

Chase's Ocean Grove
Cottage #79 Addition and Modifications Request

Overview

Cottage 79 has been owned by the Daniels family for 4 generations. In this time the only improvements that have been made were in the early 1970's. The cottage has slowly fallen into disrepair since and is in need of renovations and repairs. I am also requesting to add 28 square feet to the cottage for a room expansion as well as expanding the outside deck in front and adding a deck in the back. A floor plan showing the proposed additions is attached with this application. The room addition would bring the square footage of the cottage to 348 feet.

Please Note: A prior letter with plans attached had been sent to Bob Post in July of 2021 asking for approval of the renovations and additions. I received back a letter on July 15, 2021 from Devin Witter of First Property Management with permission from the board to perform the work that I had proposed to them. Both of these letters are attached with this application.

Contractor and Neighbors

The contractor is Arnie Milky – 617.312.0978, he will secure a permit from the town and perform the work proposed. All work will be carried out to bring the building up to and comply with town building codes.

My neighbors surrounding the cottage have been notified of my intent to carry out renovations and additions.

Proposed Renovations and Additions.

- **Dry Rot Repairs** - There is considerable dry rot in the framing especially in the bathroom area. All ceiling, wall board and flooring will be removed to inspect the framing and repair or replace as necessary. The ceiling, interior walls and flooring will be insulated and renewed.
- **Building Addition** - A new 4'x7' room expansion will be attached to the building on the northeast side to square off the building. New

construction of 12" footings, joists, sills, 2x4-16"oc framing, wrap over sheathing, siding and roof to match existing.

- **Electrical & Plumbing** – While the interior walls and ceiling have been removed and the new addition is being built the electrical wiring and the plumbing will be inspected and renewed as deemed to bring it up to code to ensure it is safe.
- **Windows and Doors** - All the windows and doors have some rot and have lost their seal. They will all be replaced with new similar style and measurement according to what is available to order at this time. A new 5' sliding door will replace the existing 3 side by side windows on the southside of the building for access to the proposed open back deck.
- **Font Deck Addition** - The existing wooden front deck will be renewed and expanded to continue the length of the front of the house (as outlined in the floor plan) with a new composite deck.
- **Back Deck Addition** – A new 7'x15' open deck to be added in the back of the cottage using a composite material.
- **Heating** - Install a new electrical heat pump, I am on town electricity.
- **Retaining Wall** – The old retaining wall around the driveway has been damaged during septic system installation and will be renewed with the same materials used as my neighbors retaining walls.

Timing

I will begin this project upon approval of my proposed plans and work would continue until it is complete and signed off by town building officials. The estimated completion date is May 30, 2022.

CHASE'S OCEAN GROVE
COTTAGE #79

CURRENT FLOOR PLAN WITH PROPOSED ADDITION

