

LOCUS MAP
SCALE 1" = 2000'

PARKING SCHEDULE

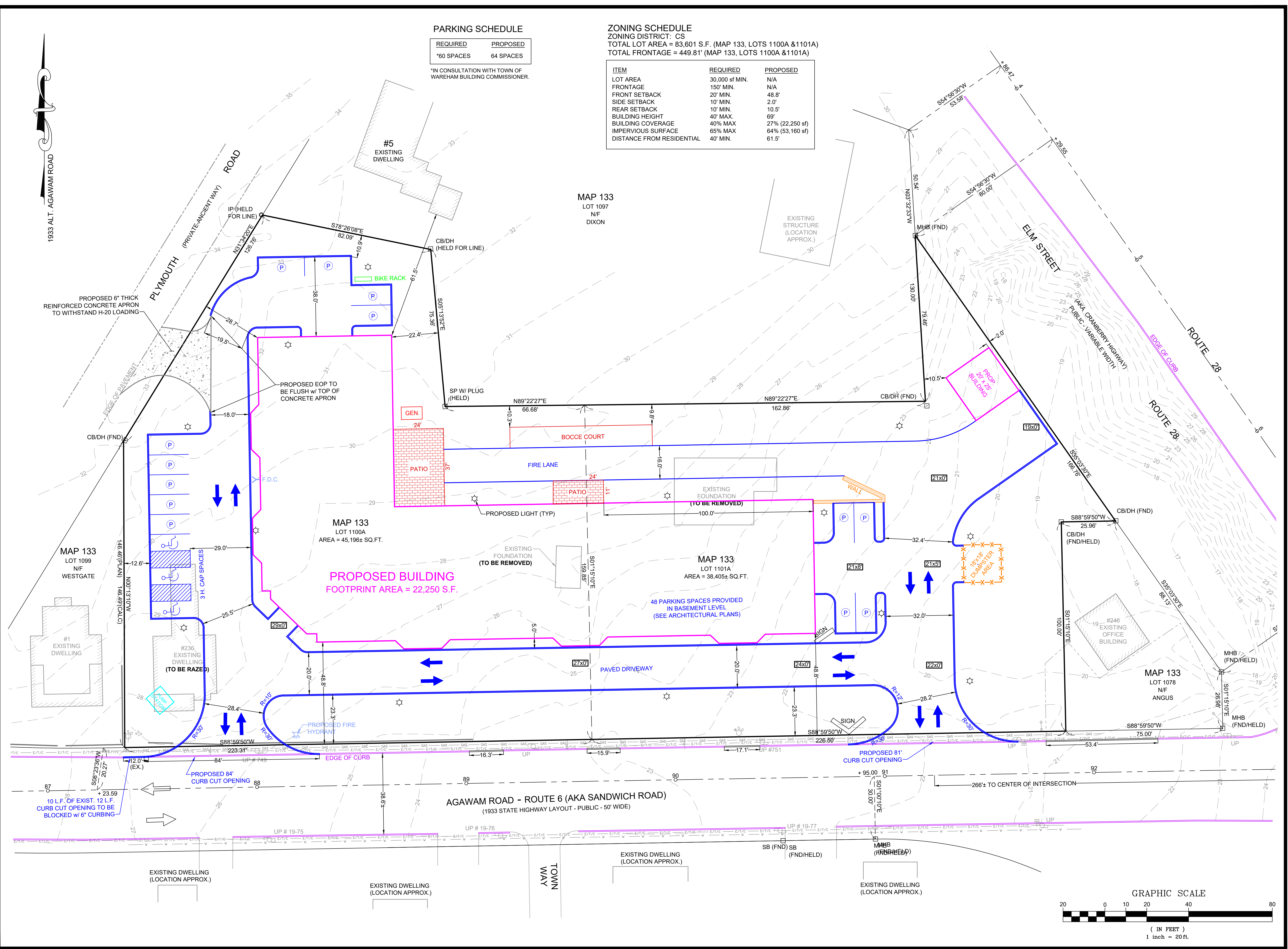
REQUIRED	PROPOSED
*60 SPACES	64 SPACES

*IN CONSULTATION WITH TOWN OF WAREHAM BUILDING COMMISSIONER.

ZONING SCHEDULE

ZONING DISTRICT: CS
TOTAL LOT AREA = 83,601 S.F. (MAP 133, LOTS 1100A & 1101A)
TOTAL FRONTAGE = 449.81' (MAP 133, LOTS 1100A & 1101A)

ITEM	REQUIRED	PROPOSED
LOT AREA	30,000 sf MIN.	N/A
FRONTAGE	150' MIN.	N/A
FRONT SETBACK	20' MIN.	48.8'
SIDE SETBACK	10' MIN.	2.0'
REAR SETBACK	10' MIN.	10.5'
BUILDING HEIGHT	40' MAX.	69'
BUILDING COVERAGE	40% MAX	27% (22,250 sf)
IMPERVIOUS SURFACE	65% MAX	64% (53,160 sf)
DISTANCE FROM RESIDENTIAL	40' MIN.	61.5'



DRAFT

JOHN L. CHURCHILL JR., PE, PLS DATE

SITE PLAN

AT
238+240 SANDWICH ROAD
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
SITE LAYOUT

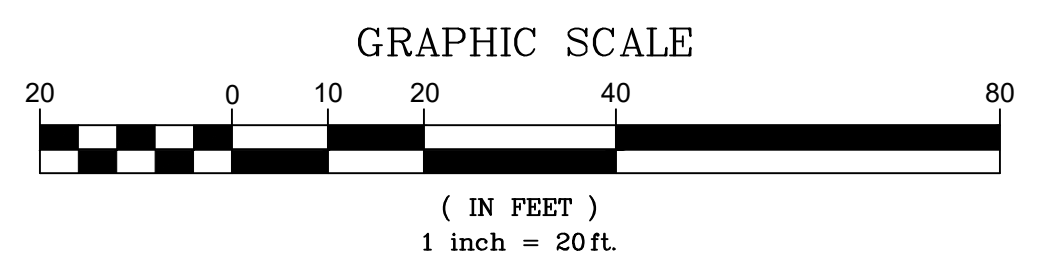
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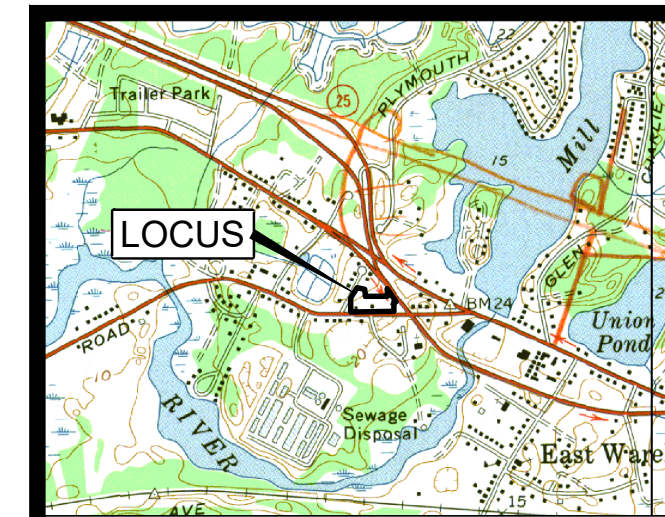
No.	DATE	DESC.
1	1-4-21	Blgd & drives & entrance

PREPARED FOR:
F.C. MANNIX
PO BOX 85
BOSTON, MA 02113
617-792-5539

PREPARED BY:
JC ENGINEERING, INC
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE:	JULY 22, 2020
FIELD:	CB/RB
CALC./DESIGN:	MCP
DRAWN:	MCP
CHECK:	JLC
JOB NO.:	435
SHEET 1 OF 2	





LOCUS MAP
SCALE 1" = 2000'

DRAFT

JOHN L. CHURCHILL JR., PE, PLS DATE

SITE PLAN
AT
238+240 SANDWICH ROAD
IN
WAREHAM MASSACHUSETTS
(PLYMOUTH COUNTY)
FIRE TRUCK ACCESS

REVISIONS:

No.	DATE	DESC.
1	1-4-21	Bldg & drives & entrance

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PO BOX 85
BOSTON, MA 02113
617-792-5539

PREPARED BY:
JC ENGINEERING, INC
2854 CRANBERRY HIGHWAY
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DATE: JULY 22, 2020

FIELD: CB/RB

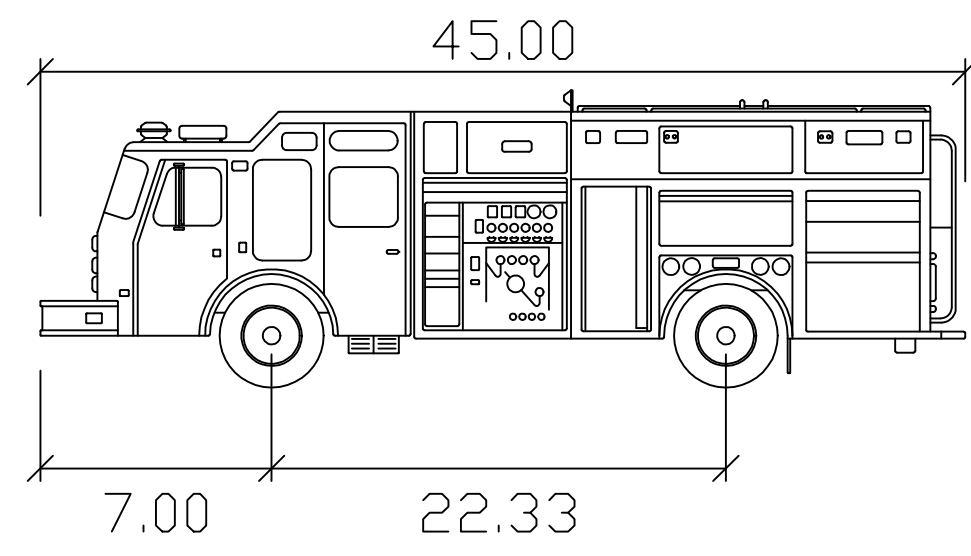
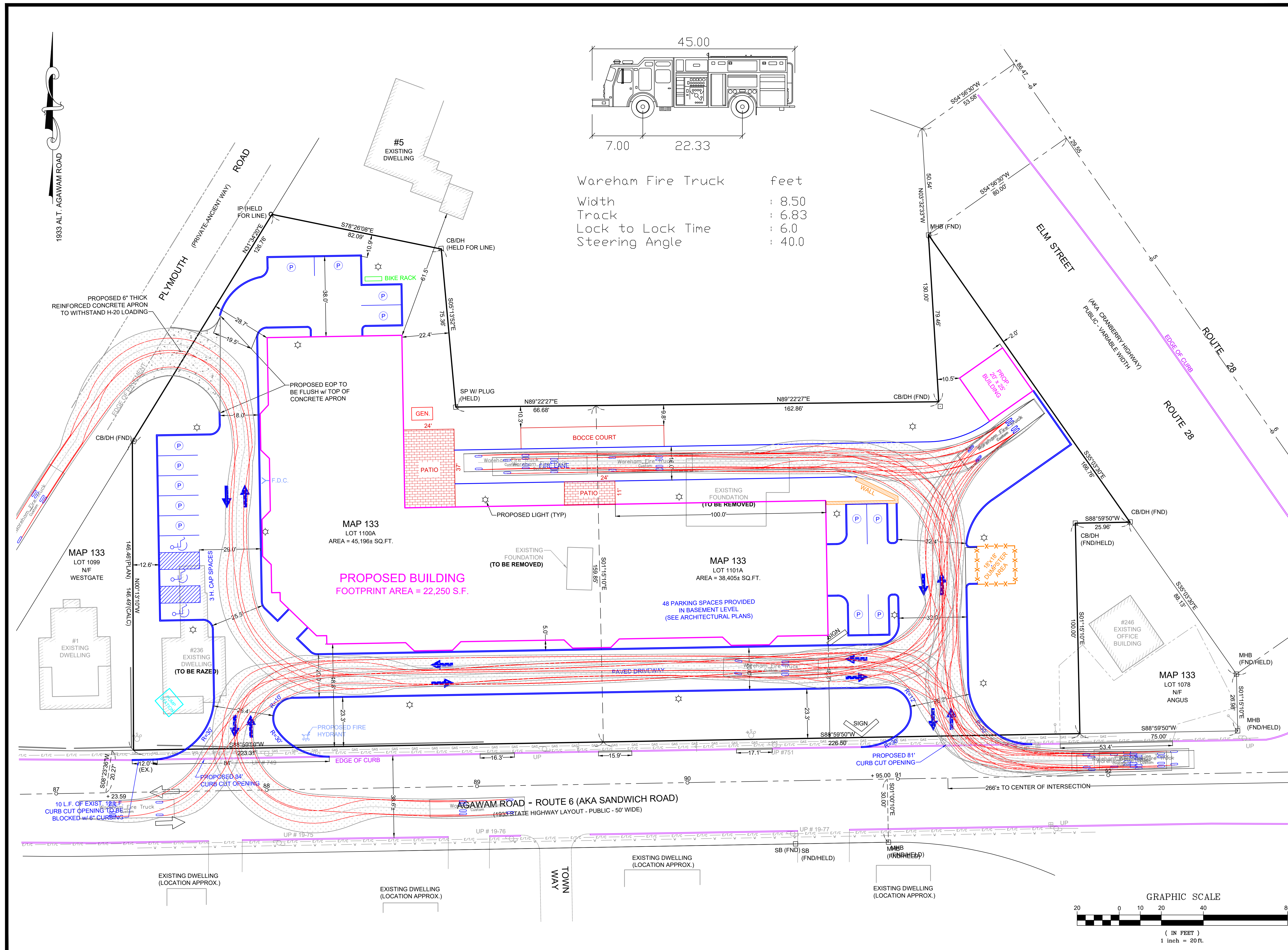
CALC./DESIGN: MCP

DRAWN: MCP

CHECK: JLC

JOB NO: 435

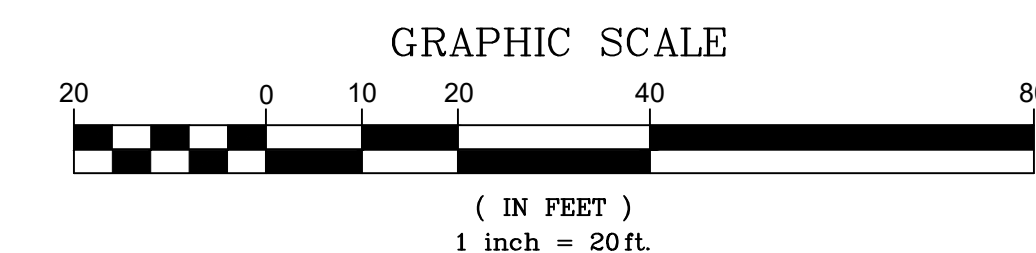
SHEET 2 OF 2



Wareham Fire Truck feet
Width : 8.50
Track : 6.83
Lock to Lock Time : 6.0
Steering Angle : 40.0

MAP 133
LOT 1100A
AREA = 45,196± SQ. FT.
PROPOSED BUILDING
FOOTPRINT AREA = 22,250 S.F.

MAP 133
LOT 1101A
AREA = 38,405± SQ. FT.
48 PARKING SPACES PROVIDED
IN BASEMENT LEVEL
(SEE ARCHITECTURAL PLANS)



Lydia B.Graves II, R.A.
68 Cotting Street
Medford, MA 02155

Phone: 781-248-4846
Fax: 781-391-1842

PROJECT NAME:

WAREHAM
ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

SITE PLAN

SCALE:

1" = 40'

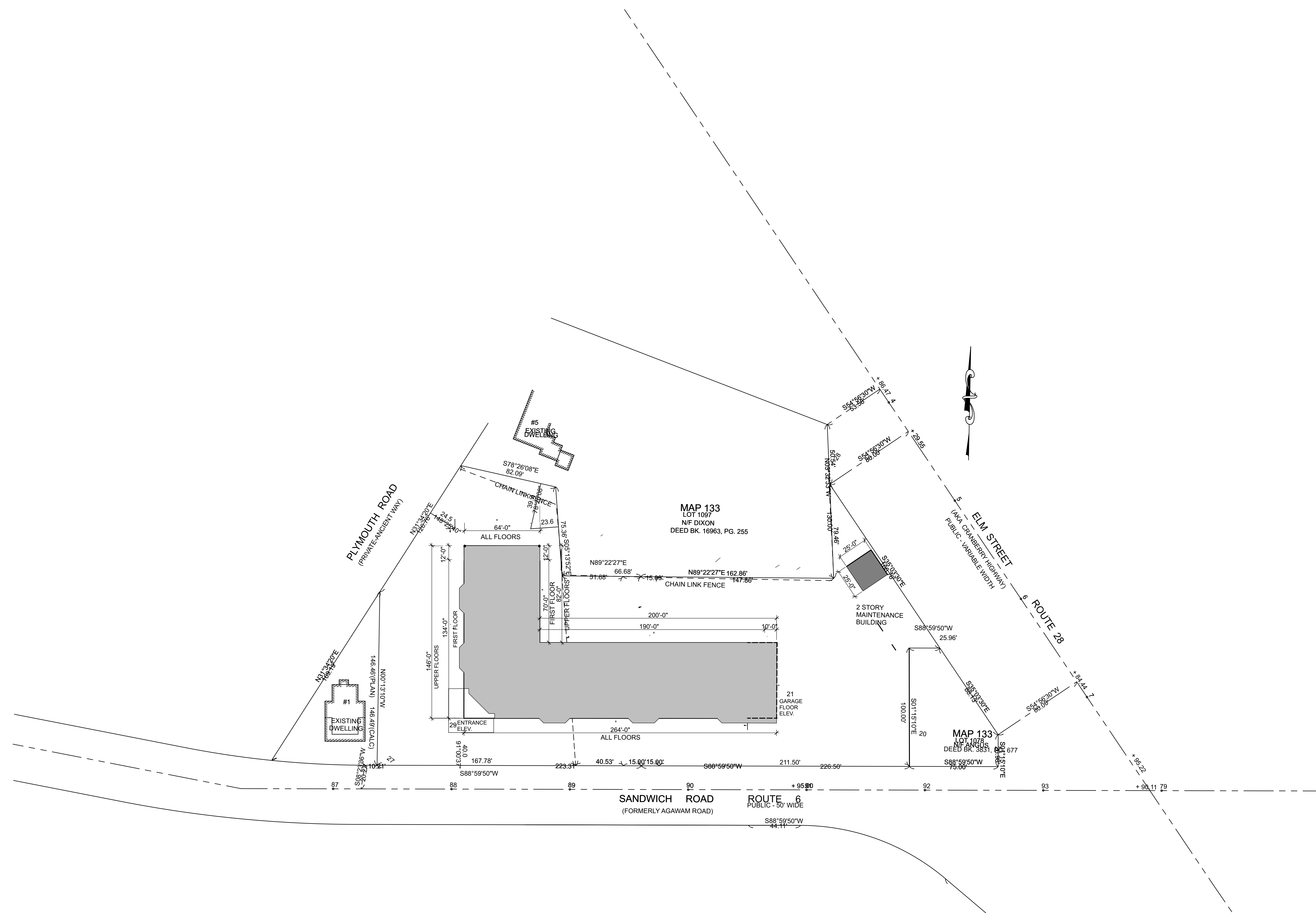
REVISIONS

REV. NO:

REV. DATE:

DECEMBER 17, 2020

A-01



SITE PLAN

Lydia B.Graves II, R.A.
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PROJECT NAME:

WAREHAM
ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

BASEMENT PLAN-
MAIN BUILDING

SCALE:

1/16" = 1'-0"

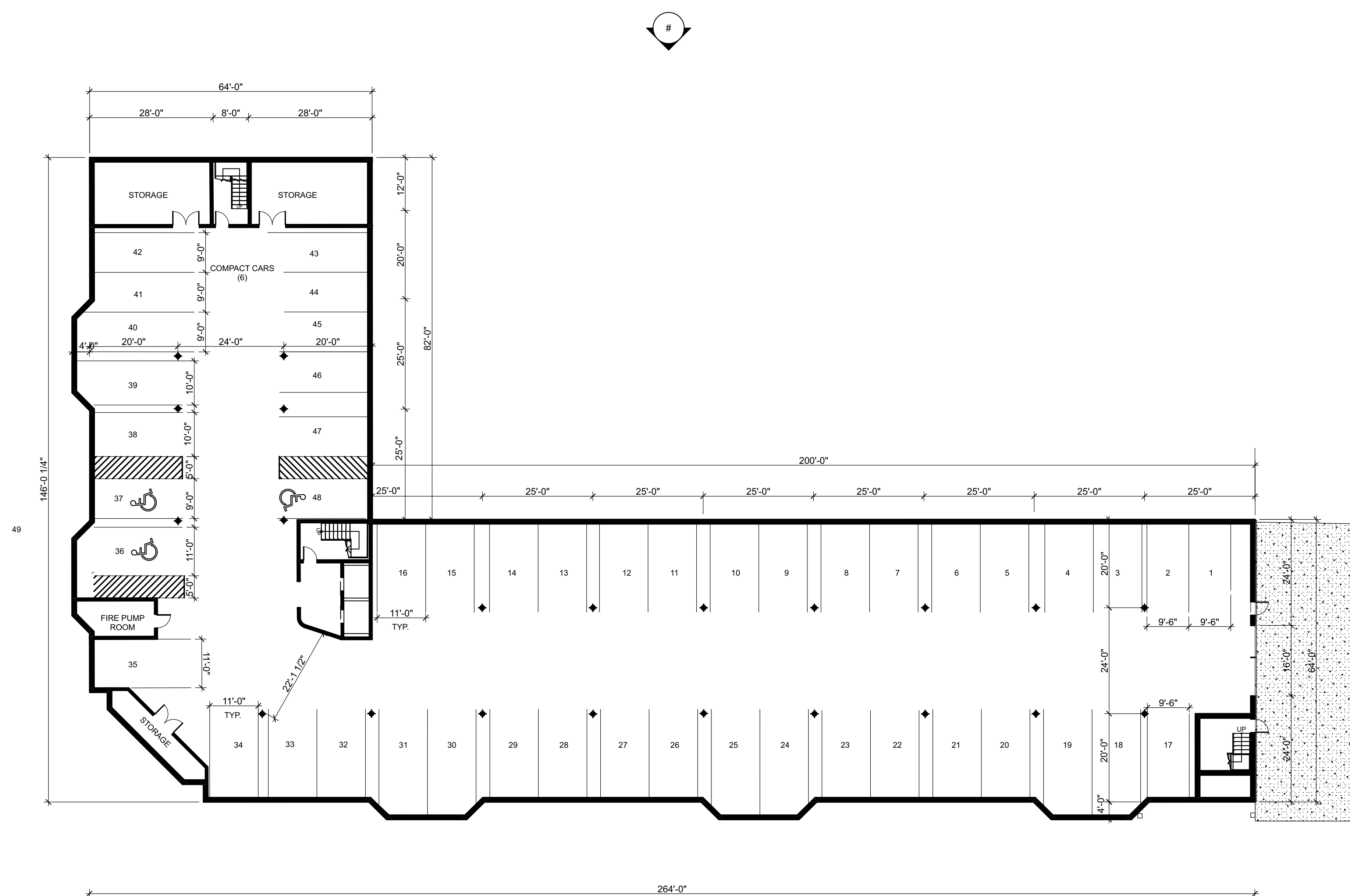
REVISIONS

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REV. DATE:

DECEMBER 17, 2020

A-02



BASEMENT PLAN

Lydia B.Graves II, R.A.
68 Cotting Street
Medford, MA 02155

Phone: 781-248-4846
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PROJECT NAME:

WAREHAM
ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

FIRST FLOOR PLAN
ASSISTED LIVING-
MAIN BUILDING

SCALE:

1/16" = 1'-0"

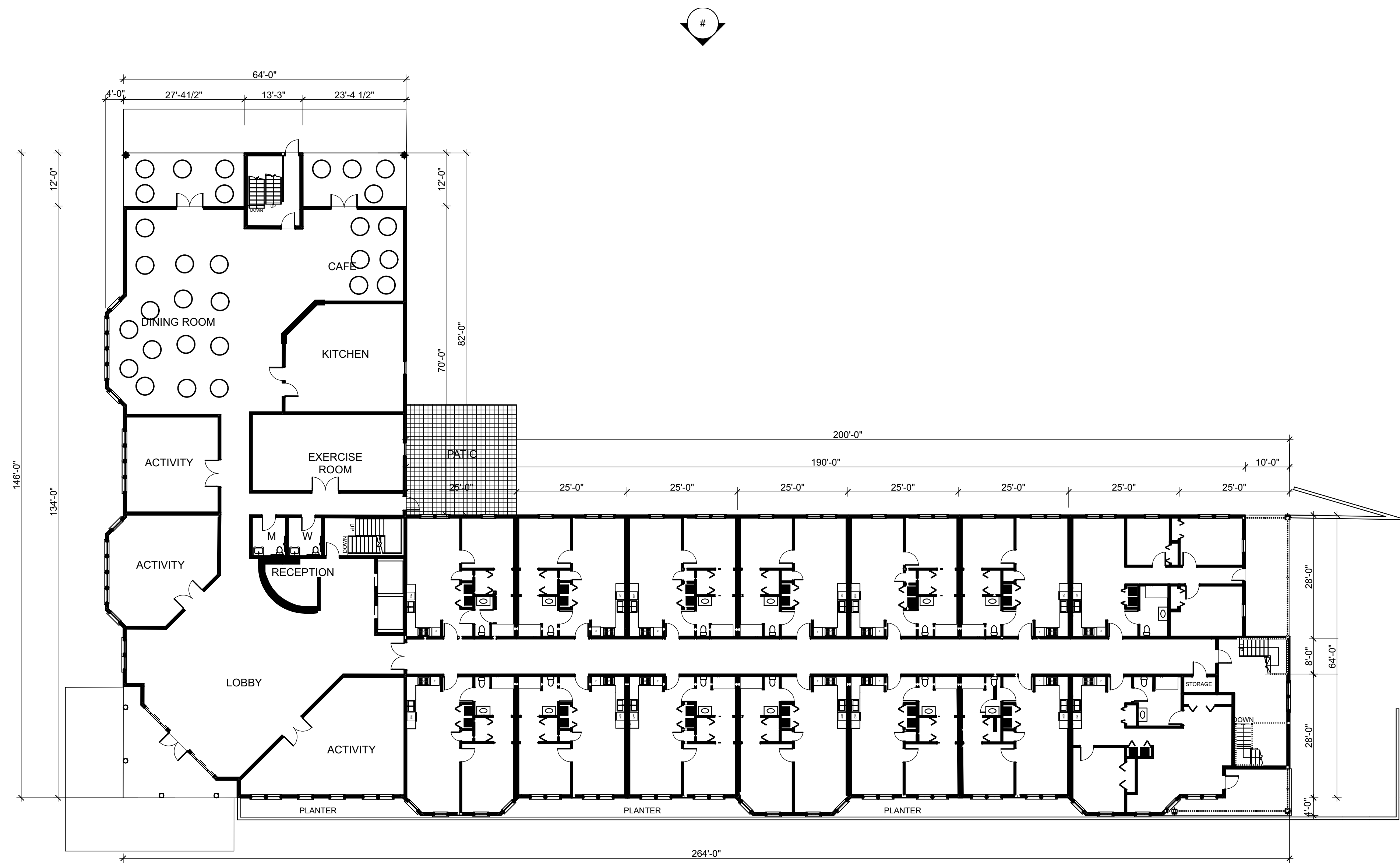
REVISIONS

REV. NO:

REV. DATE:

DECEMBER 17, 2020

A-03AL



FIRST FLOOR PLAN ASSISTED LIVING

Lydia B.Graves II, R.A.
 68 Cotting Street
 Medford, MA 02155

Phone: 781-248-4846
 Fax: 781-391-1842

PROJECT NAME:

WAREHAM
 ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
 WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

FIRST FLOOR PLAN-
 MAIN BUILDING
 MEMORY CARE

SCALE:

1/16" = 1'-0"

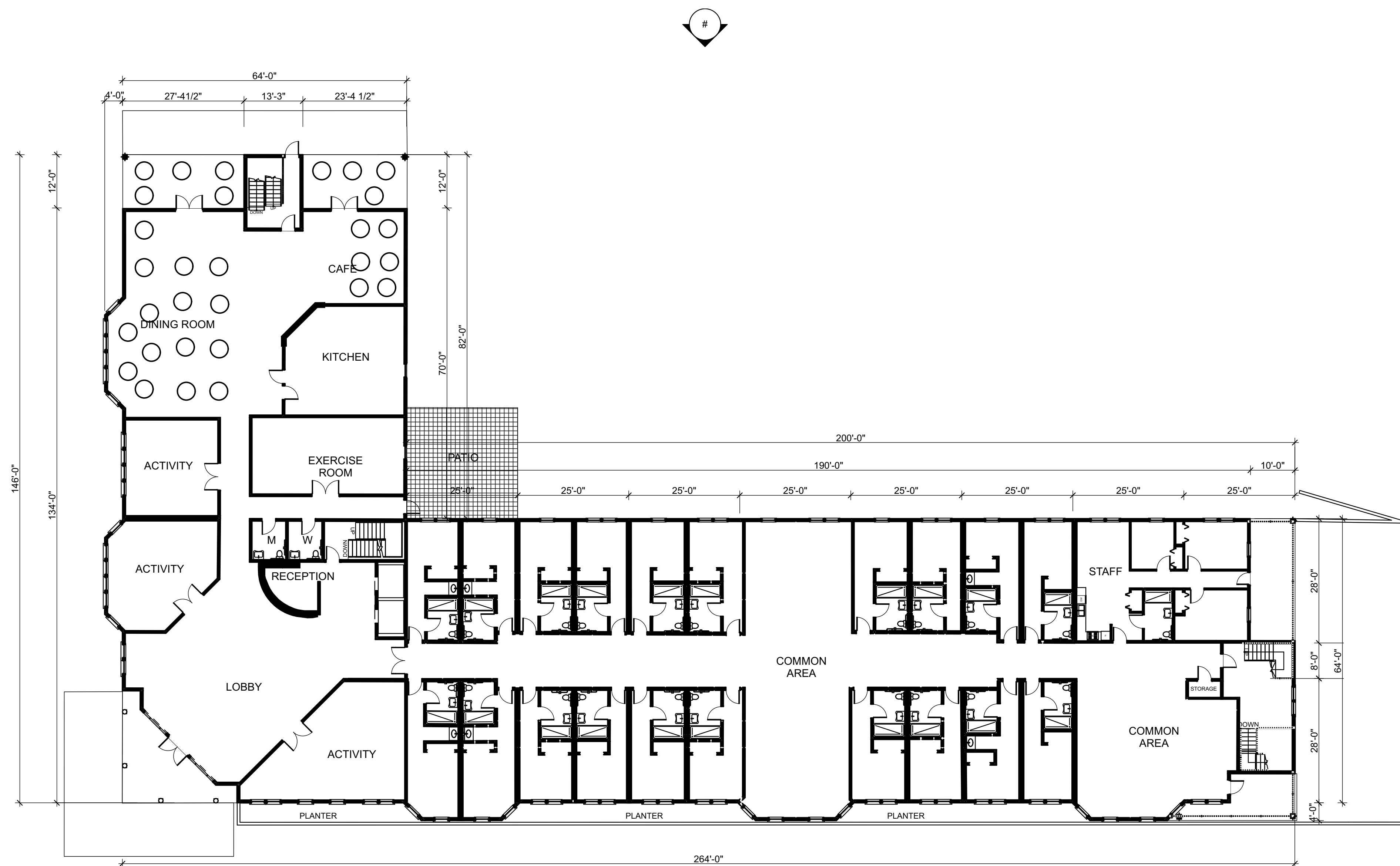
REVISIONS

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REV. DATE:

DECEMBER 17, 2020

A-03MC



FIRST FLOOR PLAN MEMORY CARE

Lydia B.Graves II, R.A.
68 Cotting Street
Medford, MA 02155

Phone: 781-248-4846
Fax: 781-391-1842

PROJECT NAME:

WAREHAM
ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

SECOND FLOOR
PLAN-MAIN
BUILDING

SCALE:

1/16" = 1'-0"

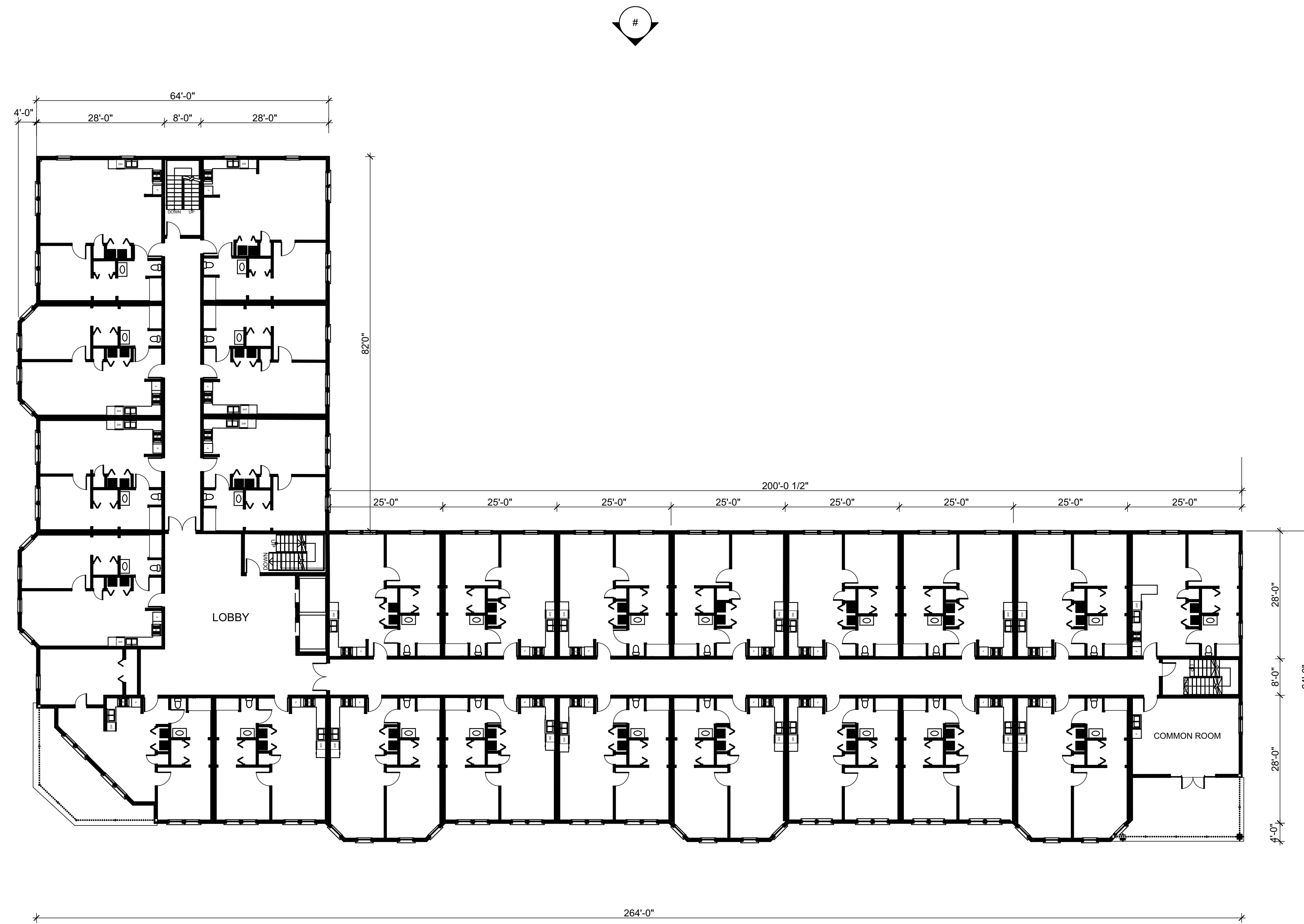
REVISIONS

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REV. DATE:

DECEMBER 17, 2020

A-04



SECOND FLOOR PLAN

Lydia B.Graves II, R.A.
68 Cotting Street
Medford, MA 02155

Phone: 781-248-4846
Fax: 781-391-1842

PROJECT NAME:

WAREHAM
ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

THIRD FLOOR
PLAN-MAIN
BUILDING

SCALE:

1/16" = 1'-0"

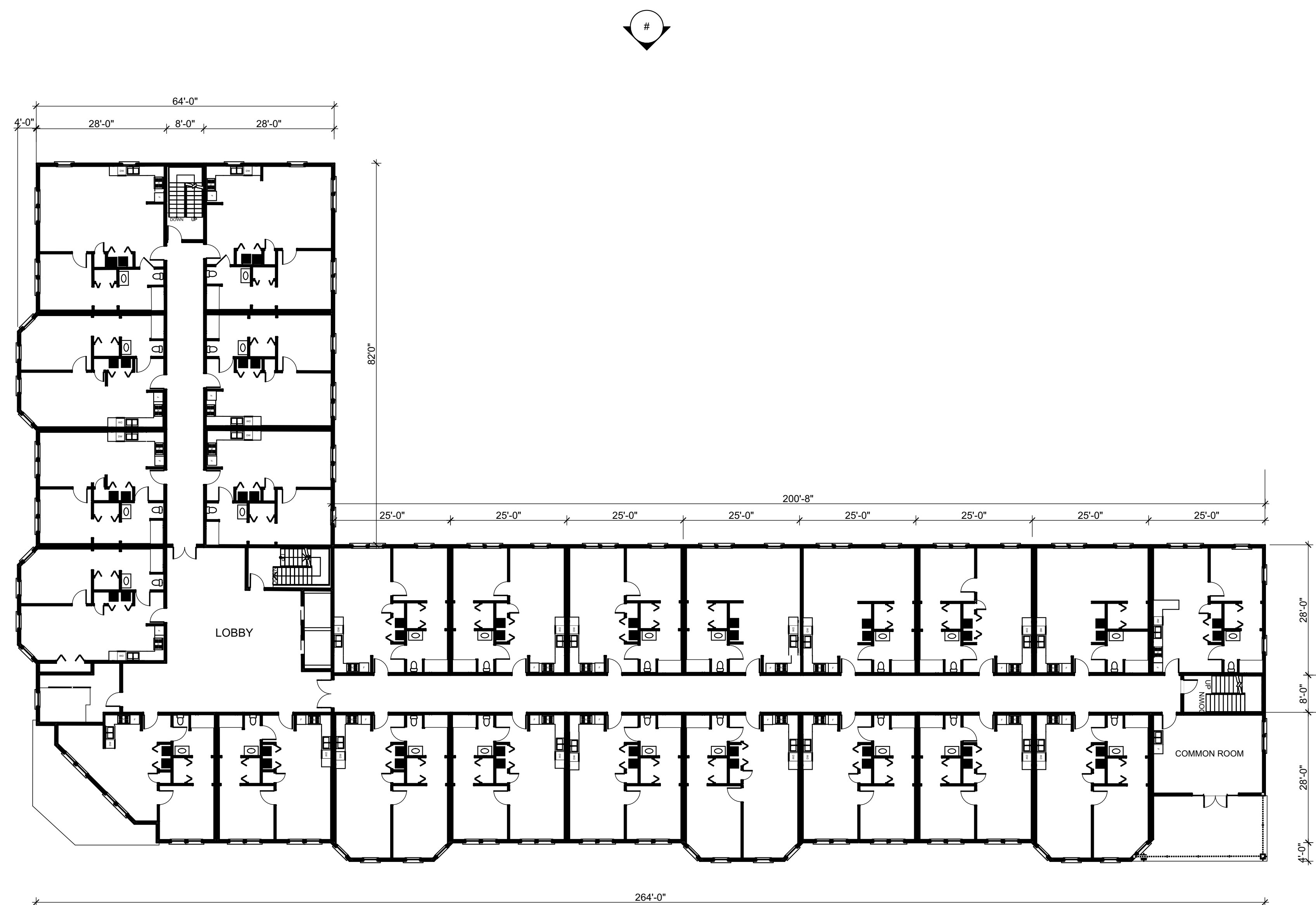
REVISIONS

REV. NO:

REV. DATE:

DECEMBER 17, 2020

A-05



THIRD FLOOR PLAN

Lydia B.Graves II, R.A.
 68 Cotting Street
 Medford, MA 02155

Phone: 781-248-4846
 Fax: 781-391-1842

PROJECT NAME:

WAREHAM
 ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
 WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

FOURTH FLOOR
 PLAN-MAIN
 BUILDING

SCALE:

1/16" = 1'-0"

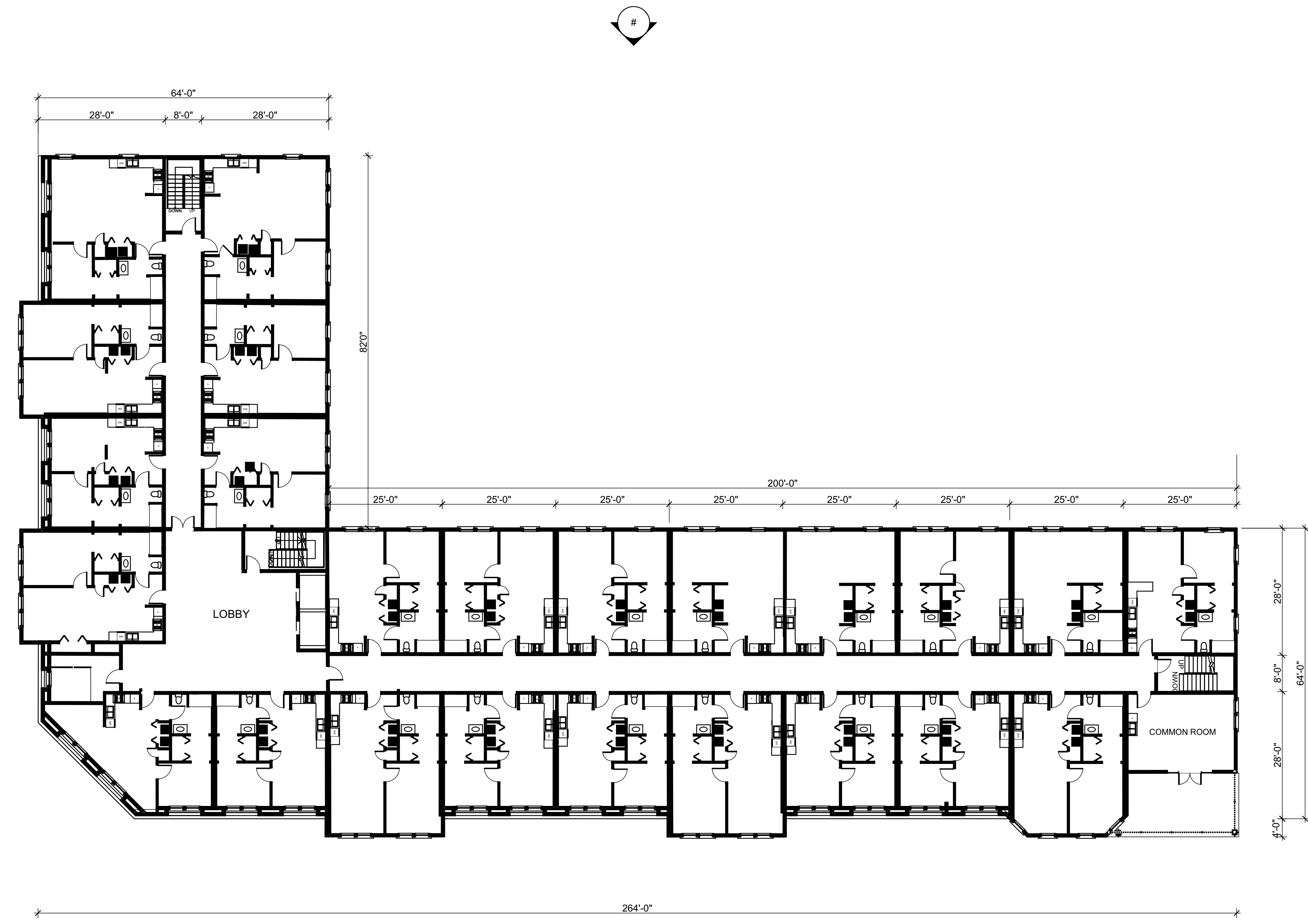
REVISIONS

REV. NO:

REV. DATE:

DECEMBER 17, 2020

A-06



FOURTH FLOOR PLAN

Lydia B.Graves II, R.A.
68 Cotting Street
Medford, MA 02155

Phone: 781-248-4846
Fax: 781-391-1842

PROJECT NAME:

WAREHAM
ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

SOLARIUM PLAN-
MAIN BUILDING

SCALE:

1/16" = 1'-0"

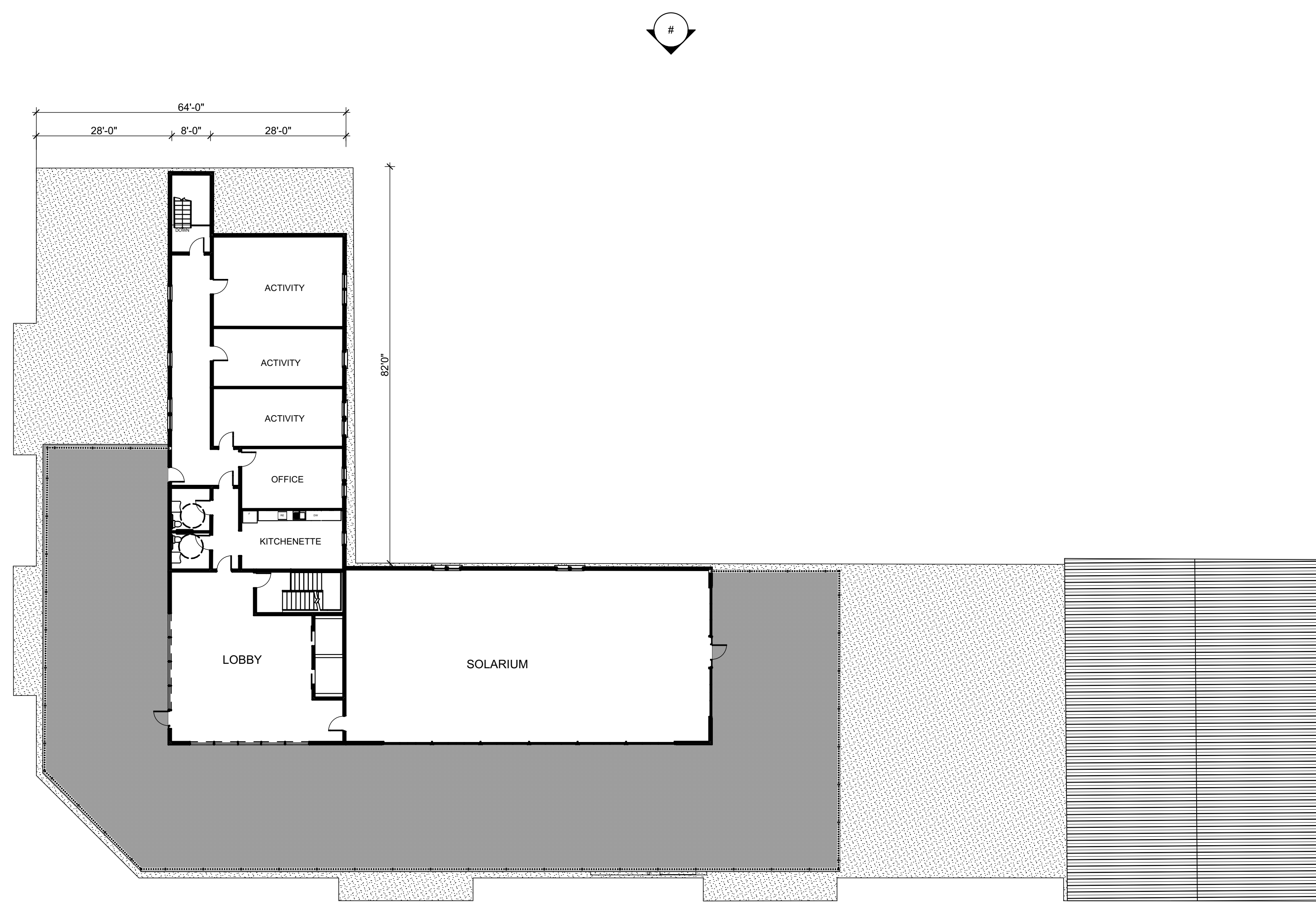
REVISIONS

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REV. DATE:

DECEMBER 17, 2020

A-07



SOLARIUM & ROOF DECK PLAN

Lydia B.Graves II, R.A.
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Medford, MA 02155

Phone: 781-248-4846
Fax: 781-391-1842

PROJECT NAME:

WAREHAM
ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

ROOF PLAN-MAIN
BUILDING

SCALE:

1/16" = 1'-0"

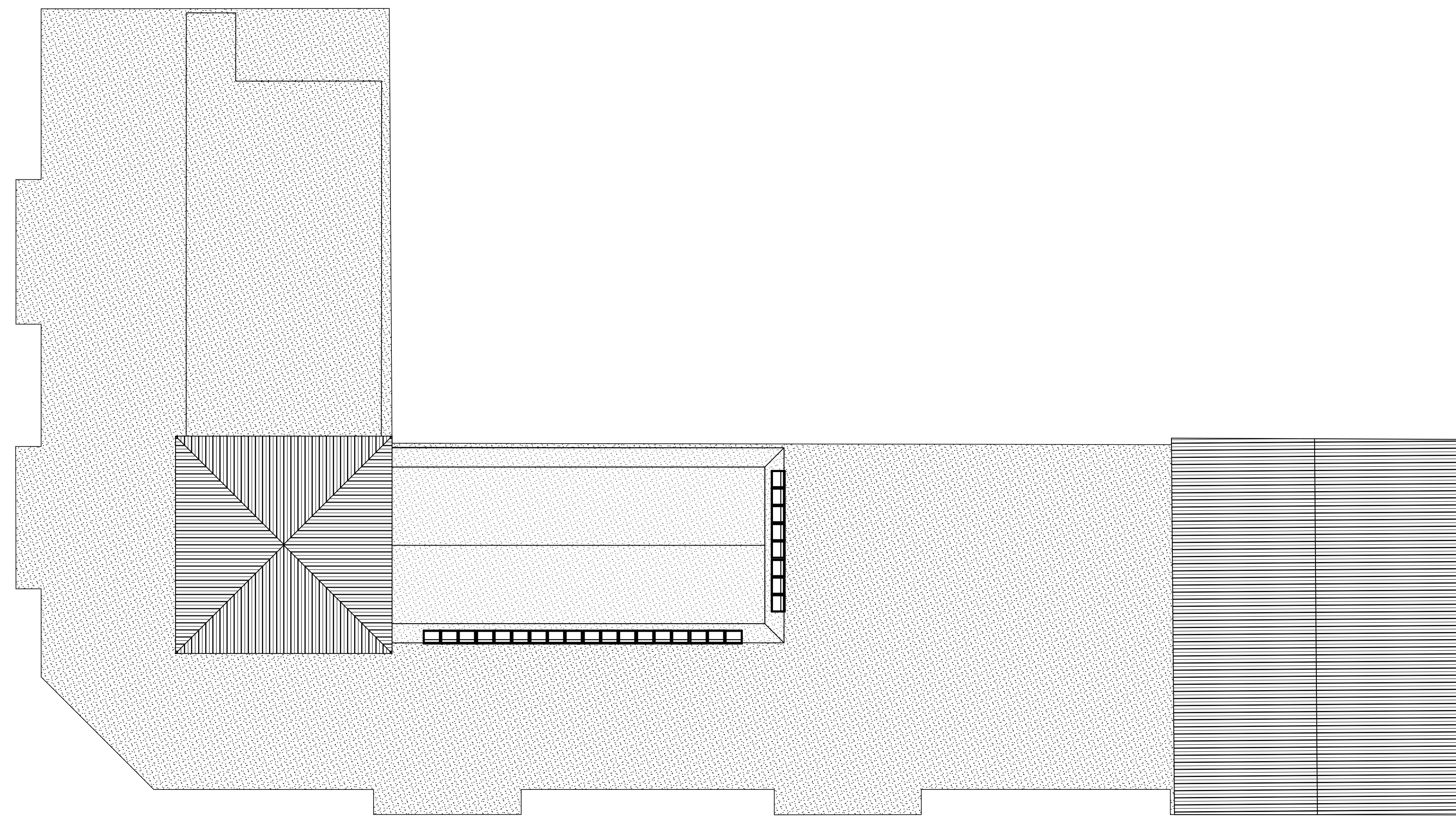
REVISIONS

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REV. DATE:

DECEMBER 17, 2020

A-08



ROOF PLAN

Lydia B.Graves II, R.A.
 68 Cotting Street
 Medford, MA 02155

Phone: 781-248-4846
 Fax: 781-391-1842

PROJECT NAME:

WAREHAM
 ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
 WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

ELEVATIONS
 SOUTH & WEST

SCALE:

1/16" = 1'-0"

REVISIONS

REV. NO:

REV. DATE:

DECEMBER 17, 2020

A-09



SOUTH ELEVATION



WEST ELEVATION

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 Fax: 781-391-1842

PROJECT NAME:

WAREHAM
 ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
 WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

ELEVATIONS
 NORTH & EAST

SCALE:

1/16" = 1'-0"

REVISIONS

REV. NO:

REV. DATE:

DECEMBER 17, 2020

A-10



NORTH ELEVATION



EAST ELEVATION

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Medford, MA 02155

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PROJECT NAME:

WAREHAM
ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

MAINTENANCE
BUILDING

SCALE:

1/16" = 1'-0"

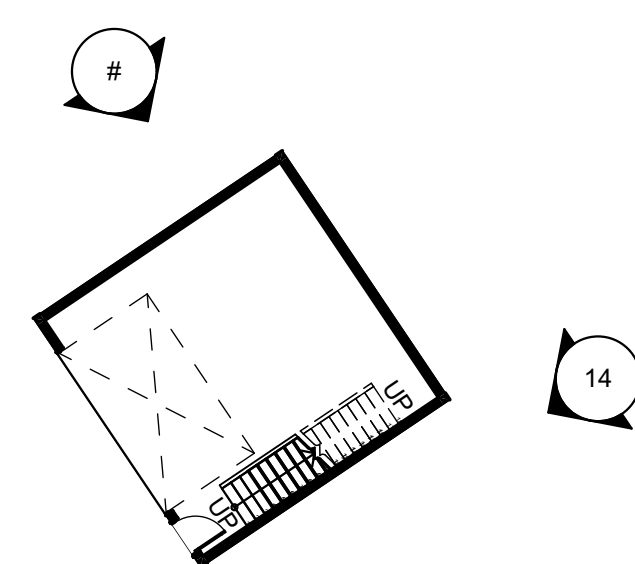
REVISIONS

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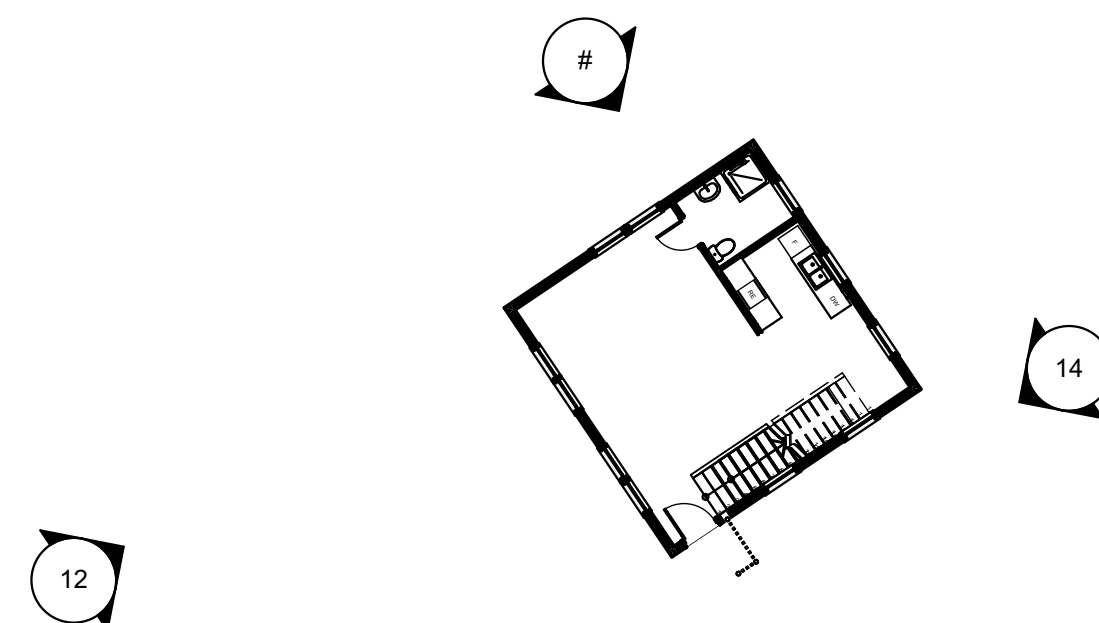
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DECEMBER 17, 2020

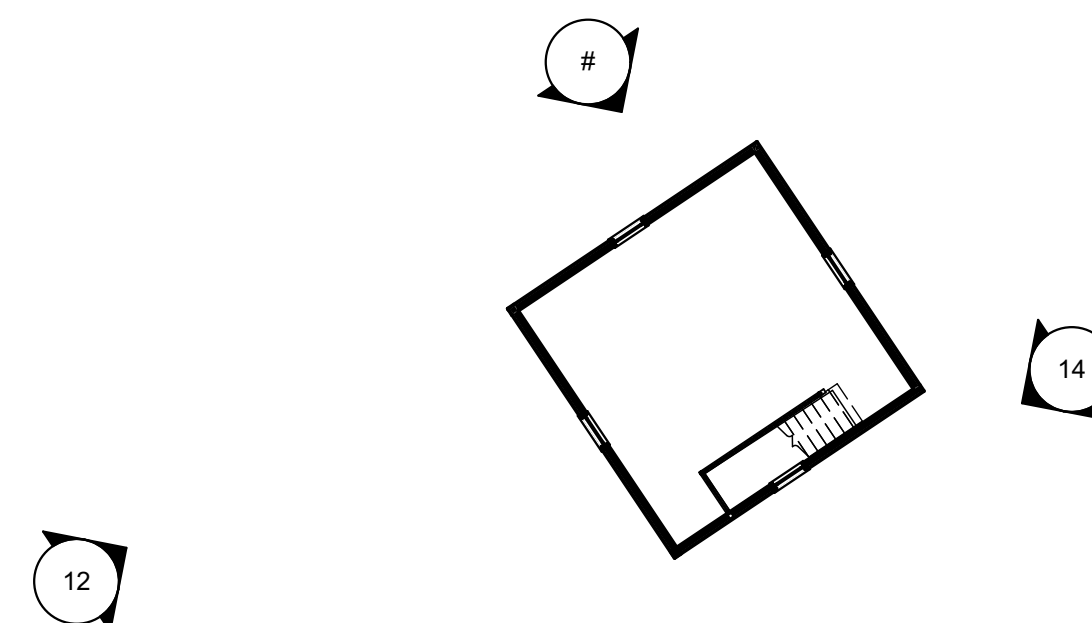
A-11



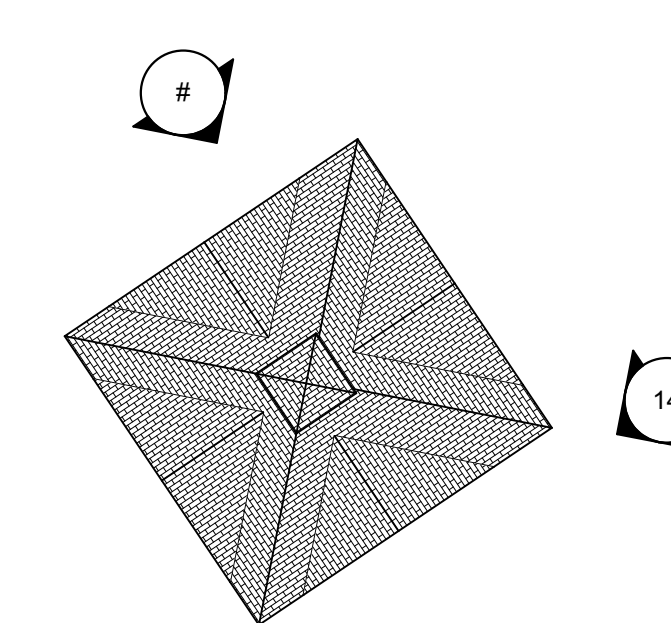
BASEMENT PLAN-MAINTENANCE



FIRST FLOOR PLAN-MAINTENANCE BLDG



SECOND FLOOR PLAN- MAINTENANCE



ROOF PLAN-MAINTENANCE



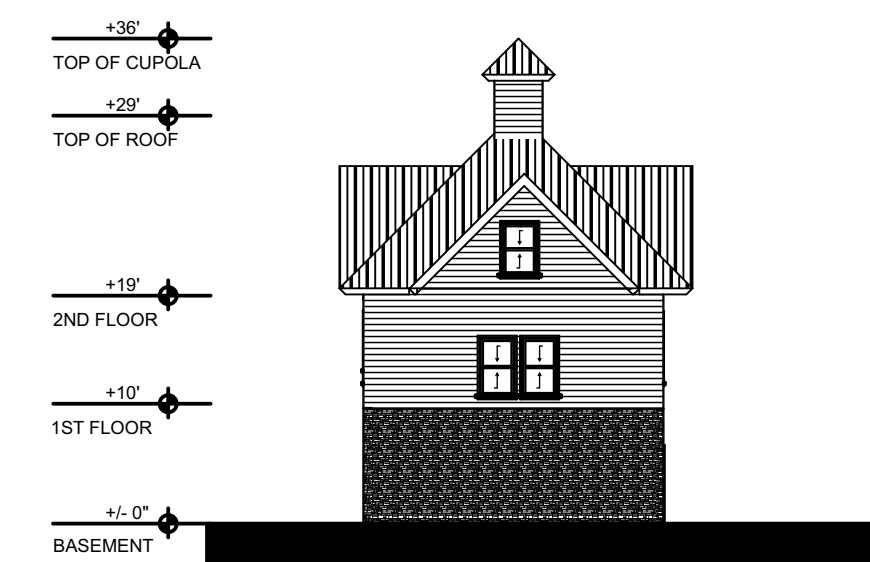
SOUTH ELEVATION MAINTENANCE



EAST ELEVATION MAINTENANCE



WEST ELEVATION MAINTENANCE



NORTH ELEVATION MAINTENANCE

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PROJECT NAME:

WAREHAM
ASSISTED LIVING

CONCEPT DESIGN

PROJECT ADDRESS:

242 SANDWICH RD
WAREHAM MA

CLIENT:

F. C. MANNIX

DRAWING NAME:

VIEW FROM
SANDWICH ROAD

SCALE:

1' = 1'-0"

REVISIONS

REV. NO:

REV. DATE:

DECEMBER 17, 2020

A-12





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PROJECT NAME:

**WAREHAM
 ASSISTED LIVING**

CONCEPT DESIGN

PROJECT ADDRESS:

**242 SANDWICH RD
 WAREHAM MA**

CLIENT:

F. C. MANNIX

DRAWING NAME:

**VIEW FROM
 SOUTHEAST**

SCALE:

1' = 1'-0"

REVISIONS

REV. NO:

REV. DATE:

DECEMBER 17, 2020

A-13