



Case # \_\_\_\_\_

**TOWN OF HARWICH**  
732 Main Street, Harwich, Massachusetts 02645

**ZONING BOARD OF APPEALS**  
**Notice of Appeal/Application and Petition for Public Hearing, ("APPLICATION")**

**This Application *does not* apply to Comprehensive Permits.**

**Please refer to the Rules and Regulations of the Town of Harwich Board of Appeals for documentation requirements.**

This original completed and signed notice ("Application"), along with a certified abutters list and twelve (12) copies of all plans, sketches, statements, site plans or other supporting documents per the attached checklist must be presented to the Building Department prior to being filed with the Town Clerk. The required documentation, **ALL** of which must be submitted on the date of filing, is listed on this Application. **THE RULES AND REGULATIONS ("RULES") OF THE TOWN OF HARWICH BOARD OF APPEALS APPLY TO ALL APPEALS AND APPLICATIONS AND SHOULD BE CONSULTED BEFORE FILING AN APPEAL OR APPLICATION TO ENSURE COMPLIANCE WITH THEM.**

To the Zoning Board of Appeals, Harwich, MA:

(We, I) hereby petition your Board for a public hearing on the request for action checked below:

- (X) Appeal from decision of or refusal of permit application by the Building Inspector, Selectmen or Planning Board or other administrative officer or officers.
- (X) Application for a Variance from requirements of the Harwich Zoning By-Law.
- (X) Application for a Special Permit that is subject to Board of Appeals approval.

I/we am/are the owner[s]/agent of the property involved in this petition, which is located in Harwich, MA at the following address:

15 Hamilton Place, West Harwich, MA 02671 Said property is further described on

Assessor's Map #10 and Parcel # B2-3-0 located in the R-M Zoning District as shown on the attached plan.

Describe Petition/Appeal: See attached

Relief requested - Cite specific Bylaw Section(s): See attached correspondence from Building Commissioner.

Signature of Owner (or Agent) [Signature] Date 6/19/23  
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name Ralph Calvanese & Joan Calvanese Phone No. 508-432-1643

Mailing Address: 901 Old Bridge Lane, Bellingham, MA 02019

Agent Name: William D. Crowell, Esq. Phone No. 508-432-1643

Mailing Address: 466 Main Street, Harwich Port, MA 02646

Has a petition previously been submitted for this property (Y/N) (N)

If yes, the date of original hearing \_\_\_\_\_ Petition No. \_\_\_\_\_ Decision \_\_\_\_\_

**For Appeal Only:**

Reason for Denial: \_\_\_\_\_

Denial From: \_\_\_\_\_ Date of Denial: \_\_\_\_\_

Within 14 days following any Board decision, the Board will file its decision with the Town Clerk. A building permit will not be issued during the appeals period, until 21 days after the Board of Appeals decision has been filed with the Town Clerk or if an appeal to that decision has been filed during that time. It is the **applicant's responsibility** to have the decision recorded at the Barnstable County Registry of Deeds or Land Court, whichever may be applicable, and to present copies of that recording to the Town Clerk and to the Building Department with all Building Permit application requirements.

Please be advised that an incomplete Application may result in a delay in processing your Application and may result in a denial by the Board without consideration of the merits of the Application. **IT IS YOUR RESPONSIBILITY TO REVIEW THE RULES THAT APPLY TO YOUR APPEAL/APPLICATION AND TO MAKE SURE BEFORE FILING THAT YOUR APPLICATION/APPEAL COMPLIES WITH THOSE RULES.** The burden of proof is on the petitioner, not on the Town. If you do not understand the criteria, legal counsel should be sought. Either the petitioner or his/her agent is required to appear at the hearing to present the Application.

All applicants for hearing before the Board of Appeals must complete the Application and submit along with it the supporting documentation listed herein to the Building Department for review and subsequent filing with the Town Clerk. The Building Department accepts Applications during posted hours. You are strongly encouraged to submit your Application to the Building Department well in advance of the filing deadline to allow adequate time for staff review for completeness. All information, including the applicable fee made payable to the Town of Harwich, must be submitted with the Application.

Please submit the following, sorted and grouped into **twelve (12) packets along with one (1) Certified Abutters List** (Available from the Assessors Department. A separate application and fee is required):

- X The original Application (additional stamped copies can be provided at a nominal fee):**
  - Signed by the owner or agent.
  - If signed by an agent, a letter of authorization signed by the owner must also be included.
  
- X A typewritten narrative to explain the project , the purpose for this Application and the relief requested, with citations to the applicable provisions of the MGL and the Harwich Zoning Bylaw.**
  
- X The original and eleven (11) copies of a Certified Plot Plan with topographical information plan (not septic plans) not more than five (5) years old (total of 12 copies):**
  - 8½" x 11" or larger. *Larger plans must be folded.*
  - Scale no greater than 1" = 50'
  - Original stamped and signed by a Professional Engineer (as allowed by law), or a Professional Land Surveyor.
  - Certified Plot Plan **must** indicate:
    - the locus;
    - the parcel or parcels of land involved;
    - the existing building or buildings;
    - the proposed building or buildings and/or additions to, or alterations of existing buildings with all dimensions set forth;
    - the location of the septic;
    - the Town of Harwich zoning requirements applicable to the property, as well as existing and proposed dimensions for: frontage, front, sides, and rear setback distances, building height(s), building stories, building and site coverage and parking requirements (if any);
    - all perimeter dimensions (existing and proposed);
    - location and width of abutting and on-site street and drives, parking, existing topography;
    - a grading plan, areas of proposed and retained vegetation, distinction between upland and wetland.
  - Building Plans drawn to scale:
    - Floor layout (for existing structure and proposed additions and/or alterations)
    - Proposed front, side, and rear elevations
  
- X Certified Abutters List**
  
- X Check made payable to "Town of Harwich" for \$315.00.**

Name of Applicant: **Ralph Calvanese & Joan Calvanese**

Address of Property: **15 Hamilton Place, West Harwich, MA 02671**

Zoning District: **R-M**

Is the property Located in any Special District(s)/Overlay District(s) established by the Town of Harwich or the State of Massachusetts: Yes \_\_\_\_\_ No **X**

If Yes, specify District(s): \_\_\_\_\_

Year Structure(s) Built: **1858**

Name/Address of Engineer/Architect: **unknown**

Name/Address of Attorney: **William D. Crowell, Esq., 466 Main Street, Harwich Port, MA 02646**

	Required by Bylaw	Existing	Proposed
Lot Area	40,000	11,454	11,454
Frontage	150'	78.40'	78.4'
Front Yard Setback	25'	26.5'	26.5'
Side yard Setback	20'	19.5'	18.7'
2 <sup>nd</sup> Side Yard Setback	20'	26.6'	26.6'
Rear Yard Setback	20'	56.8'	47.9'
Building Coverage	20%	11.2%	12.3%
Site Coverage	35%	20.5%	21.6%
Building Height	<30'	<30'	<30'
<b>If this is an Application for an Accessory Apartment, in addition to the above:</b>			
A. Net Floor Area of the Principal Dwelling			
B. Net Floor Area of the proposed Accessory Apartment			

Form of Relief Requested: **Special Permit**

If the Applicant is requesting a Variance, state the hardship which the Applicant believes justifies this form of relief in accordance with MGL Chapter 40 and the Harwich Zoning Bylaw:

By signing and submitting this Application, you hereby authorize the members of the Board of Appeals, or its agent, to conduct a site visit of the exterior of your property for an inspection of the property involved in this petition, should they deem it appropriate.

The Board of Appeals is entitled to rely on the information contained in this Application. Therefore, the undersigned certifies that the information provided in this Application, and all submitted plans and other documentation, is true and accurate to the best of my knowledge and belief.

Agent's Signature:  Date: **6/19/23**

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**wcrowell.office1@comcast.net**

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**From:** JOAN CALVANESE <calvanese@comcast.net>  
**Sent:** Friday, June 16, 2023 4:45 PM  
**To:** wcrowell.office1@comcast.net  
**Cc:** Kathy DeMeyer  
**Subject:** Authorization E-mail

Hello,

We, Joan Calvanese and Ralph Calvanese, owners of 15 Hamilton Place, West Harwich, hereby authorize William D. Crowell Esq. to represent us before the Town of Harwich Zoning Board of Appeals regarding the same.

Thank you,

Joan Calvanese and Ralph Calvanese

Joan Calvanese  
508-954-2632  
[calvanese@comcast.net](mailto:calvanese@comcast.net)



DENNIS

See Map 3

PRINTED BY  
Logies

Note:  
These maps are not intended for use in conveying or for engineering design purposes. The Town of Harwich and its representatives shall not be held liable for any reuse of this information.

**TOWN C  
ASSES**  
Ja

**TOWN OF HARWICH**  
*Building Department*  
732 Main Street  
Harwich, MA 02645



**Telephone: (508) 430-7506**

**Fax: (508) 430-4703**

**By First Class Mail**

June 16, 2023

Ralph & Joan Calvanese  
15 Hamilton Place  
West Harwich, MA 02671

Re: Zoning Relief Required  
Building Permit Application BP-23-642  
15 Hamilton Place, West Harwich, MA 02671  
Plan book 115, page 121, deed book 19018, page 333, assessors map 10, parcel 2B-3  
Zoning District R-M

Dear Ralph & Joan Calvanese,

Please be advised that as a condition to issuance of the above-referenced building permit as submitted, shown on a plan prepared by John M. O'Reilly, dated 6-12-2023, the following zoning relief is first required:

*Harwich Zoning Bylaw §325-54 "Nonconforming structures and uses."*

Should you desire to proceed with the project, you must first apply for the foregoing relief; this letter shall serve as a referral to the Board for the same. Copies of the necessary zoning forms and applications are available in the offices of the Town's Building and Planning Departments.

In the meantime, your building permit application shall be deemed 'incomplete' and the period to review and issue such permit suspended until such time as you apply for and obtain the special permit; the special permit decision issues and is filed with the Town Clerk; the applicable appeal period elapses; and you provide the Building Department a copy of the special permit decision as recorded with the Barnstable Registry of Deeds or, as applicable, the Barnstable Registry District.

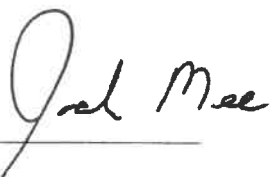
I also reserve the right, should you not expeditiously and continuously proceed with obtaining the required zoning relief or otherwise withdraw the building permit application, to deny the building permit application for incompleteness, or inconsistency with zoning, or both.

Further, be advised that, subject to obtaining the required permits and after construction, you will be required to submit a final as-built plan to the Building Department certifying that the project complies with the approved plans and all applicable dimensional requirements under town zoning.

This correspondence also serves as a zoning determination under Section 7 of Massachusetts General Laws Chapter 40A, which may be appealed by a 'person aggrieved' under Sections 8 & 15 of Massachusetts General Laws Chapter 40A.

Please feel free to contact the Building Department to discuss this further, as necessary.

Respectfully,

A handwritten signature in cursive script that reads "Jack Mee". The signature is written in black ink and is positioned above a horizontal line.

Jack Mee  
Harwich Building Commissioner

Cc: File

**Calvanese- 15 Hamilton Place**

The Petitioners seek a Special Permit to renovate and construct an addition to the pre-existing, non-conforming single family dwelling as per the Existing Conditions Plan and Proposed Conditions Plan, both dated June 12, 2023, by J. M. O'Reilly and Associates, Inc., and the Building and Elevation Plans by GMT Home Design, Inc. dated June 6, 2023, Nos. A0.0-1, A1.1-4, A2.1-4, A3.1, A4.1, A5.1 and S1.

The southerly and westerly setbacks are conforming at 26.6 and 26.5 feet, respectively, and will remain unchanged. The northerly setback is presently non-conforming at 19.5 feet and will decrease slightly to 18.7 feet due to the proposed addition but will constitute an intensification of an existing non-conformity within the required 20 foot setback. The rear setback is presently 56.8 feet and will decrease to 47.9 feet as the result of the addition but will remain conforming.

The existing building coverage is conforming at 11.2% (20% max.) and will increase slightly to 12.3% but will remain conforming. The existing site coverage is conforming at 20.5% (35% max.) and will increase slightly to 21.6% but will remain conforming.

However, due to the findings in the Gale Case existing non-conformities may be intensified by a Special Permit from this Board upon a finding that the same will not constitute a substantial detriment to the entire neighborhood.

In the alternative, the Petitioners request a Variance for the aforementioned relief.



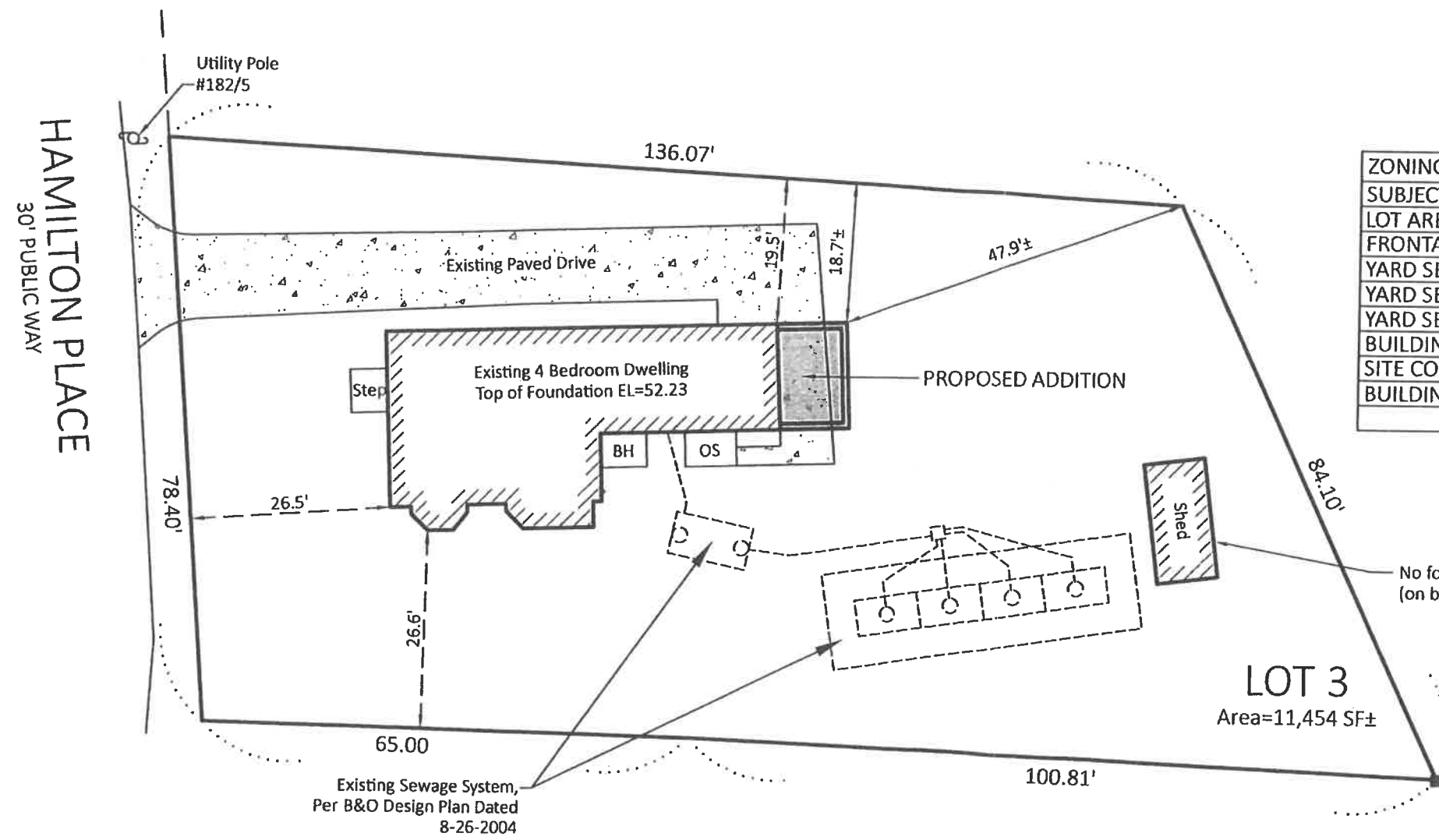
OWNER OF RECORD:  
 RALPH & JOAN CALVANESE  
 PLAN BOOK 115, PAGE 121  
 DEED BOOK 19018, PAGE 333  
 ASSESSORS' MAP 10 PARCEL 2B-3

I CERTIFY THAT THE EXISTING DWELLING  
 SHOWN HEREON IS LOCATED AS IT EXISTS  
 ON THE GROUND.

DATE 6-12-23  
 P.L.S. *[Signature]*  
 JOHN M. O'REILLY  
 NO. 48733  
 PROFESSIONAL LAND SURVEYOR  
 COMMONWEALTH OF MASSACHUSETTS

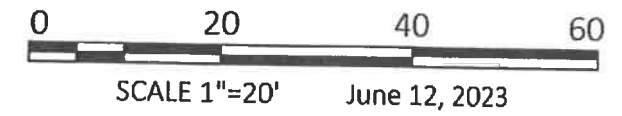
### ZONING COMPLIANCE TABLE

ZONING DISTRICT(S) :	R-M		
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA (SQARE FEET)	11,454	40,000	11,454
FRONTAGE (LINEAR FEET)	78.40	150	78.4
YARD SETBACK- FRONT (FEET)	26.5	25	26.5
YARD SETBACK- SIDE (FEET)	19.5	20	18.7
YARD SETBACK- REAR (FEET)	56.8	20	47.9
BUILDING COVERAGE (%)	11.2%	20% MAX	12.3%
SITE COVERAGE (%)	20.5%	35% MAX	21.6%
BUILDING HEIGHT	-	30' MAX	-



CERTIFIED PLOT PLAN SHOWING  
 EXISTING DWELLING WITH PROPOSED ADDITION  
 ON  
 15 HAMILTON PLACE, WEST HARWICH MA, 02671

PREPARED FOR  
**CALVANESE RESIDENCE**



G:\AAJobs\ENCORE\4091A\DWG\4091A.PROPOSED CPP.DWG

**J.M. O'REILLY & ASSOCIATES, INC.**  
 Professional Engineering & Surveying Services

Drawn by: JO JMO-4091A

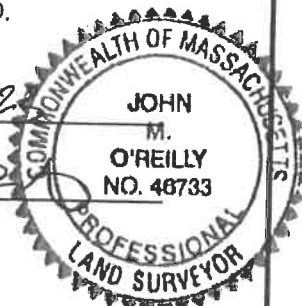
1573 Main Street, P.O. Box 1773  
 Brewster, MA 02631 (508)896-6601

OWNER OF RECORD:  
 RALPH & JOAN CALVANESE  
 PLAN BOOK 115, PAGE 121  
 DEED BOOK 19018, PAGE 333  
 ASSESSORS' MAP 10 PARCEL 2B-3

I CERTIFY THAT THE EXISTING DWELLING  
 SHOWN HEREON IS LOCATED AS IT EXISTS  
 ON THE GROUND.

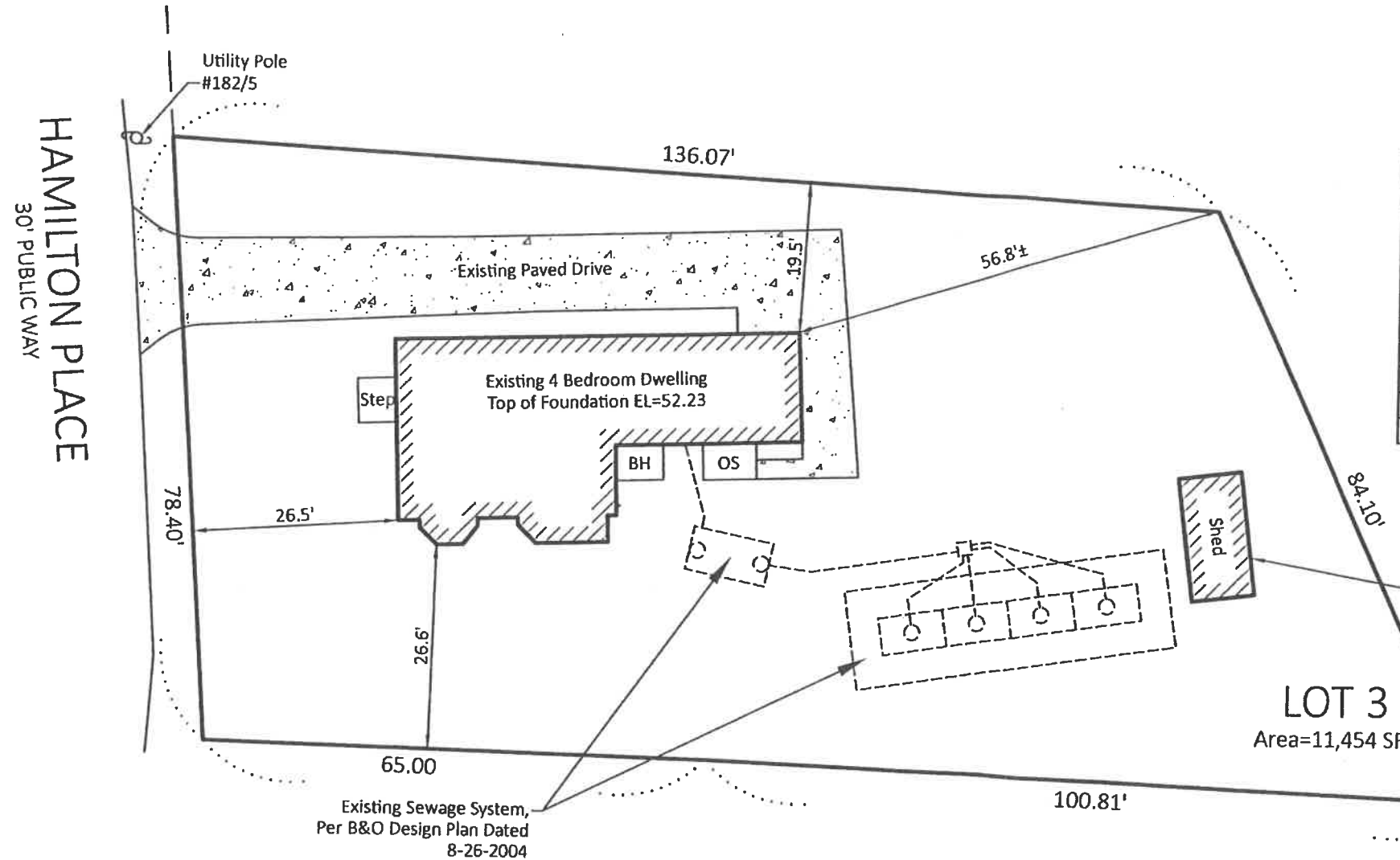
DATE 6-12-2023

P.L.S.



### ZONING COMPLIANCE TABLE

ZONING DISTRICT(S):	R-M		
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA (SQUARE FEET)	11,454	40,000	
FRONTAGE (LINEAR FEET)	78.40	150	
YARD SETBACK- FRONT (FEET)	26.5	25	
YARD SETBACK- SIDE (FEET)	19.5	20	
YARD SETBACK- REAR (FEET)	56.8	20	
BUILDING COVERAGE (%)	11.2%	20% MAX	
SITE COVERAGE (%)	20.5%	35% MAX	
BUILDING HEIGHT	-	30' MAX	-



**BENCHMARK:**  
 Top of Concrete Bound  
 EL=49.78 (Assumed datum)

CERTIFIED PLOT PLAN SHOWING  
 EXISTING DWELLING  
 ON  
 15 HAMILTON PLACE, WEST HARWICH MA, 02671

PREPARED FOR  
**CALVANESE RESIDENCE**



SCALE 1"=20' June 12, 2023

**DRAWING INDEX**

A0.0 TITLE PAGE  
 A0.1 EXISTING & PROPOSED PLOT PLAN  
 A1.1 EXISTING FOUNDATION & FIRST FLOOR PLAN  
 A1.2 EXISTING SECOND FLOOR & ROOF PLAN  
 A1.3 PROPOSED FOUNDATION & FIRST FLOOR PLAN  
 A1.4 PROPOSED SECOND FLOOR & ROOF PLAN  
 A2.1 EXISTING & PROPOSED FRONT ELEVATION  
 A2.2 EXISTING & PROPOSED LEFT ELEVATION  
 A2.3 EXISTING & PROPOSED REAR ELEVATION  
 A2.4 EXISTING & PROPOSED RIGHT ELEVATION  
 A3.1 SECTION 'A-C'  
 A4.1 PROPOSED WINDOW & DOOR SCHEDULE  
 A5.1 FIRST FLOOR FINISH PLAN  
 S1 FRAMING PLANS

**SCOPE OF WORK**

• DEMO EXISTING SUNROOM & REPLACE W/ NEW FAMILY ROOM ADDITION

**APPLICABLE CODES**

BUILDING CODE: 2015 IRC WITH 780 CMR NINTH EDITION MASSACHUSETTS AMENDMENTS

ENERGY CODE: BBRS STRETCH CODE WITH 2021 IECC AMENDMENTS

**ZONING INFO**

ZONING DISTRICT  
 TOWN OF HARWICH  
 RR - RESIDENTIAL RURAL ESTATE

**GENERAL NOTES**

- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES AND NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL EXISTING DIMENSIONS ARE TO THE FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.
- FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AN OPERATION INSTALLATION, UNLESS OTHERWISE NOTED.

**ARCHITECTURE FIRM:**



LIVING AREA						
	EXISTING	ADDITION	%	REMODEL %	TOTAL	
TOTAL -	1,899 SF	719 SF	37.86%	0 SF	0%	2,618 SF

**DISCLAIMER**

CONSULT HERS RATOR ON AN AS NEEDED BASIS IN ORDER TO COMPLY IWTH 2021 1ECC CODES

**STRUCTURAL ENGINEER:**



Todd Riley, PE

Digitally signed by Todd Riley, PE  
 Date: 2023.06.05 16:35:13 -04'00'



- BUILDING DESIGN CODE REFERENCE**
  - 9TH EDITION MASSACHUSETTS BUILDING CODE (IRC 2015 + AMENDMENTS)
- BUILDING DESIGN LOADS USED**
  - DEAD LOADS
  - ROOF FRAMING: 15 PSF
  - ATTIC DEAD LOADS: 10 PSF
  - EXTERIOR WALL SELF WEIGHT LOAD: 20 PSF
  - INTERIOR/PARTITION SELF WEIGHT LOAD: 10 PSF
- LIVE LOADS**
  - UNINHABITABLE ATTIC WITH LIMITED STORAGE: 20 PSF
  - UNINHABITABLE ATTIC WITHOUT STORAGE: 10 PSF
  - TYPICAL FLOOR LIVE LOAD: 40 PSF
  - SLEEPING QUARTERS FLOOR LIVE LOAD: 30 PSF (TYPICALLY NOT USED)
- SNOW LOADS**
  - GROUND SNOW LOAD: 25 PSF
  - MINIMUM FLAT ROOF SNOW LOAD: 25 PSF
- WIND LOADS**
  - BASIC WIND SPEED, V = 140 MPH
  - EXPOSURE "C"
  - RISK CATEGORY II
  - VELOCITY PRESSURE COEFFICIENT (KZ) = 0.85
  - TOPOGRAPHIC FACTOR (KT) = 1.0
  - WIND DIRECTIONALITY FACTOR (KD) = 0.85
- SPECIFIED MATERIALS**
  - SAWN LUMBER: SPRUCE-PINE- FIR #2 OR BETTER
  - ENGINEERED LUMBER (BEAMS): BOISE CASCADE VERSA- LAM LVL 2.1E 3100 FB
  - ENGINEERED LUMBER (POSTS):WEYERHAUSER PARALLAM PSL 1.8E- 2500 FB
  - STEEL FLITCH PLATES & PEAK GUSSET CONNECTIONS: ASTM A36 (FY=36 KSI) OR BETTER

**CONTRACTOR:**



THE RENDERINGS ARE FOR VISUALIZATION PURPOSES ONLY - MAY DIFFER SLIGHTLY FROM ACTUAL



**EXISTING REAR RENDERING**



**PROPOSED REAR RENDERING**

**PROPOSED SITE: 15 HAMILTON PLACE,  
 W. HARWICH, MA 02671**

ENCORE DESIGN/  
 REMODEL  
 103 MAIN ST.  
 DENNISPORT, MA  
 02839  
 (508) 760-6900  
 encoreco.com



GMT Home Designs, Inc.  
 60 Pleasant Street  
 Suite 10 C  
 Ashland, MA 01721  
 (978) 887-7992  
 gmthomedesigns.com



LALANCETTE & DUDKA  
 CRITERIUM  
 ENGINEERS  
 230 N Main St, Ste 4  
 Rutland, VT 05701  
 (802) 747-4535



SHEET TITLE:  
**TITLE PAGE**

PROJECT ADDRESS:

RALPH & JOAN CALVANESE  
 15 HAMILTON PLACE,  
 W. HARWICH, MA 02671

REV. DATE:

6/6/2023

SHEET:

A0.0

**GENERAL NOTES:**

- A.1 NEITHER DRIVEWAYS NOR PARKING AREAS ARE ALLOWED OVER SEPTIC SYSTEM UNLESS 18-20 COMPONENTS ARE USED.
- B.1 THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DESIGNED UNLESS CONSTRUCTED AS SHOWN. ANY CHANGES SHALL BE APPROVED IN WRITING.
- C.1 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

**CONSTRUCTION NOTES:**

- 1.1 ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2.1 SEPTIC TANKS, DOING CHAMBERS, DRAINING CHAMBERS AND DISTRIBUTION BOXES SHALL BE SET ON A LEVEL GRADE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- 3.1 SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-85 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4.1 SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5.1 RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RINGS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE.
- 6.1 PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAD ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.
- 7.1 DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAD AT 0.005 P/F/F. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8.1 OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ASSURE EVEN DISTRIBUTION.
- 9.1 DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10.1 BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A 2" LAYER OF 1/2" TO 1/4" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST.
- 11.1 VISIT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL OR WITH PRESSURE DOSED.
- 12.1 SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 13.1 FINISH GRADE SHALL BE A MINIMUM OF 26" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14.1 FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 15.1 THE BOARD OF HEALTH SHALL REQUIRE INSPECTION OF ALL CONSTRUCTION BY AN AGENT OF THE BOARD OF HEALTH OR THE DESIGNER IF THIS SYSTEM REQUIRES A VARIANCE AND MAY REQUIRE SUCH PERSON TO CERTIFY IN WRITING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE TERMS OF THE PERMIT AND APPROVED PLANS. 48 HOURS ADVANCE NOTICE IS REQUESTED.
- 16.1 EXISTING SEPTIC TANK TO BE FITTED WITH NEW SANITARY TEES INLET AND OUTLET TO MATCH PROFILE BELOW, OR USE OF EXISTING TEES TO BE CERTIFIED BY ENGINEER.
- 17.1 EXISTING LEACH PIT AND ALL CONTAMINATED SOIL TO BE REMOVED AND REPLACED WITH CLEAN SAND FILL COMPACTED TO MINIMIZE SETTLEMENT.
- 18.1 UNDERGROUND ELECTRIC SERVICE TO SHED. INSTALLER TO VERIFY PRIOR TO INSTALLATION OF ANY SEPTIC COMPONENTS.

**SOIL TEST LOGS:**

TEST HOLE #1: EL=49.2±					
DEPTH FROM SURFACE (FEET)	SOIL TYPE	WATER TABLE (FEET)	SOIL COLOR	SOIL MOISTURE	OTHER
0-12"	As	None	LOVE 402	NONE	Very Friable
12-24"	B	None	LOVE 344	NONE	Very Friable
24-36"	C1	None	LOVE 244	NONE	Loose - Part. #1 6/2
36-48"	C2	None	LOVE 214	NONE	Loose
48-60"	C2	None	LOVE 214	NONE	Water seepage @ 1.82"

TEST HOLE #2: EL=51.2±					
DEPTH FROM SURFACE (FEET)	SOIL TYPE	WATER TABLE (FEET)	SOIL COLOR	SOIL MOISTURE	OTHER
0-12"	A	None	LOVE 402	NONE	Very Friable
12-24"	B	None	LOVE 344	NONE	Very Friable
24-36"	C1	None	LOVE 244	NONE	Loose - Part. #1 6/2
36-48"	C2	None	LOVE 214	NONE	Loose

DATE OF TESTING: 05/17/04  
 PERCOLATION RATE: LESS THAN 2 MINIMUM IN 12' LAYERS.  
 WITNESSED BY: MATTHEW T. PARRELL, DT, BENNETT & O'REILLY, INC.  
 DEL. COUNTY AGENT, HARRISBURG HEALTH DEPARTMENT  
 WATER WEIRING @ 1.82" IN TEST PIT #1 (EL=54.7)  
 USE A LEACHING RATE OF 0.74 GPD/SQ' FOR SIZING OF SOIL ABSORPTION SYSTEM.

**GROUNDWATER RISE**

Index Well:	T5W-00
July Reading (2004):	12.4'
Adjustment:	2.2'
Observed Groundwater EL:	54.7
Adjusted Groundwater EL:	56.9 (1.5' below grade ±)

**SYSTEM DESIGN CALCULATIONS:**

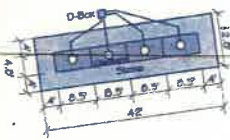
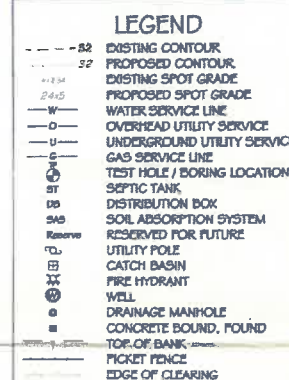
SEWAGE DESIGN FLOW:  
 1 BEDROOM PRELIM @ 110 GPD = 440 GPD  
 LEACHING CAPACITY REQUIRED:  
 4 BEDROOMS MAX @ 110 GPD = 440 GPD REQUIRED  
 SEPTIC TANK CAPACITY REQUIRED:  
 DAILY FLOW = 440 GPD @ 300% = 880 GAL. REQUIRED  
 SEPTIC TANK CAPACITY PROVIDED:  
 EXISTING 1250 GALLON SEPTIC TANK  
 LEACHING CAPACITY PROVIDED:  
 ONE (1) 48.0" X 12.25" X 2.00" LEACHING SYSTEM CAN LEACH:  
 V<sub>1</sub>=(48.0 X 12.25 X 2.00 X 112.85 X 2.00)/3.14 = 560.92 GPD  
 560 GPD > 440 GPD REQUIRED  
 NOTE: A GARAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.  
 INSTALL:  
 ONE (1) - 6" OUTLET DISTRIBUTION BOX (H-20 Sub) @  
 FOUR (4) - 500 GALLON LEACH CHAMBERS WITH 4" OF STONE AROUND



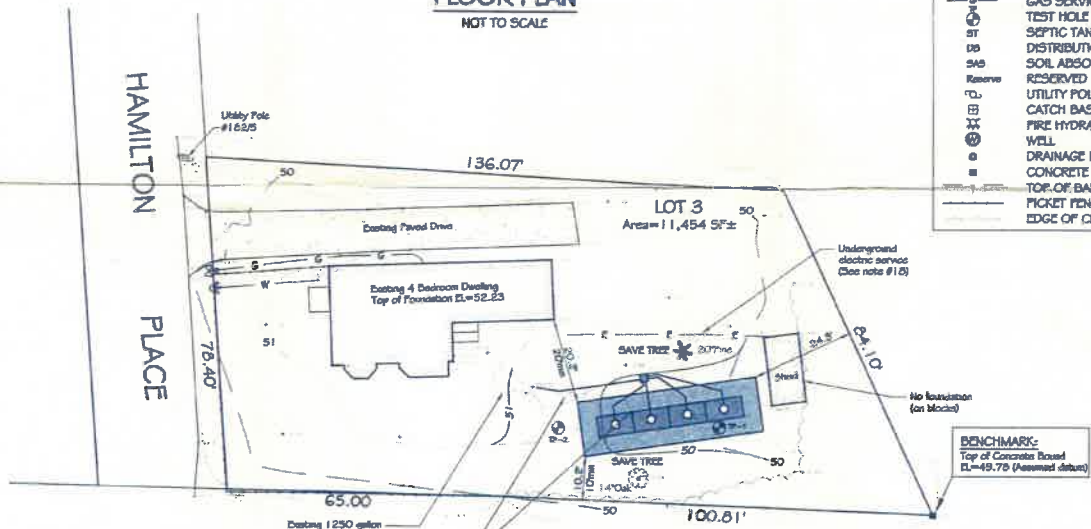
**FLOOR PLAN**  
NOT TO SCALE



PLAN BOOK 115 DEED BOOK 7360 ASSESSED MAP 10



**PLAN VIEW**  
SCALE 1"=20'

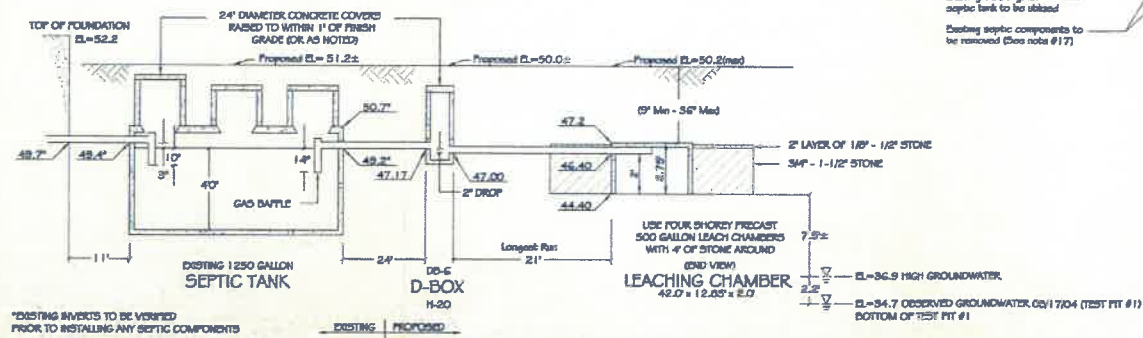


**PLAN**  
SCALE 1"=20'

THIS AREA IS SERVED BY TOWN WATER.

**FLOW PROFILE:**

NOT TO SCALE



Mr. Peter Donovan  
 15 Hamilton Place, West Harwich, MA 02671  
**SEWAGE DISPOSAL SYSTEM**  
 15 Hamilton Place, West Harwich, MA  
**BENNETT & O'REILLY, Inc.**  
 Engineering, Environmental and Surveying Services  
 1575 Main Street - Route 6A  
 P.O. Box 1887  
 Brewster, MA 02631 (508)806-4887 Fax  
 (508)806-8630 Office  
 DATE: 02/26/04 SCALE: As Noted BY: MTFR CHECK: JMO JOB NUMBER: BO04-4091

**A0.1 EXISTING PLOT PLAN**  
SCALE: 1" = 15'

ENCORE DESIGN  
 REMODEL  
 103 MAIN ST.  
 DENNISPORT, MA  
 02839  
 (508) 760-6900  
 encoreco.com

CONTRACTOR  
**encore**  
 REMODEL

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 gmt@ghomedesigns.com

ARCHITECTURE FIRM  
**GMT**  
 HOME DESIGNS  
 Architects & Designers

REGISTERED PROFESSIONAL ENGINEER  
**ARISTARQUO**  
 ENGINEERS  
 230 N Main St, Ste 4  
 Rutland, VT 05701  
 (802) 747-4535



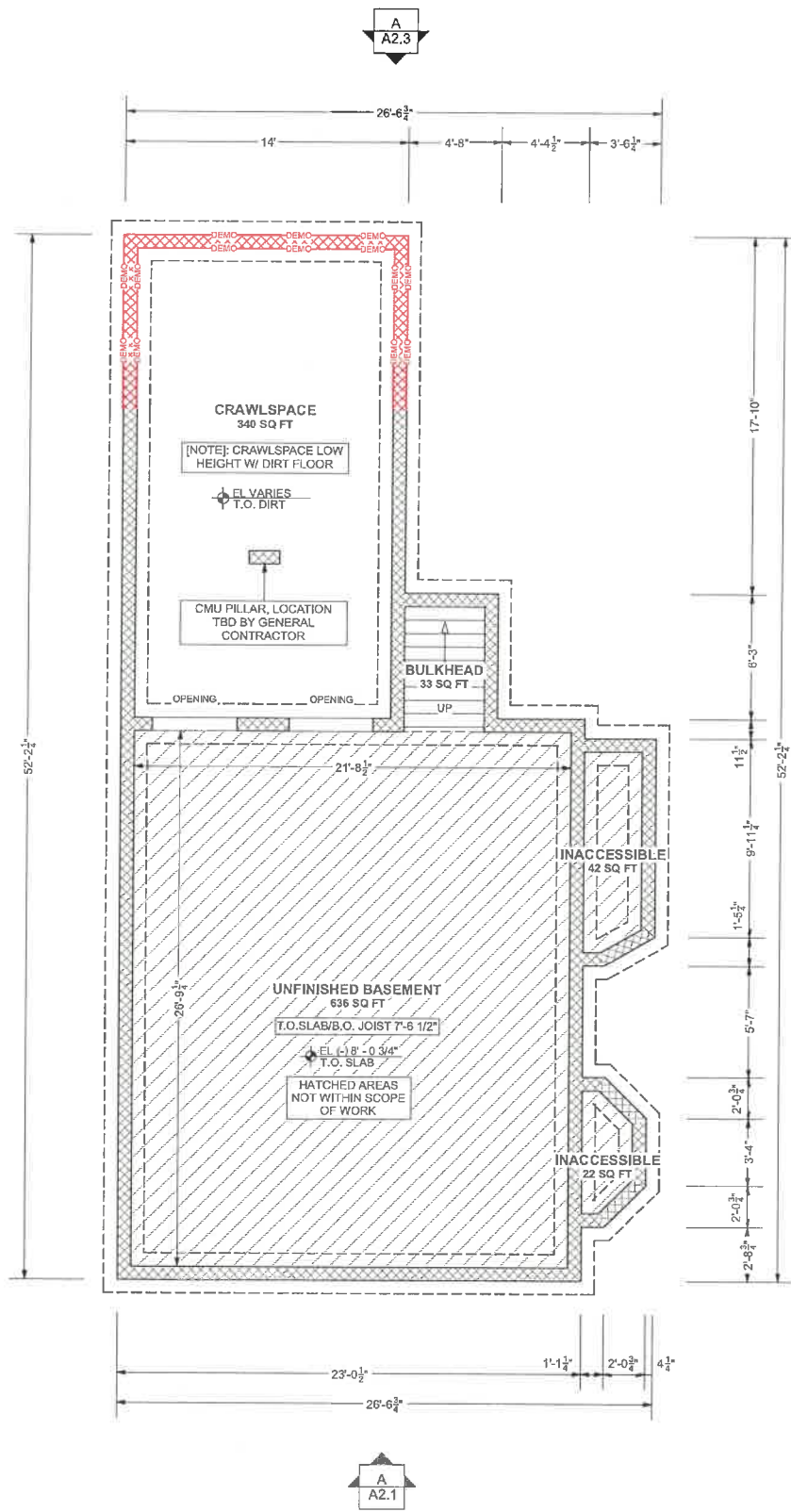
SHEET TITLE:  
**EXISTING & PROPOSED PLOT PLAN**

PROJECT ADDRESS:  
 RALPH & JOAN CALVANESE  
 15 HAMILTON PLACE,  
 W. HARWICH, MA 02671

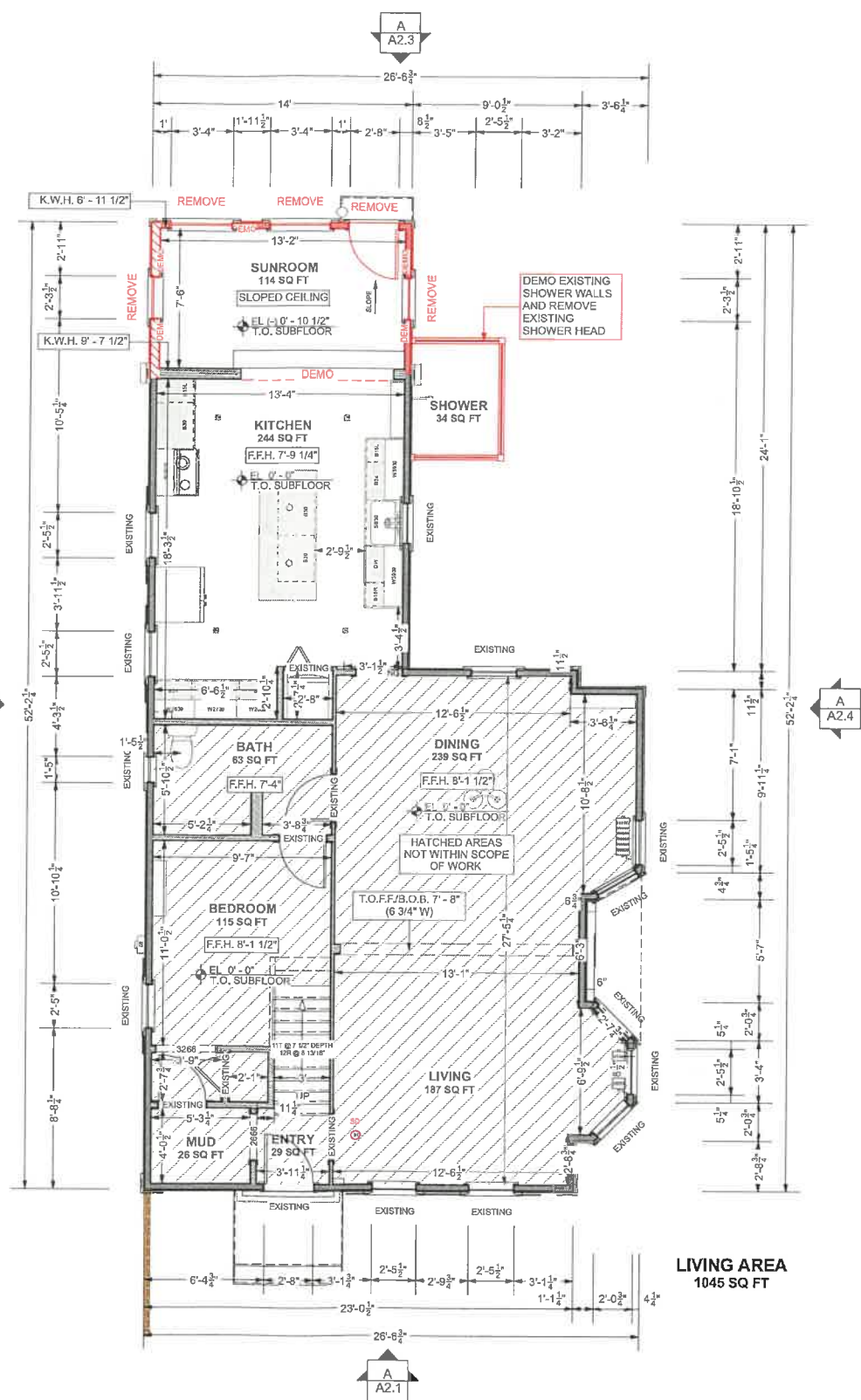
REV. DATE:  
 6/6/2023

SHEET:

A0.1



**A**  
A1.1 EXISTING FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



**A**  
A1.1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**WALL LEGEND:**

	8" CMU BLOCK FOUNDATION WALL, EXISTING
	2X6 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	8" CMU BLOCK FOUNDATION WALL, EXISTING_2
	2X8 INTERIOR WALL, EXISTING
	2X6 3/4" INTERIOR WALL, EXISTING
	2X4 INTERIOR WALL, EXISTING
	2X3 INTERIOR WALL, EXISTING
	8" CMU BLOCK FOUNDATION WALL, DEMO
	2X6 EXTERIOR WALL, CEDAR SHINGLE, DEMO
	2X4 EXTERIOR WALL, CEDAR SHINGLE, DEMO

**DIMENSIONS:**

- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES
- WHERE DOORS AND WINDOWS ARE NOT DIMENSIONED, CENTER IN WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.

**SPECIAL NOTE:**

ALL EXISTING FRAMING MEMBERS SIZES AND DIRECTION OF JOISTS TO BE CONFIRMED IN FIELD.

EXISTING LIVING AREA	
LOWER LEVEL -	0 SF
1ST FLOOR -	1,045 SF
2ND FLOOR -	854 SF
<b>TOTAL -</b>	<b>1,899 SF</b>

ENCORE DESIGN  
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**encdte**  
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ENGINEERS  
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Rutland, VT 05701  
(802) 747-4535

SHEET TITLE:  
**EXISTING FOUNDATION & FIRST FLOOR PLAN**

PROJECT ADDRESS:  
RALPH & JOAN CALVANESE  
15 HAMILTON PLACE,  
W. HARWICH, MA 02671

REV. DATE:  
**6/6/2023**

SHEET:  
**A1.1**

780 CMRAU 103: SOLAR READY PROVISIONS

WALL LEGEND:

	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	2X6 3/4" INTERIOR WALL, EXISTING
	2X4 INTERIOR WALL, EXISTING

DIMENSIONS:

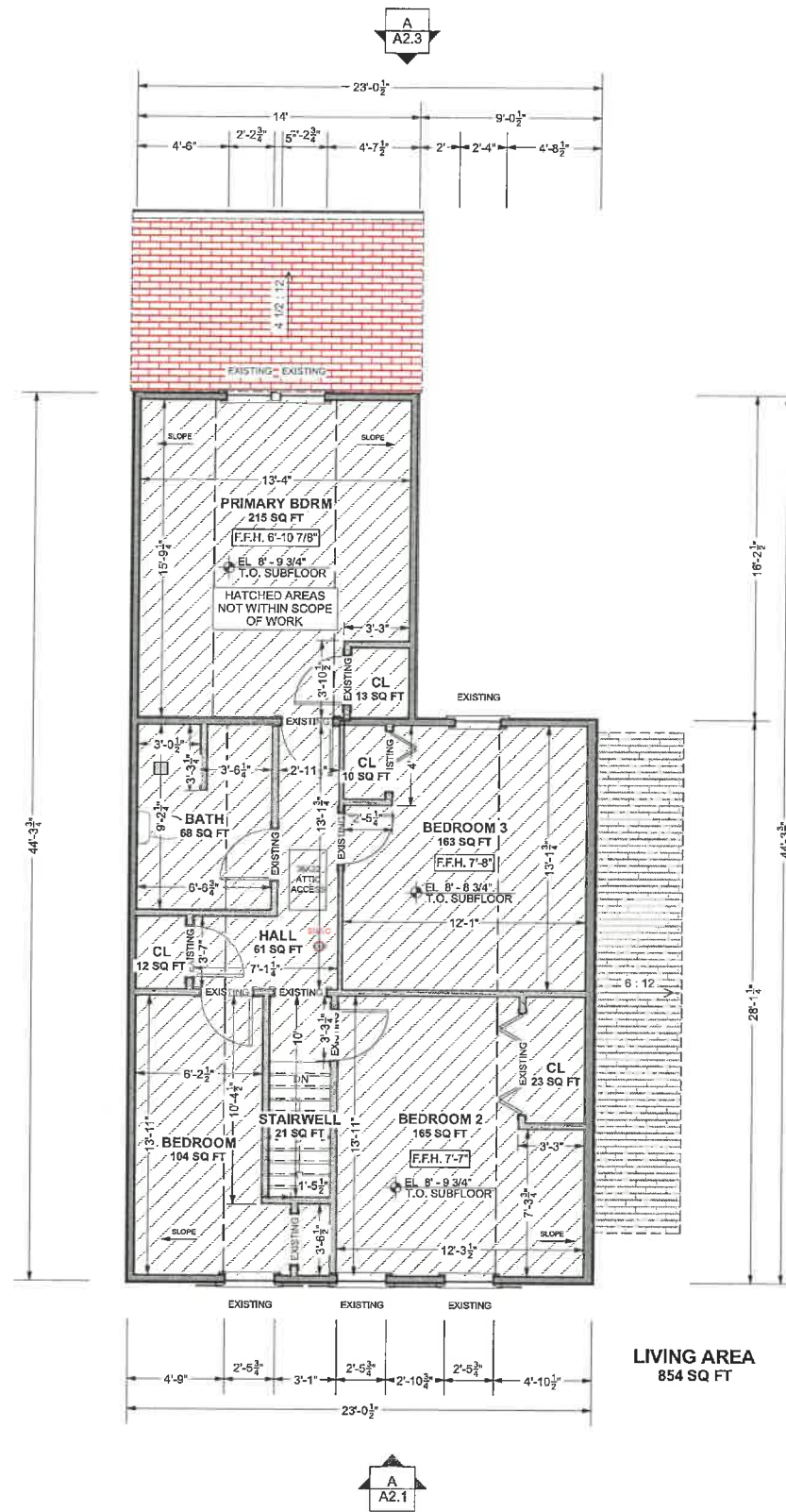
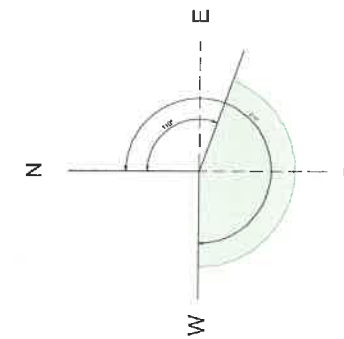
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- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES
- WHERE DOORS AND WINDOWS ARE NOT DIMENSIONED, CENTER IN WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.

SPECIAL NOTE:

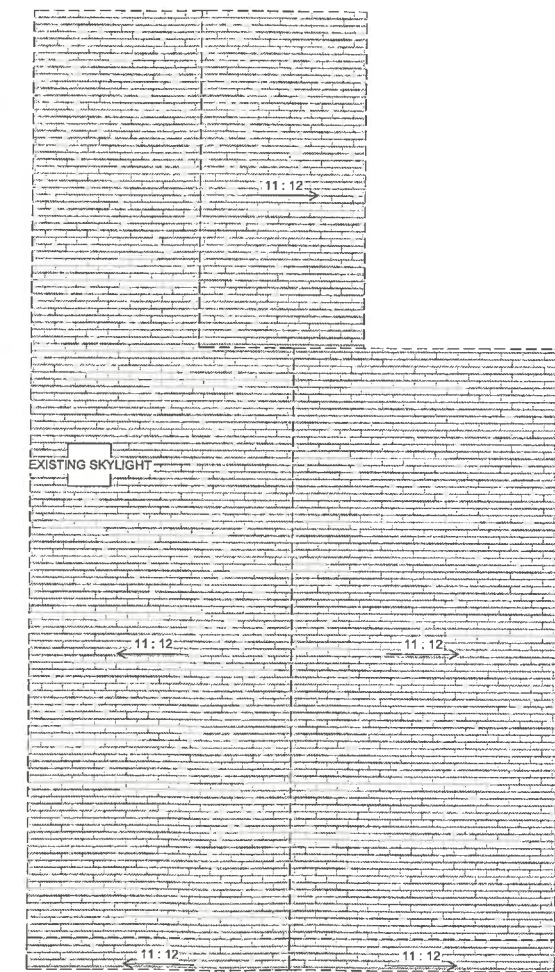
ALL EXISTING FRAMING MEMBERS SIZES AND DIRECTION OF JOISTS TO BE CONFIRMED IN FIELD.

ROOF MATERIALS LEGEND:

	3-TAB ASPHALT, EXISTING
	3-TAB ASPHALT, NEW
	DEMO'D ROOF PLANE



**A**  
A1.2 **EXISTING 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**A**  
A1.2 **EXISTING ROOF PLAN**  
SCALE: 1/4" = 1'-0"

EXISTING LIVING AREA	
LOWER LEVEL -	0 SF
1ST FLOOR -	1,045 SF
2ND FLOOR -	854 SF
<b>TOTAL -</b>	<b>1,899 SF</b>

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CONTRACTOR  
**encore**  
enclite

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gmt@homeplans.com

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HOME DESIGNS  
Architects & Engineers

CRITERION  
ARCHITECTS & ENGINEERS  
230 N Main St, Ste 4  
Rutland, VT 05701  
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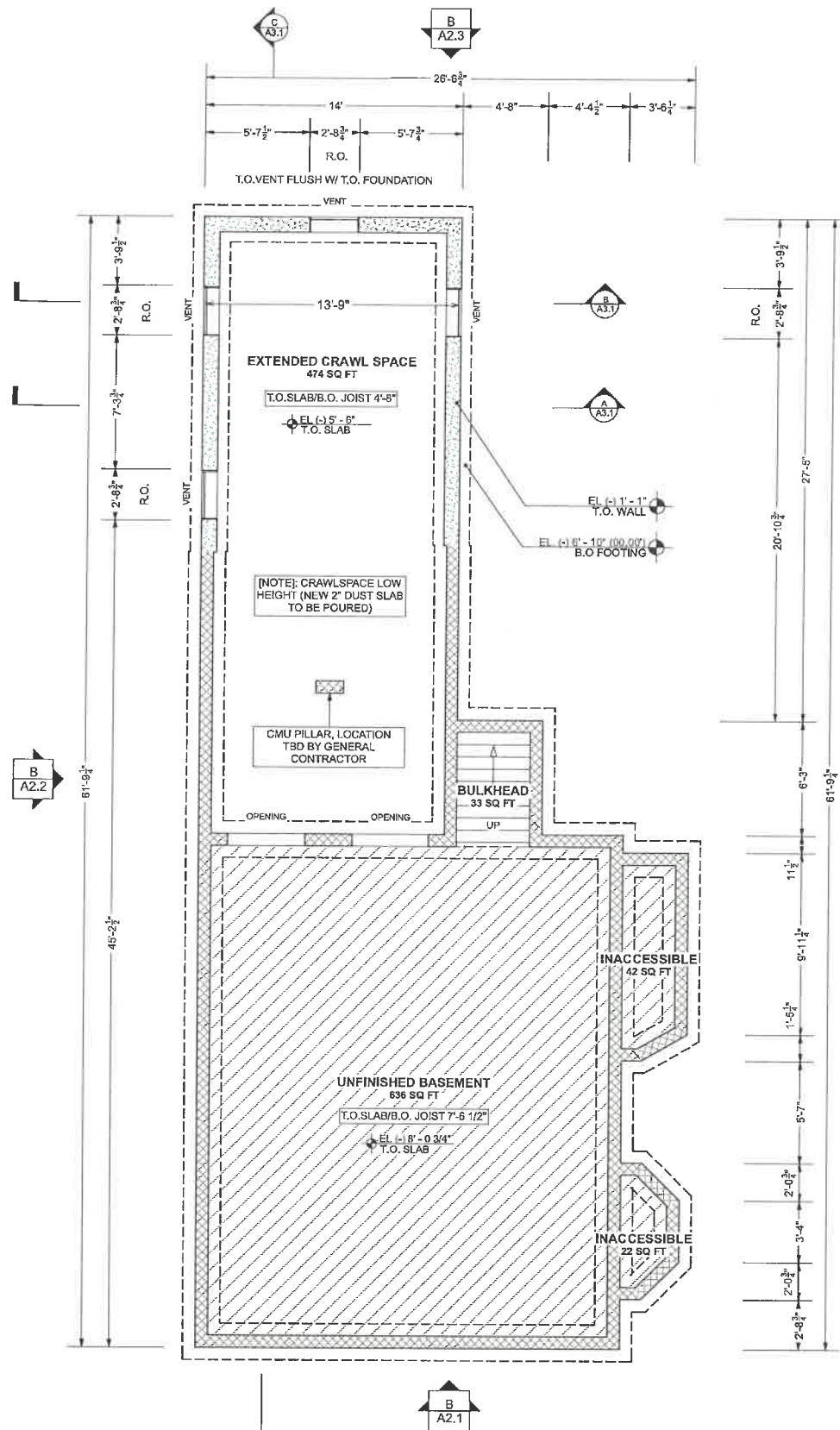
SHEET TITLE:  
**EXISTING SECOND FLOOR & ROOF PLAN**

PROJECT ADDRESS:  
RALPH & JOAN CALVANESE  
15 HAMILTON PLACE,  
W. HARWICH, MA 02671

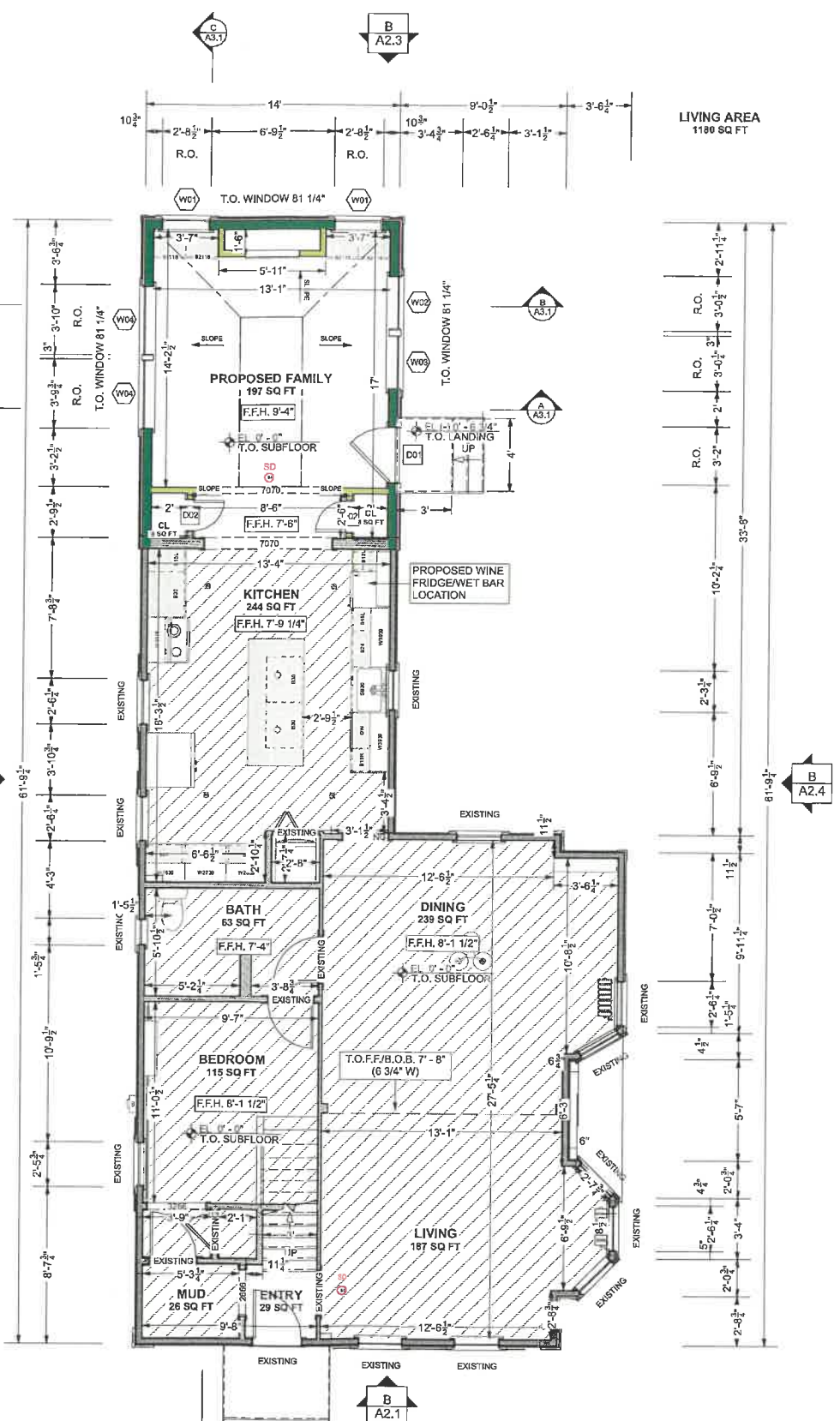
REV. DATE:  
**6/6/2023**

SHEET:

**A1.2**



**A**  
A1.3 **PROPOSED FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**A**  
A1.3 **PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**WALL LEGEND:**

	8" CMU BLOCK FOUNDATION WALL, EXISTING
	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	2X8 INTERIOR WALL, EXISTING
	2X6 3/4" INTERIOR WALL, EXISTING
	2X4 INTERIOR WALL, EXISTING
	2X3 INTERIOR WALL, EXISTING
	10" CONCRETE FOUNDATION WALL, NEW
	2X6 EXTERIOR WALL, CEDAR SHINGLE, 1 1/2" ZIP R-SHEATHING (R-6)
	2X4 INTERIOR WALL

- DIMENSIONS:**
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD TO OUTSIDE OF STUD
  - ALL INTERIOR DIMENSIONS ARE TAKEN FROM STUD TO STUD UNLESS OTHERWISE NOTED
  - WHERE DOORS AND WINDOWS ARE NOT DIMENSIONED, CENTER IN WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.

- CONSTRUCTION NOTES: FOUNDATION**
- SITE WORK:**  
EXCAVATE AND BACKFILL FOR NEW CONCRETE PIERS. ROUGH GRADE UPON COMPLETION
- CONCRETE:**  
**FOOTINGS:** 24" X 12" CONTINUOUS KEYED FOOTINGS WITH TWO #5 REBARS, MINIMUM OF 48" BELOW GRADE.  
**EROST WALLS:** 10" WALLS WITH TWO #5 REBARS AT TOP AND BOTTOM AND ANCHOR BOLTS SIZED AND SPACED AS PER R403.1.6 WITH 3" WASHERS. ASPHALT BASED ROLL-ON DAMPPROOFING ON NEW BASEMENT FOUNDATION.
- MASONRY:**  
TOUCH UP EXISTING CRAWLSPACE WALLS WHERE CUT
- INSULATION:**  
EXTERIOR ENVELOPE INSULATION TO CODE PER TABLE R402.1.3: FLOORS R-30, WALLS R-20 + 5 C.I., ROOF R-60.
- FINISH GRADE:**  
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATIONS ADHERING TO THE TOWN'S SETBACKS.

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ARCHITECTURE FIRM

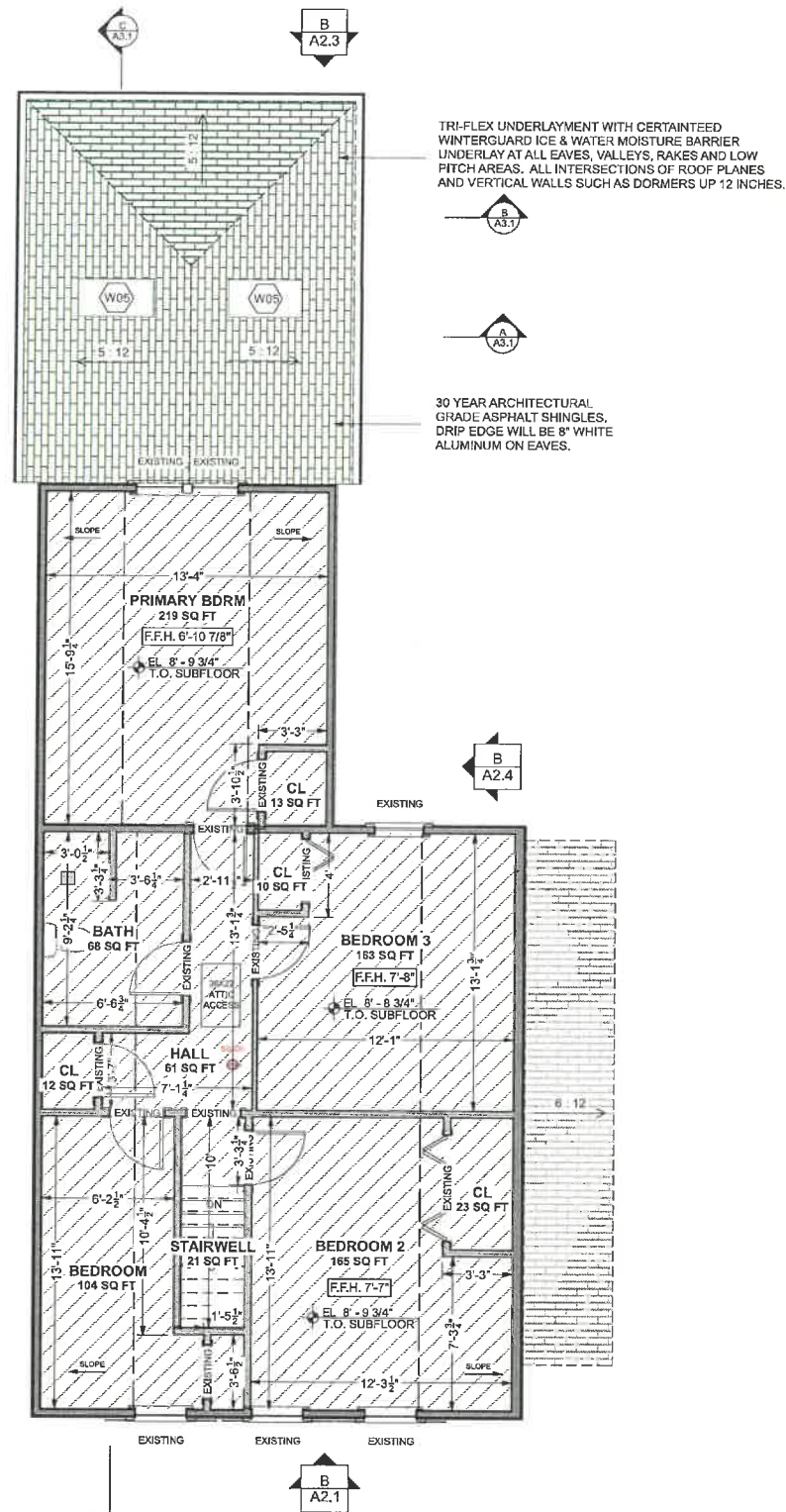
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ARCHITECTURE & DESIGN

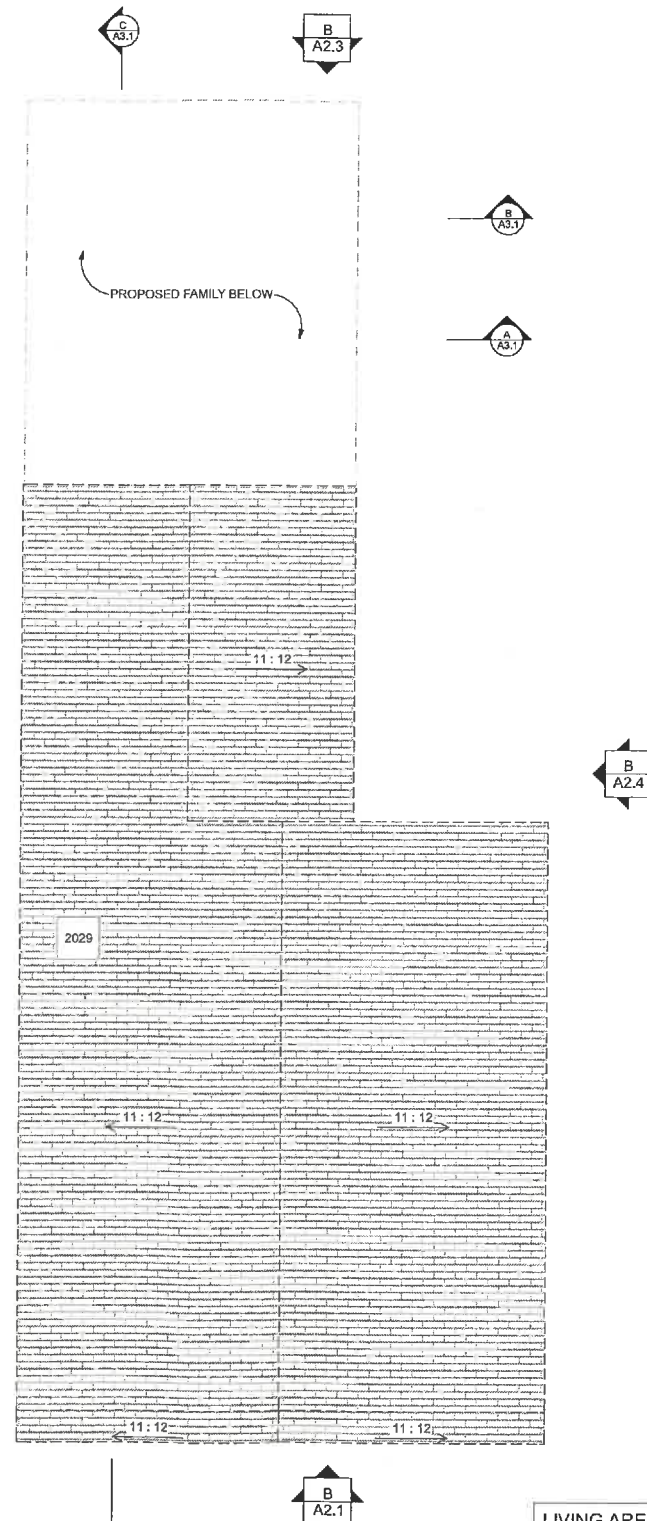
PROJECT ADDRESS:  
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15 HAMILTON PLACE,  
W. HARWICH, MA 02671

REV. DATE:  
6/6/2023

SHEET:  
**A1.3**



**A** PROPOSED 2ND FLOOR PLAN  
A1.4 SCALE: 1/4" = 1'-0"



**A** PROPOSED ROOF PLAN  
A1.4 SCALE: 1/4" = 1'-0"

**WALL LEGEND:**

	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	2X8 INTERIOR WALL, EXISTING
	2X6 3/4" INTERIOR WALL, EXISTING
	2X4 INTERIOR WALL, EXISTING
	2X3 INTERIOR WALL, EXISTING

**DIMENSIONS:**

- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD TO OUTSIDE OF STUD
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM STUD TO STUD UNLESS OTHERWISE NOTED
- WHERE DOORS AND WINDOWS ARE NOT DIMENSIONED, CENTER IN WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.

**ROOF MATERIALS LEGEND:**

	SHINGLE EXISTING
	SHINGLE NEW

**PROPOSED NOTES: LOWER ROOF**

ROOFING MATERIAL: 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER GRACE ICE & WATER MOSTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, RAKES AND LOW PITCH AREAS. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS MATCHING RIDGE/HIP CAP.

LIVING AREA	CONDITIONED AREAS					
	EXISTING	ADDITION	%	REMODEL	%	TOTAL
LOWER LEVEL -	0 SF	0 SF	0%	0 SF	0%	0 SF
1ST FLOOR -	1,045 SF	719 SF	68.8%	0 SF	0%	1,764 SF
2ND FLOOR -	854 SF	0 SF	0%	0 SF	%	854 SF
TOTAL -	1,899 SF	719 SF	37.86%	0 SF	0%	2,618 SF

ENCORE DESIGN  
REMODEL  
103 MAIN ST.  
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CONTRACTOR  
**ENCOTE**  
CONSTRUCTION

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Rutland, VT 05701  
(802) 747-4836



SHEET TITLE:  
**PROPOSED SECOND FLOOR  
& ROOF PLAN**

PROJECT ADDRESS:  
RALPH & JOAN CALVANESE  
15 HAMILTON PLACE,  
W. HARWICH, MA 02671

REV. DATE:  
**6/6/2023**

SHEET:  
**A1.4**





**A** EXISTING FRONT ELEVATION  
A2.1 SCALE: 1/4" = 1'-0"



**B** PROPOSED FRONT ELEVATION  
A2.1 SCALE: 1/4" = 1'-0"

**EXISTING EXTERIOR NOTES:**

SIDING: 5" CEDAR SHINGLE (WEATHERED)  
 ROOF: 3-TAB ASPHALT SHINGLES (GREY)  
 CORNER BOARD: VARIES. 13" @ FRONT CORNERS, 9 1/2"  
 @ SIDE WALLS, 3 1/2" @ SUNROOM  
 WINDOW: VINYL REPLACEMENT

**CONSTRUCTION NOTES: ELEVATIONS**

- DEMOLITION NOTES:**
- REMOVE EXISTING SUNROOM ROOF IN ITS ENTIRETY AND ALL ASSOCIATED ELEMENTS
  - REMOVE INDICATED EXISTING WINDOWS AND DOORS
  - REMOVE EXISTING LANDING AND STAIRS @ SUNROOM
  - REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE
  - SET UP DUST, FLOOR AND SURFACE PROTECTION WHERE NEEDED

**ROOFING:**  
 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER GRACE ICE & WATER MOSTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, RAKES AND LOW PITCH AREAS. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS MATCHING RIDGE/HIP CAP.

**SIDEWALL:**  
 WHITE CEDAR NATURAL R&R SHINGLES W/ 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON WINDOW AND DOOR HEAD CASINGS. SIDEWALL IS LIMITED TO THE ADDITION, TYING INTO EXISTING AND REDOING THE EXISTING GABLE ABOVE ADDITION ROOF TIE-IN.

**WINDOWS:**  
 ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, LOW-E GLASS, FINELIGHT GRILLES-BETWEEN-THE-GLASS, WHITE SCREENS AND HARDWARE

- TRIM:**  
 EXTERIOR TRIM WILL BE AZEK AS FOLLOWS:
- RAKES: 1X8
  - FASCIA/ASSEMBLY: 1X8 FASCIA, 1X8 FRIEZE
  - CORNER BOARD: 1X5/1X6
  - KICKS: 1X12 KICKS UNDER DOORS
  - CASINGS: 1X4 RABBETED CASINGS ON WINDOWS AND DOORS
  - SILL: 8/4 HISTORIC STYLE EXTERIOR SILLS

**WATER TABLE:**  
 TOP: AZEK-6935 2 3/4" X 2  
 BOTTOM: AZEK FLAT STOCK 5/8" X 9 1/4"

**FINISH GRADE:**  
 FINISH GRADE AT PERIMETER OF BUILDING TO SLOPE AT RATE OF 1/2":12" FOR 10' HORIZONTAL DISTANCE. ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATIONS ADHERING TO THE TOWN'S SETBACKS. CONSULT SECTIONS FOR MIN/MAX DISTANCES PER IRC 2015 BUILDING CODE

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SHEET TITLE:  
**EXISTING & PROPOSED  
 FRONT ELEVATION**

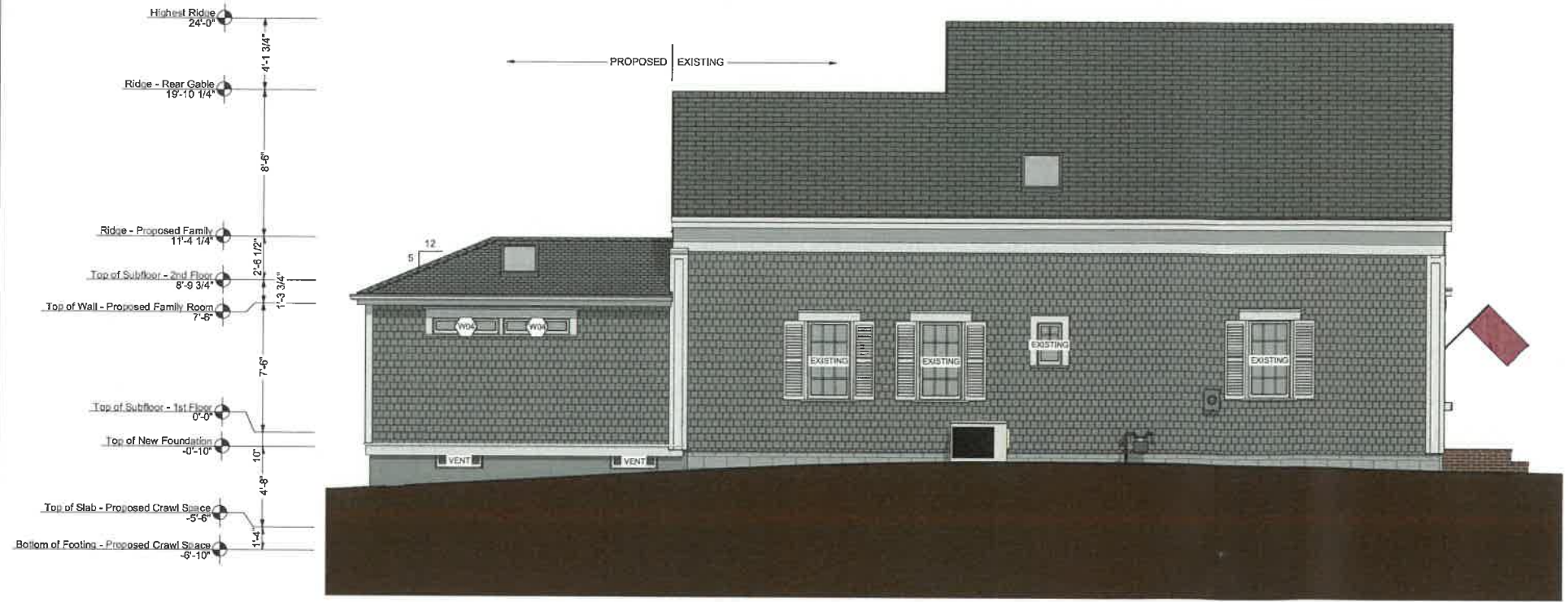
PROJECT ADDRESS:  
 RALPH & JOAN CALVANESE  
 15 HAMILTON PLACE,  
 W. HARWICH, MA 02671

REV. DATE:  
**6/6/2023**

SHEET:  
**A2.1**



**A** EXISTING LEFT ELEVATION  
A2.2 SCALE: 1/4" = 1'-0"



**B** PROPOSED LEFT ELEVATION  
A2.2 SCALE: 1/4" = 1'-0"

**EXISTING EXTERIOR NOTES:**

SIDING: 5" CEDAR SHINGLE (WEATHERED)  
ROOF: 3-TAB ASPHALT SHINGLES (GREY)  
CORNER BOARD: VARIES. 13" @ FRONT CORNERS, 9 1/2" @ SIDE WALLS, 3 1/2" @ SUNROOM  
WINDOW: VINYL REPLACEMENT

**CONSTRUCTION NOTES: ELEVATIONS**

**DEMOLITION NOTES:**

- REMOVE EXISTING SUNROOM ROOF IN ITS ENTIRETY AND ALL ASSOCIATED ELEMENTS
- REMOVE INDICATED EXISTING WINDOWS AND DOORS
- REMOVE EXISTING LANDING AND STAIRS @ SUNROOM
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE
- SET UP DUST, FLOOR AND SURFACE PROTECTION WHERE NEEDED

**ROOFING:**  
30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER GRACE ICE & WATER MOSTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, RAKES AND LOW PITCH AREAS. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS MATCHING RIDGE/HIP CAP.

**SIDEWALL:**  
WHITE CEDAR NATURAL R&R SHINGLES W/ 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON WINDOW AND DOOR HEAD CASINGS. SIDEWALL IS LIMITED TO THE ADDITION, TYING INTO EXISTING AND REDOING THE EXISTING GABLE ABOVE ADDITION ROOF TIE-IN.

**WINDOWS:**  
ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, LOW-E GLASS, FINELIGHT GRILLES-BETWEEN-THE-GLASS, WHITE SCREENS AND HARDWARE

**TRIM:**  
EXTERIOR TRIM WILL BE AZEK AS FOLLOWS:

- RAKES: 1X8
- FASCIA ASSEMBLY: 1X8 FASCIA, 1X8 FRIEZE
- CORNER BOARD: 1X5/1X6
- KICKS: 1X12 KICKS UNDER DOORS
- CASINGS: 1X4 RABBETED CASINGS ON WINDOWS AND DOORS
- SILL: 8/4 HISTORIC STYLE EXTERIOR SILLS

**WATER TABLE:**  
TOP: AZEK-6935 2 3/4" X 2  
BOTTOM: AZEK FLAT STOCK 5/8" X 9 1/4"

**FINISH GRADE:**  
FINISH GRADE AT PERIMETER OF BUILDING TO SLOPE AT RATE OF 1/2":12" FOR 10' HORIZONTAL DISTANCE. ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATIONS ADHERING TO THE TOWN'S SETBACKS. CONSULT SECTIONS FOR MIN/MAX DISTANCES PER IRC 2015 BUILDING CODE

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**encore**  
REMODELING

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HOMET DESIGNS  
Architects & Engineers

ARCHITECTURE FIRM  
**CRITHFIELD ENGINEERS**  
230 N Main St, Ste 4  
Rutland, VT 05701  
(802) 747-4836



SHEET TITLE:  
**EXISTING & PROPOSED  
LEFT ELEVATION**

PROJECT ADDRESS:  
RALPH & JOAN CALVANESE  
15 HAMILTON PLACE,  
W. HARWICH, MA 02671

REV. DATE:  
**6/6/2023**

SHEET:

**A2.2**



**A** EXISTING REAR ELEVATION  
A2.3 SCALE: 1/4" = 1'-0"



**B** PROPOSED REAR ELEVATION  
A2.3 SCALE: 1/4" = 1'-0"

**EXISTING EXTERIOR NOTES:**

SIDING: 5" CEDAR SHINGLE (WEATHERED)  
ROOF: 3-TAB ASPHALT SHINGLES (GREY)  
CORNER BOARD: VARIES. 13" @ FRONT CORNERS, 9 1/2" @ SIDE WALLS, 3 1/2" @ SUNROOM  
WINDOW: VINYL REPLACEMENT

**CONSTRUCTION NOTES: ELEVATIONS**

**DEMOLITION NOTES:**

- REMOVE EXISTING SUNROOM ROOF IN ITS ENTIRETY AND ALL ASSOCIATED ELEMENTS
- REMOVE INDICATED EXISTING WINDOWS AND DOORS
- REMOVE EXISTING LANDING AND STAIRS @ SUNROOM
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE
- SET UP DUST, FLOOR AND SURFACE PROTECTION WHERE NEEDED

**ROOFING:**

30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER GRACE ICE & WATER MOSTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, RAKES AND LOW PITCH AREAS. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS MATCHING RIDGE/HIP CAP.

**SIDEWALL:**

WHITE CEDAR NATURAL R&R SHINGLES W/ 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON WINDOW AND DOOR HEAD CASINGS. SIDEWALL IS LIMITED TO THE ADDITION, TYING INTO EXISTING AND REDOING THE EXISTING GABLE ABOVE ADDITION ROOF TIE-IN.

**WINDOWS:**

ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, LOW-E GLASS, FINELIGHT GRILLES-BETWEEN-THE-GLASS, WHITE SCREENS AND HARDWARE

**TRIM:**

EXTERIOR TRIM WILL BE AZEK AS FOLLOWS:

- RAKES: 1X8
- FASCIA/ASSEMBLY: 1X8 FASCIA, 1X8 FRIEZE
- CORNER BOARD: 1X5/1X6
- KICKS: 1X12 KICKS UNDER DOORS
- CASINGS: 1X4 RABBETED CASINGS ON WINDOWS AND DOORS
- SILL: 8/4 HISTORIC STYLE EXTERIOR SILLS

**WATER TABLE:**

TOP: AZEK-6935 2 3/4" X 2  
BOTTOM: AZEK FLAT STOCK 5/8" X 9 1/4"

**FINISH GRADE:**

FINISH GRADE AT PERIMETER OF BUILDING TO SLOPE AT RATE OF 1/2":12" FOR 10' HORIZONTAL DISTANCE. ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATIONS ADHERING TO THE TOWN'S SETBACKS. CONSULT SECTIONS FOR MIN/MAX DISTANCES PER IRC 2015 BUILDING CODE

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(802) 747-4535



SHEET TITLE:  
**EXISTING & PROPOSED  
REAR ELEVATION**

PROJECT ADDRESS:  
RALPH & JOAN CALVANESE  
15 HAMILTON PLACE,  
W. HARWICH, MA 02671

REV. DATE:

6/6/2023

SHEET:

A2.3

Highest Ridge 24'-0"

Ridge - Bay Window Roof 11'-9 1/2"

Top of Subfloor - 2nd Floor 8'-9 3/4"

Top of Wall - 1st Floor 8'-3 1/2"

Top of Subfloor - 1st Floor 0'-0"

Top of Wall - Foundation 0'-6 1/4"

Top of Slab - Foundation -8'-0 3/4"

12'-2 1/2"

6 1/4"

8'-3 1/2"

6 1/4"

7'-6 1/2"



Highest Ridge 24'-0"

Ridge - Lower Gable 19'-10 1/4"

Ridge - Sunroom 9'-11 1/4"

Top of Subfloor - 2nd Floor 8'-9 3/4"

Top of Wall - 1st Floor 8'-3 1/2"

Top of Subfloor - 1st Floor 0'-0"

Top of Wall - Foundation 0'-6 1/4"

Top of Slab - Foundation -8'-0 3/4"

4'-1 3/4"

9'-11"

1'-1 1/2"

6 1/4"

8'-3 1/2"

6 1/4"

7'-6 1/2"

8'-0 3/4"

**A** EXISTING RIGHT ELEVATION  
A2.4 SCALE: 1/4" = 1'-0"

Ridge 24'-0"

Top of Subfloor - 2nd Floor 8'-9 3/4"

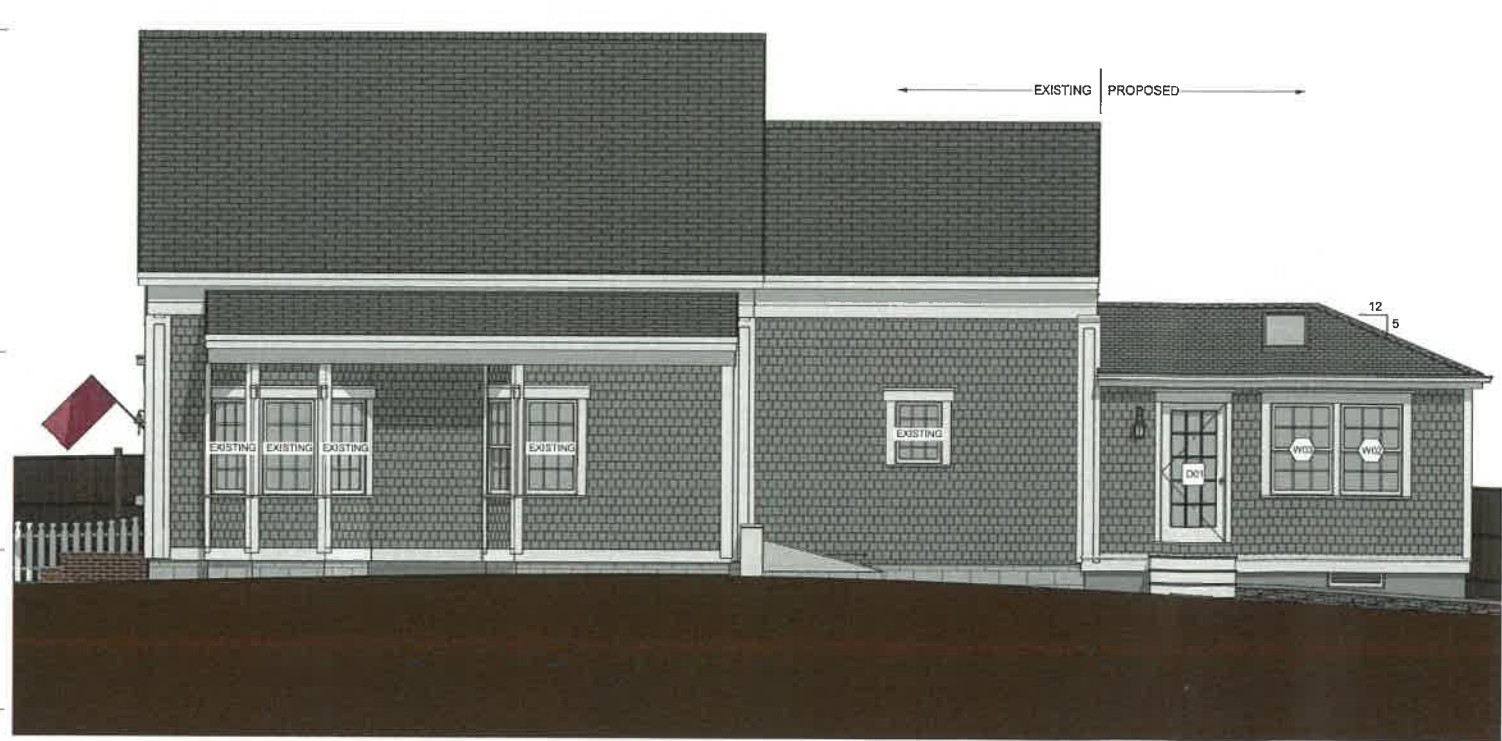
Top of Wall - Foundation 0'-6 1/4"

Top of Slab - Foundation -8'-0 3/4"

15'-2 1/4"

9'-4"

7'-6 1/2"



Highest Ridge 24'-0"

Ridge - Rear Gable 19'-10 1/4"

Ridge - Proposed Family 11'-4 1/4"

Top of Subfloor - 2nd Floor 8'-9 3/4"

Top of Wall - Proposed Family Room 7'-6"

Top of Subfloor - 1st Floor 0'-0"

Top of Foundation - Proposed Crawl Sp. 0'-10"

Top of Slab - Proposed Family Room -5'-6"

Top of Footing - Proposed Family -8'-10"

4'-1 3/4"

8'-5"

2'-6 1/2"

1'-3 3/4"

7'-5"

10"

4'-8"

1'-4"

**B** PROPOSED RIGHT ELEVATION  
A2.4 SCALE: 1/4" = 1'-0"

**EXISTING EXTERIOR NOTES:**

SIDING: 5" CEDAR SHINGLE (WEATHERED)  
ROOF: 3-TAB ASPHALT SHINGLES (GREY)  
CORNER BOARD: VARIES, 13" @ FRONT CORNERS, 9 1/2" @ SIDE WALLS, 3 1/2" @ SUNROOM  
WINDOW: VINYL REPLACEMENT

**CONSTRUCTION NOTES: ELEVATIONS**

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**TRIM:**  
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**WATER TABLE:**  
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BOTTOM: AZEK FLAT STOCK 5/8" X 9 1/4"

**FINISH GRADE:**  
FINISH GRADE AT PERIMETER OF BUILDING TO SLOPE AT RATE OF 1/2":12" FOR 10' HORIZONTAL DISTANCE. ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATIONS ADHERING TO THE TOWN'S SETBACKS. CONSULT SECTIONS FOR MIN/MAX DISTANCES PER IRC 2015 BUILDING CODE

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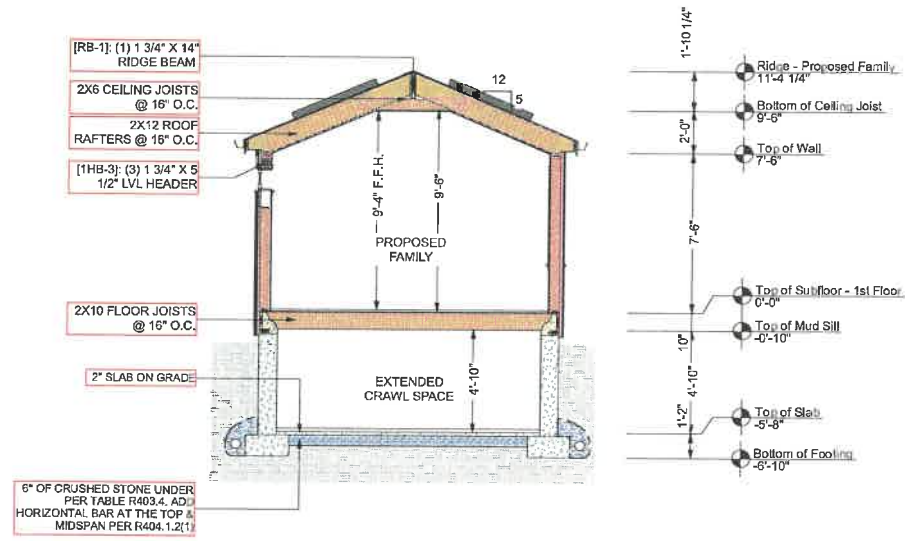
ARCHITECT & ENGINEER  
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SHEET TITLE:  
**EXISTING & PROPOSED RIGHT ELEVATION**

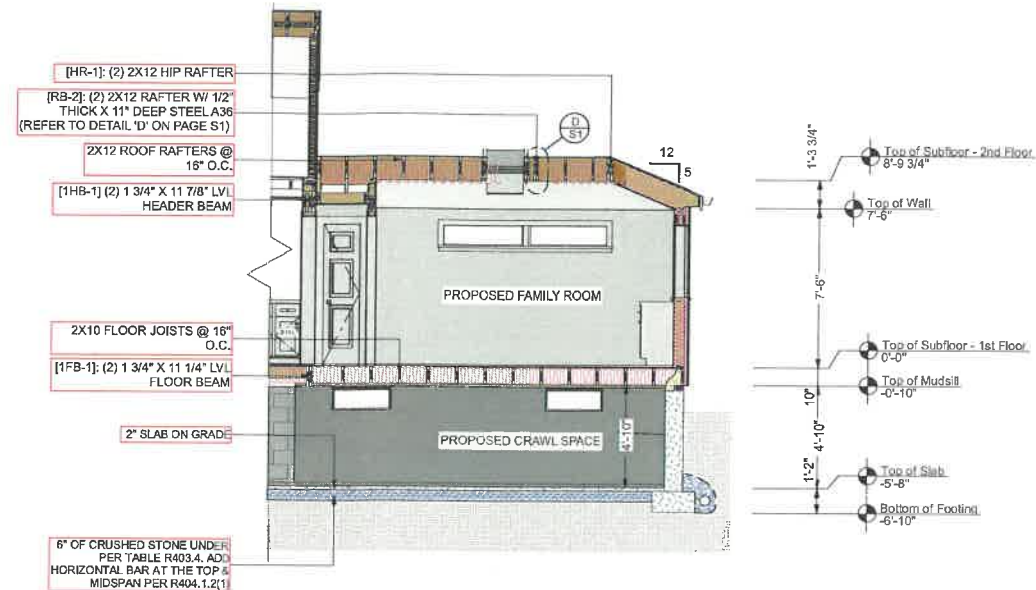
PROJECT ADDRESS:  
RALPH & JOAN CALVANESE  
15 HAMILTON PLACE,  
W. HARWICH, MA 02671

REV. DATE:  
6/6/2023

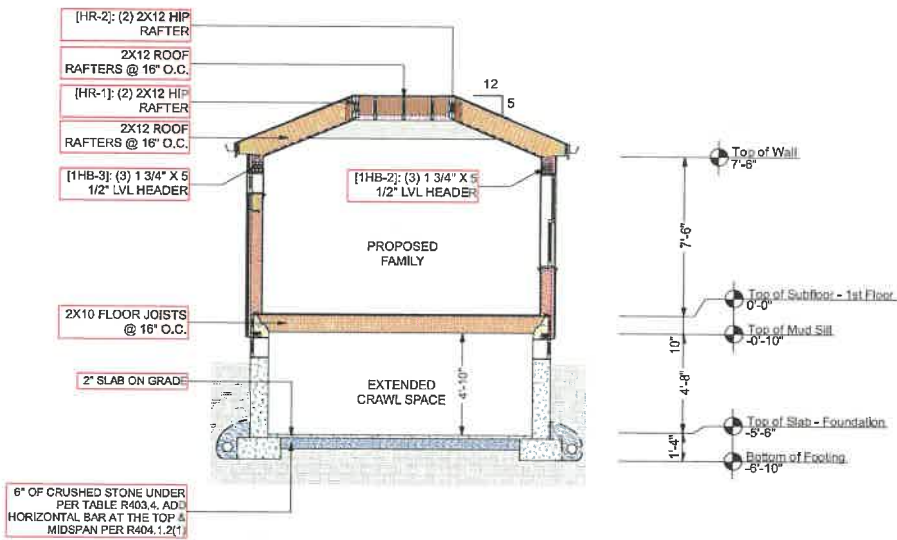
SHEET:  
**A2.4**



**A SECTION 'A'**  
A3.1 SCALE: 1/4" = 1'-0"



**C SECTION 'C'**  
A3.1 SCALE: 1/4" = 1'-0"



**B SECTION 'B'**  
A3.1 SCALE: 1/4" = 1'-0"

**CONSTRUCTION NOTES: FRAMING**

**FIRST FLOOR:**  
**SILL:** PRESSURE TREATED 2X6 WITH CONTINUOUS SILL SEAL  
**LEDGER:** 2X10 LEDGER BOLTED TO EXISTING  
**BOX:** 2X10 CONTINUOUS BOX JOIST  
**FLOOR JOISTS:** 2X10 JOISTS @ 16" O.C.  
**FLOOR SHEATHING:** 3/4" ADVANTECH T&G OSB GLUED AND NAILED  
**EXTERIOR WALLS:** 2X6 STUDS @ 16" ON CENTER WITH 1 7/16" ZIP R-SHEATHING (R-6.6) APPLIED HORIZONTALLY, RIM TO RIM.  
**INTERIOR WALLS:** 2X4 STUDS 16" O.C.  
**EXTERIOR HEADERS:** (2) 2X8 W/ 2 1/2" OF RIGID BETWEEN FOR ALL HEADERS ADJACENT TO CONDITIONED SPACES UNLESS OTHERWISE NOTED IN FRAMING PLAN

**ROOF:**  
**COLLAR TIES:** 2X6 COLLAR TIES @ 16" O.C.  
**RIDGE:** (2) 1 3/4" X 14" LVL RIDGE  
**HIP RAFTERS:** (2) 2X12 HIP RAFTERS @ 16" ON CENTER  
**RAFTERS:** 2X12 RAFTERS 16" ON CENTER  
**SHEATHING:** 5/8" CDX EXTERIOR SHEATHING NAILED

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY ENGINEER OF RECORD, CRITERIUM ENGINEERING. SEE STRUCTURAL SPECIFICATIONS & CALCULATIONS ATTACHED.

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CRITERIUM ENGINEERS & DESIGNERS  
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SHEET TITLE:  
**SECTION 'A-C'**

PROJECT ADDRESS:  
 RALPH & JOAN CALVANESE  
 15 HAMILTON PLACE,  
 W. HARWICH, MA 02671

REV. DATE:  
 6/6/2023

SHEET:  
 A3.1

3D EXTERIOR ELEVATION	NUMBER LABEL	FLOOR	NO	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	CASING SIZE	EXTERIOR	CASING MATERIAL	EXTERIOR	CASING SIZE	INTERIOR	CASING MATERIAL	INTERIOR	COMMENTS	EGRESS	TEMPERED	QTY
	W01	TW2632	1	32 3/8"X41 3/8"	31 5/8"	40 7/8"	DOUBLE HUNG	ANDERSEN 400 SERIES	1"X5"	WHITE		11/16"X3"		WHITE		FAMILY ROOM			2
	W02	TW21042	1	36 3/8"X53 3/8"	35 5/8"	52 7/8"	DOUBLE HUNG	ANDERSEN 400 SERIES	1"X5"	WHITE		11/16"X3"		WHITE		FAMILY ROOM			1
	W03	TW21042	1	36 3/8"X53 3/8"	35 5/8"	52 7/8"	DOUBLE HUNG	ANDERSEN 400 SERIES	1"X5"	WHITE		11/16"X3"		WHITE		FAMILY ROOM	YES		1
	W04	TWT3810	1	46 3/8"X12 1/2"	45 5/8"	12"	FIXED GLASS	ANDERSEN 400 SERIES	1"X5"	WHITE		11/16"X3"		WHITE		PROPOSED FAMILY ROOM			2
	W05	C06 2004 C00	2		21 1/2"	48 1/4"	RECT. SKYLIGHT	VELUX OR EQUAL								PROPOSED FAMILY ROOM			2

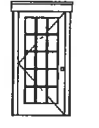
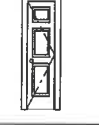
**WINDOW NOTES:**

**DISCLAIMER**

ALL REASONABLE EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS WINDOW AND DOOR SCHEDULE. GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES, COUNT, TEMPERING, AND LOCATIONS WITH PROVIDER PRIOR TO ORDERING WINDOWS AND DOORS.

**NOTES: WINDOWS**

ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, LOW-E GLASS, FINELIGHT GRILLES-BETWEEN-THE-GLASS, WHITE SCREENS AND HARDWARE U-FACTOR MUST MEET CURRENT 2021 IECC GUIDELINES OF 0.3.

3D EXTERIOR ELEVATION	NUMBER LABEL	FLOOR	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	FIRE	CASING SIZE	EXTERIOR	CASING MATERIAL	EXTERIOR	CASING SIZE	INTERIOR	CASING MATERIAL	INTERIOR	COMMENTS	EGRESS	TEMPERED	QTY
	D01	3068	1	36"	80"	EXT. HINGED-1315 FRENCH	THERMATRU SMOOTHSTAR OR EQUAL		1"X3 1/4"	WHITE		1"X4"		WHITE		PROPOSED FAMILY ROOM			1
	D02	1868	1	20"	80"	HINGED-DOOR P05	MASONITE OR EQUAL		1"X4"	WHITE		1"X4"		WHITE		PROPOSED FAMILY CLOSET			2

**DOOR NOTES:**

**DISCLAIMER**

ALL REASONABLE EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS DOOR SCHEDULE. GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES, COUNT, TEMPERING, AND LOCATIONS WITH PROVIDER PRIOR TO ORDERING WINDOWS AND DOORS.

**NOTES: DOORS**

- EXTERIOR DOORS TO BE THERMATRU OR EQUAL
- INTERIOR DOORS TO BE MASONITE OR EQUAL

**NOTES: DOOR HARDWARE**

- INTERIOR HINGED DOOR HARDWARE TO BE SELECTED BY HOMEOWNER
- ENTRY DOOR HARDWARE TO BE SELECTED BY HOMEOWNER

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SHEET TITLE:  
**PROPOSED WINDOW &  
DOOR SCHEDULE**

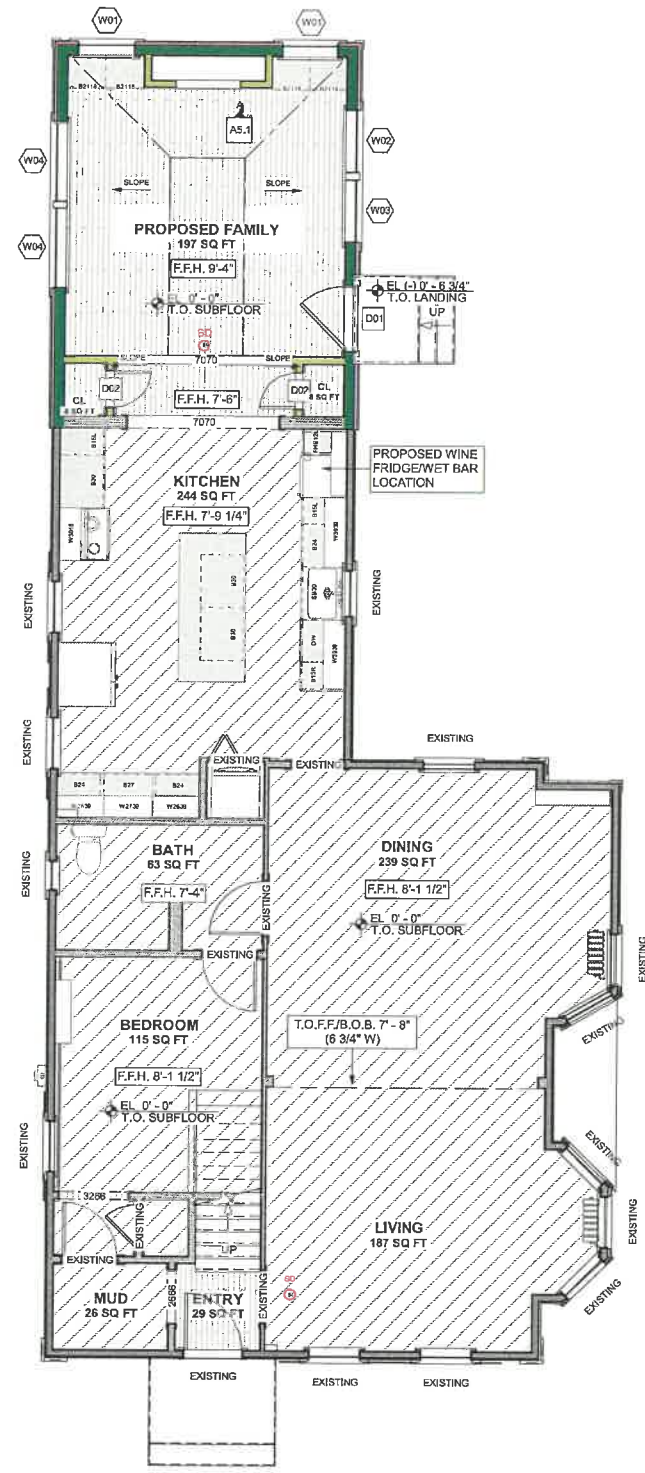
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RALPH & JOAN CALVANESE  
15 HAMILTON PLACE,  
W. HARWICH, MA 02671

REV. DATE:

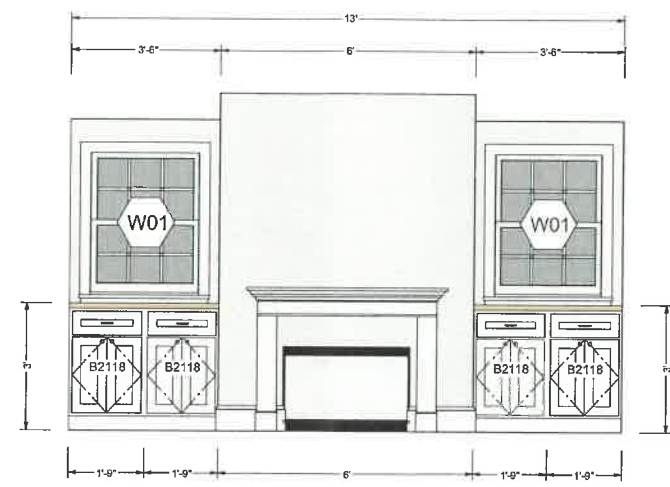
6/6/2023

SHEET:

A4.1



**A** FIRST FLOOR FINISH PLAN  
A5.1 SCALE: 1/4" = 1'-0"



**B** PROPOSED FAMILY ELEVATION 'A'  
A5.1 SCALE: 1/2" = 1'-0"

**WALL LEGEND:**

	2X4 EXTERIOR WALL, CEDAR SHINGLE, EXISTING
	2X8 INTERIOR WALL, EXISTING
	2X6 3/4" INTERIOR WALL, EXISTING
	2X4 INTERIOR WALL, EXISTING
	2X3 INTERIOR WALL, EXISTING
	2X6 EXTERIOR WALL, CEDAR SHINGLE, 1 15/16" ZIP R-SHEATHING (R-6)
	2X4 INTERIOR WALL

**FLOOR MATERIAL LEGEND:**

	WOOD FLOORING
--	---------------

**FINISH NOTES:**

- WOOD FLOORING: 3 1/4" RED OAK
- INTERIOR FINISH:**
- SEE DOOR SCHEDULE FOR DOOR STYLE AND HARDWARE INFORMATION
- CABINETRY: TO BE SELECTED BY HOMEOWNER
- CABINETRY HARDWARE: KNOBS AND PULLS TO BE SELECTED BY HOMEOWNER
- INTERIOR PAINTING TO BE TWO COATS OF FINISH ON PRE-PRIMED WOOD AND ONE COAT PRIMER AND TWO COATS OF FINISH ON UNPRIMED WOOD. PRIMER AND TWO COATS OF FINISH ON NEW PLASTER WALLS AND CEILINGS.
- PAINT COLOR TO BE DETERMINED BY HOMEOWNER

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HOME DESIGNERS

ARCHITECTS & ENGINEERS  
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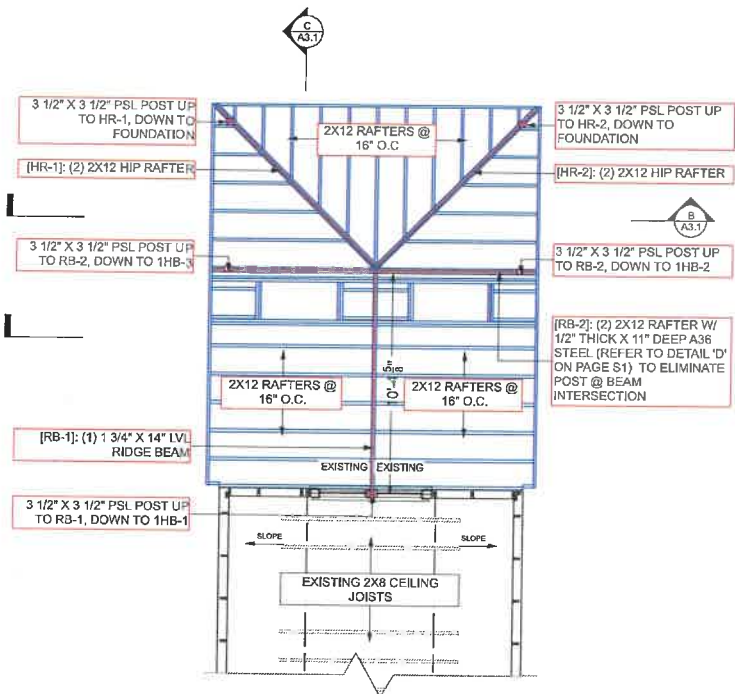


SHEET TITLE:  
**FIRST FLOOR FINISH PLAN**

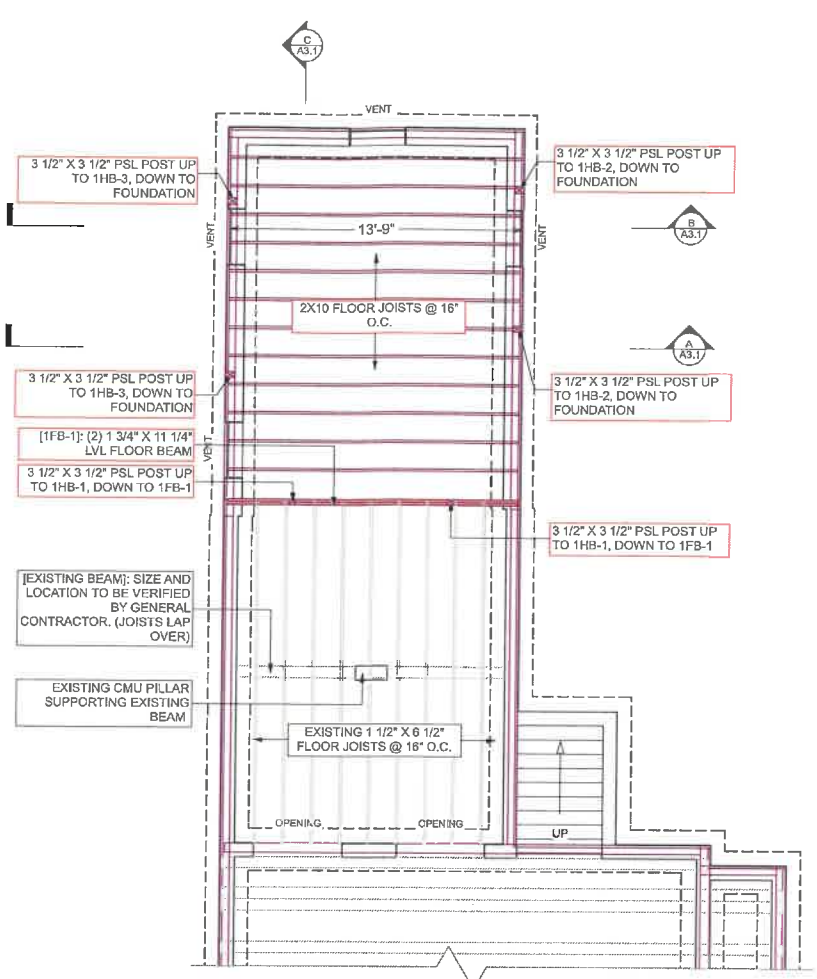
PROJECT ADDRESS:  
RALPH & JOAN CALVANESE  
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**6/6/2023**

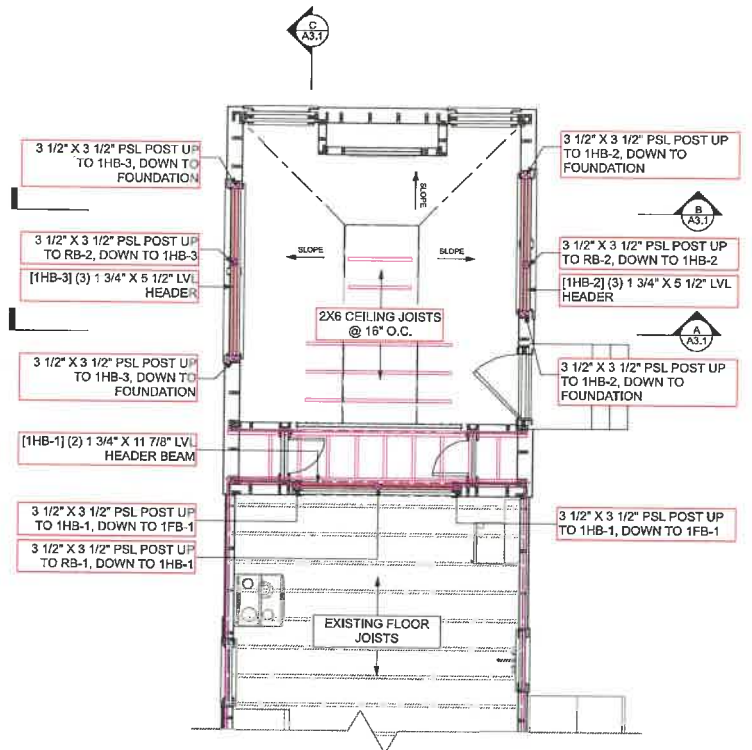
SHEET:  
**A5.1**



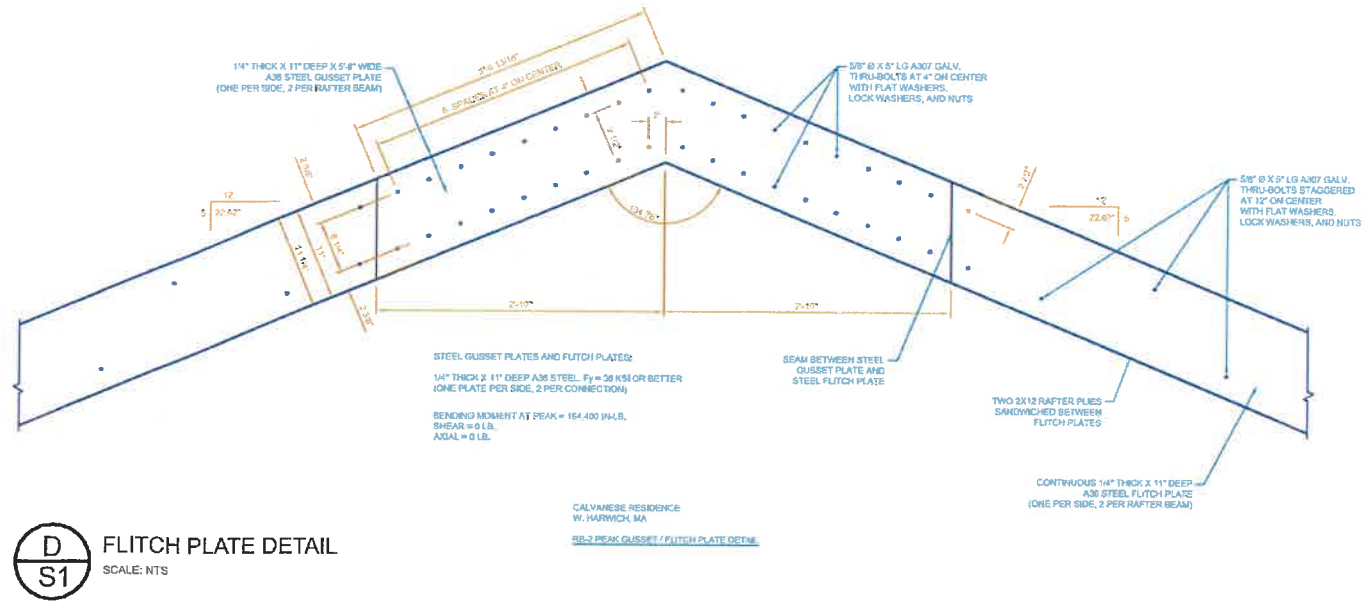
**A** ROOF FRAMING PLAN  
S1 SCALE: 1/4" = 1'-0"



**C** FIRST FLOOR FRAMING PLAN  
S1 SCALE: 1/4" = 1'-0"



**B** FIRST FLOOR CEILING FRAMING PLAN  
S1 SCALE: 1/4" = 1'-0"



**D** FLITCH PLATE DETAIL  
S1 SCALE: NTS

**CONSTRUCTION NOTES: FRAMING**

**FIRST FLOOR:**  
 SILL: PRESSURE TREATED 2X6 WITH CONTINUOUS SILL SEAL.  
 LEDGER: 2X10 LEDGER BOLTED TO EXISTING  
 BOX: 2X10 CONTINUOUS BOX JOIST  
 FLOOR JOISTS: 2X10 JOISTS @ 16" O.C.  
 FLOOR SHEATHING: 3/4" ADVANTECH T&G OSB GLUED AND NAILED  
 EXTERIOR WALLS: 2X6 STUDS @ 16" ON CENTER WITH 1 7/16" ZIP R-SHEATHING (R-6.6) APPLIED HORIZONTALLY, RIM TO RIM.  
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**ROOF:**  
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 15 HAMILTON PLACE,  
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REV. DATE:  
 6/6/2023

SHEET:  
 S1

SHEET TITLE:  
 FRAMING PLANS