: CARRIE SCHOENER

DATE: 8/31/2017

PERC. RATE = < 2 MIN/INCH

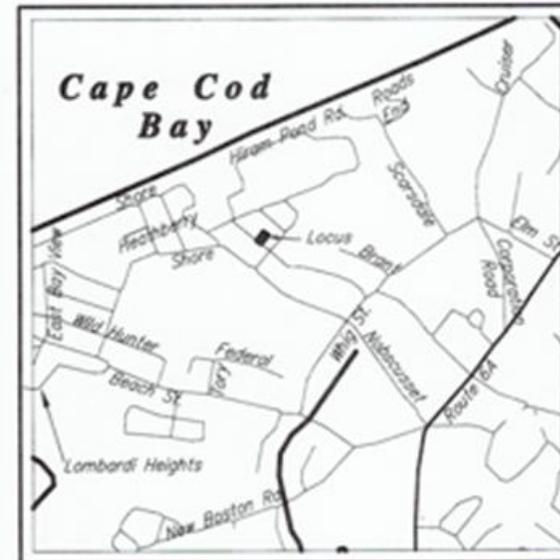
CLASS 1 SOILS

UNSUITABLE SOIL



### NOTES

1. DATUM IS NAVD 88
2. MUNICIPAL WATER IS EXISTING
3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20 (H-10 TANK)
5. PIPE JOINTS TO BE MADE WATERTIGHT.
6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
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8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
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### LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 367 PARCEL 32

### ZONING SUMMARY

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MIN. LOT SIZE	40,000 S.F.	11,250 S.F.±	11,250 S.F.±
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MIN. LOT WIDTH	100'	75'	75'
MIN. FRONT SETBACK	25'	63.2'	51.8'
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MIN. REAR SETBACK	25'	33.7'	36.8'
MAX. BUILDING COVERAGE	15%	10.5%	14.9%
MAX. FLOOR AREA RATIO	N/A		27.0%
MAX. BUILDING HEIGHT	2.5 STORIES		< 2.5 < 35'

**LEGEND**

- 99 - EXISTING CONTOUR
- X 88.7 - EXIST. SPOT ELEV.
- (98.4)--- PROPOSED CONTOUR
- (98.4) PROPOSED SPOT EL.
- TH1 TEST HOLE
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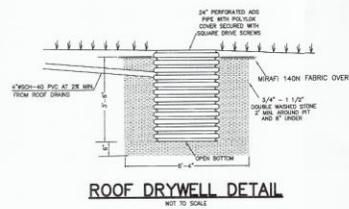
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**SYSTEM DESIGN:**

GARBAGE DISPOSER IS NOT ALLOWED  
 PROPOSED 4 BEDROOM DWELLING  
 DESIGN FLOW: 4 BEDROOMS @ 110 GPD = 440 GPD  
 USE A 440 GPD DESIGN FLOW  
 SEPTIC TANK: 440 GPD (4.5) = 1980  
 USE A 2000 GAL. SEPTIC TANK  
 LEACHING:  
 SIDES: 2 (40 + 10) 2 (.74) = 148 GPD  
 BOTTOM: 40 x 10 (.74) = 296 GPD  
 TOTAL: 600 S.F. 444 GPD

USE (3) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL) WITH 2.25" STONE AT ENDS 5' BETWEEN UNITS AND 2.6' AT SIDES

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BOARD OF HEALTH \_\_\_\_\_ MA



**ROOF DRYWELL DETAIL**  
NOT TO SCALE

- THE BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:
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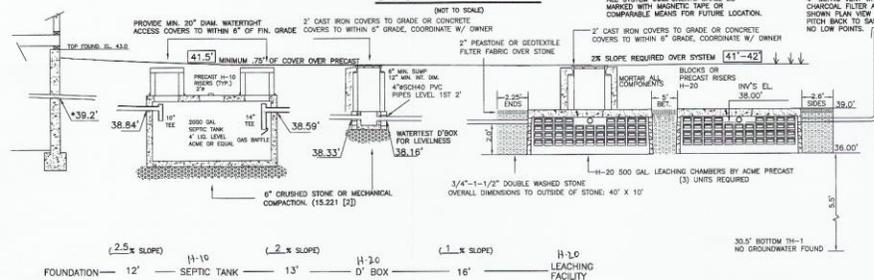
**TEST HOLE LOGS**

ENGINEER: CRAIG J. FERRARI, SE #13871  
 WITNESS: CARRIE SCHOENER  
 DATE: 8/31/2017  
 PERC. RATE = < 2 MIN/INCH  
 CLASS: I SOILS

DEPTH (ft)	SOIL TYPE	PERC. RATE (min/inch)	GROUNDWATER ENCOUNTERED
0" - 12"	A LS 10YR 4/6	< 2	NO GROUNDWATER ENCOUNTERED
12" - 24"	B LS 10YR 6/6	< 2	NO GROUNDWATER ENCOUNTERED
24" - 37"	C1 MS 10YR 7/4	< 2	NO GROUNDWATER ENCOUNTERED
37" - 42"	C2 FS 10YR 7/2	< 2	NO GROUNDWATER ENCOUNTERED

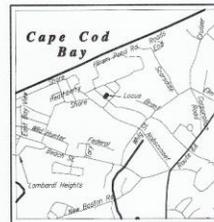
DEPTH (ft)	SOIL TYPE	PERC. RATE (min/inch)	GROUNDWATER ENCOUNTERED
0" - 18"	A LS 10YR 3/6	< 2	NO GROUNDWATER ENCOUNTERED
18" - 35.5"	B SL 10YR 5/6	< 2	NO GROUNDWATER ENCOUNTERED
35.5" - 72"	C2 FS 10YR 7/2	< 2	NO GROUNDWATER ENCOUNTERED

**SYSTEM PROFILE**



**NOTES**

1. DATUM IS NAVD83
2. MUNICIPAL WATER IS EXISTING.
3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20 (9-10 TANK)
5. PIPE JOINTS TO BE MADE WATER-TIGHT.
6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5)
7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DISINFEST (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.
12. EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
13. OWNER'S ENGINEER TO PERFORM INSPECTIONS OF THE FINAL INSTALLATION. MINIMUM OF 24 HOURS NOTICE REQUIRED.



**LOCUS MAP**

SCALE 1"=2000'  
 ASSESSORS MAP 367 PARCEL 32

**ZONING SUMMARY**

ZONING DISTRICT: R-40 DISTRICT	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	11,250 S.F. ±	11,250 S.F. ±
MIN. LOT FRONTAGE	50'	75'	75'
MIN. LOT WIDTH	100'	75'	75'
MIN. FRONT SETBACK	25'	63.2'	51.8'
MIN. SIDE SETBACK	15'	15.7'	15.5'
MIN. REAR SETBACK	25'	33.7'	36.8'
MAX. BUILDING COVERAGE	15%	10.5%	14.9%
MAX. FLOOR AREA RATIO	N/A	N/A	27.0%
MAX. BUILDING HEIGHT	2.5 STORIES	2.5 STORIES	2.5 STORIES



**TITLE 5 SITE PLAN**

#84 PILGRIM ROAD  
 DENNIS, MA

REGINA ROCHEFORT

DATE: DECEMBER 16, 2024



DATE: 12-16-24  
 DANIEL A. OJALA, P.E., P.L.S.

down cape engineering, inc.  
 civil engineers  
 land surveyors  
 939 Main Street (Rte 6A)  
 YARMOUTHPORT MA 02675

SURVEY: NHO  
 DRAFTED BY: CJF  
 CHECKED BY: DRD

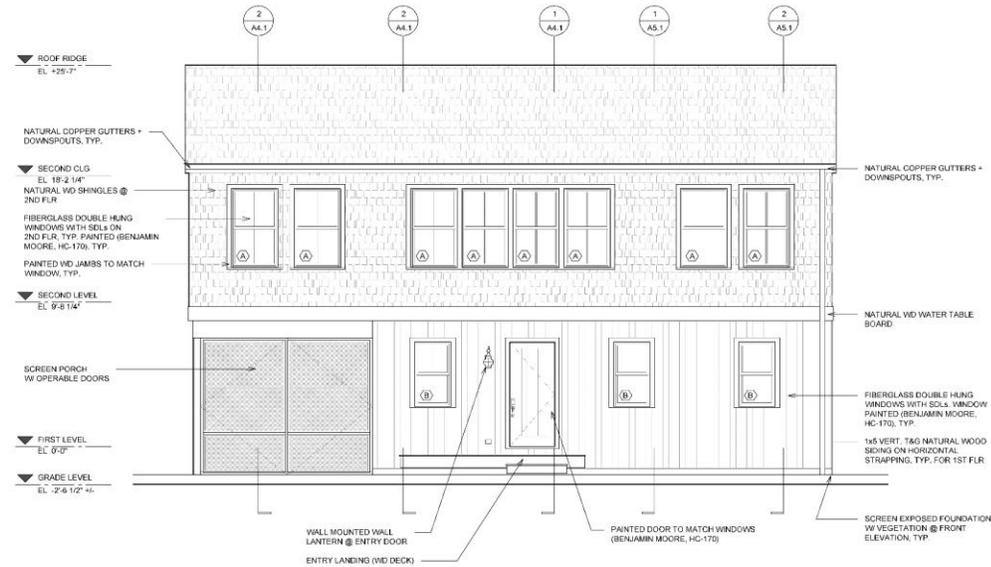
**OWNER**  
 Steve Giobbons & Regina Rochefort  
 84 Pilgrim Road  
 Dennis, MA 02638

**ARCHITECT & BUILDER**  
 NOMAD Design Collaborative  
 278 Main Street  
 Mashpee, MA 02649  
 (508) 776 4938

**STRUCTURAL ENGINEER**  
 Daniel Bonardi Consulting Engineers  
 Daniel Bonardi  
 1165R Massachusetts Avenue  
 (781) 483 3336

**PROJECT**

84 PILGRIM ROAD  
 DENNIS, MA 02638



**1 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

**ARCHITECTURAL ELEVATIONS**

DATE: MARCH 17, 2025 SG  
 SCALE: SEE DWG

**OWNER**  
 Steve Giobbons & Regina Rochefort  
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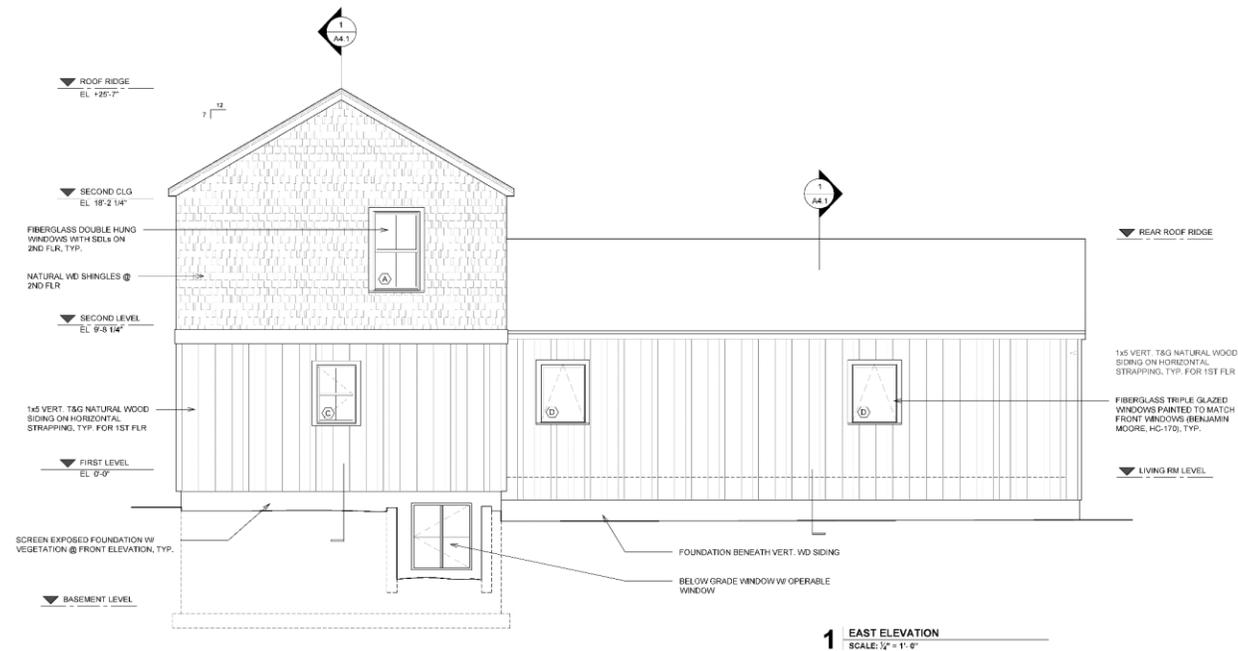
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**PROJECT**

84 PILGRIM ROAD  
 DENNIS, MA 02638

**ARCHITECTURAL  
 ELEVATIONS**

DATE: MARCH 17, 2025 SG  
 SCALE: SEE DWG



**1 EAST ELEVATION**  
 SCALE: 1/2" = 1'-0"

**OWNER**  
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 DENNIS, MA 02638

**ARCHITECTURAL  
 ELEVATIONS**

DATE: MARCH 17, 2025 SG  
 SCALE: SEE DWG

**A3.3**



**NORTH ELEVATION**

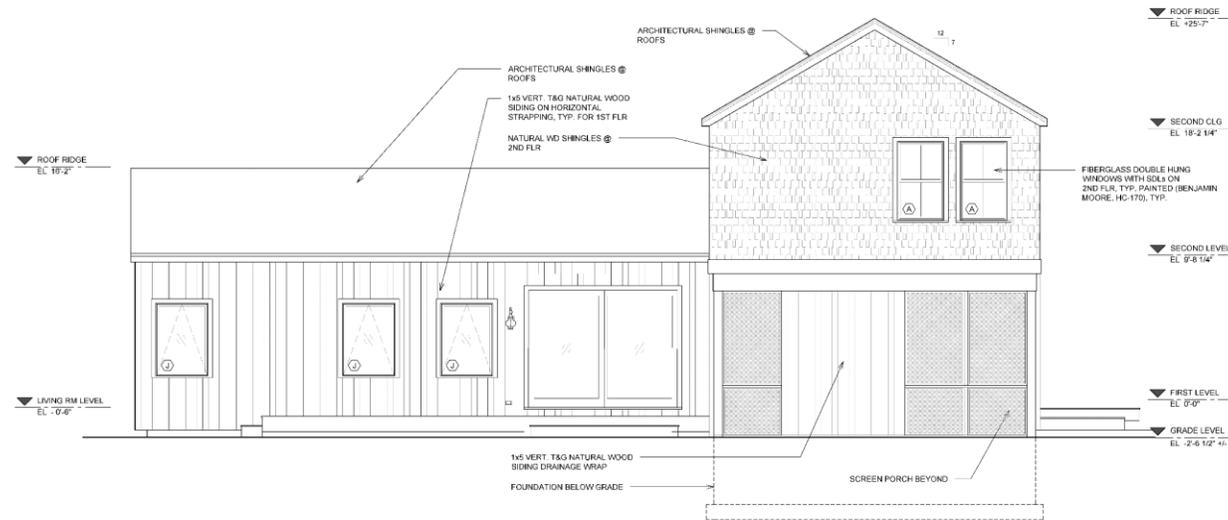
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**PROJECT**

84 PILGRIM ROAD  
DENNIS, MA 02638



**1 WEST ELEVATION**  
SCALE: 1/2" = 1'-0"

**ARCHITECTURAL ELEVATIONS**

DATE: MARCH 17, 2025 SG  
SCALE: SEE DWG

**OWNER**  
Steve Giobbons & Regina Rochefort  
84 Pilgrim Road  
Dennis, MA 02638

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Mashpee, MA 02649  
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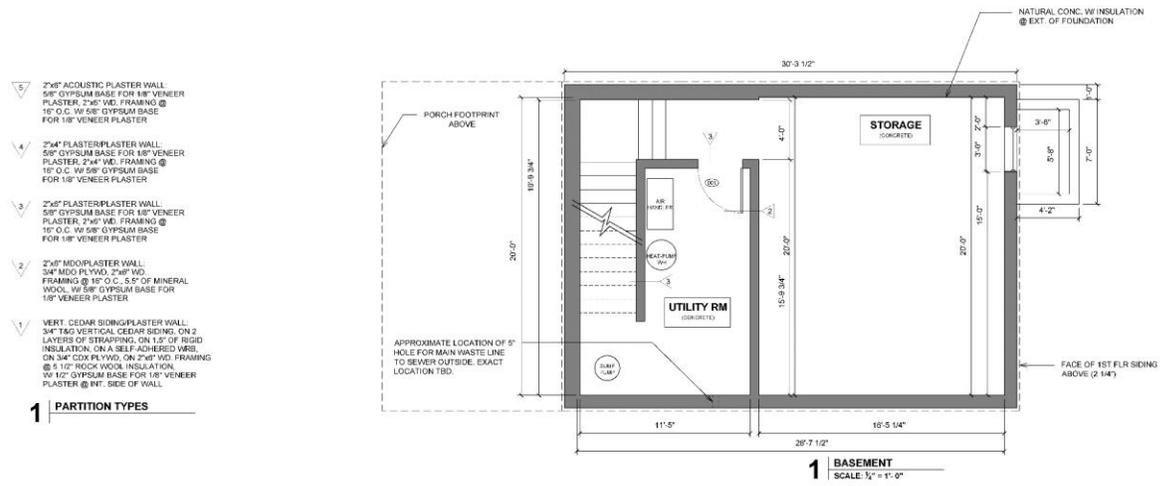
**STRUCTURAL ENGINEER**  
Daniel Bonardi Consulting Engineers  
Daniel Bonardi  
1165R Massachusetts Avenue  
(781) 483 3336

**PROJECT**

84 PILGRIM ROAD  
DENNIS, MA 02638

**ARCHITECTURAL PLANS**

DATE: MARCH 17, 2025 SG  
SCALE: SEE DWG



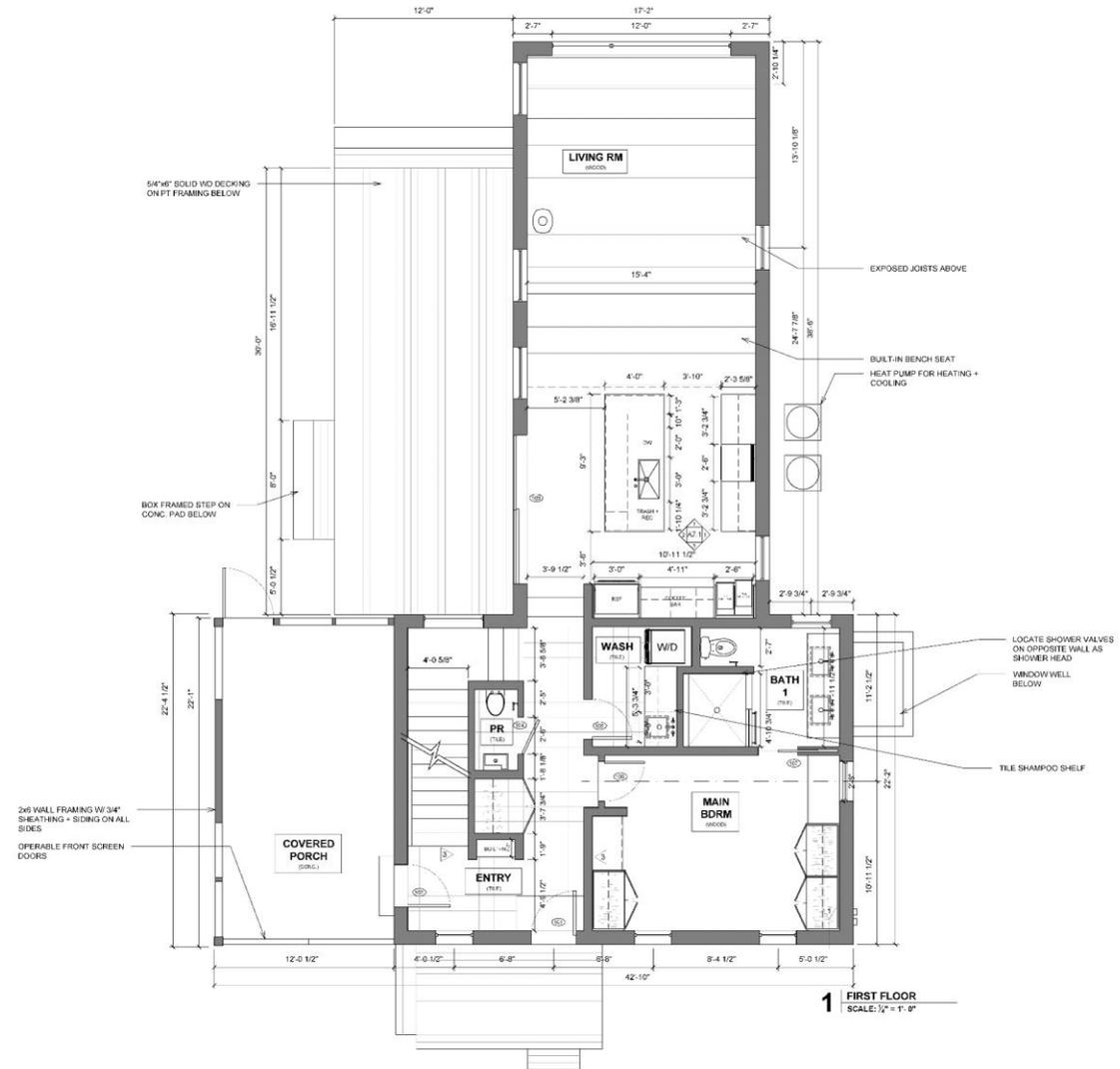
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**PROJECT**

84 PILGRIM ROAD  
DENNIS, MA 02638



**1** FIRST FLOOR  
SCALE: 1/2" = 1'-0"

**ARCHITECTURAL  
PLANS**

DATE: MARCH 17, 2025 SG  
SCALE: SEE DWG



# GIBBONS/ROCHFORD RESIDENCE

## HOME CONSTRUCTION

84 PILGRIM RD, MA, DENNIS, MA 02638

### PROJECT INFORMATION

PARCEL ID: 367-32-0  
ADDRESS: 84 PILGRIM RD  
CLASSIFICATION CODE: 0110  
YEAR BUILT: 1960  
STYLE: RANCH

### OWNER

Steve Gibbons & Regina Rochefort  
84 Pilgrim Road  
Dennis, MA 02638

### ARCHITECT & BUILDER

NOMAD Design Collaborative  
278 Main Street  
Mashpee, MA 02649  
(360) 770 7505

### STRUCTURAL ENGINEER

Daniel Bonardi Consulting Engineers  
1165R Massachusetts Avenue  
Cambridge, MA  
(781) 483 3336

### LIST OF DRAWINGS

#### GENERAL

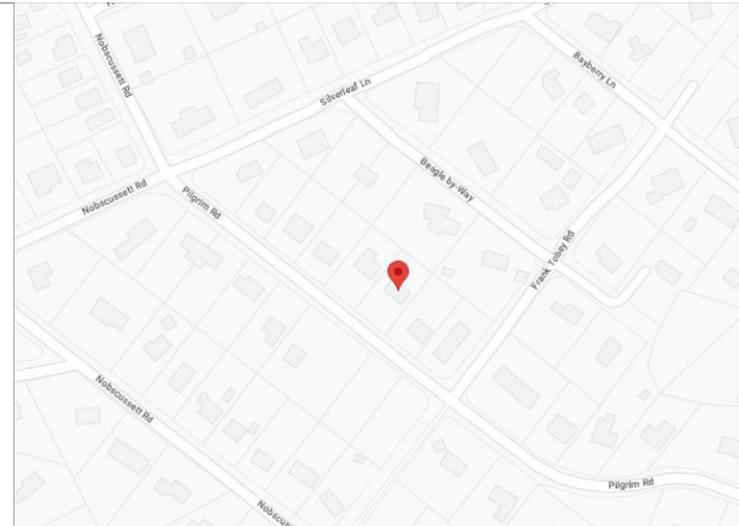
- A0.1 TITLE SHEET
- A0.2 NOTES + PROJECT INFORMATION
- A0.3 ARCHITECTURAL SITE PLAN
- A0.4 ARCHITECTURAL SCHEDULES

#### ARCHITECTURAL

- A1.0 BASEMENT FLOOR PLAN + PARTITION TYPES
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR + ROOF PLAN
- A1.3 ROOF PLAN
  
- A2.0 BASEMENT REFLECTED CEILING PLAN
- A2.1 FIRST FLOOR REFLECTED CEILING PLAN
- A2.2 SECOND FLOOR REFLECTED CEILING PLAN
- A2.3 SECOND FLOOR ATTIC REFLECTED CEILING PLAN
  
- A3.1 NORTH ELEVATION
- A3.2 EAST ELEVATION
- A3.3 SOUTH ELEVATION
- A3.4 WEST ELEVATION
  
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A4.3 BUILDING SECTIONS
  
- A5.1 WALL SECTIONS
- A5.2 WALL SECTIONS
  
- A6.1 MISC. DETAILS

#### STRUCTURAL

- S1.0 NOTES
- S1.1 FOUNDATION PLAN
- S1.2 SLAB PLAN
- S1.3 ENTRY FRAMING PLAN
- S1.4 2ND FLOOR FRAMING PLAN
- S1.5 2ND FLOOR CLG FRAMING PLAN
- S1.6 2ND FLOOR - ROOF FRAMING PLAN
- S1.7 MISC. STRUCTURAL DETAILS



LOCATION MAP (NTS)

### PROJECT

84 PILGRIM ROAD  
DENNIS, MA 02638

### ISSUE DATE

MARCH 18, 2025

### REMARKS

PERMIT SET

### TITLE SHEET

DATE: MARCH 17, 2025 SG  
SCALE: SEE DWG

# GIBBONS/ROCHFORD RESIDENCE

## HOME CONSTRUCTION

84 PILGRIM RD, MA, DENNIS, MA 02638

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1165R Massachusetts Avenue  
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### LIST OF DRAWINGS

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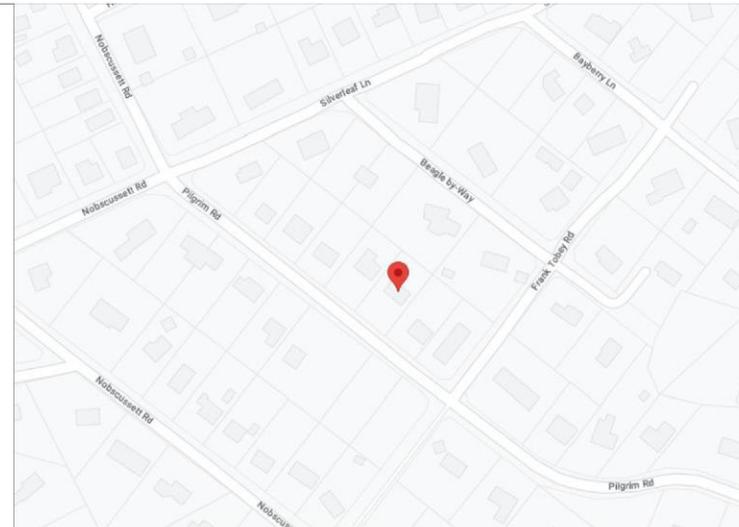
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- A1.0 BASEMENT FLOOR PLAN + PARTITION TYPES
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- A3.3 SOUTH ELEVATION
- A3.4 WEST ELEVATION
  
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- A4.2 BUILDING SECTIONS
- A4.3 BUILDING SECTIONS
  
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- A5.2 WALL SECTIONS
  
- A6.1 MISC. DETAILS

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- S1.6 2ND FLOOR - ROOF FRAMING PLAN
- S1.7 MISC. STRUCTURAL DETAILS



LOCATION MAP (NTS)

### PROJECT

84 PILGRIM ROAD  
DENNIS, MA 02638

### ISSUE DATE

MARCH 18, 2025

### REMARKS

PERMIT SET

### TITLE SHEET

DATE: MARCH 17, 2025 SG  
SCALE: SEE DWG

Key:

15325

Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51PM

SEQ #: 15,660

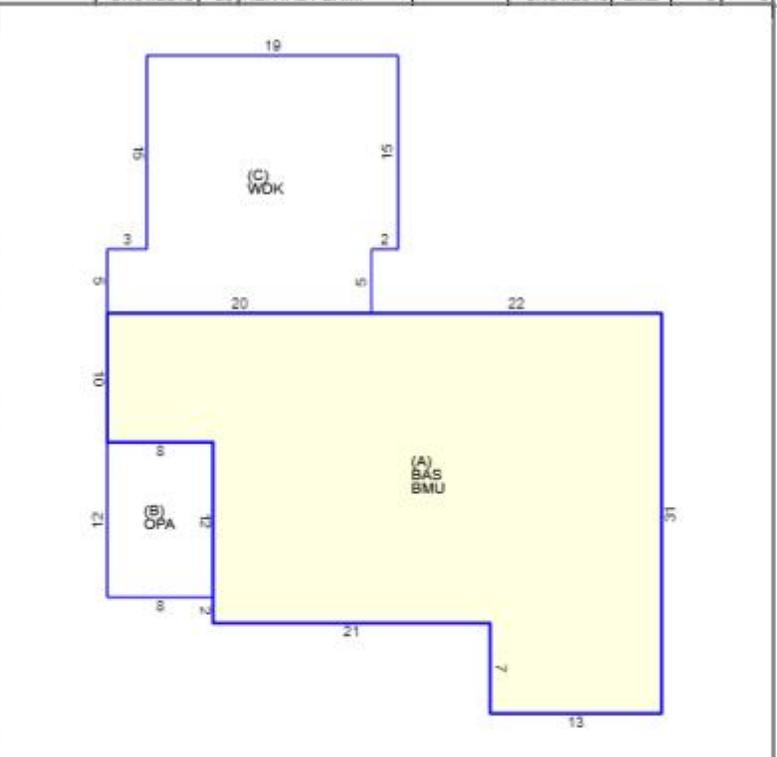
Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card			
GIBBONS STEPHEN T TRUSTEE		367-32-0		84 PILGRIM ROAD DE		1010	100	SINGLE FAMILY			1		1 of 1			
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
GIBBONS STEPHEN T TRUSTEE GIBBONS & ROCHEFORT REV TR 3821 CARPENTER STREET MOUNT VERNON, WA 98274		GIBBONS STEPHEN T TRUSTEE GIBBONS STEPHEN T ET UX WAINERMAN BERTHA W ET ALI		12/27/2021 10/17/2002 02/03/1966	F QS X	317,775	(228700) (166935) (36988)		07/13/2018 06/08/2017 05/16/2016 02/23/2016 07/01/2015	25 25 25 41 25	RENTAL PERMI RENTAL PERMI RENTAL PERMI FOL-RECEIVED RENTAL PERMI		07/13/2018 06/08/2017 05/16/2016 02/23/2016 07/01/2015	EMZ FOL EMZ	0 0 0 0 0	0 0 0 0 0

CD	T	ACRES/SF	Nbhd	FEMA	Infl1	ADJ BASE	SAF	Infl2	Lpi	Chpt	CREDIT AMT	ADJ VALUE
100	A	0.260	22C 1.00	R 1.00	1 1.00	1,343,680	2.32	1 1.00	R15	5.20		809,110

TOTAL	11,326 SF	LC PLANS 647B,D,F,G,H,I					
Nbhd	SILVER LEAF						
FEMA	OLD PK CODE						
Infl1	AVERAGE						
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



YrBlt	1960	NET AREA	987
COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE
SINGLE FAMILY		809,100	778,100
STYLE 1.86 RANCH [100%]		BUILD. 384,400	352,200
QUALITY 1.00 AVERAGE [100%]		DETACH 0	0
FRAME 1.00 WOOD FRAME [100%]		OTHER 0	0
		TOTAL 1,193,500	1,130,300



Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVUCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/Wall/Ht	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD
	1	1960	1996 / 27	1.000	1.890	5/17/2012	APK	1/1/1982	JMC	9/8/2014	APK	8.0 1.00	987	1.070	\$512.44	505,779	76	384,400

CAPACITY	UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	505,779
STORIES(FAR)	1	1.00	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BMU	987		93.03	91,817	CONDITION ELEM CD	
ROOMS	5	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	987	1960	322.20	318,013	EXTERIOR	G
BEDROOMS	3	1.00	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPF, OPS-OP6	96		106.97	10,269	INTERIOR	A
BATHROOMS	2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	WOOD DECK	385		63.26	24,355	KITCHEN	G
FIXTURES	7	\$10,500	FLOOR COVER	1	HARDWOOD	1.00	BMF	N	BMF (ADD)	494			63.24	31,241	BATHS	A
RES UNIT CNT	1	1.00	INT. FINISH	2	DRYWALL	1.00	FPL	O	FPL, FIREPLACE	1			14,568.60	14,569	HVAC/ELEC	G
			HEATING/COOLING	9	WARM/COOL AIR	1.03	ODS	O	OUT DOOR SHOWER	1			5,017.30	5,017		
			FUEL SOURCE	2	GAS	1.00										
			SEASONAL	99	NO (YEAR ROUND)	1.00										
			PRIVATE ROAD	1	NO	1.00										
			HISTORIC DST	3	OLD KINGS	1.00										
			GENERATOR USE			1.00										

EFF. YR/AGE	1996 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$384,400