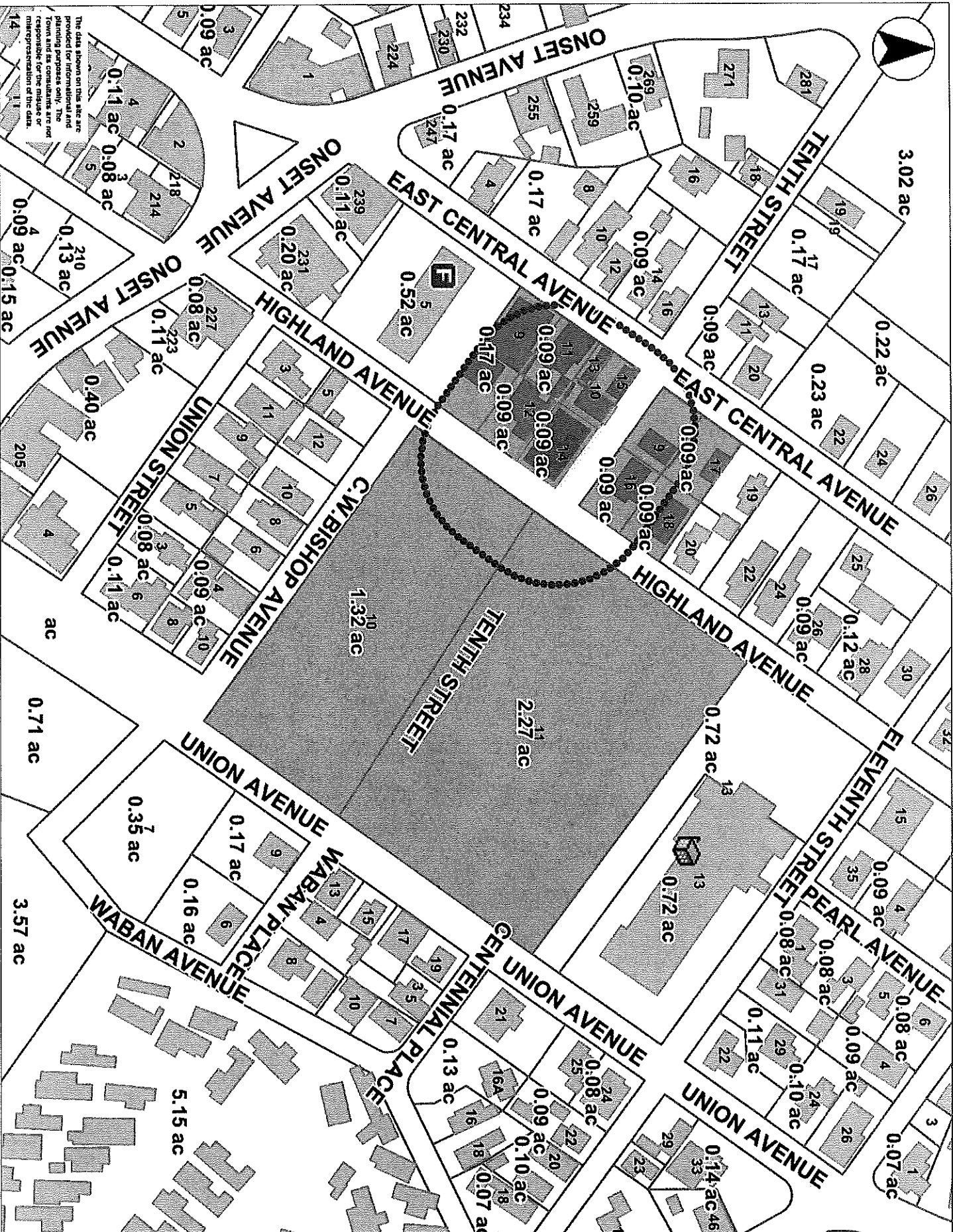
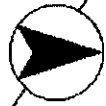


TOWN OF WAREHAM ABUTTERS									
MAP 1 LOT 241									
OWNER CHARLES & TIFFANY GALVIN									
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE			
1-238	TSOUMAS JANE E	STEVENS JOAN A	89 NORTH ST	MIDDLEBORO	MA	02346			
1-236	ONSET FIRE DISTRICT		PO BOX 44	ONSET	MA	02558			
1-240/B	SYLVIA SUSAN L TSOUMAS JANE TR	C/O JOAN STEVENS	89 NORTH ST	MIDDLEBORO	MA	02346			
1-240/C	MACDONALD JASON E	MACDONALD AMANDA J	PO BOX 1656	ONSET	MA	02558			
1-240/A	MOSCARITOLO ANGELA M	MOSCARITOLO JOSEPH TRUSTEE	1085 CENTER ST	JAMAICA PLAIN	MA	02130			
1-239	WALSH JAMES E JR		PO BOX 481	S EASTON	MA	02375			
1-242	CORREIA DEBORAH J		PO BOX 47	ONSET	MA	02558			
1-241	GALVIN CHARLES	GALVIN TIFFANY	15 HARRISON RD	CANTON	MA	02021			
1-244	CUIGNI RICHARD J		17 E CENTRAL AVE	ONSET	MA	02558			
1-243	SALTZMAN WANDA L		53 NEW HAVEN ST	W ROXBURY	MA	02132			
1-245	SEMPLE KATHI		PO BOX 1551	ONSET	MA	02558			
1-1018	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571			
CERTIFIED ABUTTERS AS THEY									
APPEAR ON OUR TAX ROLLS									
AS OF 8/3/2021									
ASSESSORS OFFICE									
REQUESTED BY									
CHARLES GALVIN									
617 549-7602									
CGALVIN@EMDUGGAN.COM									



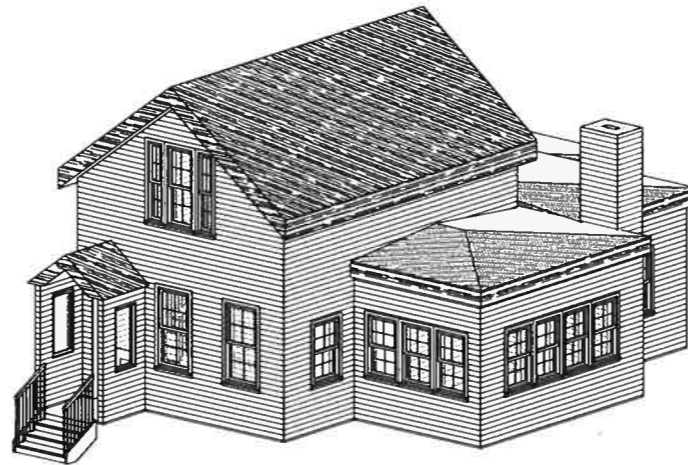
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 180 360 ft
Printed on 08/03/2021 at 12:22 PM

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Streets
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-25 ft
 - 25-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Abutting Town Labels
- Abutting Towns

**14 HIGHLAND AVE
ONSET, MA 02558**

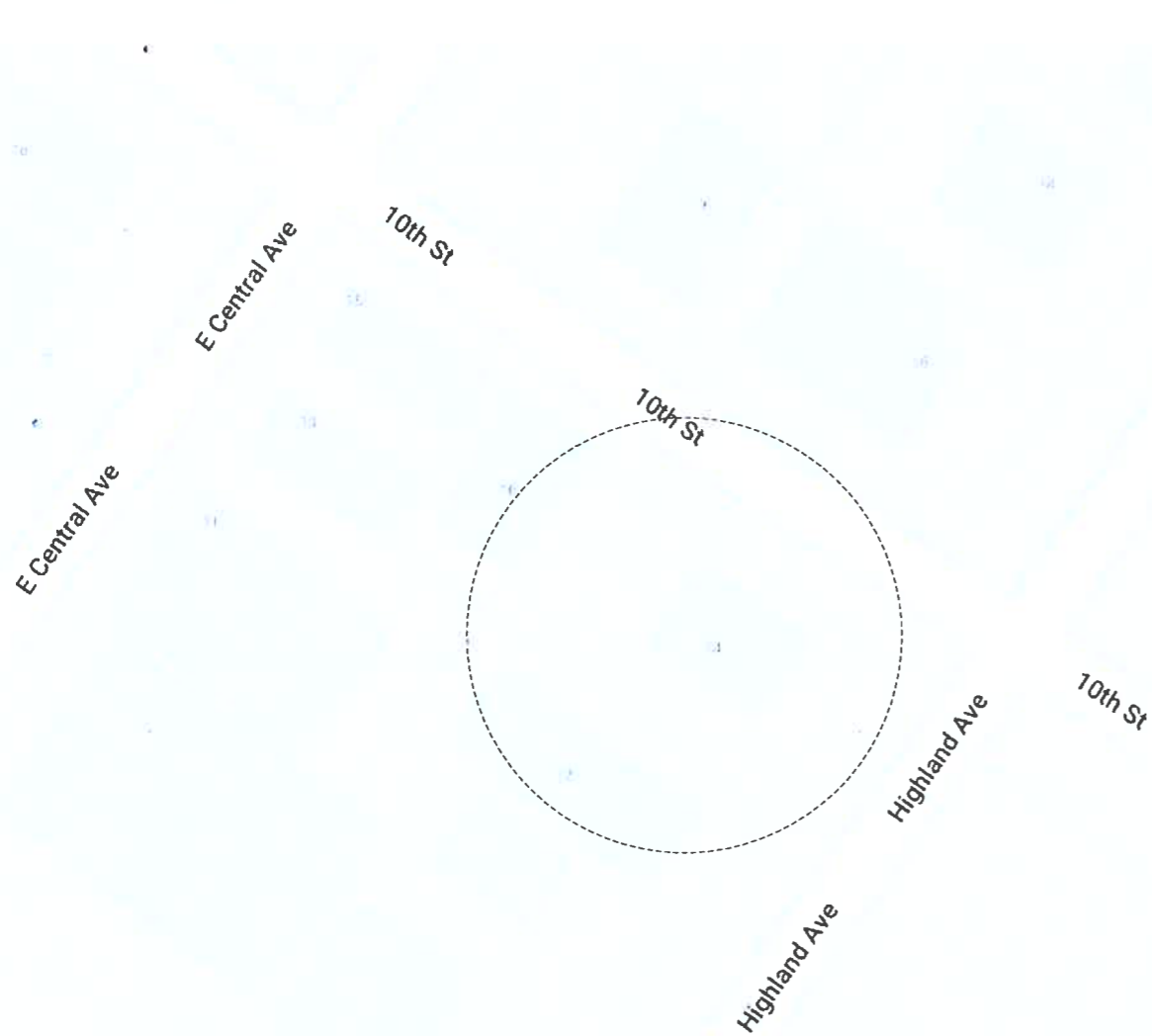
**PROPOSED RENOVATION.
INTERIOR GUT RENOVATION,
NEW SIDING, NEW ROOF, NEW
SECOND FLOOR. TOTAL
ADDITIONAL FOOTAGE: 300.**



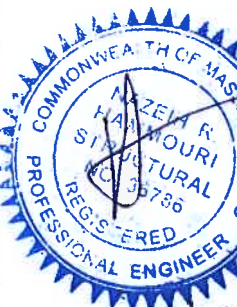
EXISTING



PROPOSED



**14 HIGHLAND AVE
ONSET, MA 02558**

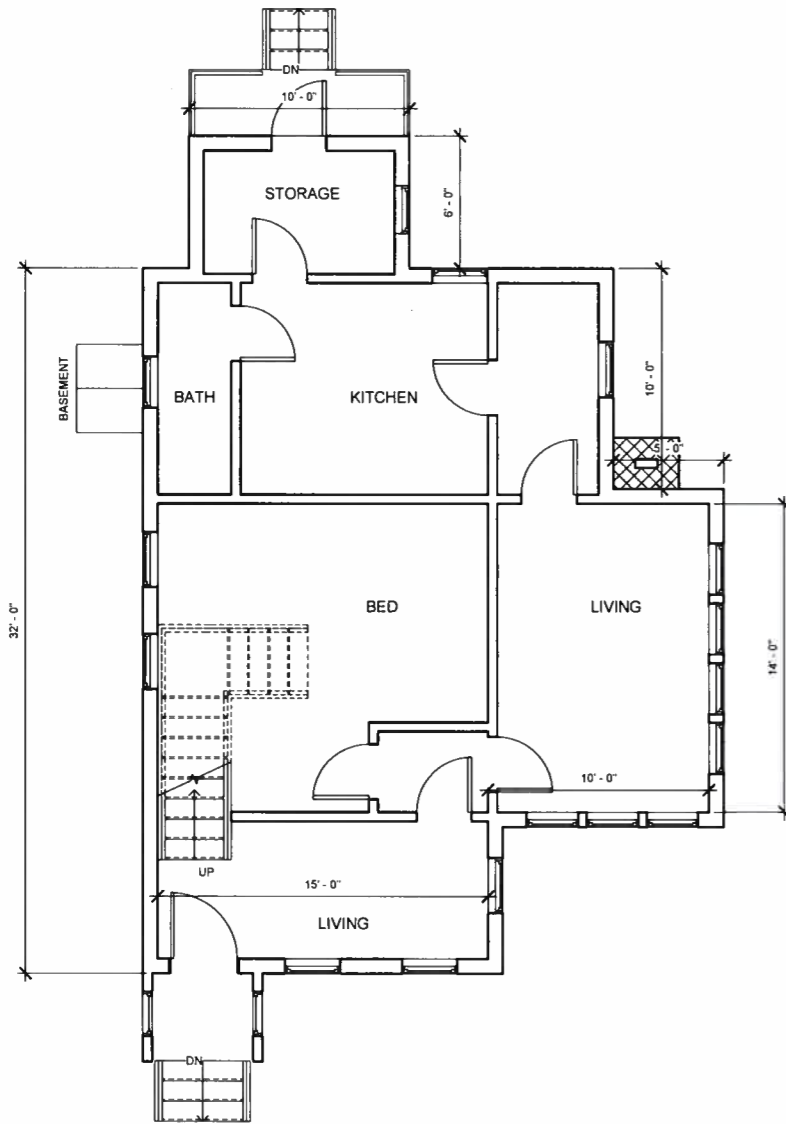


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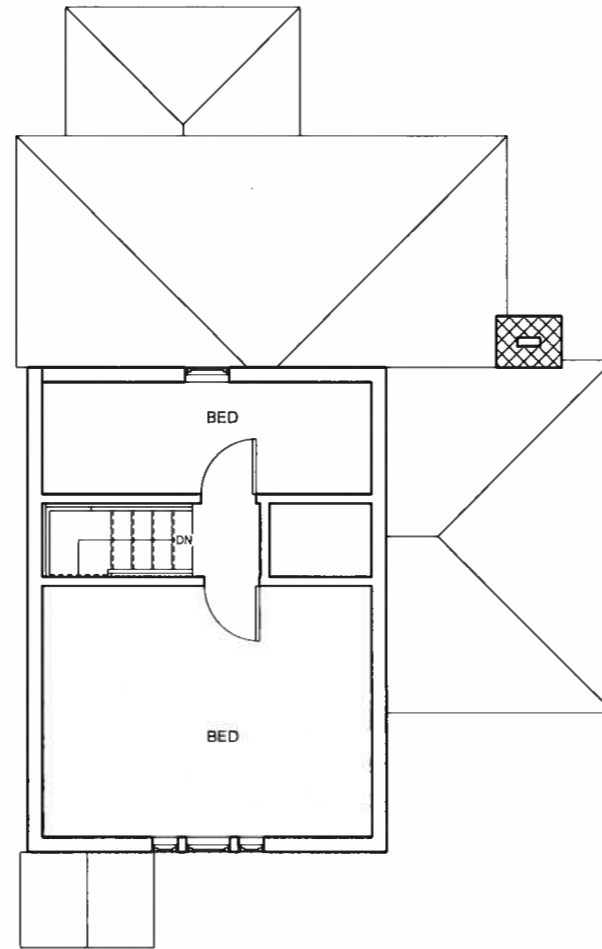
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Date: 05/20/21
Drawn By: SLHG
Drawing Name:

COVER

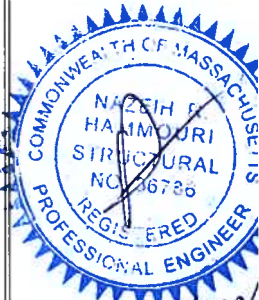
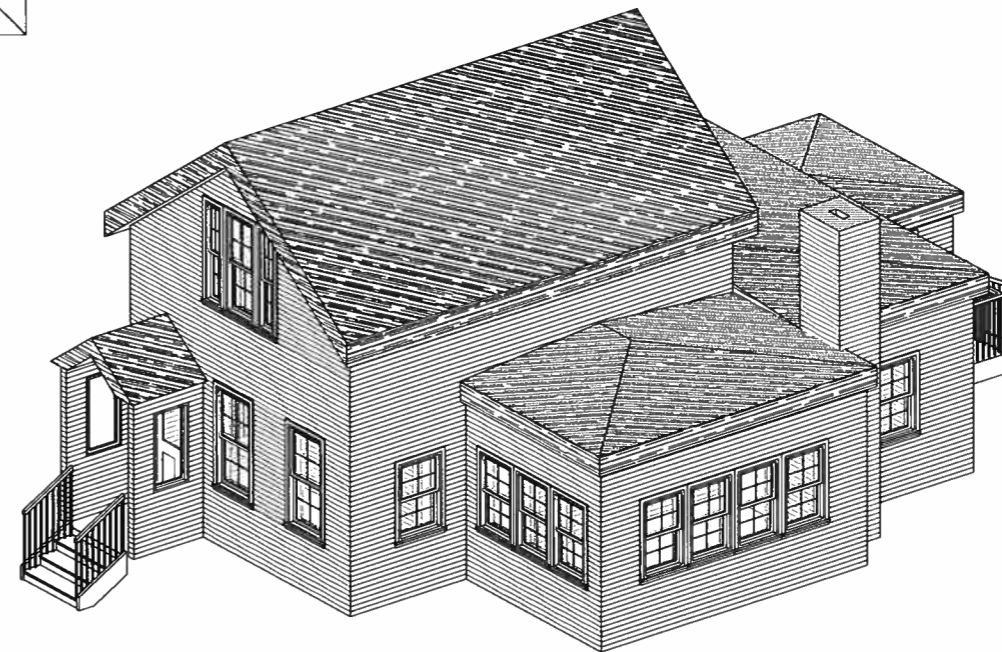
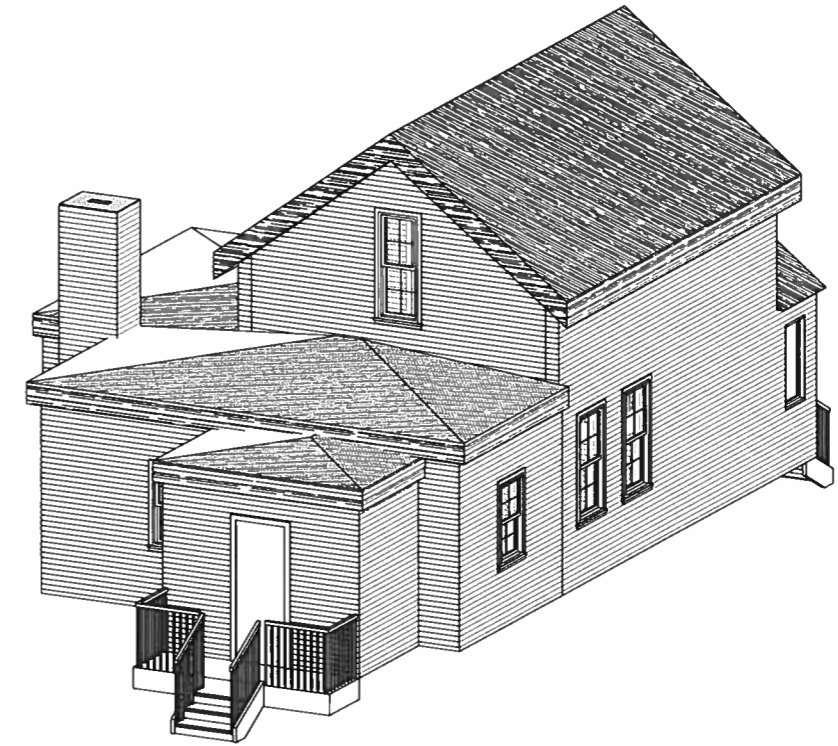
Sheet No:
A100



① FIRST FLOOR
1/4" = 1'-0"



② SECOND FLOOR
1/4" = 1'-0"



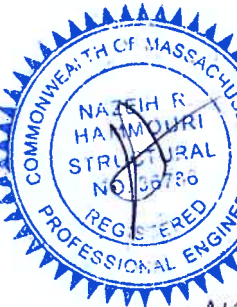
No.	Description	Date

Scale: 1/4" = 1'-0"
Date: 05/20/21
Drawn By: SLHG

Drawing Name

EXISTING PLANS

Sheet No



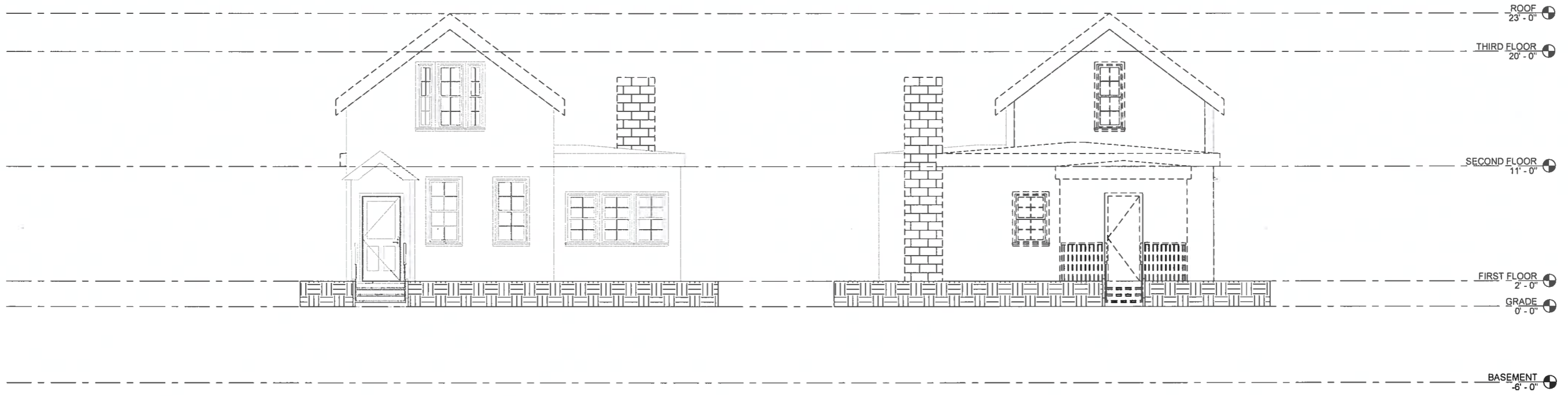
No.	Description	Date

Scale: 1/4" = 1'-0"
Date: 05/20/21
Drawn By: SLHG

Drawing Name
EXISTING ELEVATIONS

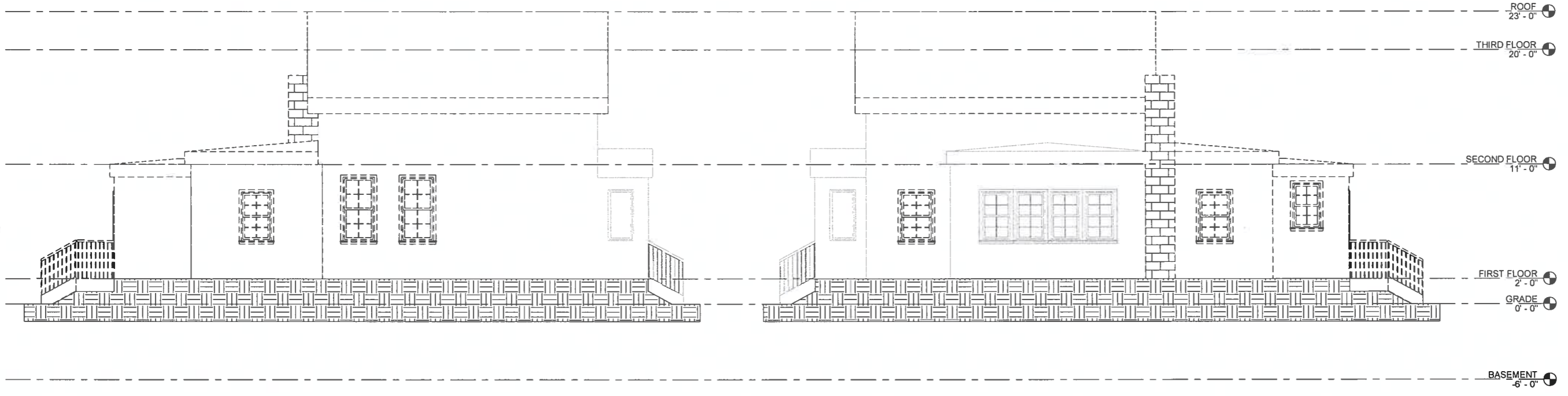
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A102



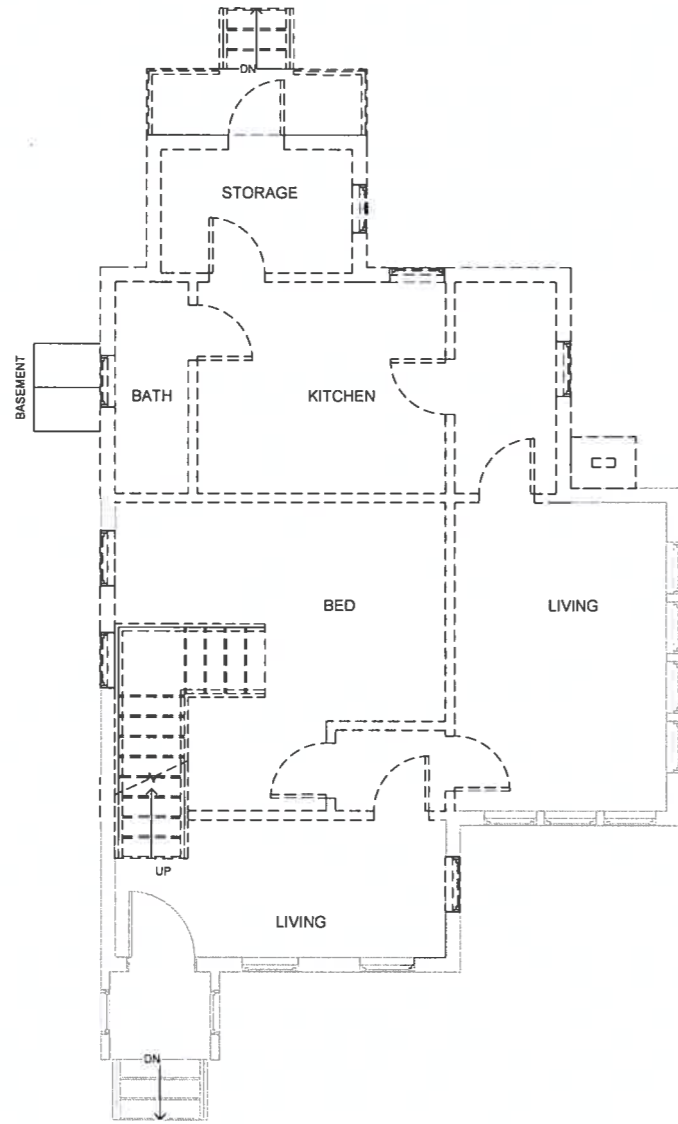
① SOUTH
1/4" = 1'-0"

② NORTH
1/4" = 1'-0"

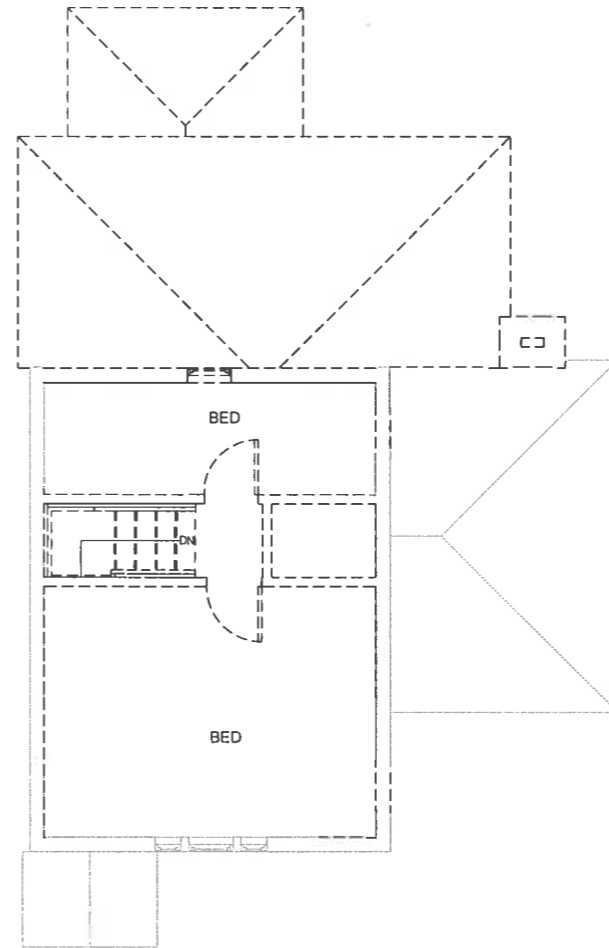


④ WEST
1/4" = 1'-0"

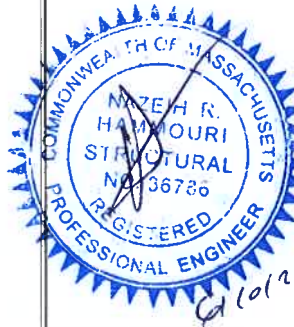
③ EAST
1/4" = 1'-0"



① FIRST FLOOR DEMO
1/4" = 1'-0"



② SECOND FLOOR DEMO
1/4" = 1'-0"



No.	Description	Date

Scale: 1/4" = 1'-0"
Date: 05/20/21
Drawn By: Author

Drawing Name
DEMO PLANS

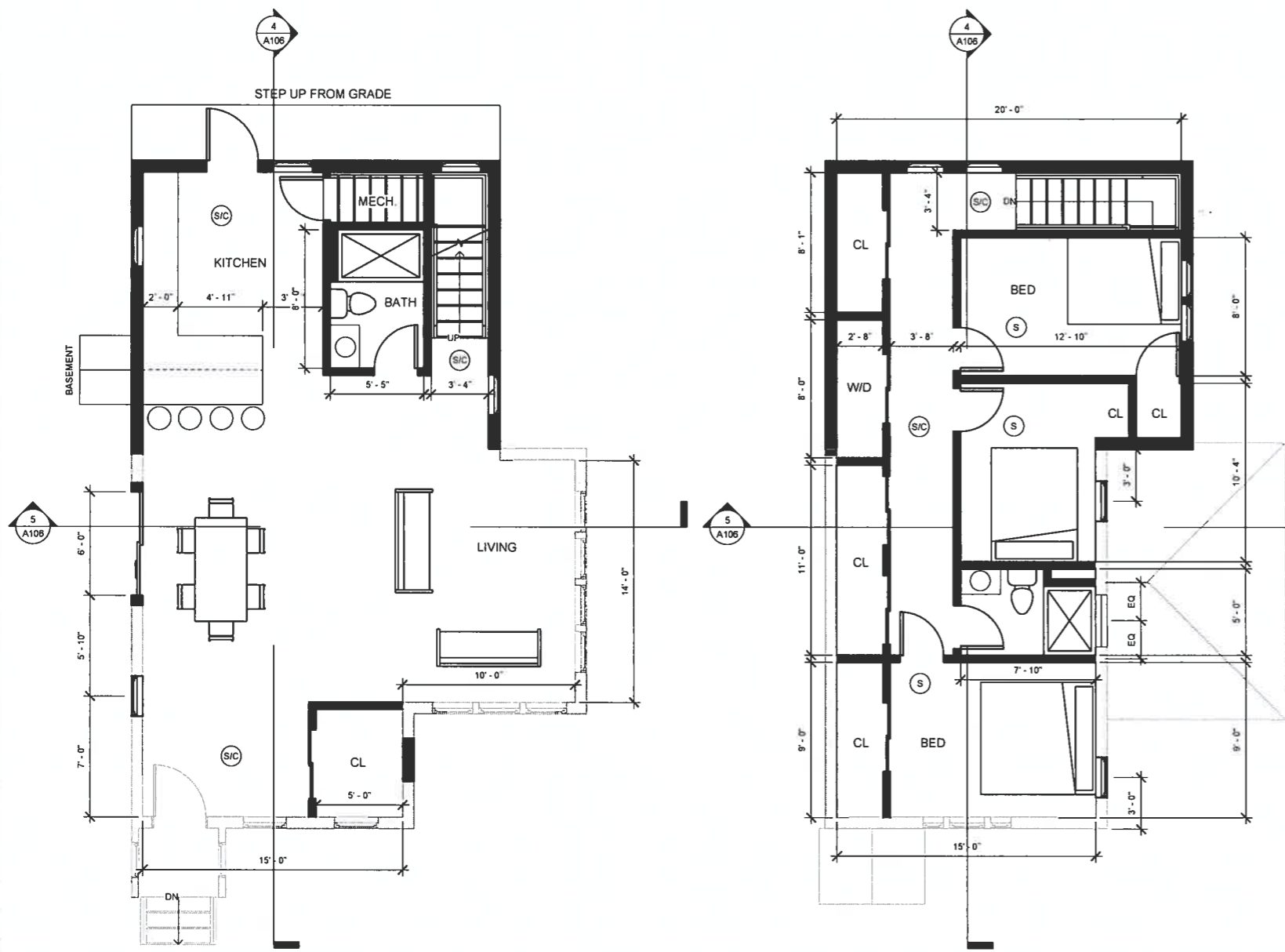
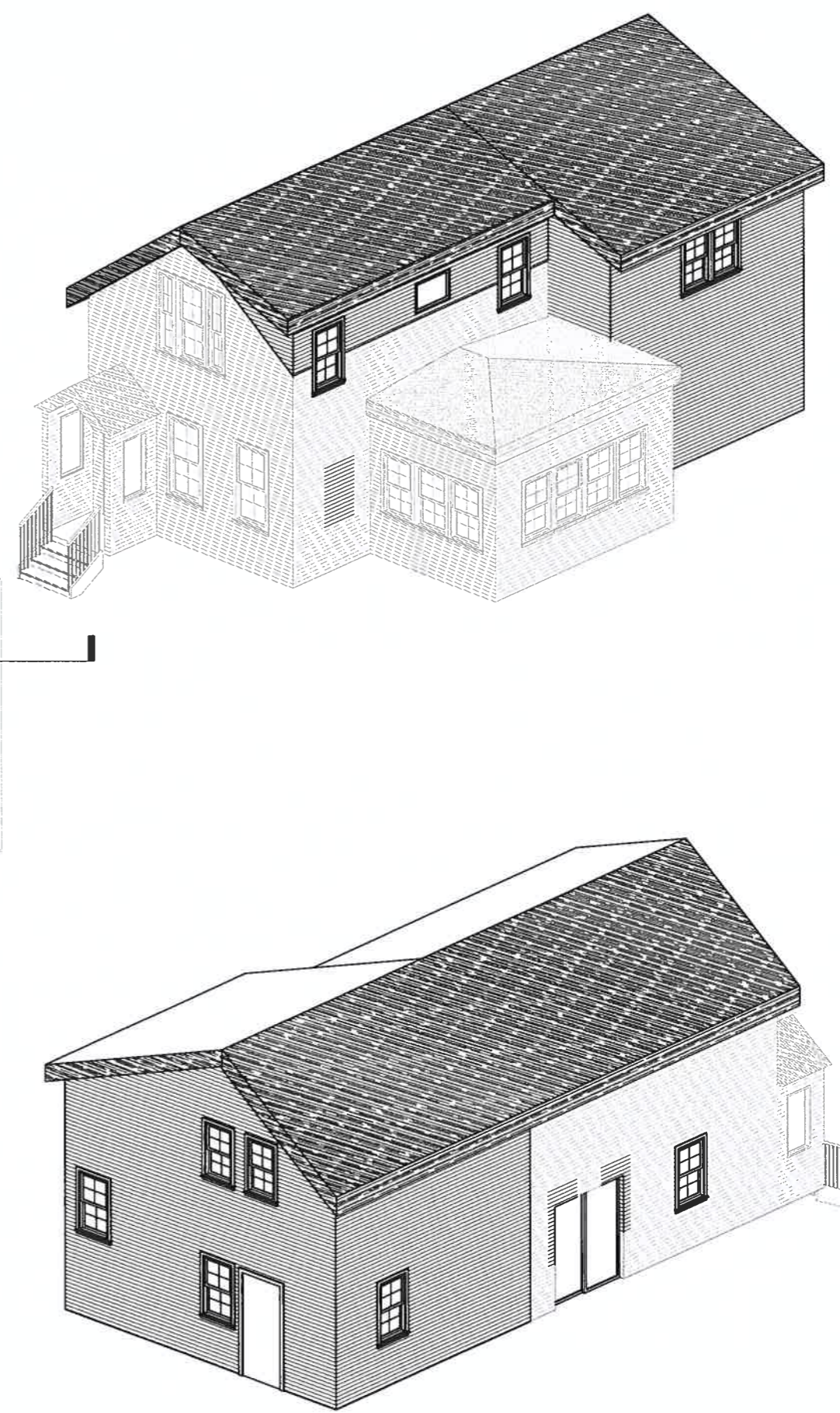
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No.	Description	Date

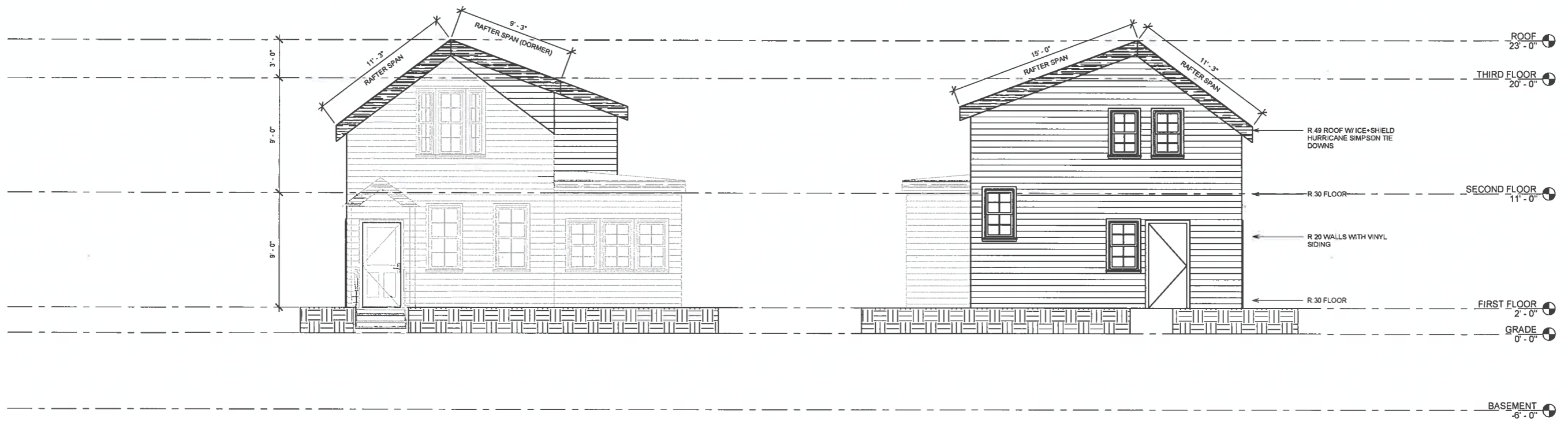
Scale: 1/4" = 1'-0"
Date: 05/20/21
Drawn By: SLHG

Drawing Name
PROPOSED PLANS



1 FIRST FLOOR PROPOSED
1/4" = 1'-0"

2 SECOND FLOOR PROPOSED
1/4" = 1'-0"



① SOUTH PROPOSED
1/4" = 1'-0"

② NORTH ELEVATION
1/4" = 1'-0"



③ WEST PROPOSED
1/4" = 1'-0"

④ EAST PROPOSED
1/4" = 1'-0"



No.	Description	Date

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

Date: 05/20/21

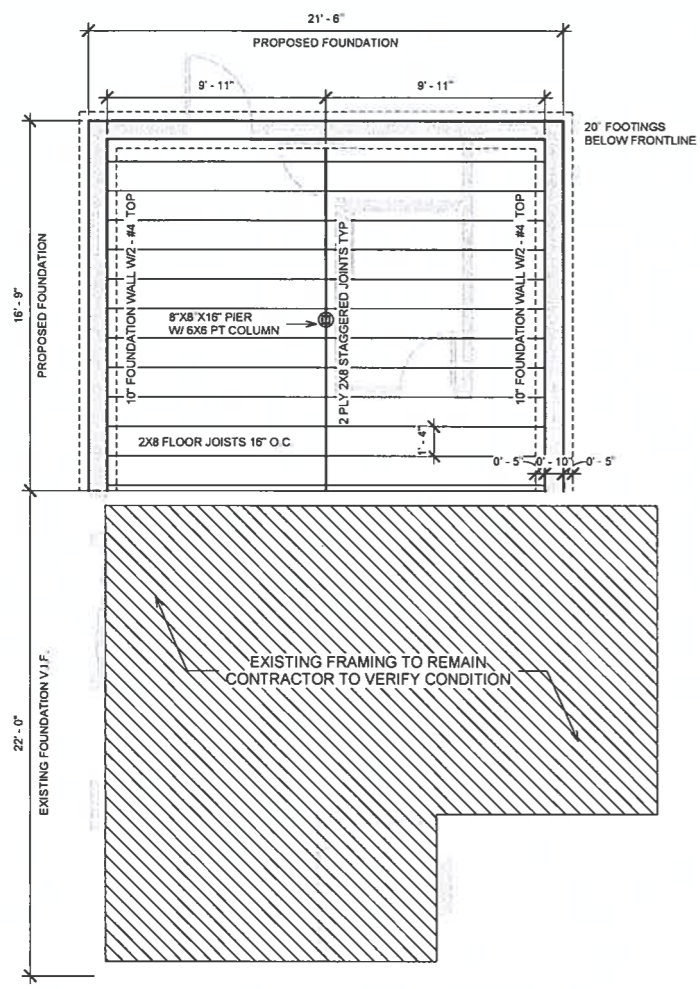
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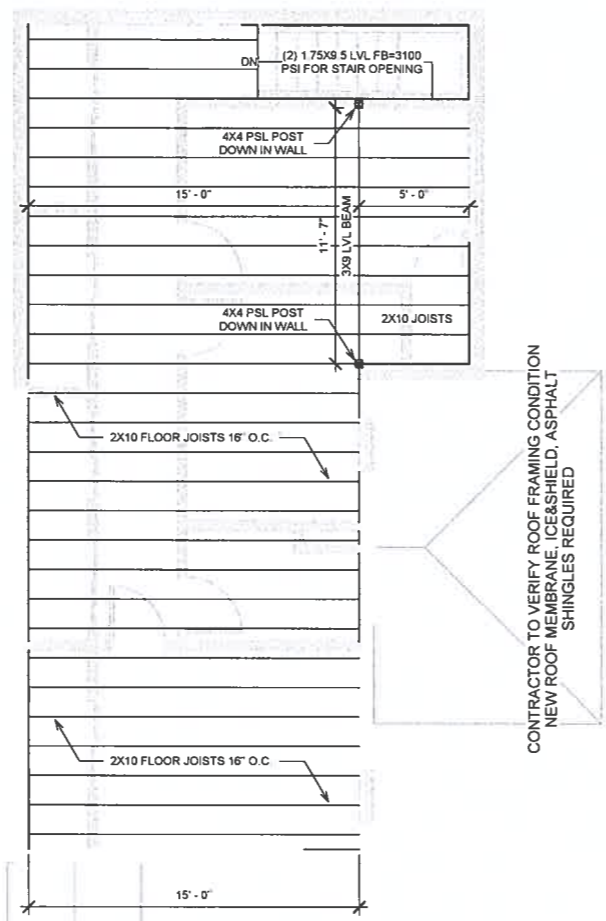
PROPOSED
ELEVATIONS

Sheet No.

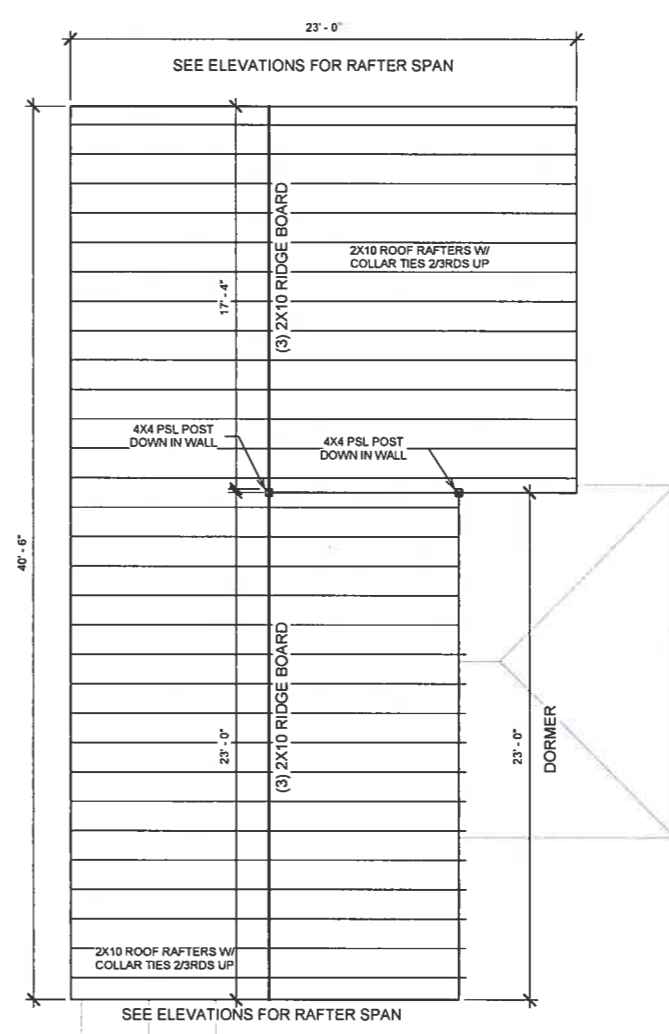
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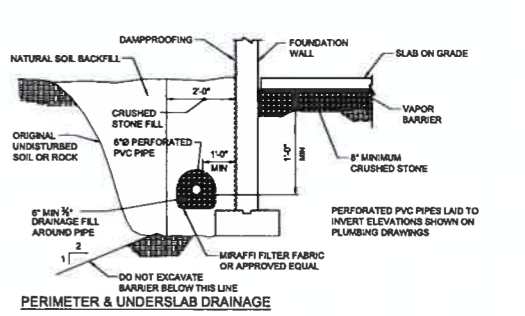
1 FIRST FLOOR FRAMING
1/4" = 1'-0"



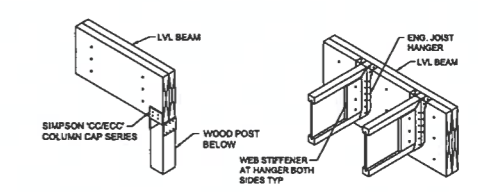
2 SECOND FLOOR FRAMING
1/4" = 1'-0"



3 ROOF FRAMING
1/4" = 1'-0"

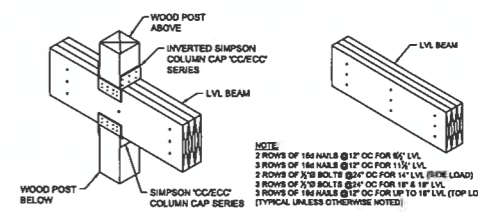


C ISOLATED FOOTING PAD DETAIL
1/2" = 1'-0"



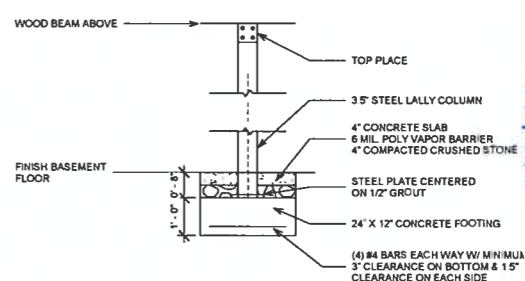
END POST DETAIL @ LVL BEAM (REQUIRED)

LVL BEAM DETAIL @ ENG. JOIST



CENTER BEARING DETAIL @ LVL (REQUIRED)

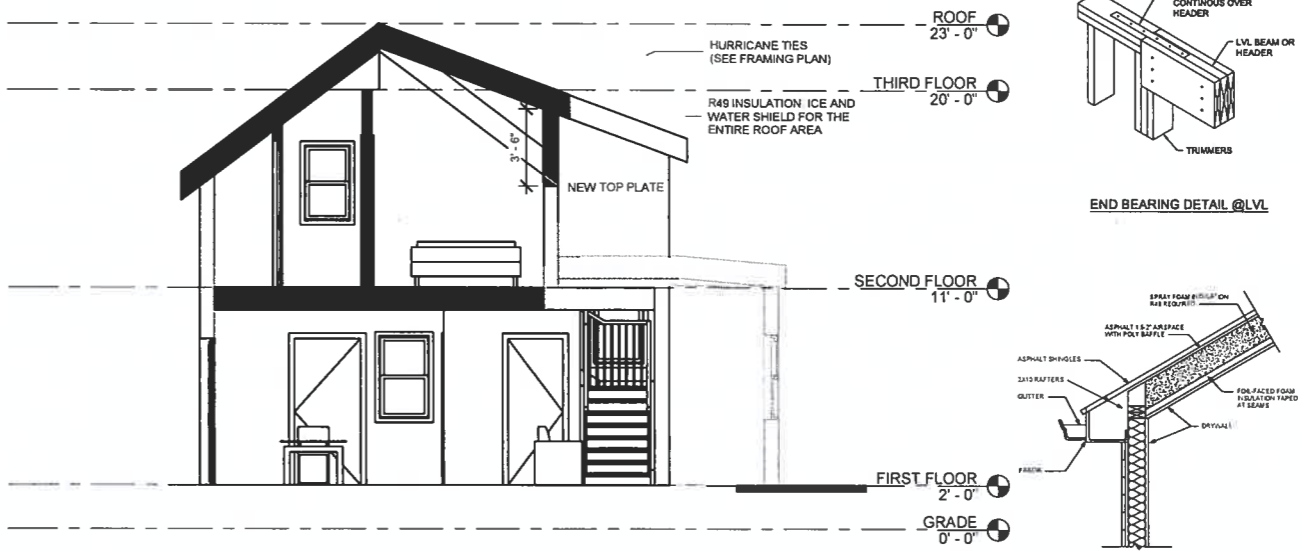
MULTIPLE LVL NAILING & BOLTING PATTERN (UP TO 3 PILES)



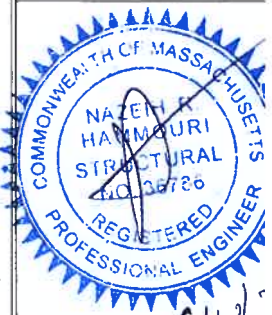
WOOD BEAM ABOVE



4 SECTION A
1/4" = 1'-0"



5 SECTION B
1/4" = 1'-0"



No.	Description	Date

Scale: 1/4" = 1'-0"
Date: 05/20/21
Drawn By: SLHG

Drawn Name: STRUCTURAL

Sheet No.

ARCHITECTURAL

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4. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ FT, ONE-HALF OF WHICH MUST BE OPERABLE. EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION M1507. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. - IRC R303.3
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7. EMERGENCY EGRESS FOR BASEMENTS WITH HABITABLE SPACE AND EACH SLEEPING ROOM: AN EXTERIOR DOOR OR WINDOW WITH A FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQ FT, MINIMUM NET CLEAR OPERABLE WIDTH OF 20" AND MINIMUM NET CLEAR OPERABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ FT. - IRC R310
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10. NOT LESS THAN 1/2 INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE ASSEMBLY AND THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD ON THE CEILING. - IRC R309.2 AND R302.6
11. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. ELECTRICAL PANELS PENETRATING THE GARAGE SIDE GYPSUM BOARD MEMBRANE SHALL BE WRAPPED WITH 5/8" TYPE X GYPSUM BOARD ON THE TOP, BOTTOM, SIDES, AND BACK. - IRC R302.5.1
12. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE. - IRC R311.7
13. THE TOPS OF HANDRAILS SHALL BE PLACED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 2-5/8 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL. - IRC R311.7
14. ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES, AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA "GUARDRAIL"). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH. - IRC R312
15. THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. - IRC R311.7.2
16. LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES. - IRC R311

CONSTRUCTION NOTES

GENERAL:

- A) 1. REPAIR ANY DAMAGED STAIR TREADS AND RISERS.
2. REPLACE ALL OLD DAMAGED DOORS AND WINDOWS WITH ENERGY CODE REQUIRED REPLACEMENTS
3. G.C. IS RESPONSIBLE FOR MAINTAINING THE FIRE RATING INTEGRITY AT ALL DEMISING & FIRE RATED WALLS AS WELL AS AT THE SLAB AND THE CEILING/ROOF
4. WHEREVER WALL OR ROOF CAVITIES ARE OPENED, INSULATE EXISTING CAVITIES AT R3.5 INCH TO THE THICKNESS OF THE EXISTING CAVITIES.
5. PROVIDE R-49 CAVITY INSULATION AT ROOF IF AND WHEN ANY ROOF ELEMENT IS CHANGE IN ANY WAY
6. SLEEVE, FIRESTOP, AND CAULK ALL PENETRATIONS OF FLOORS SO THAT ODORS AND/OR LIQUIDS WILL NOT PENETRATE THE SLAB. DO THE SAME IN FLOORS BETWEEN UNITS.
7. G.C. IS TO PROVIDE LABELS AT COMMON WRING THROUGHOUT TO IDENTIFY COMMON ELECTRICAL SERVICE
8. PROVIDE A FULL CLEANING, BROOM-SWEPT, OF BUILDING PRIOR TO OCCUPANCY.
9. INCLUDE REPLACING ALL GYPSUM PLASTER. INCLUDE PAINTING ALL ROOMS AND CEILINGS.
10. INCLUDE REWIRING BUILDING. INCLUDE NEW PANELS.
11. REPLACE ANY DAMAGED PIPING, EQUIPMENT, OR MECHANICAL UNITS AS NEEDED.
12. FOLLOW ALL APPLICABLE CODES AND REGULATIONS.
13. WORK TO BE PERFORMED IN A PROFESSIONAL AND LAWFUL MANNER
14. WORKMANSHIP STANDARD OF CARE TO MEET INDUSTRY STANDARD EXPECTATIONS.
15. G.C. TO PROVIDE ALL NECESSARY PERMITS.
16. G.C. TO CARRY ALL INSURANCE REQUIRED BY LAW, G.C. TO CARRY INSURANCE AS WOULD BE TYPICAL FOR THIS SCOPE OF WORK.

LAYOUT:

- B) 1. LAYOUT PARTITIONS STARTING FROM CONDITIONS WHERE ALIGNMENT WITH EXISTING CONDITIONS IS SHOWN, U.N.O.
2. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS GOVERN, IF DIMENSIONS ARE MISSING OR UNCLEAR, G.C. SHALL NOTIFY ARCHITECT FOR DIRECTION.
3. G.C. TO VERIFY EXTENT OF WALL DAMAGE
4. G.C. TO VERIFY THAT ALL EXISTING DEMISING WALLS ARE PLUMB IF NOT G.C. TO PROVIDE AND INSTALL FURRING AND GWB TO MAKE PLUMB
5. TYPICAL INTERIOR PARTITIONS ARE TYPE "A", UNLESS OTHERWISE NOTED TO MATCH EXISTING CONDITIONS
6. PROVIDE CONFORMANCE ELECTRICAL OUTLETS EVERY 12 LINEAR FEET OF ROOM PERIMETER. PROVIDE GFCI OUTLETS @ 48' AFF IN BATHROOMS
7. MATCH NEW LIGHTING WITH EXISTING AS MUCH AS POSSIBLE. PROVIDE ASSOCIATED SWITCHES

COORDINATION:

- B) 1. G.C. SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. NOTIFY OWNER IMMEDIATELY OF ANY MAJOR DISCREPANCIES
2. G.C. TO COORDINATE ALL TRADES PRIOR TO COMMENCING ANY WORK
3. G.C. TO NOTIFY OWNER AFTER LAYOUT AND PRIOR TO FRAMING IF DIMENSION LABELED +/- VARIES MORE THAN 2" FROM ACTUALLY FIELD MEASUREMENT, ANY DISCREPANCY, OMISSION OR UNANTICIPATED FIELD CONDITION ALTERS THE INTENT OF THESE DRAWINGS, ANY DIMENSIONS LABELED "MIN" CANNOT BE ACHIEVED
4. G.C. SHALL SUPPLY FIELD CONDITIONS AND DIMENSIONS TO THE ARCHITECT, OWNER AND OWNER'S CONTRACTORS UPON REQUEST
5. G.C. SHALL BE RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED TO INSTALL NEW FLOORING TO MANUFACTURER'S SPECIFICATIONS
6. G.C. TO COORDINATE WITH OWNER'S VENDORS TO ALLOW FOR PROPER INSTALLATION OF ALL OWNER SUPPLIED ITEMS.
- G.C. TO SCHEDULE DELIVERY/INSTALLATION DATES AT THE BEGINNING OF THE JOB TO GUARANTEE COMPLIANCE WITH CONSTRUCTION SCHEDULE
7. WHEN IN DOUBT, CONSULT WITH ARCHITECT/OWNER PRIOR TO ANY ACTION

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9. TEMPERED GLASS SHALL BE PROVIDED IN FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. - IRC R308
10. NOT LESS THAN 1/2 INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE ASSEMBLY AND THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD ON THE CEILING. - IRC R309.2 AND R302.6
11. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. ELECTRICAL PANELS PENETRATING THE GARAGE SIDE GYPSUM BOARD MEMBRANE SHALL BE WRAPPED WITH 5/8" TYPE X GYPSUM BOARD ON THE TOP, BOTTOM, SIDES, AND BACK. - IRC R302.5.1
12. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE. - IRC R311.7
13. THE TOPS OF HANDRAILS SHALL BE PLACED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 2-5/8 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL. - IRC R311.7
14. ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES, AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA "GUARDRAIL"). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH. - IRC R312
15. THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. - IRC R311.7.2
16. LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES. - IRC R311

IRC N1102 TABLE N1102.1.2 INSULATION AND FENESTRATION REQUIREMENTS

CLIMATE ZONE	5
SKYLIGHT(B) U-FACTOR	0.55
GLAZED FENESTRATION U-FACTOR	0.30
GLAZED FENESTRATION SHGC	NR
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13+5 (H)
MASS WALL R-VALUE (K)	13/17
FLOOR R-VALUE	30 (G)
BASEMENT WALL(C) FLOOR	15/19
BASEMENT SLAB(D) AND DEPTH R-VALUE	10, 2FT
CRAWL WALL SPACE (C) R-VALUE	15/19

- FOR SI: 1 FOOT = 304.8 MM.
 A) R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
 B) THE FENESTRATION, EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30
 C) "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
 D) R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN CLIMATE ZONES 1 THROUGH 3 FOR HEATED SLABS.
 E) THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
 F) BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1
 G) OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM.
 H) FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING. SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED. TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.
 I) THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.



14 HIGHLAND AVE
ONSET, MA 02558



No.	Description	Date

Scale: 1" = 1'-0"
 Date: 05/20/21
 Drawn By: SLHG
 Drawing Name:

GENERAL NOTES

TOWN OF WAREHAM
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees** to the Zoning Board of Appeals secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 14 HIGHLAND AVE LOT: 241 MAP: 001
ZONING DISTRICT: OV-2
USE REQUESTED: SPECIAL PERMIT
OWNER OF LAND & BUILDING: CHARLES GALVIN TEL.# 617-549-7602
ADDRESS OF OWNER: 15 HARRISON RD CANTON MA
PERSON(S) WHO WILL UTILIZE PERMIT: CHARLES GALVIN
ADDRESS: 15 HARRISON RD CANTON MA 02021
DATE: _____ SIGNATURE: Charles Galvin

This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: Brigitte Benoit Date: 8/3/2021
Planning/Zoning Dept.: _____ Date: _____
Application fee paid: _____ Check #: _____ Receipt: _____
Advertising fee paid: _____ Check #: _____ Receipt: _____
Abutters fee paid: _____ Check #: _____ Receipt: _____

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: _____ Variance Special Permit _____ Site Plan _____ Appeal _____

Date stamped in: _____ Date decision is due _____

Applicant's Name: CHARLES GALVIN

Applicant's Address: 15 HARRISON RD CANTON MA 02021

Telephone Number: 617-828-5945

Cell Phone Number: 617-549-7602

Email Address: cgalvin@emduggan.com

Address of Property/Project: 14 HIGHLAND AVE

Landowner's Name: CHARLES GALVIN

Owner's Address: 15 HARRISON RD CANTON MA 02021

Telephone Number: 617-549-7602

Contact Person: CHARLES GALVIN Telephone Number: 617-549-7602

Map 1 Lot 241 Zone OV-2

Date Approved _____ Date Denied 7-26-21

Comments: _____

*** Electronic Recording ***
Doc#: 00053096
Bk: 54931 Pg: 217 Page: 1 of 2
Recorded: 05/07/2021 12:10 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 05/07/2021 12:10 PM
Ctrl# 145641 29825
Fee: \$980.40 Cons: \$215,000.00

QUITCLAIM DEED

I, **DAVID P. HICKEY**, individually, of Wareham, Massachusetts

for consideration paid in the amount of Two Hundred Fifteen Thousand and 00/100 (\$215,000.00) Dollars

grant to **CHARLES GALVIN** and **TIFFANY GALVIN**, husband and wife as tenants by the entirety.
of 15 Harrison Road Canton MA 02021

WITH QUITCLAIM COVENANTS

The land with the buildings thereon, situated on Highland Avenue in Onset, Town of Wareham, Plymouth County, Massachusetts, bounded and described as follows:

- NORTHWESTERLY fifty (50) feet by lot #240 as shown on plan hereinafter described;
- SOUTHWESTERLY seventy-five (75) feet by lot #239 as shown on said plan;
- SOUTHEASTERLY fifty (50) feet by Highland Avenue, and
- NORTHEASTERLY seventy-five (75) feet by Tenth Street.

Being Lot #241 as shown on "Plan of Onset Grove Association, Wareham, Massachusetts, 1878, J.E. Starbuck, Surveyor" filed with Plymouth County Registry of Deeds, in Plan Book 1, Page 58.

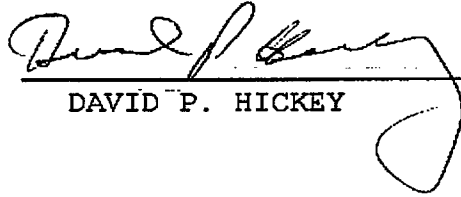
Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

Grantor hereby releases any and all rights of Homestead he may have in the premises and under the pains and penalties of perjury state that there are no other persons entitled to the protection of the Homestead Act.

Meaning and intending to convey, and hereby conveying the same premises conveyed to me by deed of David P. Hickey, executor of the estate of Patrick J. Hickey, Plymouth County Probate Court docket number 95P1438-EP1, recorded with Plymouth County Registry of Deeds in Book 43535, Page 82.

14 Highland Avenue, Onset, MA

Witness my hand and seal this 1st day of May, 2021.

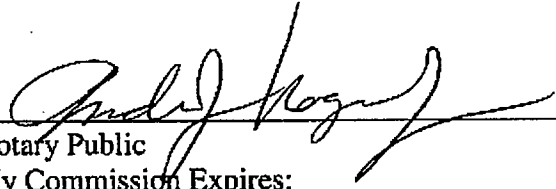


DAVID P. HICKEY

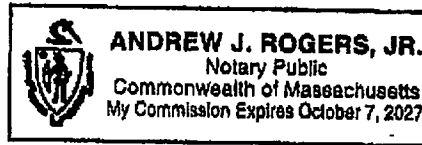
COMMONWEALTH OF MASSACHUSETTS

Barnstable County

On this 1st day of May, 2021, before me, the undersigned notary public, personally appeared **DAVID P. HICKEY**, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:





TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Director of Inspectional Services

Charles Galvin
15 Harrison Road
Canton, MA 02021

July 26, 2021

RE: 14 Highland Ave.

Map # 1, Lot # 241

I have reviewed your application to alter the existing dwelling at 14 Highland Ave, in the "OV-2" zoning district, of Onset, MA. Your proposal is not in compliance with current zoning regulations, and must be denied at this time.

After carefully reviewing your application, it is my understanding that you would like to demolish the existing first floor, rear living quarter, comprising a kitchen, bath, pantry, and storage area, with the intention of constructing a larger living area addition in the same location.

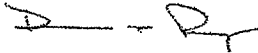
Your proposal expands the first floor perimeter inside of the nonconforming footprint, as well as increases the height of the structure with a new second floor living area. The new construction increases the building coverage, as well as the floor area ratio, which are both currently nonconforming. This is considered an intensification/aggravation of a lawfully preexisting nonconforming structure, and requires a Special Permit from the Zoning Board of Appeals. If the Zoning Board finds that the proposal will result in a substantial detriment to the neighborhood, a Variance will be required.

Your application is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6 Table 628, Dimensional Standards for Small Lots in Village Districts:** Small lots in Village districts that are between 0 and 5000 square feet, are permitted to have a 25% floor area ratio. The existing structure contains 29.45% floor area, while the proposal would increase that number to 33.29%.
- **Article 6 Table 622, Village Districts:** You are exceeding the maximum permitted building coverage for the "OV-2" zoning district. Your proposal takes the coverage from 23.86% to 25.23%, where 20% is permitted as of right.
- **Article 13 Section 1352, Non-conforming Structures:** Alteration or expansion of a lawfully preexisting nonconforming residential structure, requires relief from the zoning Board of Appeals. A Special Permit is required for an increase to the nonconforming nature, unless the Board of Appeals finds that the increase will be substantially more detrimental to the neighborhood, in which case a Variance will be required.

You must bring this letter to the Zoning Board office in order to apply for a hearing, where you will request the necessary relief as mentioned above. If you are successful, you will be required to wait 20 days for the statutory appeal period to lapse; you will then need to record the ZBA decision with the Plymouth County Registry of Deeds; then apply for a new building permit to construct the addition and perform the work in accordance with the zoning approval. The existing permit application has been denied and will not be reopened to perform the requested work.

Respectfully,



David Riquinha

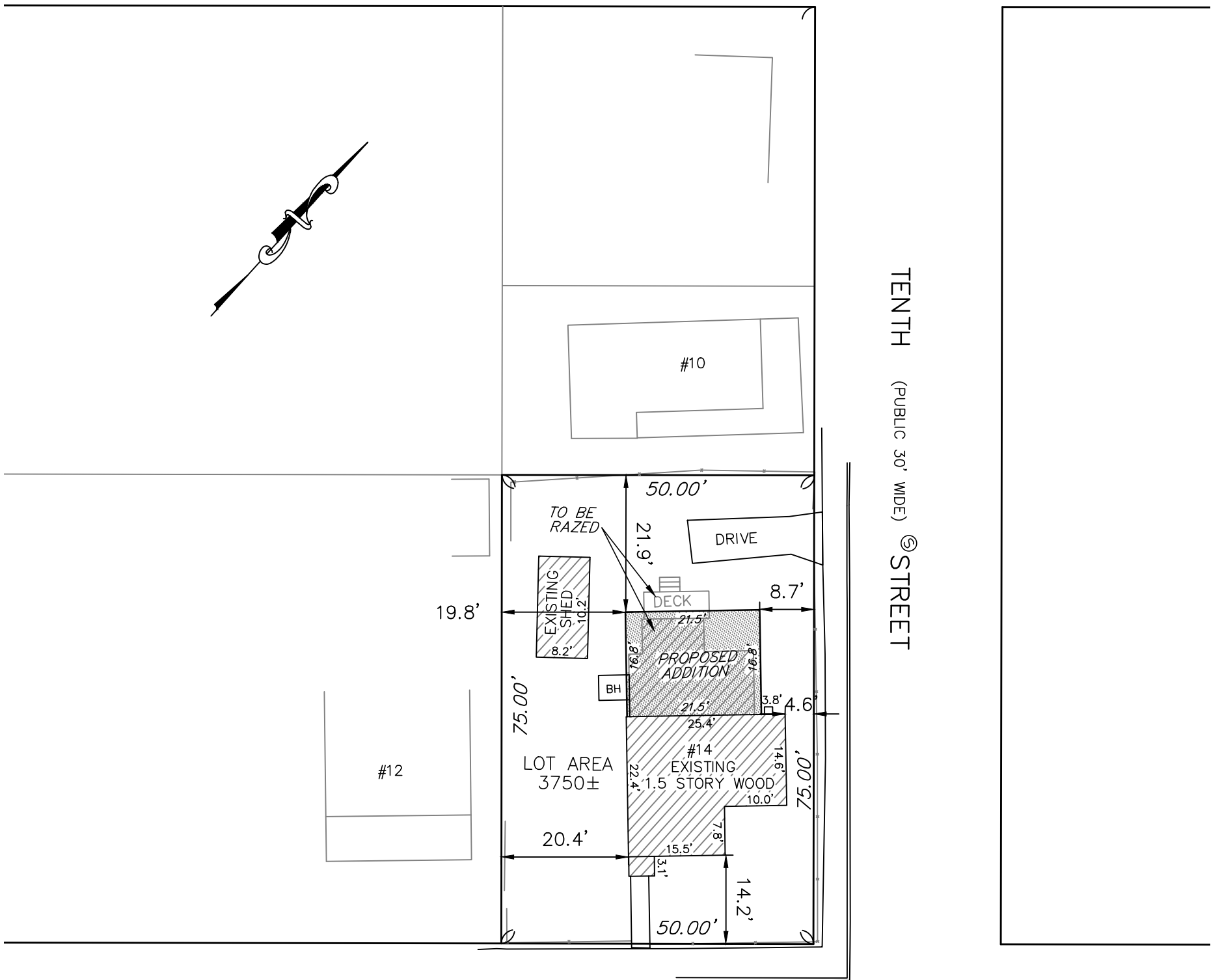
Building Commissioner

Zoning Enforcement Officer

It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

EAST CENTRAL (PUBLIC 40' WIDE) STREET



HIGHLAND (PUBLIC 30' WIDE) AVENUE

TENTH (PUBLIC 30' WIDE) STREET

PREPARED FOR:
 CHARLES GALVIN
 15 HARRISON ROAD
 CANTON, MA 02021



PLOT PLAN
 FOR
 14 HIGHLAND AVENUE
 IN
 ONSET, MA

NOTES:

1. ZONING CLASSIFICATION – OV2
2. LOCUS DEED:
PLYMOUTH REGISTRY OF DEEDS BOOK 54931 PAGE 217
3. PLAN REFERENCES:
PLYMOUTH REGISTRY OF DEEDS PLAN BOOK 1 PAGE 58
4. ASSESSORS PARCEL ID: 1-241

SCALE: 1"=20' May 9, 2021

C & G SURVEY COMPANY
 37 JACKSON ROAD
 SCITUATE, MA. 02066
 1-877-302-8440

