

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: 2262 Cranberry Hwy LOT: 1004 MAP: 104
ZONING DISTRICT: MR-30
USE REQUESTED: RESIDENTIAL
OWNER OF LAND & BUILDING: MICHAEL + JANET BESSEY TEL.# 508-956-6678
ADDRESS OF OWNER: 2262 CRANBERRY HWY W. WAREHAM MA 02576
PERSON(S) WHO WILL UTILIZE PERMIT: MICHAEL + JANET BESSEY
ADDRESS: 2262 CRANBERRY HWY W. WAREHAM MA 02576
DATE: 1/6/2022 SIGNATURE: JM Bessey
This application was received on the date stamped here:

WAREHAM TOWN CLERK
2022 JAN 12 PM 2:15

Town Clerk: _____ Date: _____
Tax Collector: Bridgette Benoit Date: 1/6/2022
Planning/Zoning Dept.: Laura Mahan Date: 1/12/22
Application fee paid: 300.00 Check #: 112 Receipt: _____
Advertising fee paid: 100.00 Check #: 113 Receipt: _____
Abutters fee paid: 123.63 Check #: 111 Receipt: _____



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Building Commissioner

Michael F. & Janet M. Bessey

December 27, 2021

C/o Mark Bogosian

866 Main Street

Osterville, MA 02655

RE: 2262 Cranberry Highway

Map # 104, Lot # 1004

I have reviewed your application to construct a second principal residential structure at 2262 Cranberry Highway, in Wareham, MA. The proposal is not in compliance with current zoning regulations and must be denied at this time.

Your application details a 32' x 38' detached structure, with a three car garage below, and a two bedroom dwelling unit on the second floor. This new structure could be treated as an accessory apartment if it were attached to the primary structure; however, you have chosen to keep it detached, and I believe this is a safer decision. Although the structures are not connected, the zoning relief required is the same as what would be required for an accessory apartment, if the structures were connected. The proposal is in compliance with use, land area, and frontage requirements, but a second principal residential structure is not permitted as a matter of right. The new structure will create a new nonconformity, which requires a Variance from the Zoning Board of Appeals.

The submitted permit application is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6, Table 613, Density and Dimensional Regulation:** Only one principal residential building is allowed per building lot, in the MR-30 zoning district.

You must bring this letter to the Zoning Board office and apply for a hearing where you will request the necessary relief as mentioned above. If you are successful, you must wait 20 days for the statutory appeal period to lapse; record the ZBA decision with the Plymouth County Registry of Deeds; then apply for a new building permit to construct the building, 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.

The subject dwelling is located in the MR-30 zoning district.

Respectfully,



David Riquinha
Building Commissioner
Zoning Enforcement Officer

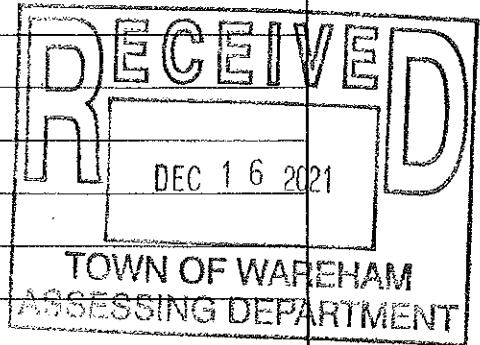
It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.

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 from the date of this letter.



Town Of Wareham Assessors Office

Request for Abutters List



Contact Information

508.958.6678 Phone

jmbessey@ynh.com Email

Date of Request

12/16/2021

Property Information

Owners Name

Michael + Janet Bessey

Property Location

2242 Cranberry Hwy W. Wareham

Map/Lot

104 1004 (104)

Distance Required

300'

Direct

100'

300'

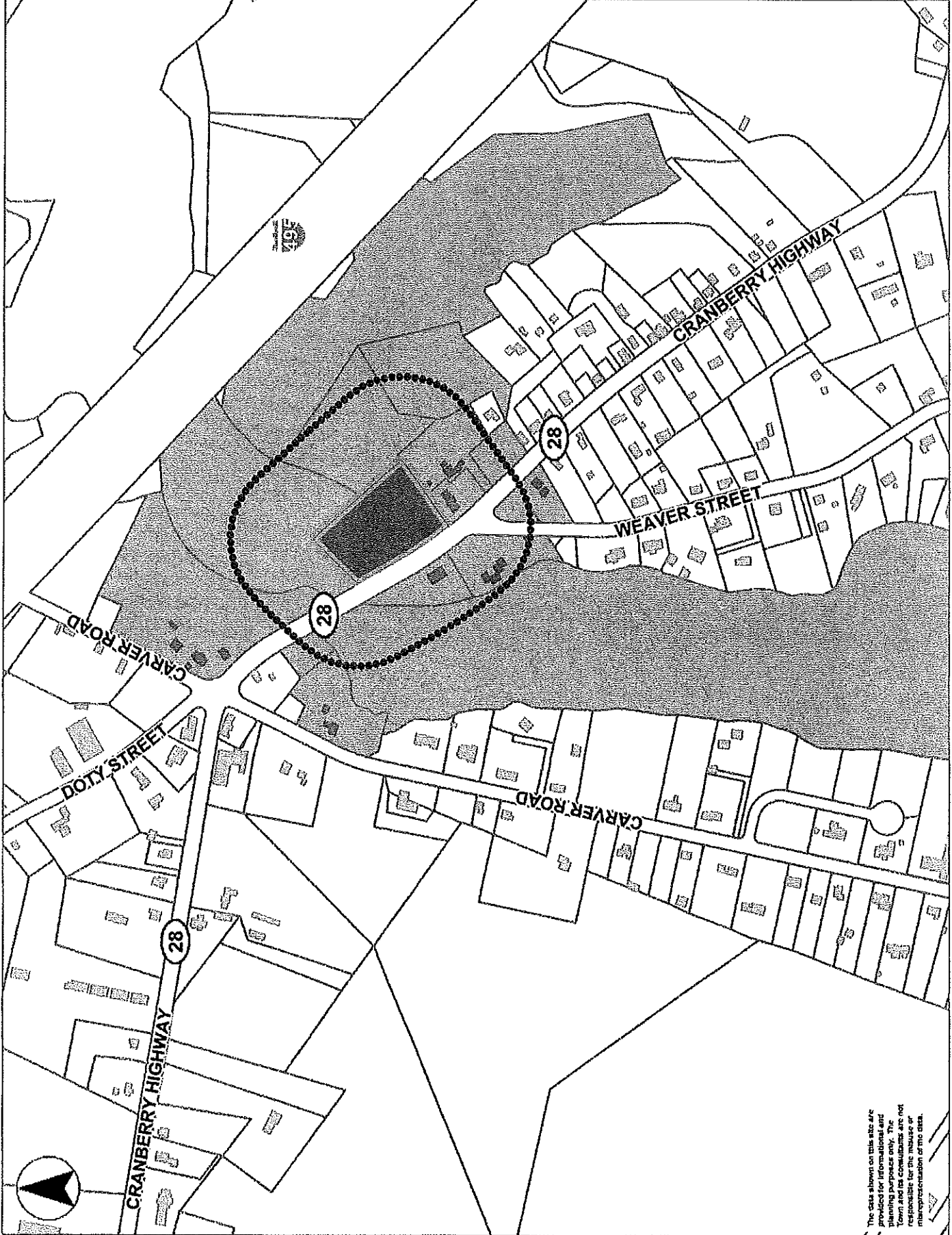
500'

Which Board are you appearing before?

ZONING APPEALS

PLEASE ALLOW 7-10 DAYS FOR PROCESSING

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Post Office
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - State Highway
 - Numbered Routes
- Streets
 - Barometry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Abutting Town Labels
- Abutting Towns



The data shown on this site are provided for informational and planning purposes only. The town and its constituents are not responsible for any errors or misrepresentation of the data.



2013 00020317

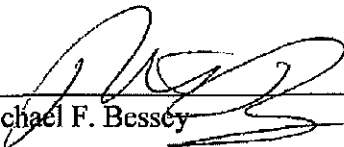
Bk: 42757 Pg: 22 Page: 1 of 3
Recorded: 03/05/2013 10:36 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

I, Michael F. Bessey, of 2262 Cranberry Highway, Wareham, MA (the "Grantor"), for consideration paid in an amount of less than \$100.00, the receipt and sufficiency of which is hereby acknowledged, do hereby grant to Michael F. Bessey and Janet M. Bessey, of 2262 Cranberry Highway, Wareham, MA, as Tenants By The Entirety, with **Quitclaim Covenants**:


That certain parcel of land with all the buildings and improvements thereon situated in the Town of Wareham, Plymouth County, Commonwealth of Massachusetts, and more particularly described in Exhibit A attached hereto and made a part hereof:

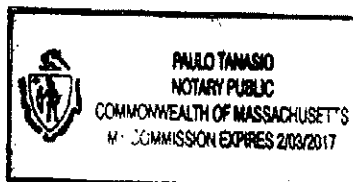
IN WITNESS WHEREOF, the Grantor has signed, acknowledged and delivered these presents this 28 day of February, 2013.


Michael F. Bessey

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Plymouth

On this 28 day of February, 2013, before me, the undersigned notary public, personally appeared Michael F. Bessey, proved to me through satisfactory evidence of identification, which were his MA driver's license, to be the person whose name is signed on the preceding or attached document and he acknowledge to me that he signed it voluntarily for its stated purpose.


Notary Public
Paulo Tanasio
MCE: 2-3-17



Return to:
Paulo Tanasio
872 Smithfield Ave
Lincoln, RI 02865
MAIL

2262 Cranberry Highway Wareham, MA

Exhibit A

The land and buildings thereon bounded and described as follows:

Parcel 1: the land in Wareham, Plymouth County, Massachusetts together with the buildings thereon, in that part known as West Wareham situated on the Easterly side of State Highway (Route 28) and being shown on "Plan of Land Surveyed for Harry E. Drake & Banilda E. Drake, West Wareham, Mass. Scale 1" = 60', Feb. 18, 1953, Walter E. Rowley, Surveyor" to be recorded with Plymouth County Registry of Deeds, bounded and described as follows:

Beginning at a stone bound situated in the Easterly line of State Highway (Route 28), it being the Northwestern corner of the within described premises and the Southwesterly corner of land now or formerly of Slocum Gibbs Cranberry Co..

thence running North 58 degrees 42 minutes 10 seconds East by land now or formerly of Slocum Gibbs Cranberry Co. two hundred sixty-three and 62/100 (253.62) feet to a stone bound;

thence turning and running South 24 degrees 39 Minutes 00 seconds East by land now or formerly of Slocum Gibbs Cranberry Co. and land now or formerly of Dominic Grassi & Malvina Grassi, four hundred thirty-seven and 25/100 (437.25) feet, to a cement bound;

thence turning and running South 69 degrees 36 minutes 40 seconds West, by land now or formerly of Dominic Grassi & Malvina Grassi, three hundred twelve and 41/100 (312.31) feet, to a drill hole in concrete wall cover;

thence continuing South 69 degrees 26 minutes 40 seconds West by land now or formerly of Dominic Grassi & Malvina Grassi, four and 84/100 (4.84) feet to the Easterly line of the State Highway (Route 28);

thence turning and running Northerly by a curve to the right having a radius of 1200.00 feet, a distance of one hundred forty and 73/100 (140.73) feet measured along the arc, to a Massachusetts Highway Bound opposite station 34 + 48.43;

thence running North 15 degrees 20 minutes 40 seconds West by the Easterly line of the State Highway (Route 28) two hundred forty-six and 50/100 (246.50) feet to the bound first mentioned and point of beginning.

Containing an area of 2.76 acres, more or less.

Parcel 2: the land in West Wareham, being more particularly bounded and described as follows:

Beginning at the Northwestern corner of the parcel herein conveyed in the easterly sideline of land of the Grantee herein shown as Parcel "A" on a plan hereafter mentioned, being also in the middle of an existing "Cart" as shown on said plan, at land now or formerly of Slocum-Gibbs Cranberry Company; thence

NORTHERLY in said "Cart Path" by said land of Slocum-Gibbs Cranberry Company, three hundred thirty two (332) feet, more or less to the northwesterly corner of land now or formerly of Katherine F. Lane; thence

SOUTH 34 degrees 19 minutes 18 seconds EAST by said named land, Five hundred fourteen (514) feet, more or less to a stone bound at land now or formerly of Antonio Barboza; thence.

WESTERLY 82 degrees 42 minutes 14 seconds three hundred thirty five and 09/100 (335.09) feet to a stone bound at land now or formerly of Antonio Barboza; thence

SOUTH 28 degrees 57 minutes 09 seconds WEST one hundred forty-one and 50/100 (141.50) feet to a stone bound in the easterly sideline of land shown as Parcel "C" on said plan; thence

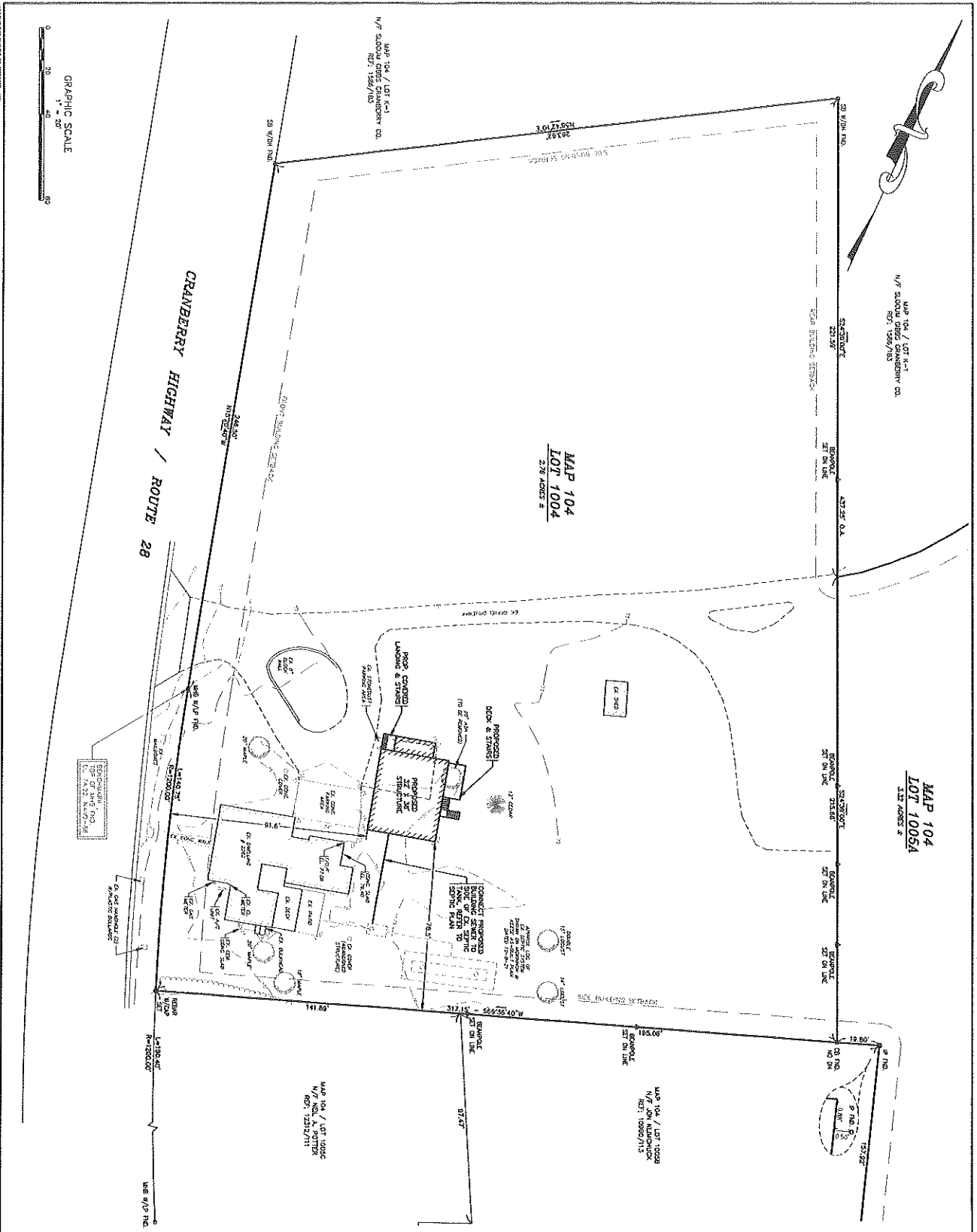
NORTH 11 degrees 40 minutes 58 seconds WEST by said Parcel "C" one hundred fifty-seven and 92/100 (157.92) feet to the northeasterly corner of said Parcel "C"; thence

SOUTH 76 degrees 37 minutes 02 seconds WEST by said Parcel "C", thirty and 52/100 (30.52) feet to the southeasterly corner of land shown as Parcel "A" on said plan; thence

NORTH 16 degrees 18 minutes 52 seconds WEST by said Parcel "A" two hundred fifteen and 66/100 (215.66) feet to the point of beginning.

CONTAINING 3.319 acres and being shown as Parcel "B" on a plan entitled "Plan of Land in Wareham, Mass. belonging to Stella M. Grassi & Harry E. Drake, Scale 1" = 100', May 3, 1978, by Abbins Survey, Plymouth, Mass." and recorded at the Plymouth County Registry of Deeds.

Meaning and intending to describe the same premises as that contained in the deed recorded in Book 8634 at Page 294.



<p>LOT DATA</p> <p>ADDRESS: 2262 CRANBERRY HWY, WAREHAM, MA 02571</p> <p>OWNER: MICHAEL F. BESSEY</p> <p>DEED REFERENCE: DEED BOOK 42727, PAGE 22</p> <p>PLAN REFERENCE: N.E. ROWLEY PLAN FOR H. & B. SPADE, DATED FEBRUARY 18, 1933</p> <p>ASBURY SURVEY PLAN FOR S. SPADE & H. SPADE, DATED MAY 7, 1924, PLAN BOOK 20, PAGE 98</p> <p>OLD BOSTON LAND SURVEY PLAN FOR INTERBOROUGH COMPANY, HEALTHY, INC. DATED MAY 7, 1924, PLAN BOOK 20, PAGE 98</p> <p>R.O.D. ZONE DATA: THIS SITE IS NOT WITHIN A R.O.D. HAZARD ZONE.</p>	<p>ZONING DATA:</p> <p>ZONE: UB-30</p> <p>STIPULATIONS: MINIMUM LOT AREA: 10,000 SQ.FT. MINIMUM FRONT SETBACK: 15'0" MINIMUM SIDE SETBACK: 25' MINIMUM REAR SETBACK: 10' MAXIMUM BUILDING HEIGHT: 35' MAXIMUM BUILDING COVERAGE: 35%</p>	<p>CALCULATED DATA:</p> <p>MAP 104 / LOT 1004:</p> <p>CERTIFIC BUILDING COVERAGE: 18%</p> <p>PROPOSED BUILDING COVERAGE: 11%</p> <p>BUILDING PLANS:</p> <p>BEING TO A SET OF PLANS PREPARED BY LANGSTON/LEWIS DESIGN BUILD, 227 MAIN ST., 2ND FL., WAREHAM, MA 02571, DATED AUGUST 4, 2021, REF. 1008/0113.</p>	<p>PERMIT SET (NOT FOR CONSTRUCTION)</p> <p>SITE PLAN SHOWING PROPOSED STRUCTURE</p> <p>PREPARED FOR: MICHAEL F. BESSEY</p> <p>2262 CRANBERRY HIGHWAY WAREHAM, MA</p>
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APPROVED BY: [Signature]

DATE: NOV. 3, 2021

DRAWN BY: JH

CHECKED BY: WFM

JOB NO.: 21-9705

SCALE: 1" = 20'

REV.	DATE	BY	APP'D	DESCRIPTION

CONTRACT

REVISION	DATE
1	08/28/2021

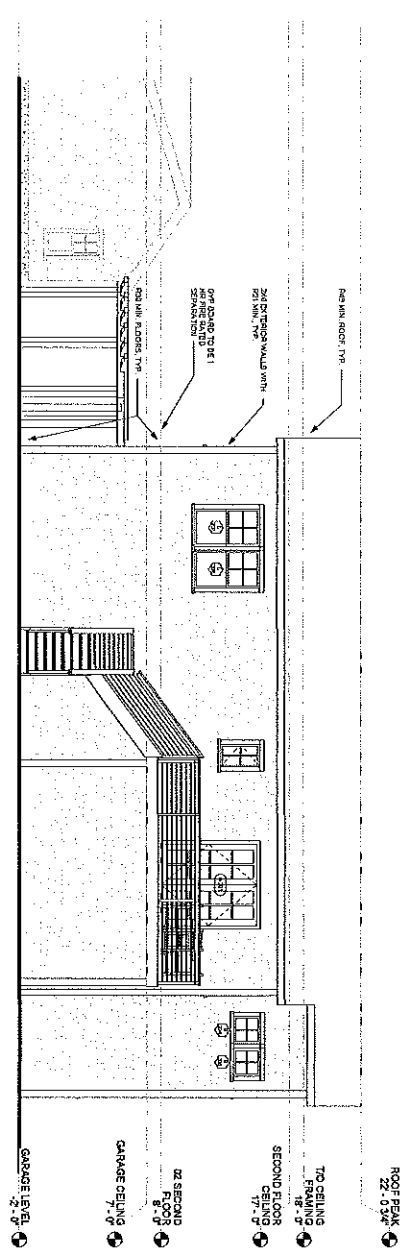
DATE
DRAWN BY: AMP

JOHN BRESSEY
2262 CHAMBERLAIN HWY,
WARREN, MA

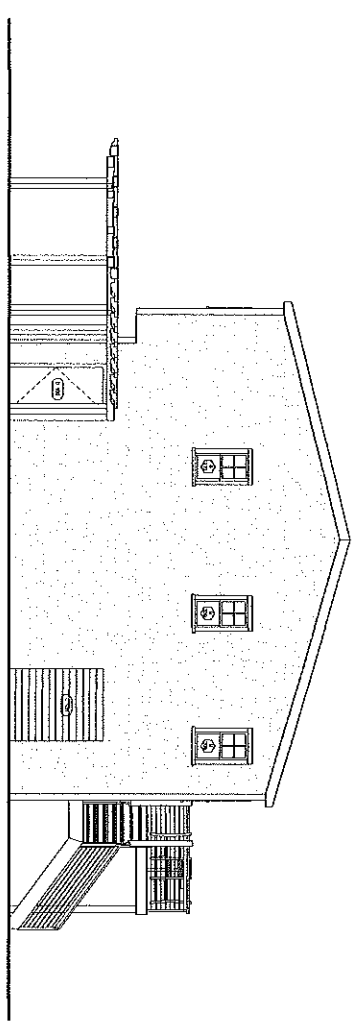
ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 000
DATE: 08/24/2021
DRAWN BY: AMP

Scale: **A2.0**
1/4" = 1'-0"



① Elev
1/4" = 1'-0"



② Elev
1/4" = 1'-0"

CONTRACT

REVISION	DATE
1. OBSOLETE	

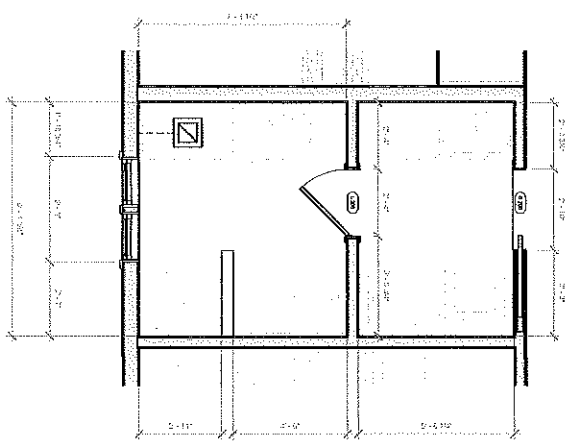
DATE

RENE BESSEY
 2282 GRANBERRY HWY,
 WARREN, MA

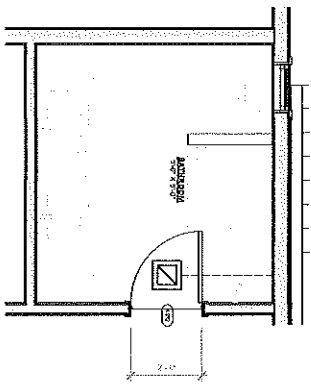
ISSUED FOR CONSTRUCTION
 ENLARGED PLANS

PROJECT NUMBER: 00
 DATE: 06/02/21
 DRAWN BY: AMP

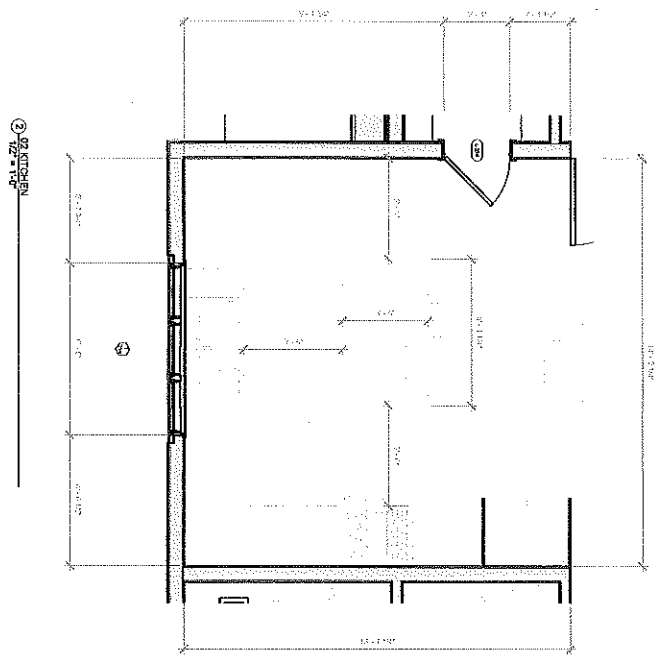
Scale: **A4.0**
 1/2" = 1'-0"



1 ENLARGED GUEST BATH
 1/2" = 1'-0"



2 MASTER BATHROOM
 1/2" = 1'-0"



2 MASTER BATHROOM
 1/2" = 1'-0"



LONGFELLOW DESIGN BUILD
1000 W. WASHINGTON ST.
ANN ARBOR, MI 48106-1000

DATE: 11/15/2011

REVISION: DATE

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	11/15/2011
2	DOOR AND WINDOW SCHEDULE	11/15/2011
3	PROJECT NUMBER 000	11/15/2011
4	DATE 08/04/2011	11/15/2011
5	DRAWN BY: AWP	11/15/2011

DESIGNED BY: BESSIEY
2281 CAMDEN HWY.
WATERBURY, MA

ISSUED FOR CONSTRUCTION

DOOR AND WINDOW SCHEDULE

PROJECT NUMBER 000
DATE 08/04/2011
DRAWN BY: AWP

A6.0

PROJECT MANAGER TO VERIFY ALL DIMENSIONS WITH FINAL QUOTE

MARK	Level	Family	Description	Width	Height	SH Height	Head Height
101	GARAGE LEVEL	Double Hung cas	DOUBLE HUNG	2'-5"	4'-0"	4'-1"	8'-5"
102	02 SECOND FLOOR	Double Hung cas, PELLA	DOUBLE HUNG	2'-11"	3'-11"	3'-1"	7'-0"
103	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
104	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
105	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
106	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
107	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
108	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
109	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
110	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
111	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
112	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
113	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
114	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
115	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
116	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
117	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
118	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
119	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
120	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
121	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
122	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
123	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
124	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
125	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
126	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
127	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
128	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
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130	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
131	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"
132	02 SECOND FLOOR	Fixed casul, PELLA		2'-1"	2'-1"	4'-11"	7'-0"

Type Mark	Type	Description	Width	Height	Count
A	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	3
B	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	7'-6"	1
C	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	1
D	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	3
E	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	1
F	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	1
G	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	1
H	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	1
I	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	1
J	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	1
K	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	4
L	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	2
M	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	1
N	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-6"	1
Grand Total: 22					

Mark	Level	Type	Description	Width	Height	SH Height
101	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
102	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
103	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
104	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
105	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
106	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
107	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
108	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
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127	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
128	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
129	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
130	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
131	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"
132	GARAGE LEVEL	Door-Garage-CHD-3000LW	GARAGE DOOR	9'-0"	8'-0"	8'-0"

GENERAL STRUCTURAL NOTES

- ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE REGULATORY BUILDING CODE (R.B.C.) (ENFORCED).
- THE CONTRACTOR SHALL NOT TAKE THE CONTRACT DRAWINGS.
- TYPICAL AND CERTAIN SPECIFIC CONDITIONS HAVE BEEN DETAILLED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE DETAILS MEET ALL APPLICABLE CODES AND REGULATIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL CONNECTIONS, BRACKETS, AND DETAILS SHALL BE DESIGNED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION OF FABRICATION AND ERECTION.
- WHEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF FIELD CONDITIONS WHICH MAY AFFECT THE STRUCTURAL CONDITIONS OF THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL COORDINATE THE STRUCTURAL CONTRACT DOCUMENTS WITH THE ARCHITECT'S CONTRACT DOCUMENTS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF FIELD CONDITIONS WHICH MAY AFFECT THE STRUCTURAL CONDITIONS OF THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

DESIGN LOADS

- DESIGN LOADS:
 - A. LIVE LOAD: 40 PSF
 - B. DEAD LOAD: 10 PSF
 - C. WIND LOAD: 15 PSF
 - D. SNOW LOAD: 20 PSF
- WIND LOAD:
 - A. WIND VELOCITY: 105 MPH (3 SECOND DURATION)
 - B. EXPOSURE: B
 - C. WIND DIRECTION: AS SHOWN ON DRAWINGS
 - D. WIND PRESSURE: 4.42 PSF
- SEISMIC LOADS:
 - A. SEISMIC HAZARD ANALYSIS: AS PER 2018 IBC 1609.4.3.3
 - B. SEISMIC DESIGN CATEGORY: N/A
 - C. SEISMIC DESIGN SPECTRA: AS PER 2018 IBC 1609.4.3.3
 - D. SEISMIC DESIGN COEFFICIENT: 0.1

FOUNDATIONS

- FOUNDATIONS:
 - A. FOUNDATION TYPE: AS SHOWN ON DRAWINGS
 - B. FOUNDATION MATERIAL: AS SHOWN ON DRAWINGS
 - C. FOUNDATION DIMENSIONS: AS SHOWN ON DRAWINGS
 - D. FOUNDATION ELEVATION: AS SHOWN ON DRAWINGS
- FOUNDATIONS:
 - A. FOUNDATION TYPE: AS SHOWN ON DRAWINGS
 - B. FOUNDATION MATERIAL: AS SHOWN ON DRAWINGS
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 - B. FOUNDATION MATERIAL: AS SHOWN ON DRAWINGS
 - C. FOUNDATION DIMENSIONS: AS SHOWN ON DRAWINGS
 - D. FOUNDATION ELEVATION: AS SHOWN ON DRAWINGS

STRUCTURAL STEEL NOTES

- STRUCTURAL STEEL:
 - A. STEEL TYPE: A36
 - B. STEEL GRADE: A36
 - C. STEEL THICKNESS: AS SHOWN ON DRAWINGS
 - D. STEEL CONNECTIONS: AS SHOWN ON DRAWINGS
- STRUCTURAL STEEL:
 - A. STEEL TYPE: A36
 - B. STEEL GRADE: A36
 - C. STEEL THICKNESS: AS SHOWN ON DRAWINGS
 - D. STEEL CONNECTIONS: AS SHOWN ON DRAWINGS
- STRUCTURAL STEEL:
 - A. STEEL TYPE: A36
 - B. STEEL GRADE: A36
 - C. STEEL THICKNESS: AS SHOWN ON DRAWINGS
 - D. STEEL CONNECTIONS: AS SHOWN ON DRAWINGS

CONCRETE WORK

- CONCRETE WORK:
 - A. CONCRETE TYPE: 3000 PSI
 - B. CONCRETE GRADE: 3000 PSI
 - C. CONCRETE THICKNESS: AS SHOWN ON DRAWINGS
 - D. CONCRETE CONNECTIONS: AS SHOWN ON DRAWINGS
- CONCRETE WORK:
 - A. CONCRETE TYPE: 3000 PSI
 - B. CONCRETE GRADE: 3000 PSI
 - C. CONCRETE THICKNESS: AS SHOWN ON DRAWINGS
 - D. CONCRETE CONNECTIONS: AS SHOWN ON DRAWINGS
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 - A. CONCRETE TYPE: 3000 PSI
 - B. CONCRETE GRADE: 3000 PSI
 - C. CONCRETE THICKNESS: AS SHOWN ON DRAWINGS
 - D. CONCRETE CONNECTIONS: AS SHOWN ON DRAWINGS

WOOD FRAMING NOTES

- WOOD FRAMING:
 - A. WOOD TYPE: SYPRESS
 - B. WOOD GRADE: SYPRESS
 - C. WOOD THICKNESS: AS SHOWN ON DRAWINGS
 - D. WOOD CONNECTIONS: AS SHOWN ON DRAWINGS
- WOOD FRAMING:
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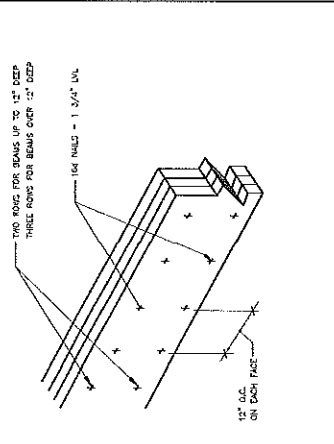
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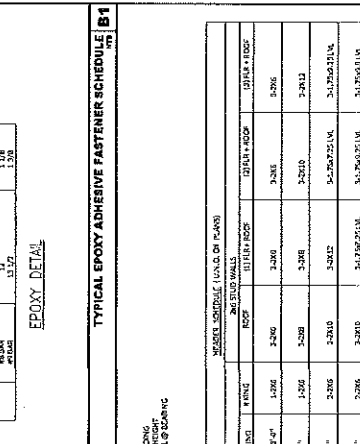
TYPICAL BEAM BUILT UP BEAM DETAIL



TYPICAL BEAM BUILT UP BEAM DETAIL

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	TOP PLATE	1	PLATE	1.50
2	BOTTOM PLATE	1	PLATE	1.50
3	WOOD JOIST	1	JOIST	1.00
4	WOOD JOIST	1	JOIST	1.00
5	WOOD JOIST	1	JOIST	1.00
6	WOOD JOIST	1	JOIST	1.00
7	WOOD JOIST	1	JOIST	1.00
8	WOOD JOIST	1	JOIST	1.00
9	WOOD JOIST	1	JOIST	1.00
10	WOOD JOIST	1	JOIST	1.00
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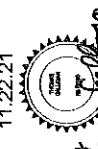
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38	WOOD JOIST	1	JOIST	1.00

COMMENTS

11.22.21

 Thomas G. Sullivan
FOR PERMIT

DATE: _____
 REVIEWING: _____
 SUBMISSION: _____
 SCALE: _____

NOTES:
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PROJECT TITLE:
BESSEY RESIDENCE
 2262 CRANBERRY HWY
 WAREHAM, MA

DRAWING TITLE:
FRAMING PLANS,
SECTIONS, DETAILS

PROJECT NUMBER: 1
 DATE: 11.23.21
 SCALE: AS NOTED
 DRAWN BY: DT

DRAWING NUMBER:
S-200

