



JC ENGINEERING, Inc.
Civil & Environmental Engineering

2854 Cranberry Highway.
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October 26, 2021

Town of Wareham Board of Appeals
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

RE: 238 & 240 Sandwich Road – Revised Plan Set dated October 25, 2021

Dear Members of the Board:

J.C. Engineering, Inc has prepared a revised the plan set based on comments received in a letter from the Wareham Fire Department, dated October 8, 2021. Please find below a summary of the addressed comments as well as incidental revisions to the site plan:

1. *WFD Comment: The revised set of site plans submitted to us do not provide an updated swept path analysis.*

JCE Response: We have included the swept path analysis plan in the revised site plan set (sheet 9). We would note that since the most recent WFD review of the swept path analysis plan, dated May 25, 2021, there have been no changes to the overall layout and width of travel lanes provided for emergency access.

2. *WFD Comment: The Plymouth Road exit/entrance does not indicate turning radius.*

JCE Response: This information is now provided on the plan set on sheet 3 & 9.

3. *WFD Comment: Parking garage does not provide direct egress to the exterior other than the vehicle exit/entrance on the East elevation. Egress is shown on the First floor through a stairwell from the parking garage. In additional egress is requested on the North/Northwest elevation for direct access. This would also aid in ventilation of smoke or other potential hazards directly to the exterior of the building.*

JCE Response: At the request of WFD an addition access point to the garage level directly from the exterior has been provided at the northwesternmost corner of the building and shown on the revised site plan and architectural plans.

4. *WFD Comment: All fire lanes to be indicated with appropriate signage and red painted striping.*



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JCE Response: Signage and striping is not noted on the revised plan set (Sheet 3). The final location and layout of the signage and striping is to be determined by the Wareham Fire Department.

5. The roof drywells have been slightly relocated to provide for additional separation from the building foundation walls.
6. The garage layout has been revised to address issues of maneuverability. Six spaces have been removed and columns relocated to allow for suitable space for vehicle to pass. Bollards will be provided at the elevator entrance. Please see attached maneuverability sketch plan, prepared by JC Engineering, Inc., dated October 25, 2021 that demonstrates this.
7. The revised site plan set, dated October 25, 2021, prepared by JC Engineering, Inc incorporates the above comments. In addition, please see revised Architectural Plans prepared by Lydia B. Graves II, R.A., dated October 22, 2021 which also incorporates the above comments.

Please feel free to contact our office should you have any questions.

Sincerely,

Brian J. Wallace, E.I.T.
Project Engineer
J.C. Engineering, Inc.

jlc/bjw

cc: Wareham Fire Department, Charles L. Rowley, PE, PLS, Frederick Mannix