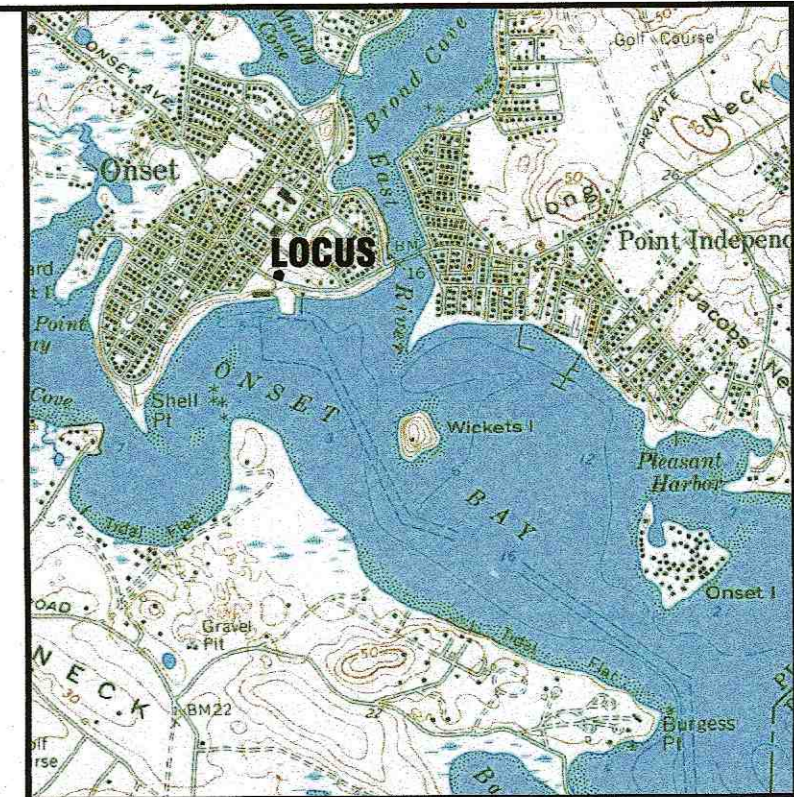


NOTES:

- FOR COMPLETE BUILDING ADDITION DIMENSIONS, CONSTRUCTION DETAILS AND SPECIFICATIONS REFER TO ARCHITECTURAL PLANS BY OTHERS. ALL CONSTRUCTION SHALL COMPLY WITH MASSACHUSETTS AND INTERNATIONAL BUILDING CODE REQUIREMENTS.
- THE EXISTING 3 SEASONS ROOM AND PART OF THE COVERED WOOD DECK WILL BE REMOVED AND AN ENCLOSED ADDITION WILL BE CONSTRUCTED IN THE SAME FOOTPRINT AS SHOWN ON THE PLAN.
- ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
- LOAM AND SEED ALL AREAS DISTURBED BY CONSTRUCTION.

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS FOR FILING WITH THE TOWN OF WAREHAM ZONING BOARD OF APPEALS.



LOCUS MAP ; SCALE 1" = 2083'

LOT DATA:

ASSESSORS MAP: 1/ LOT 1001
ADDRESS: 197 ONSET AVENUE

OWNER:
LEO'S HARBOR LIGHTS REALTY TRUST
LENORD G. CUBELLIS, TRUSTEE
55 COLLIER ROAD
SCITUATE, MA 02066

DEED REF: BOOK 10854, PAGE 8
PLAN REF: BOOK 7, PAGE 567

ZONING DATA:

ZONE: ONSET VILLAGE 1 (OV1)

SETBACKS:
MINIMUM LOT AREA: 5,000 S.F.
MINIMUM FRONTAGE: 50'
MINIMUM FRONT SETBACK: *
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM IMPERVIOUS SURFACE: 70%

* THE FRONT SETBACKS IN THE VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.

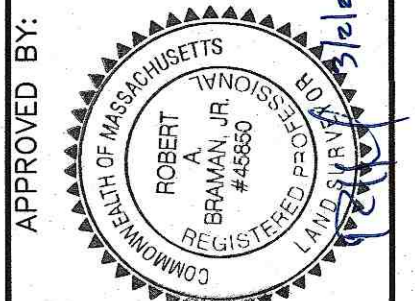
(SEE ZONING DATA TABLE)

FLOOD ZONE DATA:

THE PROJECT IS WITHIN FLOOD ZONE X AND SHADED ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0581K, DATED FEBRUARY 5, 2014.

DATE: FEB. 26, 2021
DRAWN BY: JH/JMP
CHECKED BY: WFM
JOB NO.: 16-8796
SCALE: 1" = 5'

APPROVED BY:



G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
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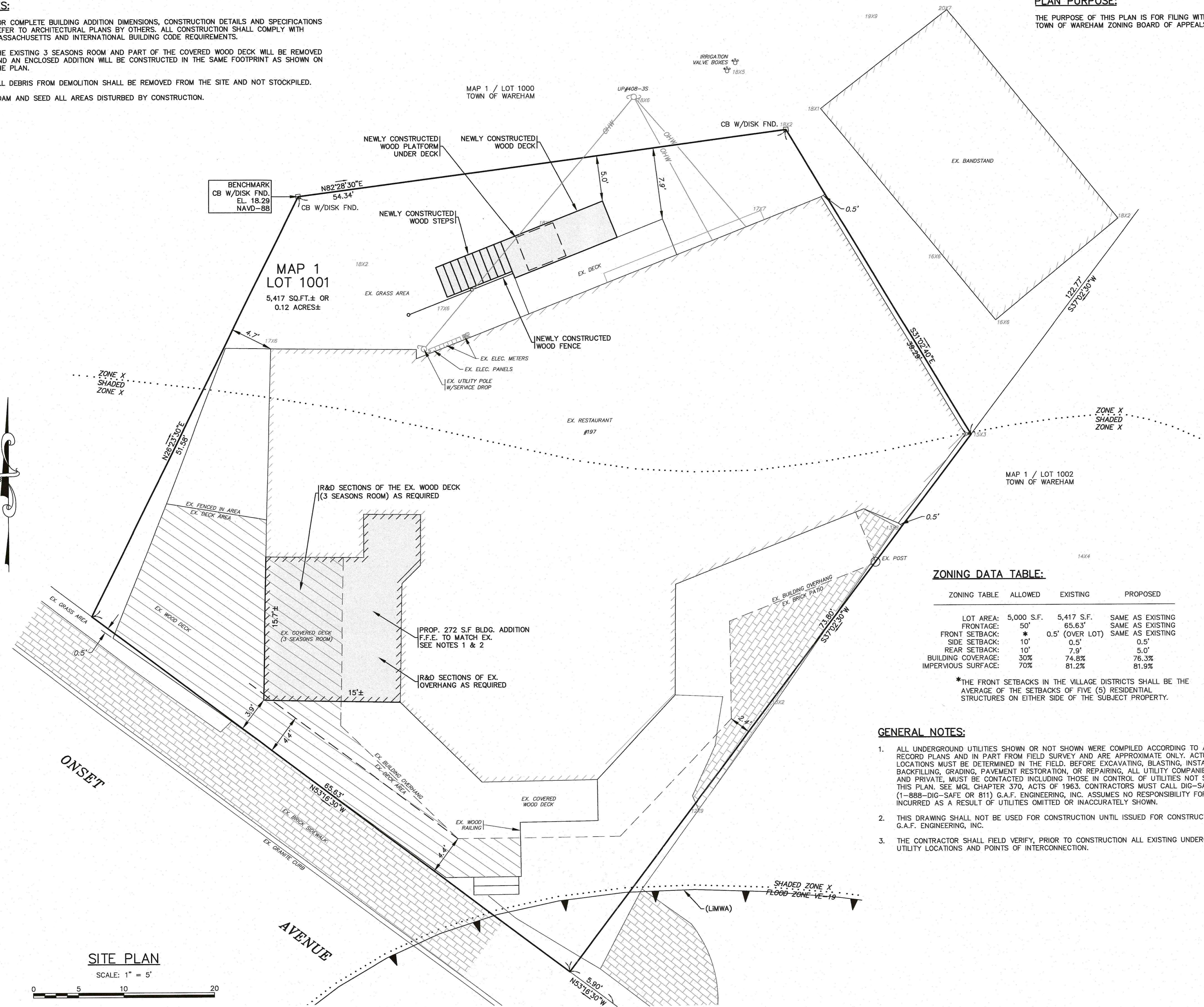
PLAN TO ACCOMPANY
VARIANCE/SPECIAL PERMIT APPLICATION
197 ONSET AVENUE
WAREHAM, MA
PREPARED FOR:
LEO'S HARBOR LIGHTS REALTY TRUST
55 COLLIER ROAD
SCITUATE, MA

LEGEND

EXISTING	DESC.
12	CONTOURS
12x3	SPOT GRADES
.....	F.E.M.A. FLOOD ZONE
———▲———	LIMWA
——— ———	FENCE
———X———	REMOVE & DISPOSE

PERMIT SET
(NOT FOR CONSTRUCTION)

JOB NO.: 16-8796
DWG. 1 OF 1



ZONING DATA TABLE:

ZONING TABLE	ALLOWED	EXISTING	PROPOSED
LOT AREA:	5,000 S.F.	5,417 S.F.	SAME AS EXISTING
FRONTAGE:	50'	65.63'	SAME AS EXISTING
FRONT SETBACK:	*	0.5' (OVER LOT)	SAME AS EXISTING
SIDE SETBACK:	10'	0.5'	0.5'
REAR SETBACK:	10'	7.9'	5.0'
BUILDING COVERAGE:	30%	74.8%	76.3%
IMPERVIOUS SURFACE:	70%	81.2%	81.9%

*THE FRONT SETBACKS IN THE VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.

GENERAL NOTES:

- ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG-SAFE AT (1-888-DIG-SAFE OR 811) G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY G.A.F. ENGINEERING, INC.
- THE CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION ALL EXISTING UNDERGROUND UTILITY LOCATIONS AND POINTS OF INTERCONNECTION.