

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: _____

Applicant's Name: Kenneth G. Fisher Jr

Applicant's Address: 181 Ashland Street

Applicant's Phone Number: (508) 380-9002 (cell)

Owner's Name: Kenneth G. Fisher Jr

Owner's Address: 181 Ashland Street

The Owner hereby appoints _____ to act as his/her/its agent for the purposes of submitting and processing this application for a variance.

The Owner's title to the land that is the subject matter of this application is derived under deed from _____, dated _____

And recorded in _____ Registry of Deeds, Book _____, Page _____

Or Land Court Certificate of Title No. 246784, registered in

District Book 1388, Page 117

The land is shown in the Assessor's records as Lot 16 on Map 14, Block 2

And has an address of or is located at _____

in the ARB zoning district.

Nature and subject matter of Variance (Please state the section of by-law from which you are seeking relief, the required standard and your proposal.):

Please see attached typed document for Answer

Zoning Information and Comments (To be completed by Inspector of Buildings):

CONTRACTOR BUILT FRONT ENTRY SIX INCHES BEYOND SETBACK ALLOWED
BY PRIOR ZBA DECISION. A VARIANCE IS REQUIRED PER HZB I-C.3.2
CC 5/13/20

The Applicant presents the following evidence that supports grant of the dimensional Variance:

a. Literal enforcement of the provisions of this by-law would involve substantial hardship, financial or otherwise, owing to circumstances related to the following unique physical characteristics of the land (1. soil condition, 2. shape or 3. topography of land or structures):

Please see attached typed document for Answer

b. If this variance is allowed it will create no substantial detriment to the public good because:

Please see attached typed document for Answer

c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

Please see attached typed document for Answer

d. Will the proposed use include the storage or process of any hazardous substance?
Yes _____ (Please attach additional information.) No X

Applicant's Signature: Kenneth S. Fish

Owner's Signature: Kenneth S. Fish

Application For Grant of Dimensional Variance

Question and Answers From Page 2

Nature and subject matter of variance (Please state the section of by-law from which you are seeking relief, the required standard and your proposal.):

- 1) Section 3.2 Variance for front yard setback. Under zoning by-law district ARB the setbacks are as follows Front 40', Side 30', Rear 40'. The current existing house is non-conforming. **Requesting variance to reduce Front yard setback to 28'.** Please see supplied certified Final plot plan for requested setbacks and existing design in better detail. Please note: On July 24, 2019 the zoning board had voted in favor of the requested variance changes. At that time I had requested 29 foot setback. I apologize for my mis-calculation but the final plot plans indicate the front steps built to Massachusetts building codes came out to 28'6". Therefore to achieve the occupancy permit I must request a change to 28' set back. I have also supplied the engineered specs and pictures to which the front steps were built to.



The Applicant presents the following evidence that supports grant for dimensional variance:

A) Literal enforcement of the provisions of this by-law would involve substantial hardship, financial or otherwise, owing to circumstances related to the following unique physical characteristics of the land (1. Soil condition, 2. Shape or 3. Topography of land structure):

- 1) The existing steps have been completed to Massachusetts building codes. Please see attached pictures and structural engineered plans. This involved using large concrete footings

to secure the front step and landing. To redo the front landing would be a very large undertaking.



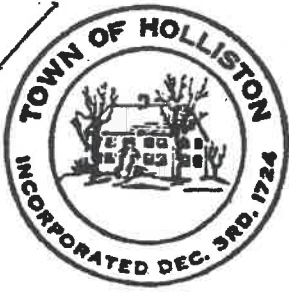
2) The second Option would be to raise the whole grade of the yard about a foot to properly make the second step and eliminating the bottom step therefore meeting the current allowed set back. This would cause water to run back into the house possibly flooding the basement and would also substantially raise the yard compared to the neighbors making it different from the surrounding yards.

B) If this variance is allowed it will create no substantial detriment to the public good because:

1) There is no substantial detriment to the public with this request.

C) If the variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

- 1) In keeping with the neighborhood most home owners are facing the same difficulties with narrow lots and houses that are built within the zoning set back requirements.
- 2) If the existing front steps were to be allowed it would allow for save exit and entrance to the house.



**TOWN OF HOLLISTON
ZONING BOARD OF APPEALS**

703 Washington Street
Holliston, MA 01746
(508)429-0635

2019 AUG - 2 MID: 16
OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

August 2, 2019

Kenneth G. Fisher, Jr.
181 Ashland Street
Holliston, MA 01746

Re: 181 Ashland Street
Dimensional Variance - Certificate of Action

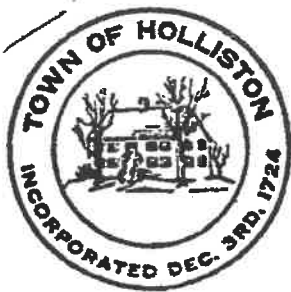
Dear Kenneth:

Please find enclosed a copy of the above referenced Dimensional Variance Certificate of Action that was filed on August 2, 2019 with the Town Clerk's Office. The statutory 20-day appeal period has commenced. On or after August 23, 2019, you should contact the Town Clerk's office at 429-0601 regarding any appeals. **The Town Clerk's Office has the original of the decision and must certify a copy for you to take to the Registry of Deeds.** The recording information from the Registry must then be returned to the Town Clerk's Office and is required for your building permit.

If you should have any questions regarding this matter, please contact me at 429-0635.

Sincerely,


Diane Lynch
Zoning Board of Appeals



**TOWN OF HOLLISTON
ZONING BOARD OF APPEALS**

Town Hall - 703 Washington Street
Holliston, MA 01746
(508)429-0635

2019 AUG - 2 AM 10:16
OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS

**DIMENSIONAL VARIANCE CERTIFICATE OF ACTION
181 Ashland Street**

Date of Decision: July 24, 2019
Owner(s)/Applicant(s): Kenneth G. Fisher, Jr.
Applicant's Address: 181 Ashland Street
Subject Property: Same
Assessor's Identification: Map 14 Block 2 Lot 16
Zoning District: Agricultural-Residential District B (AR-2)

ADMINISTRATIVE RECORD

Hearing notice under the requirements of MGL, c. 40A and the Holliston Zoning By-Laws included the following:

1. Publication of the hearing notice in the Metrowest Daily News on July 9, 2019 and June 16, 2019,
2. Posting of the hearing notice in the Town Clerk's Office on June 20, 2019,
3. Notification to parties of interest (including the Petitioner) by mail on June 20, 2019.

The Petitioner filed an application with the Town Clerk on June 12, 2019. The public hearing was opened and closed on July 24, 2019. The Board deliberated the matter on June 24, 2019.

Project Description

The Petitioner is seeking a Dimensional Variance from the provisions of Sections IV-B Schedule of Intensity Regulations and I-C (3.2) Pre-Existing, Non-Conforming Uses, Structures and Lots to add a farmers porch and 1.5 car garage addition to the existing home within the minimum front and side yard setbacks. The locus is 181 Ashland Street in the AR-2 zoning district.

Findings of Fact

The Board reviewed the application materials and testimony provided by the Petitioner. In accordance with the provisions of Sections IV-B and I-C (3.2) of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: Literal enforcement of the provisions of the by-law would involve substantial hardship to the Petitioner owing to circumstances relating to topography of land and structure on the non-conforming, narrow lot. Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the by-law.

Zoning Board Vote

The Board's vote to approve the Petitioner's Dimensional Variance application for relief under Sections IV-B, Schedule of Intensity Regulations and I-C (3.2) Pre-Existing, Non-Conforming Uses, Structures and Lots for property described and located at 181 Ashland Street was as follows on a motion by Mr. Bush, seconded by Mr. Peabody:

Mr. Love	Aye
Mr. Peabody	Aye
Mr. Bush	Aye
Ms. Dembitzer	Aye

Conditions of Approval


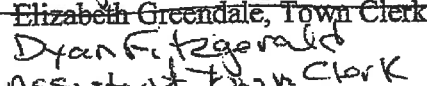
1. This Dimensional Variance is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in one (1) year unless exercised per MGL, c. 40A, s. 10. The copy of the decision to be filed must contain a certification the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such an appeal has been filed, that it has been dismissed or denied.
2. The construction shall be substantially in compliance with the plan of record entitled "Proposed Additions Plan of Land in Holliston, MA" prepared by Colonial Engineering, Inc. dated May 24, 2019. Construction shall be no closer than 29' on the front lot line and 13.6' on the side.

HOLLISTON ZONING BOARD OF APPEALS


John Love D.L.
Chairman

TOWN CLERK'S CERTIFICATION OF NO APPEAL

I hereby certify that 20 days has passed since this decision has been filed and no appeals have been taken in accordance with MGL, c. 40A.


Elizabeth Greendale, Town Clerk

Dyan Fitzgerald
Assistant Town Clerk

August 23, 2019

Town of Holliston

Zoning By-Laws

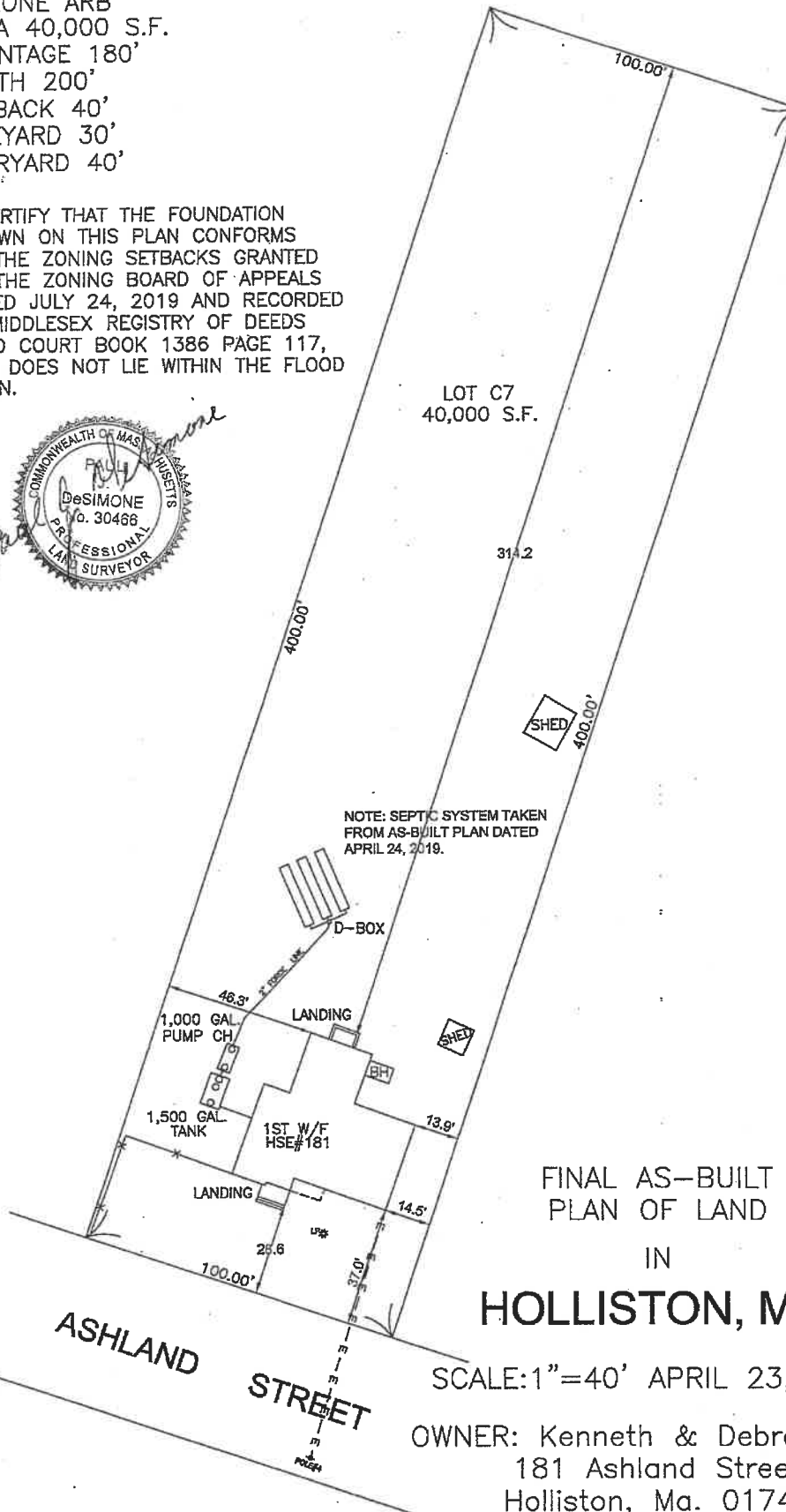
IV-B SCHEDULE OF INTENSITY REGULATIONS

District	Area	Minimum Lot Dimensions			Minimum Yard Setbacks			Max. Height of Building or Structure	Maximum % of Coverage, Buildings & Structures, Accessory Buildings	Floor Area Incl. Ratio (FAR)
		Frontage	Depth	Front	Side	Rear	Stories			
Ag-Res Dist. A	80,000 sf	225'	300'	40'	40'	40'	2 ½	35	20	-
Ag-Res Dist. B	40,000 sf	180'	200'	40'	30'	40'	2 ½	35	25	-
Res. Dist.	30,000 sf	120'	150'	30'	20'	30'	2 ½	35	30	-
Vil. Res.	10,000 sf	70'	50'	15'	15'	15'	3	40	50	-
Vil. Ctr. Comm.	5,000 sf***	70'	50'	10'***	15'***	15'***	3	40	50**	1.00
Comm. Dist.	15,000 sf	80'	120'	10'	15'	20'	3	40	50	0.50
Ind. Dist.	20,000 sf	100'	150'	30'	20'	30'	3	40	40	0.50
Apt. Dist.	10 ac.	500'*	500'*	50'	50'	50'	2 ½	35	20	-

The above dimensions are subordinate to any Buffer Area requirements. In Apartment districts, the yard dimensions shall apply to building setbacks with reference to: (a) the perimeter bounds of an entire apartment development; (b) each street bounding or within an apartment development; and (c) any private way which, in the opinion of the Planning Board, may later become a street, rather than to each building in such an apartment development. **Exceptions:** "*" or such modification as the Board of Appeals may allow; "***" except that the Board of Appeals may authorize the reduction of yards to zero and an increase in coverage to 80%, subject to Section V-K5 and "***" additional area may be necessary to meet Board of Health requirements for sewage disposal. "-" indicates no specified ratio. Walls specifically designed as impermeable barriers for the proper installation of sub-surface sewage disposal systems, and those designed and constructed in accordance with plans approved as part of a subdivision approval by the Planning Board shall be exempt from the setback requirements within the Schedule of Intensity Regulations. For all ground-mounted small- and large-scale solar power generation systems, minimum perimeter setbacks shall be 50 feet from any component to any lot line. (Amended May 2012 - ATM, Art. 34. Previously amended May 2008 - ATM, Art. 39, May 1998 - ATM, Art. 45, May 1997 - ATM, Art. 30, May 1986 - ATM, Art. 11, March 1974 - ATM, Art. 10, and April 1970 - ATM, Art. 20.)

ZONE ARB
AREA 40,000 S.F.
FRONTAGE 180'
DEPTH 200'
SETBACK 40'
SIDEYARD 30'
REARYARD 40'

I CERTIFY THAT THE FOUNDATION
SHOWN ON THIS PLAN CONFORMS
TO THE ZONING SETBACKS GRANTED
BY THE ZONING BOARD OF APPEALS
DATED JULY 24, 2019 AND RECORDED
IN MIDDLESEX REGISTRY OF DEEDS
LAND COURT BOOK 1386 PAGE 117,
AND DOES NOT LIE WITHIN THE FLOOD
PLAIN.



FINAL AS-BUILT
PLAN OF LAND

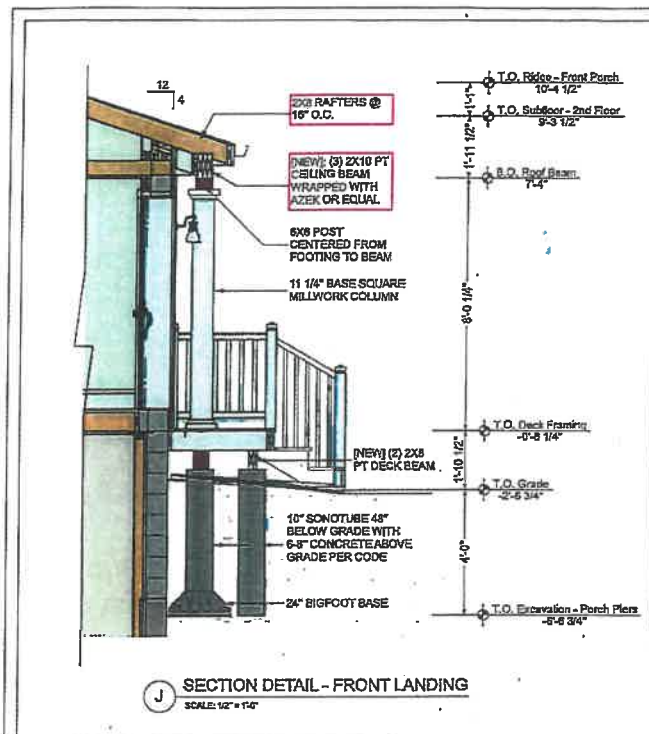
IN

HOLLISTON, MA.

SCALE: 1"=40' APRIL 23, 2020

OWNER: Kenneth & Debra Fisher
181 Ashland Street
Holliston, Ma. 01746

COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508-533-1644





ALL GRADING SHOWN ON ELEVATIONS SHALL BE NO MORE THAN ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE FINISH GRADE.
CUTTER, PENETRATING THROUGH THE ROOF FLOOR - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. (7/30/21)

A2.1	SHEET: 1 of 1	RBY DATE: 1/11/2019	PROJECT ADDRESS: KEN AND ASHLEY FISHER 181 ASHLAND STREET HOLLISTON, MA 01746	SHEET TITLE: EXISTING AND PROPOSED FRONT ELEVATIONS		STRUCTURAL ENGINEER  Robert Y. Bostrom, LLC 100 Main Street, Suite 101 Lynnfield, MA 01902 ph: 978-335-1100 rb@robbybostrom.com	ARCHITECTURE FIRM  GMT Home Designs, Inc. 40 Pleasant Hill Road Suite 101 Lynnfield, MA 01902 ph: 978-335-1100 info@gmt-hd.com	CONTRACTOR  Quality Framing Ken Gilchrist P.O. Box 438 Lynnfield, MA 01902 ken@gilchristframers.com / contractormail.net Tel: 978-335-3513
-------------	-------------------------	-------------------------------	--	--	---	--	--	---

[illegible]

- ALL EXISTING INTERIOR DIMENSIONS ARE FROM PLASTERED SURFACE TO SURFACE
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACES
- ALL PROPOSED DIMENSIONS ARE TAKEN FROM STUD TO STUD

SPECIAL NOTE:

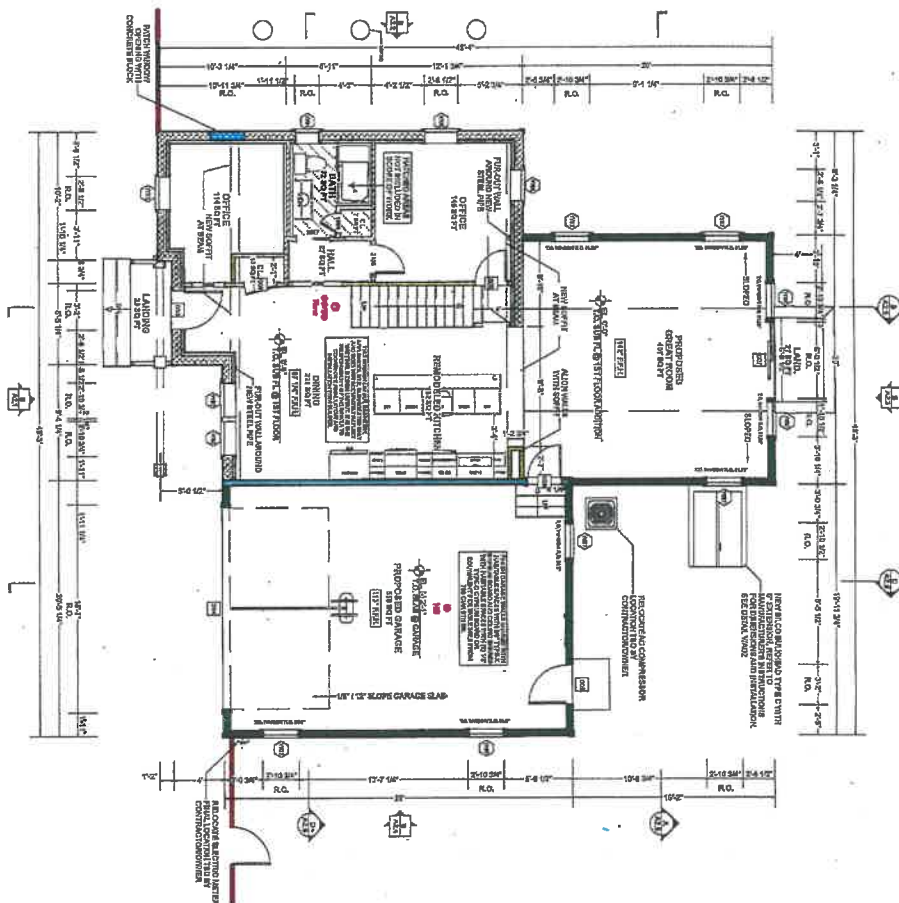
ALL EXISTING FLOORING MATERIALS SHALL ALSO IN CONNECTION OF JOISTS ARE TO BE COMPLETED IN FIELD

INTERIOR NOTES: FIRST
DOORWAYWAY CALLED 3 YR. STAFF/CHD
DOOR/CLOSET. VASIERE 4 YR. STAFF/CHD
DOOR/CLOSET. 4 YR. STAFF/CHD
DOOR/CLOSET. VASIERE 4 YR. STAFF/CHD

INTERIOR NOTES: FIRST FLOOR

CONSTRUCTION NOTES: 1ST FLOOR

WALL FINISHING:
EXTENSION WALL TO BE 22% STUCCO 1½" ON CENTER WITH 1½" ZIP
WALL PLASTERED. 227% STUCCO ON EXTENSION WALLS.
INTERIOR WALLS TO BE 24% STUCCO 1½" ON CENTER. 22% STUCCO 1½"
ON INTERIOR. REFER TO FOUNDATION LOCATION.



Existing
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.3

SHEET:

11/11/2018

REV. DATE

PROJECT ADDRESS:
KEN AND ASH
181 ASHLAN
HOLLISTON

SHEET TITLE:

PROPOSED
FIRST FLOOR PLAN



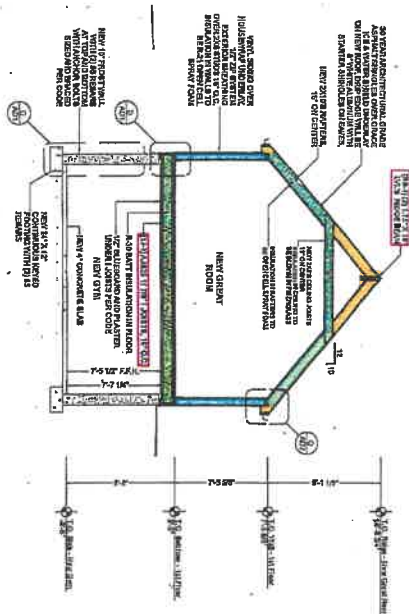
STRUCTURAL ENGINEER
 **Structural Engineers of America, Inc.**
 Incorporated July 19, 1916
 1111 North Dearborn Street, Chicago, IL 60610
 (312) 462-6000
 www.sea-usa.org

ARCHITECTURE FROM
GMT
HOME DESIGNS
LIVING & BEYOND

DMT Home Design, Inc.
80 Pleasant Street
Suite 12 C
Arling, MA 01721
(508) 881-7882
www.dmtinc.com



Quality Fencing
KEITH GILCREST
P.O. Box 828
Leicester, MA 01523
fencingcontracts@gmail.com
Tel: 508-842-5013

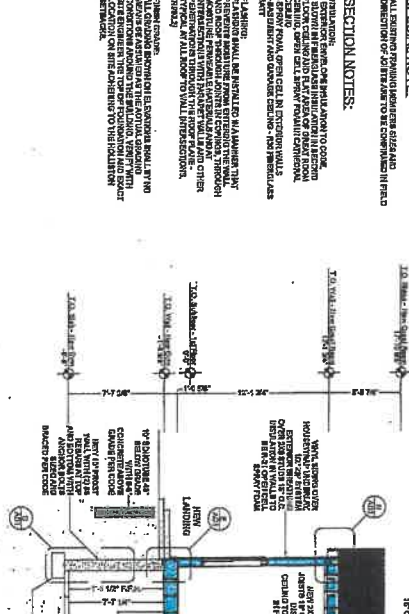


EXIST'G BUILDING SECTION A
SCALE: 1/4" = 1'-0"

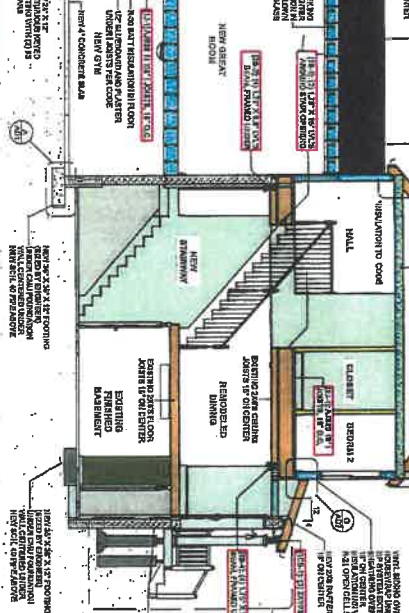
SECTION A: ROOF AND WALLS TO BE RECONSTRUCTED. EXISTING WALLS TO REMAIN. EXISTING ROOF TO BE RECONSTRUCTED. EXISTING FLOORS TO REMAIN. EXISTING FOUNDATION TO REMAIN. EXISTING STAIRS TO REMAIN. EXISTING ELEVATOR TO REMAIN. EXISTING HALLS TO REMAIN. EXISTING OFFICES TO REMAIN. EXISTING RESTROOMS TO REMAIN. EXISTING KITCHEN TO REMAIN. EXISTING DINING ROOM TO REMAIN. EXISTING LIVING ROOM TO REMAIN. EXISTING BEDROOMS TO REMAIN. EXISTING BATHS TO REMAIN. EXISTING CLOSETS TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN.

SECTION B: ROOF AND WALLS TO BE RECONSTRUCTED. EXISTING WALLS TO REMAIN. EXISTING ROOF TO BE RECONSTRUCTED. EXISTING FLOORS TO REMAIN. EXISTING FOUNDATION TO REMAIN. EXISTING STAIRS TO REMAIN. EXISTING ELEVATOR TO REMAIN. EXISTING HALLS TO REMAIN. EXISTING OFFICES TO REMAIN. EXISTING RESTROOMS TO REMAIN. EXISTING KITCHEN TO REMAIN. EXISTING DINING ROOM TO REMAIN. EXISTING LIVING ROOM TO REMAIN. EXISTING BEDROOMS TO REMAIN. EXISTING BATHS TO REMAIN. EXISTING CLOSETS TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN.

SECTION C: ROOF AND WALLS TO BE RECONSTRUCTED. EXISTING WALLS TO REMAIN. EXISTING ROOF TO BE RECONSTRUCTED. EXISTING FLOORS TO REMAIN. EXISTING FOUNDATION TO REMAIN. EXISTING STAIRS TO REMAIN. EXISTING ELEVATOR TO REMAIN. EXISTING HALLS TO REMAIN. EXISTING OFFICES TO REMAIN. EXISTING RESTROOMS TO REMAIN. EXISTING KITCHEN TO REMAIN. EXISTING DINING ROOM TO REMAIN. EXISTING LIVING ROOM TO REMAIN. EXISTING BEDROOMS TO REMAIN. EXISTING BATHS TO REMAIN. EXISTING CLOSETS TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN.



EXIST'G BUILDING SECTION B
SCALE: 1/4" = 1'-0"

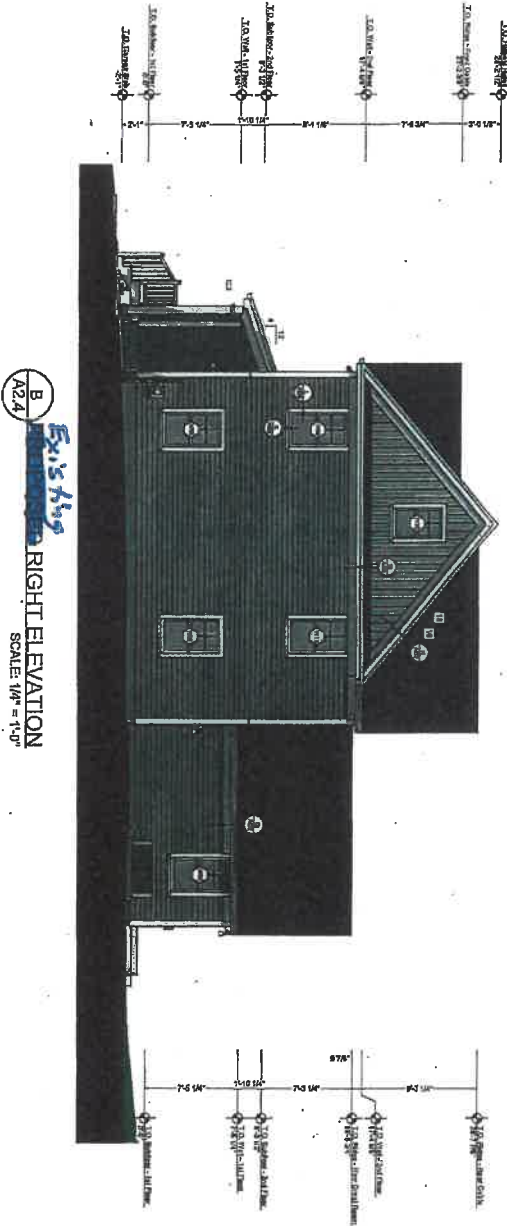


EXIST'G BUILDING SECTION C
SCALE: 1/4" = 1'-0"

SPECIAL NOTE:
SECTION A: ROOF AND WALLS TO BE RECONSTRUCTED. EXISTING WALLS TO REMAIN. EXISTING ROOF TO BE RECONSTRUCTED. EXISTING FLOORS TO REMAIN. EXISTING FOUNDATION TO REMAIN. EXISTING STAIRS TO REMAIN. EXISTING ELEVATOR TO REMAIN. EXISTING HALLS TO REMAIN. EXISTING OFFICES TO REMAIN. EXISTING RESTROOMS TO REMAIN. EXISTING KITCHEN TO REMAIN. EXISTING DINING ROOM TO REMAIN. EXISTING LIVING ROOM TO REMAIN. EXISTING BEDROOMS TO REMAIN. EXISTING BATHS TO REMAIN. EXISTING CLOSETS TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN.

SPECIAL NOTE:
SECTION B: ROOF AND WALLS TO BE RECONSTRUCTED. EXISTING WALLS TO REMAIN. EXISTING ROOF TO BE RECONSTRUCTED. EXISTING FLOORS TO REMAIN. EXISTING FOUNDATION TO REMAIN. EXISTING STAIRS TO REMAIN. EXISTING ELEVATOR TO REMAIN. EXISTING HALLS TO REMAIN. EXISTING OFFICES TO REMAIN. EXISTING RESTROOMS TO REMAIN. EXISTING KITCHEN TO REMAIN. EXISTING DINING ROOM TO REMAIN. EXISTING LIVING ROOM TO REMAIN. EXISTING BEDROOMS TO REMAIN. EXISTING BATHS TO REMAIN. EXISTING CLOSETS TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN.

SPECIAL NOTE:
SECTION C: ROOF AND WALLS TO BE RECONSTRUCTED. EXISTING WALLS TO REMAIN. EXISTING ROOF TO BE RECONSTRUCTED. EXISTING FLOORS TO REMAIN. EXISTING FOUNDATION TO REMAIN. EXISTING STAIRS TO REMAIN. EXISTING ELEVATOR TO REMAIN. EXISTING HALLS TO REMAIN. EXISTING OFFICES TO REMAIN. EXISTING RESTROOMS TO REMAIN. EXISTING KITCHEN TO REMAIN. EXISTING DINING ROOM TO REMAIN. EXISTING LIVING ROOM TO REMAIN. EXISTING BEDROOMS TO REMAIN. EXISTING BATHS TO REMAIN. EXISTING CLOSETS TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN. EXISTING PORCHES TO REMAIN. EXISTING PATIO TO REMAIN. EXISTING DRIVEWAY TO REMAIN. EXISTING GARAGE TO REMAIN.



EXISTING AND PROPOSED RIGHT ELEVATIONS

EXTERIOR NOTES: ELEVATIONS

INSULATION:
 - EXTERIOR INSULATION TO BE 2" R-19 POLYURETHANE FOAM BOARD INSULATION IN WALLS, 2" R-19 POLYURETHANE FOAM BOARD INSULATION IN ROOF, 2" R-19 POLYURETHANE FOAM BOARD INSULATION IN BASEMENT CEILING.

ROOFING:
 - EXISTING ROOFING TO BE REMOVED AND REPLACED WITH 1/2" OSB DECKING OVER 2" R-19 POLYURETHANE FOAM BOARD INSULATION. ROOFING TO BE 1/2" OSB DECKING OVER 2" R-19 POLYURETHANE FOAM BOARD INSULATION.

WINDOWS:
 - EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH 1/2" OSB DECKING OVER 2" R-19 POLYURETHANE FOAM BOARD INSULATION. WINDOWS TO BE 1/2" OSB DECKING OVER 2" R-19 POLYURETHANE FOAM BOARD INSULATION.

DOORS:
 - EXISTING DOORS TO BE REMOVED AND REPLACED WITH 1/2" OSB DECKING OVER 2" R-19 POLYURETHANE FOAM BOARD INSULATION. DOORS TO BE 1/2" OSB DECKING OVER 2" R-19 POLYURETHANE FOAM BOARD INSULATION.

FINISHES:
 - EXISTING FINISHES TO BE REMOVED AND REPLACED WITH 1/2" OSB DECKING OVER 2" R-19 POLYURETHANE FOAM BOARD INSULATION. FINISHES TO BE 1/2" OSB DECKING OVER 2" R-19 POLYURETHANE FOAM BOARD INSULATION.