

HARWICH PLANNING BOARD  
PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, April 28, 2020 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following applications. The meeting is via REMOTE PARTICIPATION ONLY. Written comments may be submitted to the Planning Board at the address shown below or emailing the Town Planner, Charleen Greenhalgh, at [cgreenhalgh@town.harwich.ma.us](mailto:cgreenhalgh@town.harwich.ma.us). Anyone having interest the application(s) is invited to access the meeting via GoToMeeting.com . Instructions regarding how to access and participate in the meeting will be posted on the Planning Board's Agenda page for the date of the meeting: <https://www.harwich-ma.gov/node/2451/agenda/2020>. The application and plans can also be viewed using the same website link noted above under Planning Board Legal Notice April 28, 2020.

**PB2020-08 Davenport Companies**, applicant, c/o Paul E. Sweetser, PLS, representative, seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 424 Queen Ann Road, Lot 1 Map 70, Parcel B-1 in the R-M District.

**PB2020-09 Davenport Companies**, applicant, c/o Paul E. Sweetser, PLS, representative, seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 424 Queen Ann Road, Lot 2 Map 70, Parcel B-1 in the R-M District.

**PB2020-11 Gerald E. Burke**, owner, c/o William Crowell, Esq., seek approval of a Use Special Permit, with waivers, pursuant to the Code of the Town Harwich §325-13, Table 1 - Use Regulations and §325-14.Q - to alter the upper level of detached residential accessory garage/stable into an accessory structure with a bedroom. The property is located at 22 Sunrise Road, Map 26, Parcel E2-3, in the R-M and W-R Zoning Districts.

All documents related to the above cases are on file with the Planning Department and the Town Clerk; however, they can only be viewed using the same website link noted above, and can be found under Planning Board Legal Notice April 28, 2020. You may also email the Town Planner.

In accordance with state law, this legal notice will also be available electronically at '[www.masspublicnotices.org](http://www.masspublicnotices.org).' The Town is not responsible for any errors in the electronic posting of this legal notice.

Joseph P. McParland, Chair  
Cape Cod Chronicle Print Dates: April 9 & April 16, 2020

PB2020-08

## TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION  
SPECIAL PERMITS & SITE PLAN REVIEW

FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE FEB. 24, 2020

## PART A – APPLICANT INFORMATION/AUTHORIZATION

|   |  |
|---|--|
| Applicant Name(s)   | DAVENPORT COMPANIES                            |
| Representative/Organization<br>(Who will serve as the primary contact responsible for facilitating this application?) | PAUL E. SWEETSER<br>PROFESSIONAL LAND SURVEYOR |
| Mailing address   | P.O. BOX 1146                                  |
| Town, ST, Zip   | DENNISPORT, MA 02639                           |
| Phone   | (508) 737-7560                                 |
| Fax   | -  |
| E-mail  | paulsweetser@gmail.com                         |

The applicant is one of the following: (please check appropriate box)

- ☐ Owner      ☐ Prospective Buyer\*      ☐ Representative for Owner/Tenant/Buyer\*  
☐ Tenant\*      ☐ Other\*

**\*Written permission of the owner(s) and a municipal lien certificate (where applicable) is required.**

All other forms and information as required in the Harwich Code Chapter 400, Rules and Regulations, shall be submitted as part of this application.

**Authorization**

Your signature hereby asserts, to the best of your knowledge, that the information submitted in this application is true and accurate; that you agree to fully comply with the Town of Harwich Zoning By-laws and the terms and conditions of any approval of this application by the Planning Board; and authorizes the Members of the Planning Board and/or Town Staff to visit and enter upon the subject property for the duration of the consideration of this application.

Applicant

Owner(s) – Authorization must accompany application if the owner is not the applicant.

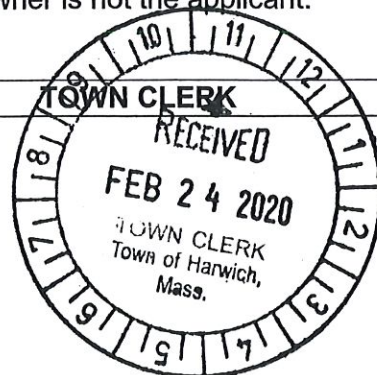
Official use only:

|                     |            |
|---------------------|------------|
| PLANNING DEPARTMENT | TOWN CLERK |
|---------------------|------------|

Case #

PB 2020 - 08

"LOT 1"



check # 800, PES. \$505



**PART B – PROJECT LOCATION**

|                             |                     |                  |       |
|-----------------------------|---------------------|------------------|-------|
| Legal Street Address        | 424 Queen Anne Rd.  | Village/Zip Code | 02645 |
| Title Book/Page or L.C.C. # | D. BK. 32598 PG. 61 |                  |       |
| Map(s) / Parcel(s)          | AM 70 PARCEL B.1    |                  |       |
| Zoning & Overlay Districts  | R-M                 | *Historic?       |       |
| Frontage (linear feet)      | 230.66              |                  |       |
| Total land area (s.f.)      | 58,262              |                  |       |
| Upland (s.f.)               | " "                 | Wetlands (s.f.)  | 0     |

**PART C – PROJECT DESCRIPTION**

|   |   |                                 |
|---|---|---------------------------------|
| Existing Floor Area in Sq. Ft             | Gross: 0  | Net:                            |
| Proposed Floor Area in Sq. Ft             | Gross: 2408   | Net:                            |
| Change in Sq. Ft + / -                    | Gross: 2408   | Net:                            |
| Existing # of parking spaces              | H/A   | Proposed # of parking spaces: 4 |
| Existing Use(s)                           | VACANT  |                                 |
| Proposed Use(s)                           | ONE MULTI-FAMILY DWELLING<br>(TWO - 2 BED ROOM UNITS) |                                 |
| Attach a separate narrative if necessary. |   |                                 |

The undersign hereby files an application with the Harwich Planning Board for the following special permits as proposed under the provisions of the Harwich Zoning Code: **(check all that apply)**

**Site Plan Review § 325-55:**

- ☐ Any floor area expansion of any structure or expansion of exterior space, other than parking, serving any of the following: commercial, industrial, multi-family or educational use or personal wireless service facility or the creation of a drive-up or drive-through window
- ☒ Expansion or reconfiguration of an existing parking lot and/or driveway(s) serving said parking lot.
- ☒ Establishment of any new commercial, industrial, multi-family, educational, fast food/take out restaurant or personal wireless service facility.
- ☐ Establishment of any new retail use(s) in the Industrial (IL) Zone.
- ☐ Waiver of Site Plan § 325-55.F

**Article V, Use Regulations:**

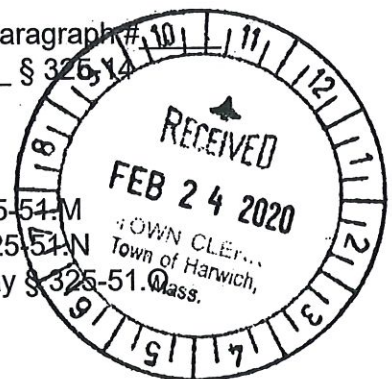
- ☐ Paragraph \_\_\_\_\_, sub-paragraph # \_\_\_\_\_ ☐ Paragraph \_\_\_\_\_, sub-paragraph # \_\_\_\_\_
- ☐ Paragraph \_\_\_\_\_, sub-paragraph # \_\_\_\_\_, supplemental regulation # \_\_\_\_\_ § 325-54

**Article X, Special Permits:**

- ☐ Structures w/ gross floor area of 7,500+ s.f. § 325-51
- ☐ Structures requiring 20 or more new parking spaces § 325-51
- ☐ Accessory Apt./Shared Elderly Housing § 325-51.H ☐ Mixed Use § 325-51.M
- ☐ Drinking Water Resource Protection § 325-51.C ☒ Two Family § 325-51.N
- ☐ Village Commercial, Harwich Port § 325-51.L ☐ \*Harwich Center Overlay § 325-51.O
- ☐ Signage § 325-27.F Additional Cluster, Excess SF, Non-entry Facades

**Other Special Permits:**

- ☐ Six Ponds Special District - Article XVI
- ☐ Wind Energy Systems - Article XVIII ☐ Large Scale Wind Generation – Article XIX
- ☐ Other (i.e. Alternate Access § 325-18.P, Special Cases § 325-44.B) \_\_\_\_\_
- ☐ Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan submitted to the Planning Board on \_\_\_\_\_ Year/Case # \_\_\_\_\_



\*Note: Projects within the Harwich Center Overlay District may also be within the Harwich Center Historic District. This requires separate filing with the Historic District and Historical Commission. Please inquire for forms and instructions.

September 2011



Paul E. Sweetser  
**PROFESSIONAL LAND SURVEYOR**  
(508) 737-7560

P.O. Box 1146 · Dennis Port, MA 02639

February 23, 2020

Town of Harwich  
Planning Board  
732 Main Street  
Harwich, MA 02645

RE: 424 Queen Anne Road , Harwich

Lot 1 Plan Book 684 Page 64

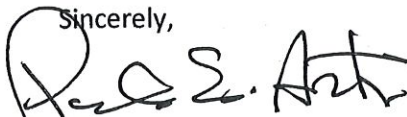
Dear Members of the Board,

Regarding each of the above referenced lots, Davenport Companies Inc. proposes to build a multi-family dwelling. Each multi-family dwelling shall include two 2-bedroom units.

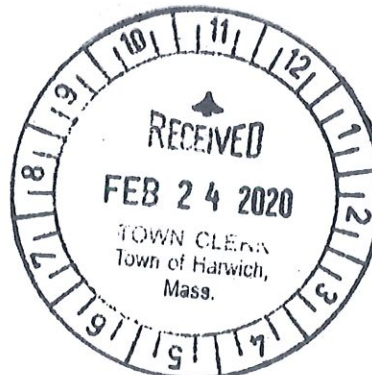
Please waive the additional requirement under Town of Harwich Code, Article III, Section 400-17 A (1) (a) requiring a signed and notarized affidavit by the owner stating that he or she will live in one of the units on a year-round basis.

Please feel free to contact me if you have any questions or if I can help in any way.

Sincerely,

  
Paul E. Sweetser

Cc: Davenport Companies





084-64

OWNER:  
ESTATE OF ELIZABETH M. MARCELINE  
C/O GWEN MARCELINE  
22 FLORENCE AVENUE  
ARLINGTON, MA 02476

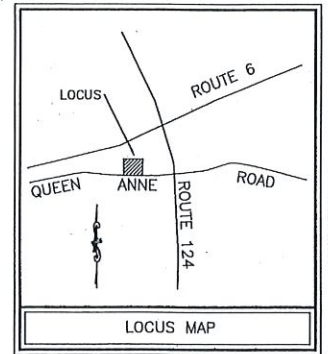
APPLICANT:  
DAVENPORT REALTY TRUST  
20 NORTH MAIN STREET  
SOUTH YARMOUTH, MA 02664

RECEIVED AND RECORDED  
2020 JAN 21 AM 10:08

DAVENPORT REALTY TRUST  
REGISTERED  
JAN 17 2020  
RECORD

N/F ANTONE J. MORRIS  
BK.497 PG.141  
PARCEL 3

FOR REGISTRY USE ONLY



ASSESSORS MAP: 70  
PARCEL: B1

ZONING CLASSIFICATION-R-M  
REQUIRED AREA: 40,000 SQ.FT.

FRONTAGE: 150'

SETBACKS-

FRONT 25'

SIDE 20'

REAR 20'

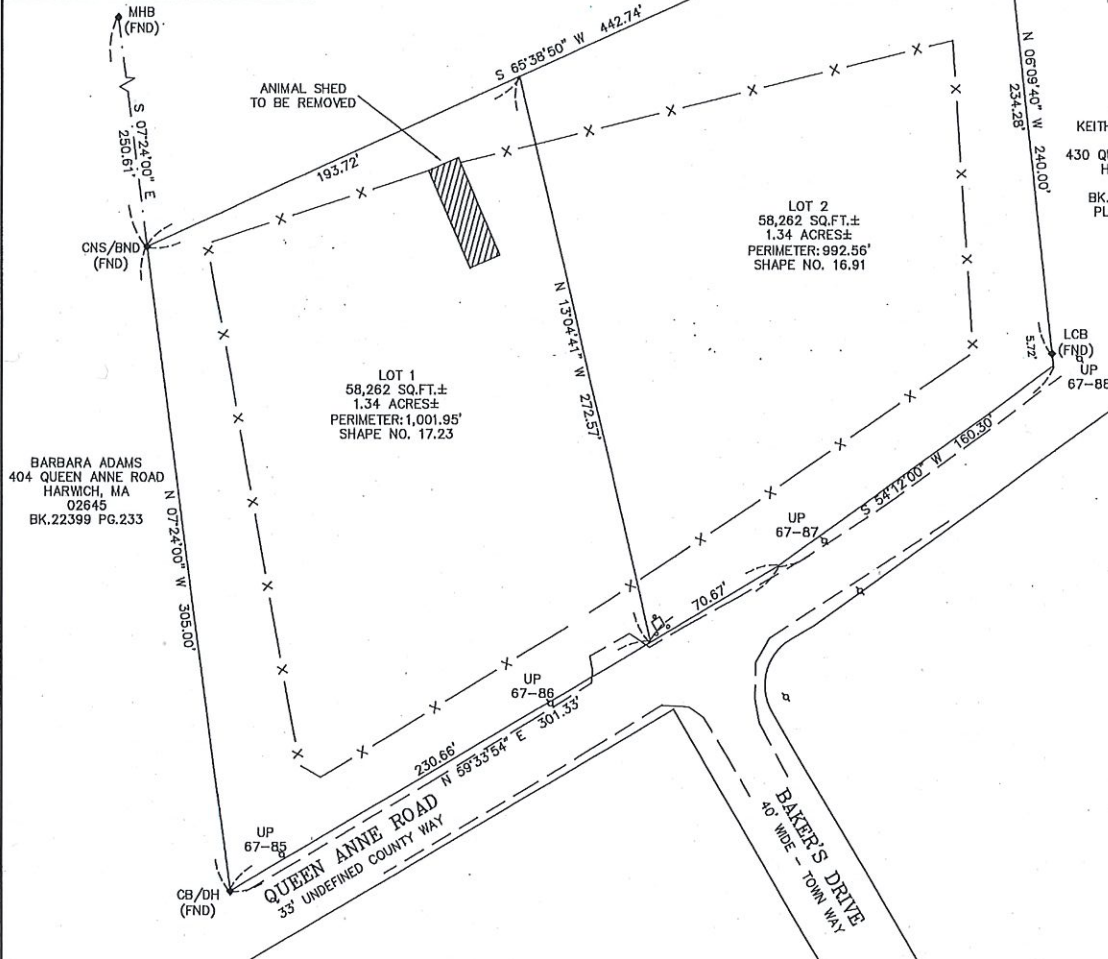
KEITH & CYNTHIA A.  
BEAULIEU  
430 QUEEN ANNE ROAD  
HARWICH, MA  
02645  
BK.21661 PG.304  
PL.BK.83 PG.39

GROSS AREA:  
116,524 SQ.FT.±  
2.68 ACRES±

DEED REFERENCE:  
BK. 2005 PG. 81  
BK. 21689 PG. 171

PLAN REFERENCE:  
PL.BK. 241 PG. 45

LOCUS ADDRESS:  
424 QUEEN ANNE ROAD



APPROVAL NOT REQUIRED UNDER THE  
SUBDIVISION CONTROL LAW

APPLICATION DATE Dec. 27, 2019

SIGNED DATE Jan. 14, 2020

*Cynthia Chadwick*  
*William E. Stille*  
*Mary R. Threlkeld*  
*Joseph P. McKel*  
*Johns*

HARWICH PLANNING BOARD

NO DETERMINATION OF COMPLIANCE WITH ZONING  
REQUIREMENTS HAS BEEN MADE OR INTENDED

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
1976 RULES AND REGULATIONS OF THE REGISTERS  
OF DEEDS.

DATE 12.26.19 P. S. Act  
PROFESSIONAL LAND SURVEYOR



PLAN OF LAND IN HARWICH,  
MASSACHUSETTS  
AS PREPARED FOR  
DAVENPORT REALTY TRUST



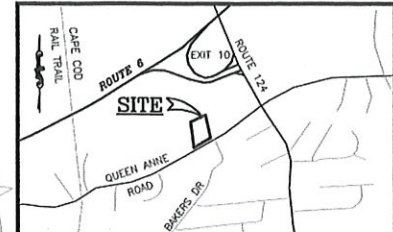
DECEMBER 10, 2019

SCALE: 1"=40'

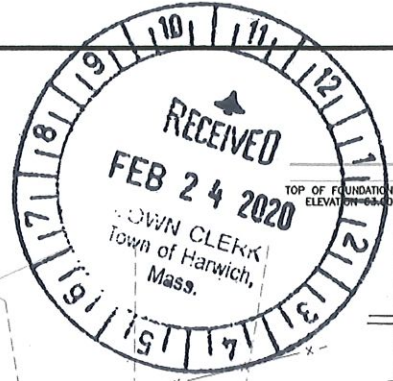
PAUL E. SWEETSER  
PROFESSIONAL LAND SURVEYOR  
P. O. BOX 1146  
DENNISPORT, MA  
02039

2491-00

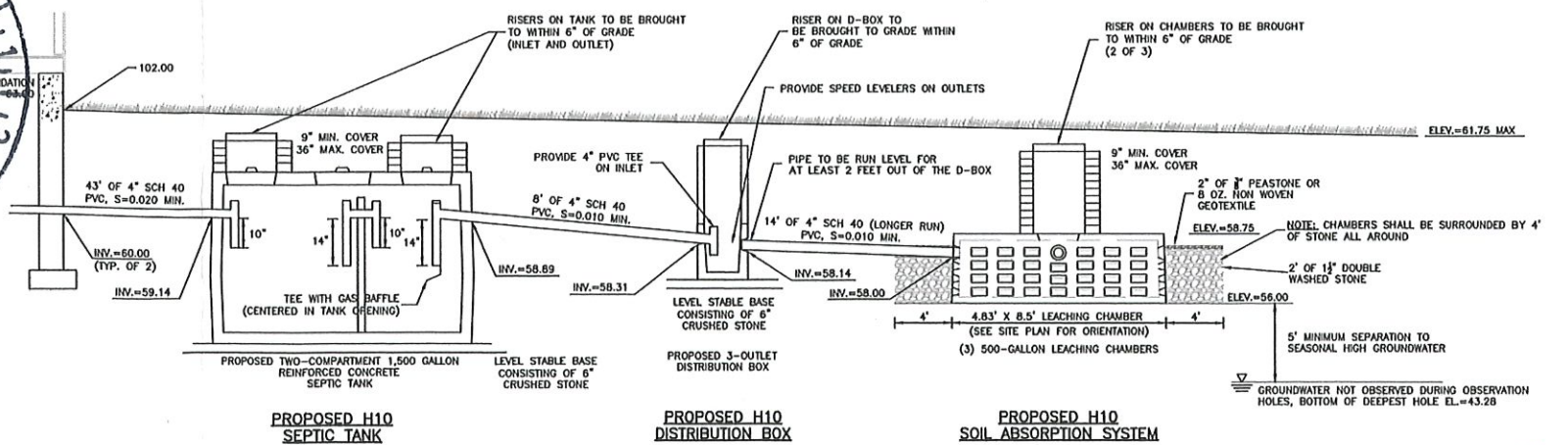
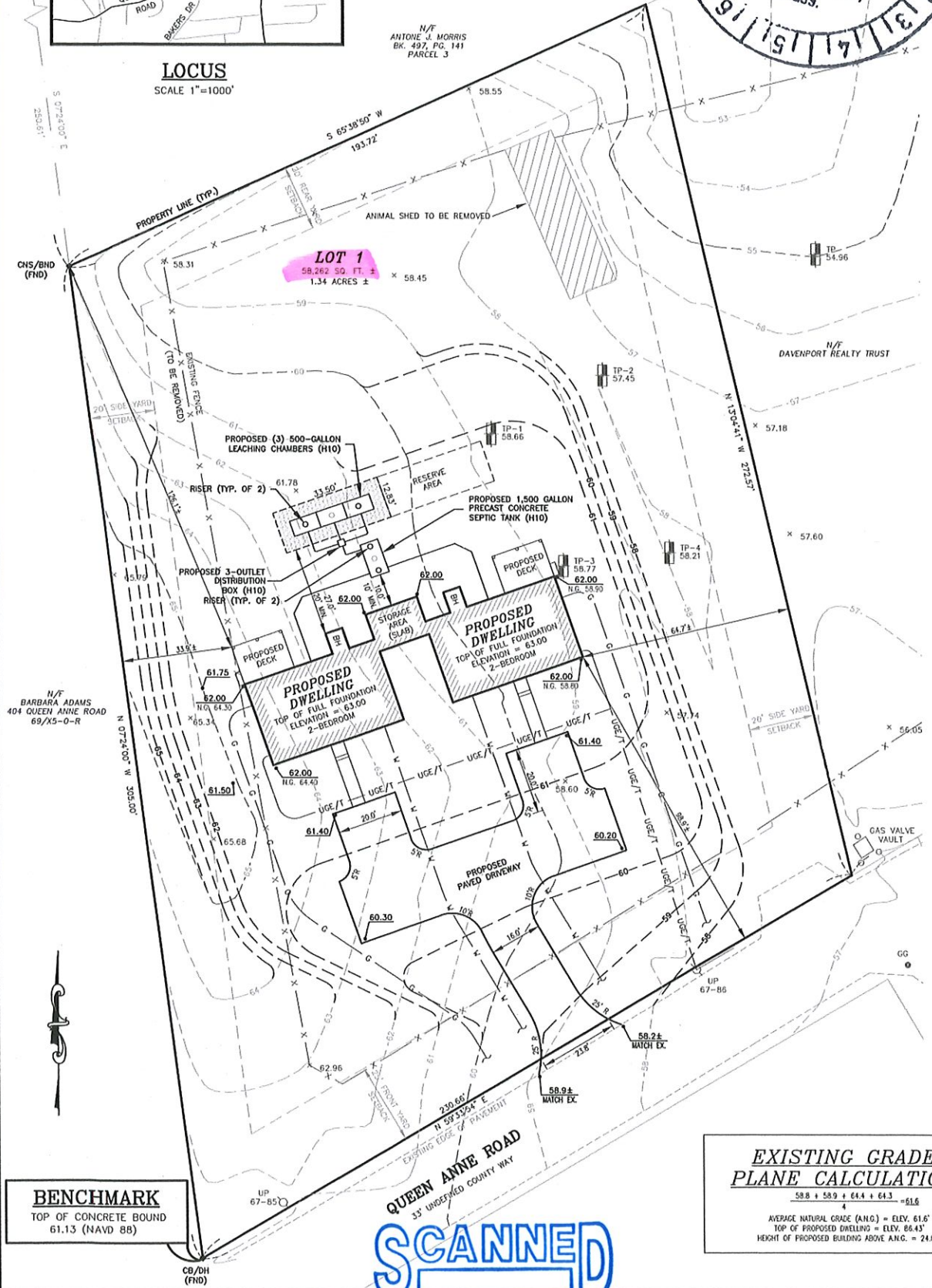




LOCUS  
SCALE 1"=1000'



N/T  
ANTHONY J. MORRIS  
BK. 497, PG. 141  
PARCEL 3



### SYSTEM PROFILE

NOT TO SCALE

### LEGEND

- 101 - PROPERTY LINE
- 104 - EXISTING CONTOUR
- 104 - PROPOSED CONTOUR
- OH/P - EXISTING OVERHEAD UTILITIES
- W - EXISTING WATER LINE
- G - EXISTING GAS LINE
- W - PROPOSED WATER LINE
- G - PROPOSED GAS LINE
- UG/T - PROPOSED UNDERGROUND POWER/TELECOMM
- TP-1 - LOCATION OF TEST PIT/PERC TEST
- 99.76 X - EXISTING SPOT ELEVATION
- QFH - EXISTING FIRE HYDRANT
- UP-O - EXISTING UTILITY POLE
- HC/B - EXISTING CATCH BASIN
- BH - BULKHEAD
- 101.50 - PROPOSED SPOT GRADE SHOWING NATURAL GRADE

### ZONING REQUIREMENTS

| ZONING DISTRICT: RM                 | REQUIRED  | PROVIDED            |
|-------------------------------------|-----------|---------------------|
| MINIMUM LOT AREA                    | 40,000 SF | 58,262 SF           |
| MINIMUM FRONTAGE                    | 150'      | 230.66'             |
| MINIMUM FRONT YARD SETBACK          | 25'       | 98.9'±              |
| MINIMUM SIDE YARD SETBACK           | 20'       | (R)64.7'±/(L)33.9'± |
| MINIMUM REAR YARD SETBACK           | 20'       | 126.1'±             |
| MAXIMUM PERCENT TOTAL BLDG COVERAGE | 15%       | 4.2%±               |
| MAXIMUM SITE COVERAGE               | 25%       | 8.7%±               |
| MAXIMUM BUILDING HEIGHT             | 30'       | 24.83'              |

### SITE INFORMATION

ADDRESS: 424 QUEEN ANNE ROAD, HARWICH  
ASSESSORS MAP/LOT: 70/81  
DEED BOOK/PG: 2005/81  
PLAN BOOK/PG: 21689/171

### DESIGN CALCULATIONS

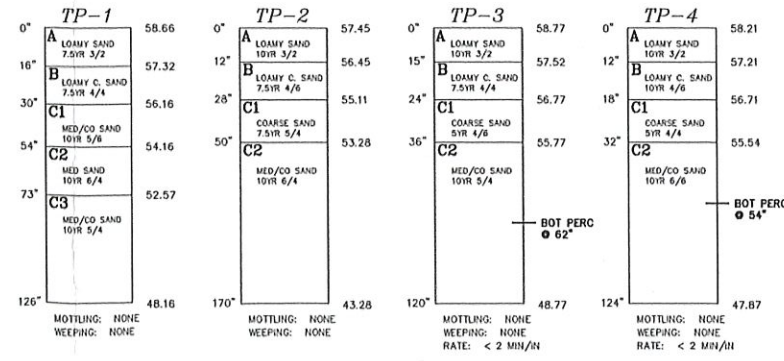
DESIGN FLOW  
110 GALLONS/DAY/BEDROOM X 4 BEDROOMS = 440 GALLONS/DAY

TANK CAPACITY  
200X DAILY FLOW = 880 GALLONS; USE 1,500 GALLON TANK

REQUIRED LEACHING CAPACITY  
DESIGN PERC RATE = < 2 MIN/INCH  
440 GPD / 0.74 GALLONS PER DAY PER SQ. FT. = 594.59 SQ. FT.

PROVIDED LEACHING CAPACITY  
BOTTOM AREA = 12.83' X 33.50' = 429.80 SQ. FT.  
SIDE AREA = 92.66' X 2.00' = 185.32 SQ. FT.  
TOTAL = 615.12 SQ. FT. ✓

PROVIDED FLOW CAPACITY = 455.18 GPD ✓



DATE: DECEMBER 11, 2019  
PERFORMED BY: RICK JUDD (SE 1165)  
WITNESSED BY: MARK POSELLI

### SOIL PROFILES

NOT TO SCALE

EXISTING GRADE  
PLANE CALCULATION  
58.8 + 58.9 + 64.4 + 64.3 = 246.4  
4  
= 61.6  
AVERAGE NATURAL GRADE (A.N.G.) = ELEV. 61.6'  
TOP OF PROPOSED DWELLING = ELEV. 66.43'  
HEIGHT OF PROPOSED BUILDING ABOVE A.N.G. = 24.83'

### GENERAL NOTES:

- NONE OF THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF A FEMA FLOOD HAZARD ZONE AS SHOWN ON PANEL NO. 25001C0604J, EFFECTIVE DATE JULY 16, 2014.
- THERE ARE NO STREAMS OR WETLANDS WITHIN 100-FEET OF THE PROPOSED WORK.
- THE SITE IS NOT LOCATED WITHIN A ZONE II AREA.
- VERTICAL DATUM IS NAVD 88
- ALL WORK SHALL CONFORM TO THE TOWN OF HARWICH AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
- ALL JOINTS IN THE SEPTIC TANK AND DISTRIBUTION BOX SHALL BE MADE WATERTIGHT THROUGH THE USE OF ASPHALT OR SYNTHETIC POLYMER SEALERS OR HYDRAULIC CEMENT.
- ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHALL BE FIELD VERIFIED. DUGSAFE AND LOCAL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO ANY EXCAVATION OCCURRING.
- THE SEPTIC SYSTEM INSTALLER SHALL NOTIFY THE DESIGN ENGINEER 2 DAYS PRIOR TO BEGINNING INSTALLATION OF THE SEPTIC SYSTEM TO ALLOW FOR SCHEDULING OF INSPECTIONS
- WHERE APPLICABLE, UNSUITABLE MATERIAL (A, B AND C HORIZONS OR FILL) ENCOUNTERED BELOW THE INVERT OF THE INLET TO THE SOIL ABSORPTION SYSTEM, SHALL BE REMOVED TO A DISTANCE 5' AROUND THE SYSTEM AND BROUGHT BACK TO THE APPROPRIATE ELEVATION WITH CLEAN SAND PER MASSACHUSETTS 310 CMR 15.00 REGULATIONS.
- NO PRIVATE WATER SUPPLY WELLS EXIST WITHIN 100' OF THE PROPOSED SEPTIC SYSTEM.
- NO GRAVEL PACKED PUBLIC WATER SUPPLY WELLS OR SURFACE WATER SUPPLY EXIST WITHIN 400' OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- THIS DESIGN DOES NOT ALLOW FOR THE USE OF A GARBAGE GRINDER
- ELECTRIC SERVICE INSTALLATION SHALL BE COORDINATED WITH EVERSOURCE AND OWNER OR THE OWNER'S CONTRACTOR.
- TELEPHONE AND CABLE SERVICE LOCATION AND CONNECTION DETAILS SHALL BE COORDINATED WITH VERIZON, COMCAST AND THE OWNER OR OWNER'S CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITY SEPARATION MEET CODE AND THE REQUIREMENTS OF THOSE UTILITY COMPANIES HAVING JURISDICTION.
- WATER SERVICE CONNECTIONS SHALL BE COORDINATED BETWEEN THE TOWN OF HARWICH WATER DEPARTMENT AND THE OWNER OR CONTRACTOR.
- ALL GRADING AROUND THE DWELLING SHALL SLOPE AWAY FROM THE FOUNDATION AT A 2.0% MINIMUM SLOPE.
- EXISTING CONDITIONS SURVEY PERFORMED BY PAUL E. SWEETSER, DECEMBER 2019

**A M**  
SITE DESIGN, LLC  
Residential Site Design and Permitting

4 CRESTVIEW DRIVE  
EAST SANDWICH, MA 02537  
PHONE: (508) 400-2365

|                |  |
|----------------|--|
| LOCATION:      | 424 QUEEN ANNE ROAD (LOT 1)<br>HARWICH, MA 02645                           |
| CLIENT:        | DAVENPORT REALTY TRUST<br>20 NORTH MAIN STREET<br>SOUTH YARMOUTH, MA 02664 |
| DRAWING TITLE: | SUBSURFACE SEWAGE DISPOSAL SYSTEM<br>SITE PLAN AND PROFILE                 |
| SCALE:         | 1"=20'   |
| DATE:          | 2/6/2020   |
| DRAWING NO.    | 1 of 1   |

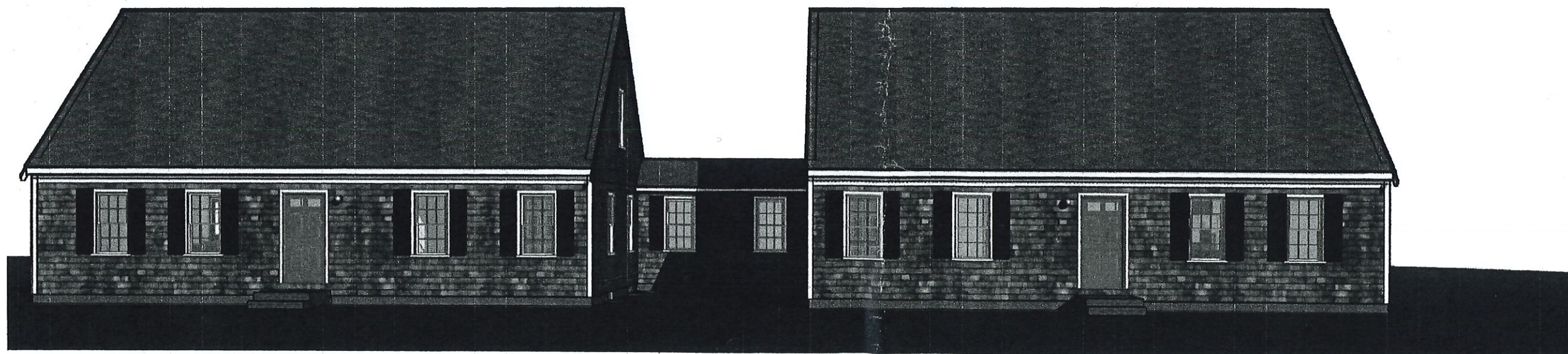
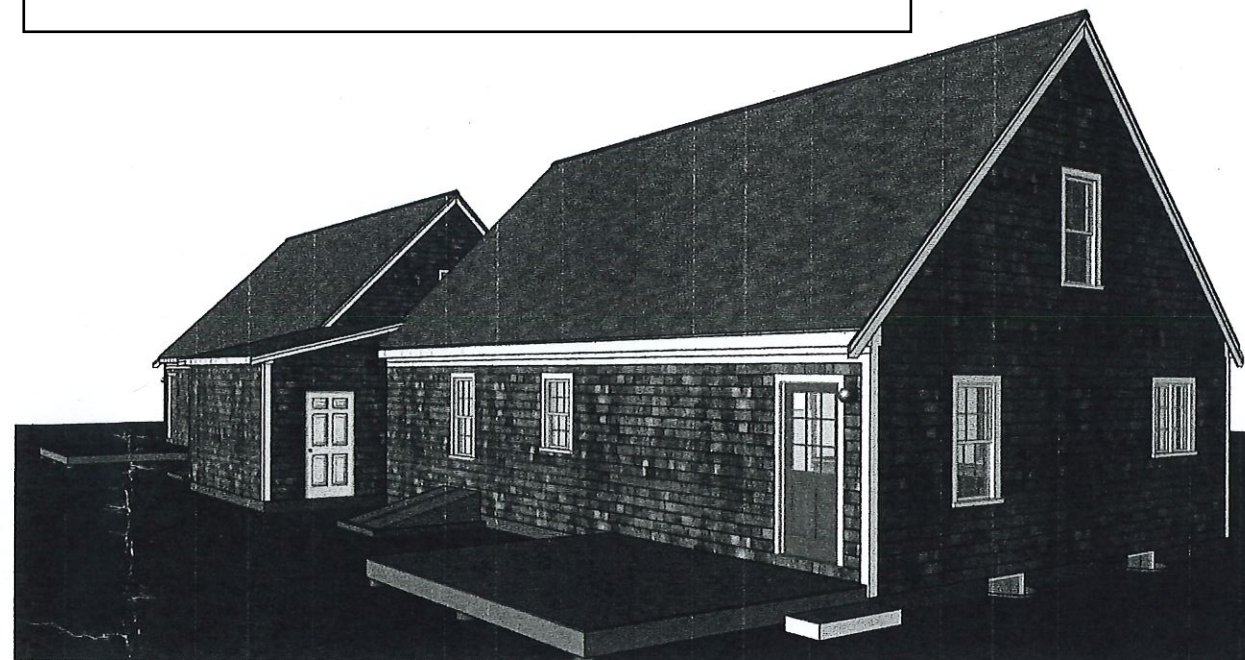
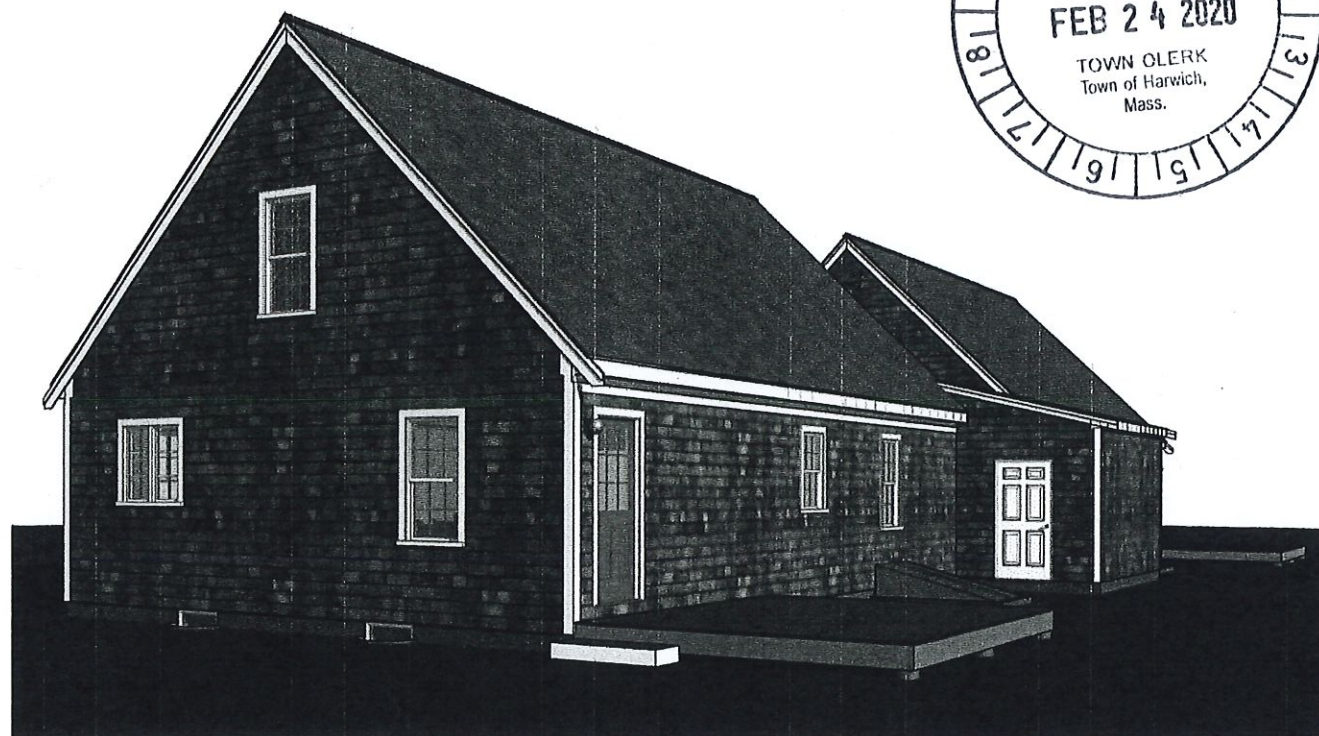
| REVISIONS |      |             |
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These plans are for both Davenport Cases PB2020-08 and PB2020-09

These plans are for both Davenport Cases - PB2020-08 and PB2020-09



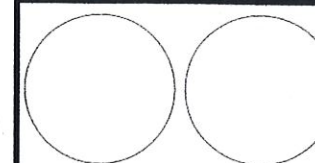
SCANNED

## NEW HOME

FOR  
Davenport Building Co.  
**424 QUEEN ANNE**  
BOG LANE, ROAD  
HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

### CONSULTANTS



Davenport Building Company  
20 North Main Street  
South Yarmouth, MA 026664  
508-398-2293  
Tom Grew  
tgrew@davenportbuilding.com

### REVISIONS:

| DATE | DESCRIPTION |
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### PROJECT NO:

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CHK'D BY:

OFFICE:

### SHEET TITLE

Perspectives

A1



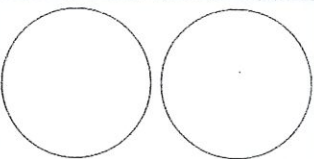
NEW HOME

FOR  
Davenport Building Co.

NAKWICH,  
Massachusetts 02645

ISSUED: 11/11/16

CONSULTANTS



Davenport Building Company  
20 North Main Street  
South Yarmouth, MA 02664  
508-398-2293  
Tom Grew  
tgrew@davenportbuilding.com

| REVISIONS: |             |
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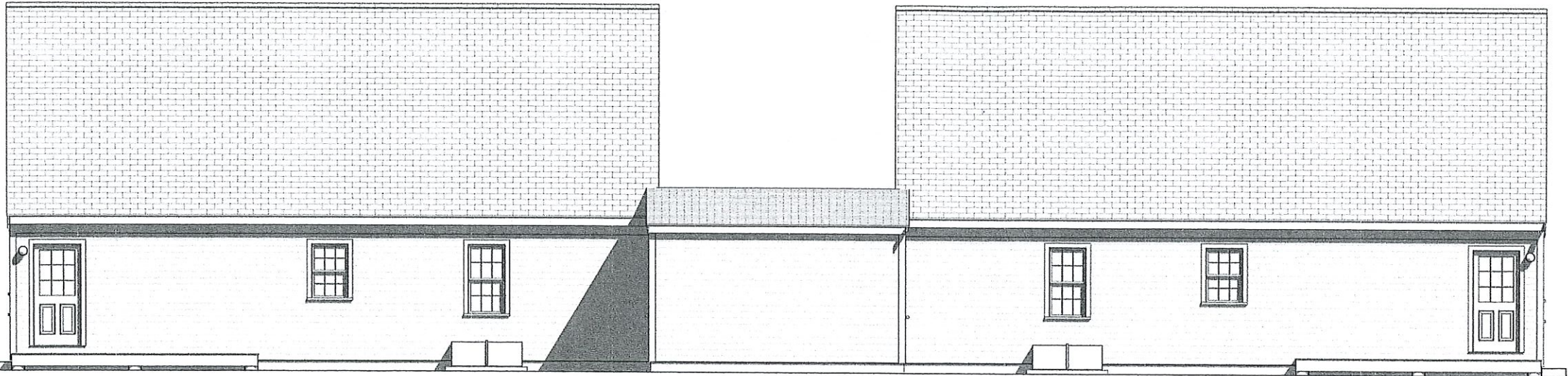
SHEET TITLE

ELEVATIONS

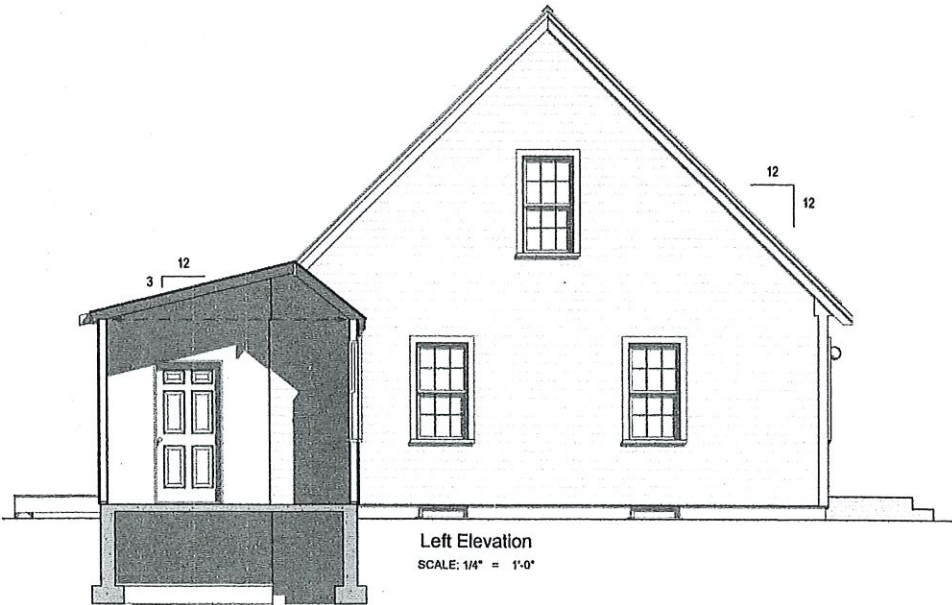
A2



Front Elevation  
SCALE: 1/4" = 1'-0"



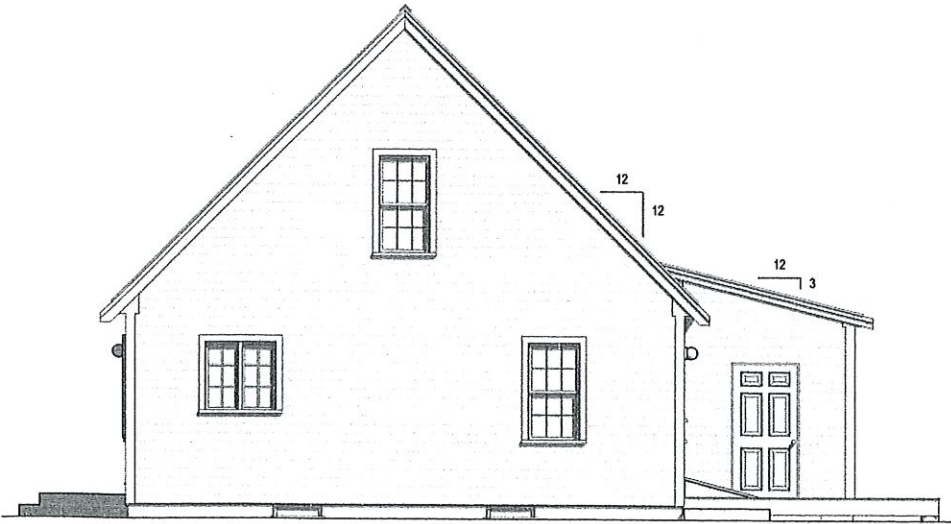
Rear Elevation  
SCALE: 1/4" = 1'-0"



Left Elevation  
SCALE: 1/4" = 1'-0"

NOTE:  
Buildings are mirror images  
All sections are mirrored

NOTE:  
Unheated Outside Storage  
Low Pitch Roofs, 2x6 Rafters, 3'-10"  
Foundation Wall, 8" x 16" Footing  
5/8" x 10" Anchor Bolts, H2.5A  
Hurricane Anchors, 2x4 PT Mudsill,  
2x4 Walls, 1x8 Trim, Shingles match  
main roofs



Right Elevation  
SCALE: 1/4" = 1'-0"

SCANNED



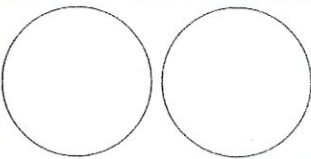
NEW HOME

FOR  
Davenport Building Co.

HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

CONSULTANTS



Davenport Building Company  
20 North Main Street  
South Yarmouth, MA 026664  
508-398-2293  
Tom Grew  
tgrew@davenportbuilding.com

REVISIONS:

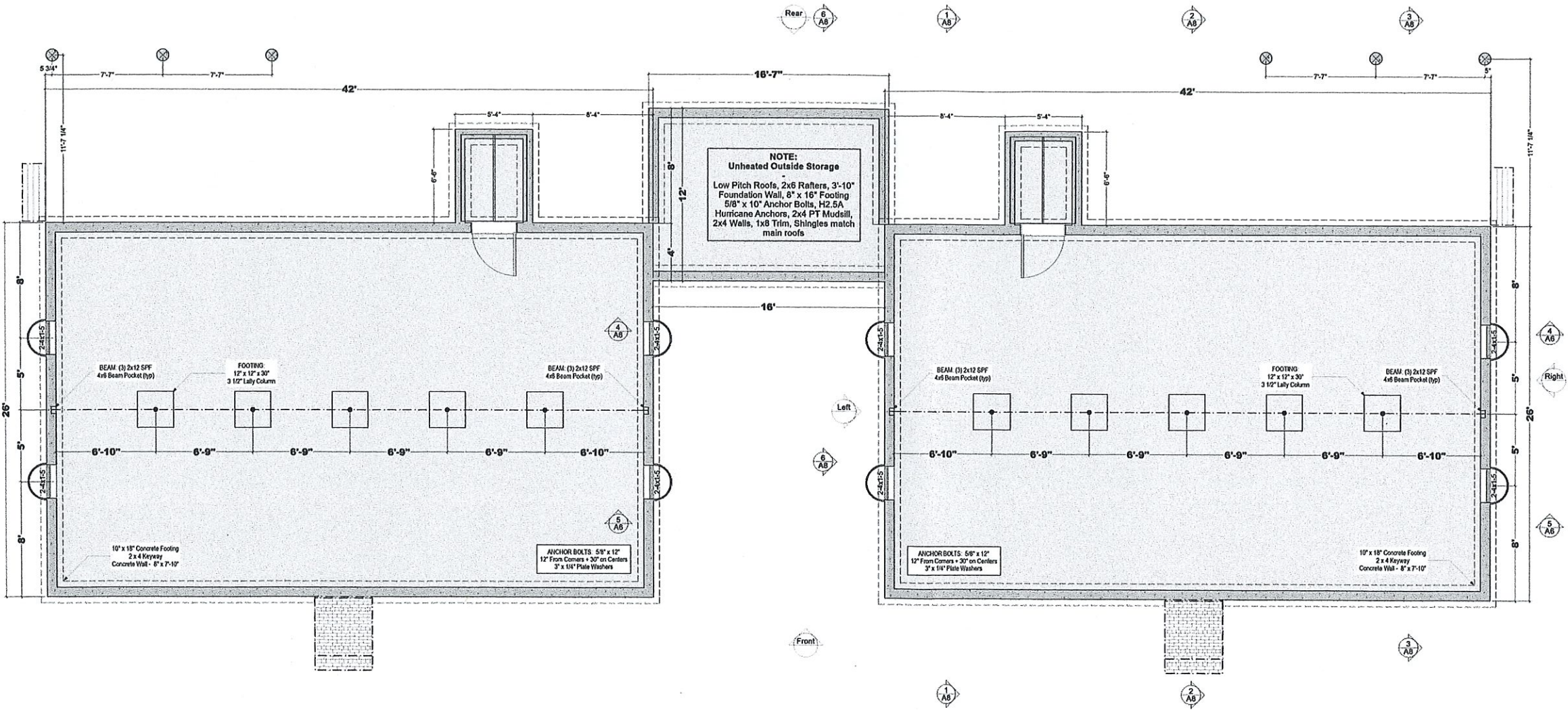
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PROJECT NO:  
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CHK'D BY:  
OFFICE:

SHEET TITLE

FLOOR PLANS

A3



FOUNDATION  
SCALE: 1/4" = 1'-0"

SCANNED



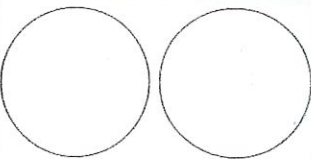
NEW HOME

FOR  
Davenport Building Co.

HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

CONSULTANTS



Davenport Building Company  
20 North Main Street  
South Yarmouth, MA 026664  
508-398-2293  
Tom Grew  
tgrew@davenportbuilding.com

REVISIONS:

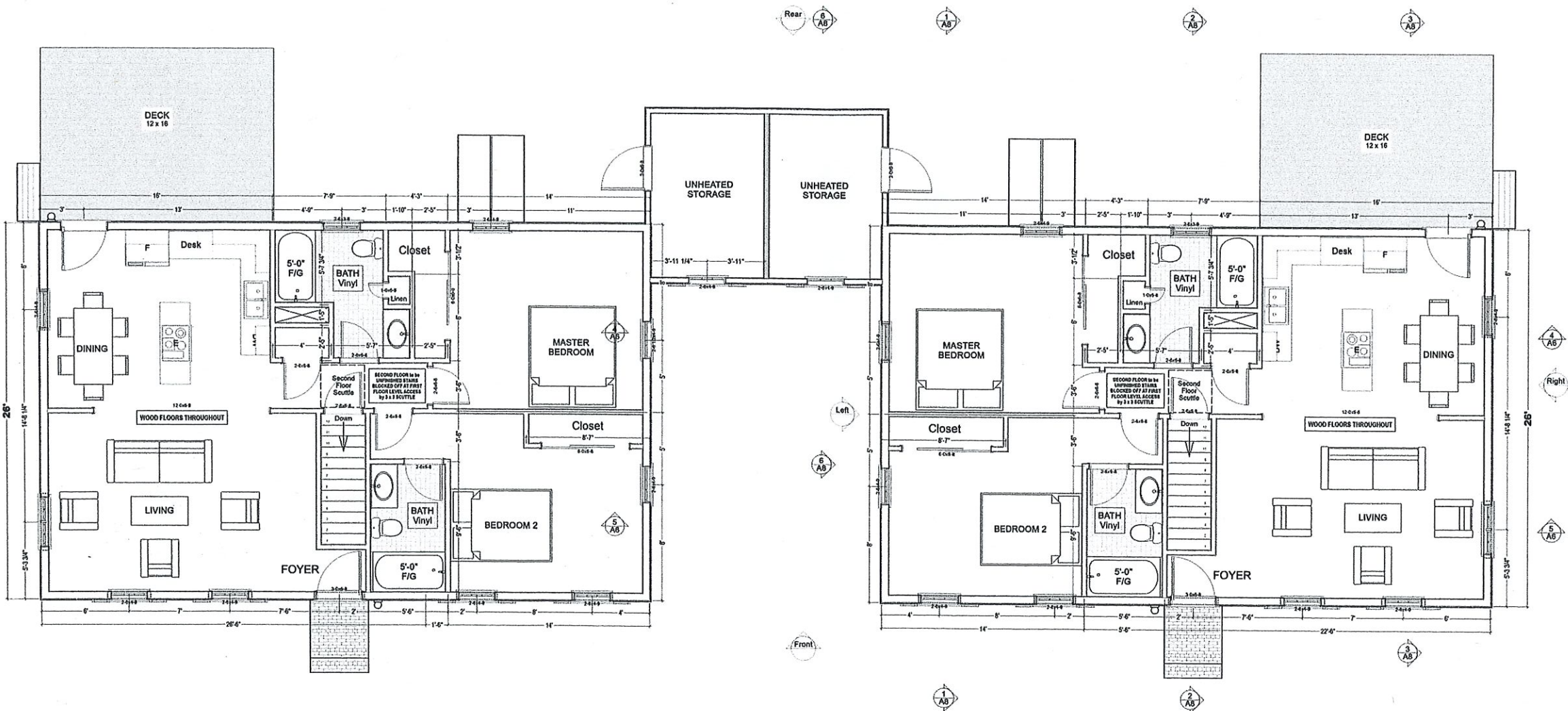
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PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
OFFICE:

SHEET TITLE

FIRST FLOOR

A4



First Floor  
SCALE: 1/4" = 1'-0"

SCANNED



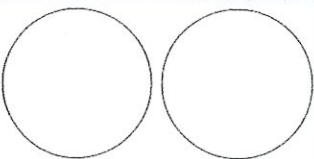
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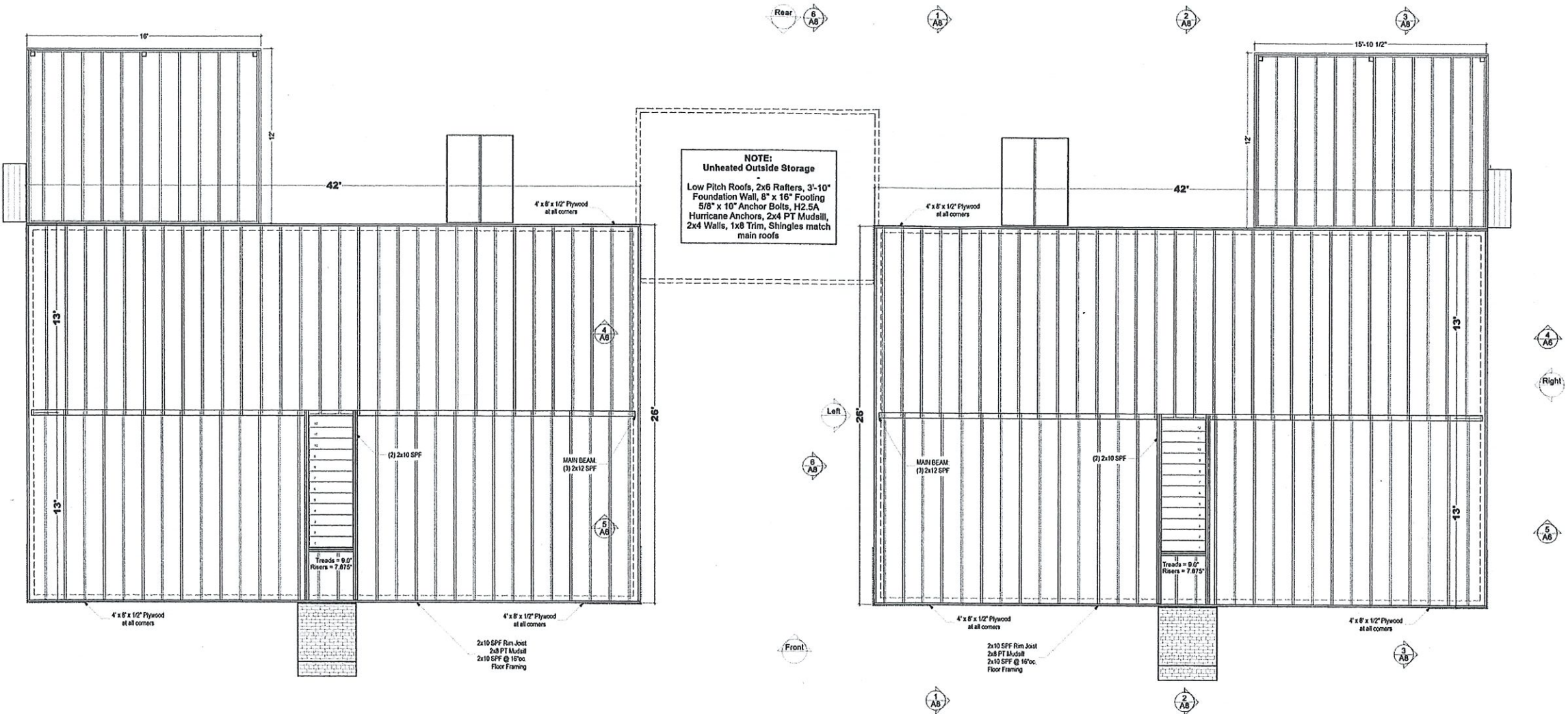
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PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
OFFICE:

SHEET TITLE

FLOOR FRAMING

A5



First Floor Framing  
SCALE: 1/4" = 1'-0"

SCANNED

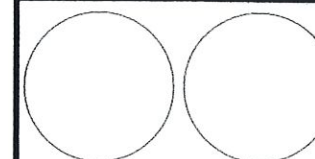


FOR  
Davenport Building Co.

HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

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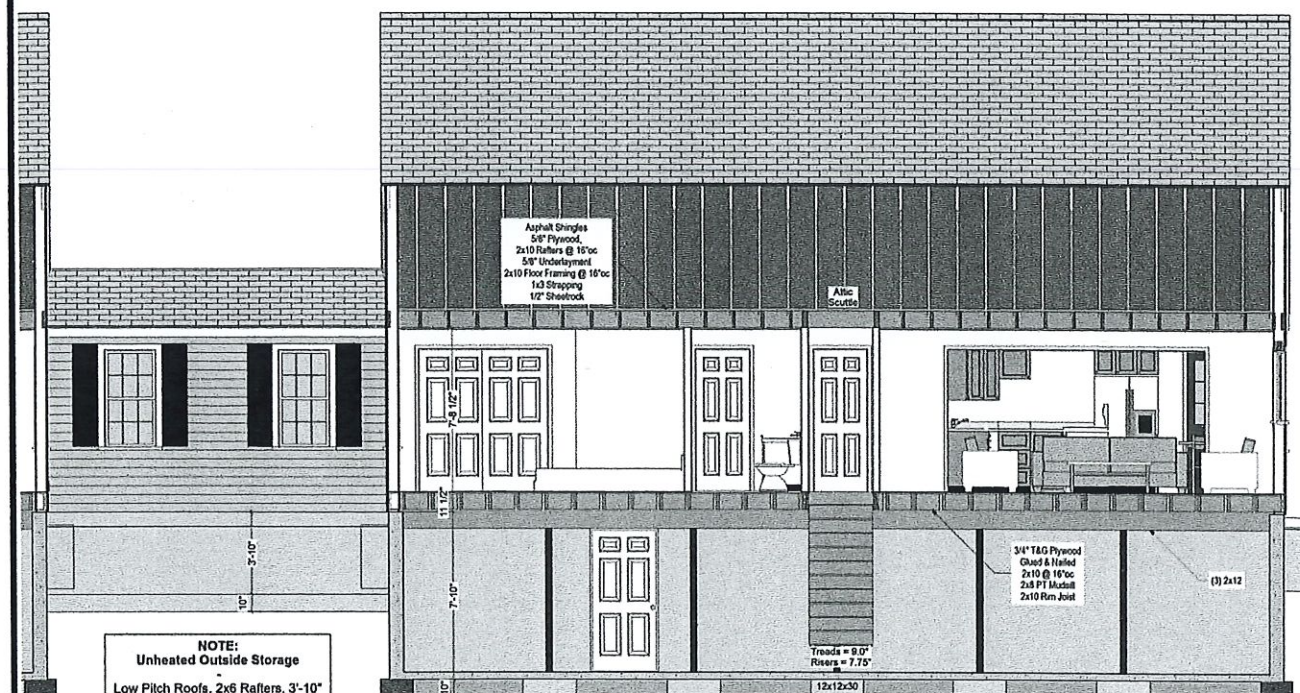
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| DRAWN BY:   |
| CHK'D BY:   |
| OFFICE:     |

SHEET TITLE

## FRAMING

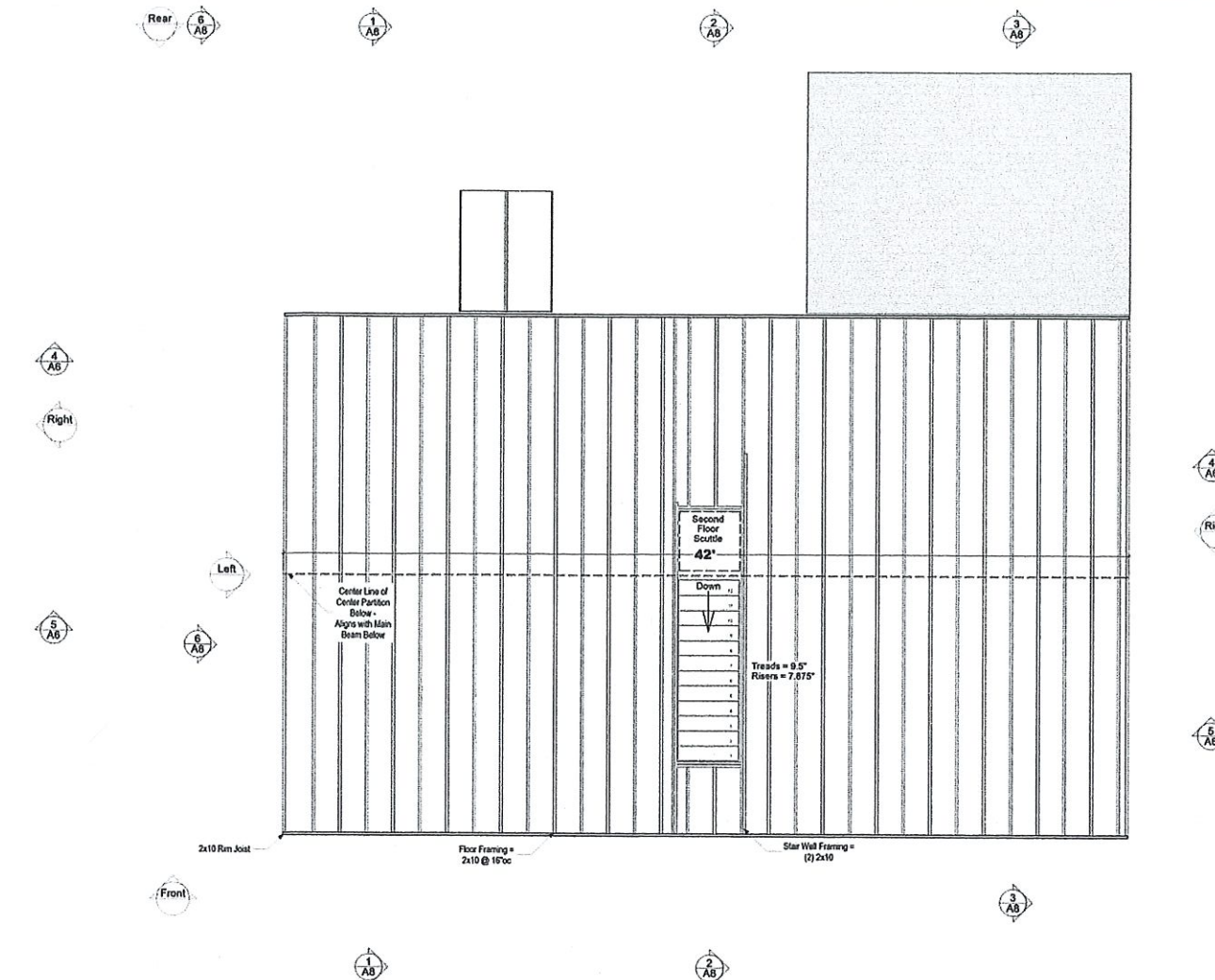
A6



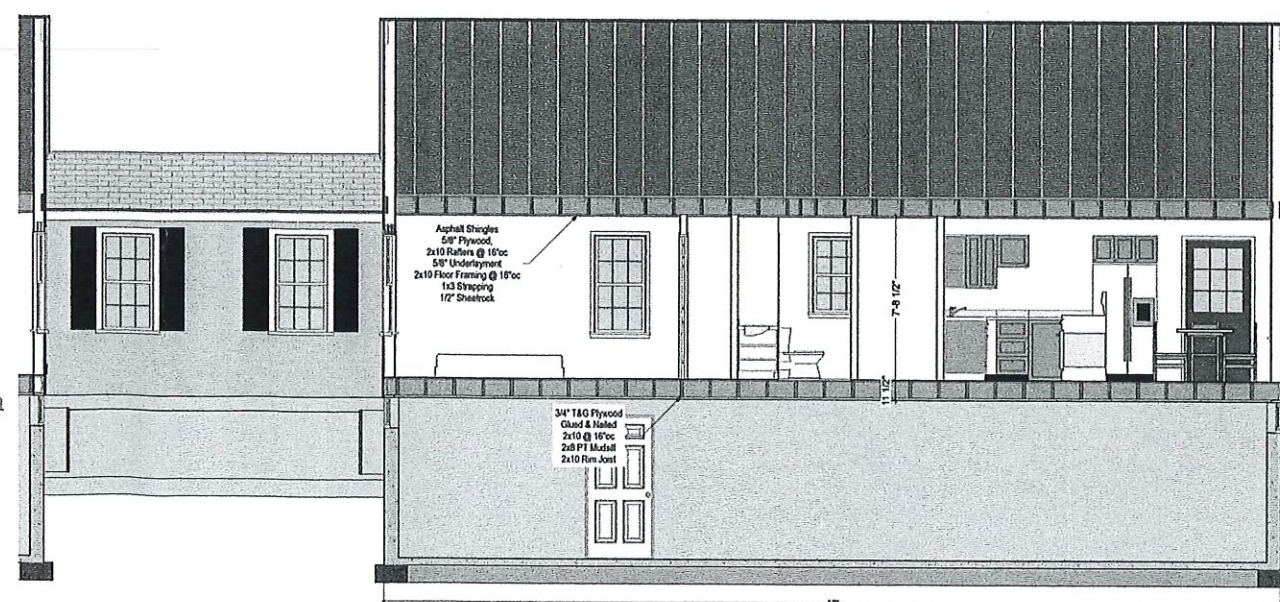
Section 5

SCALE: 1/4" = 1'-0"

BOG LANE - Center Storage - 11.11.2016.pln



**Second Floor Framing**  
SCALE: 1/4" = 1'-0"



Section 4  
SCALE: 1/4" = 1'-0"

SCANNED



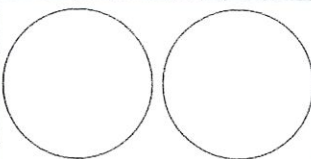
NEW HOME

FOR  
Davenport Building Co.

HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

CONSULTANTS



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South Yarmouth, MA 026664  
508-398-2293  
Tom Grew  
tgrew@davenportbuilding.com

REVISIONS:

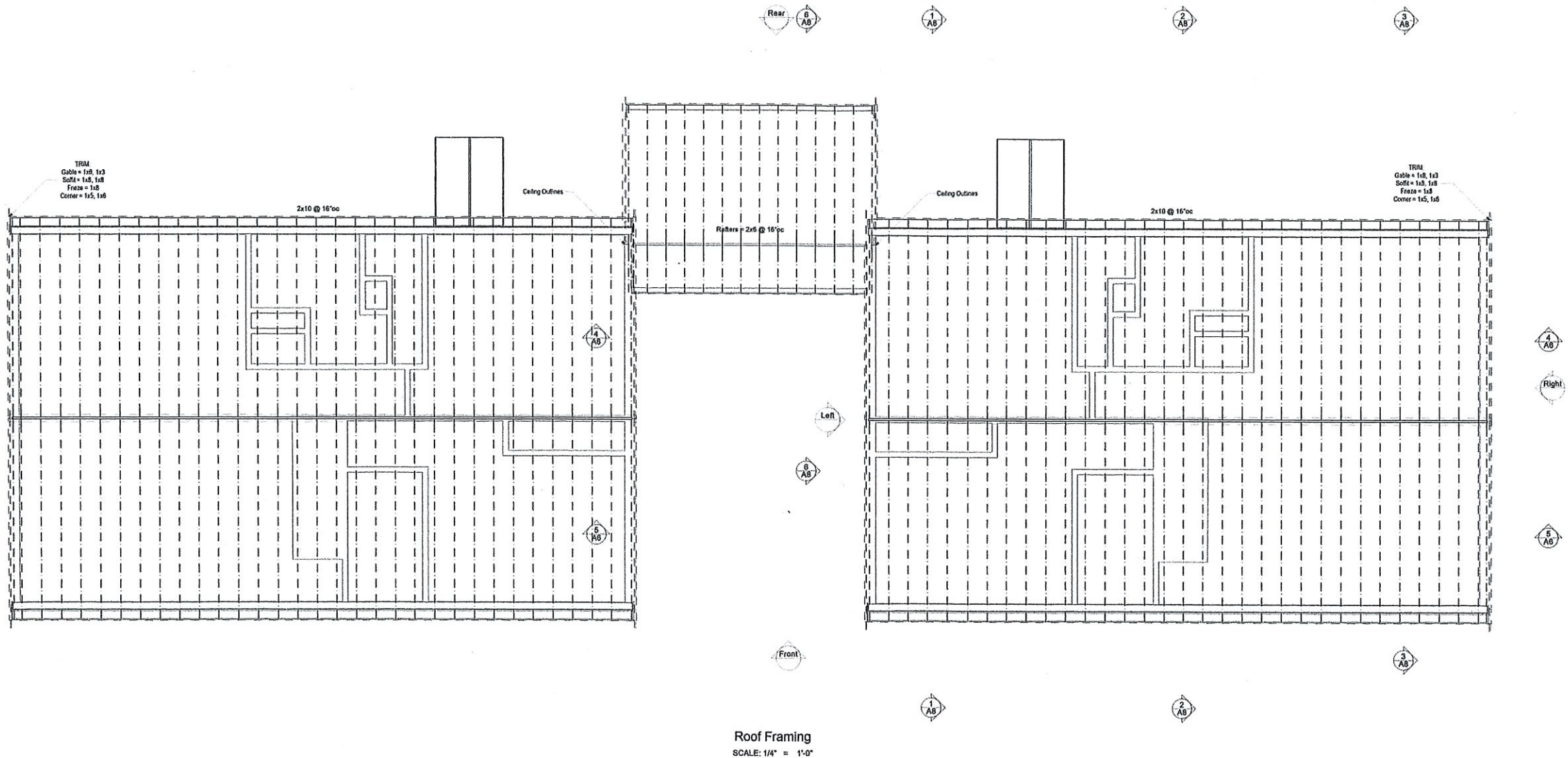
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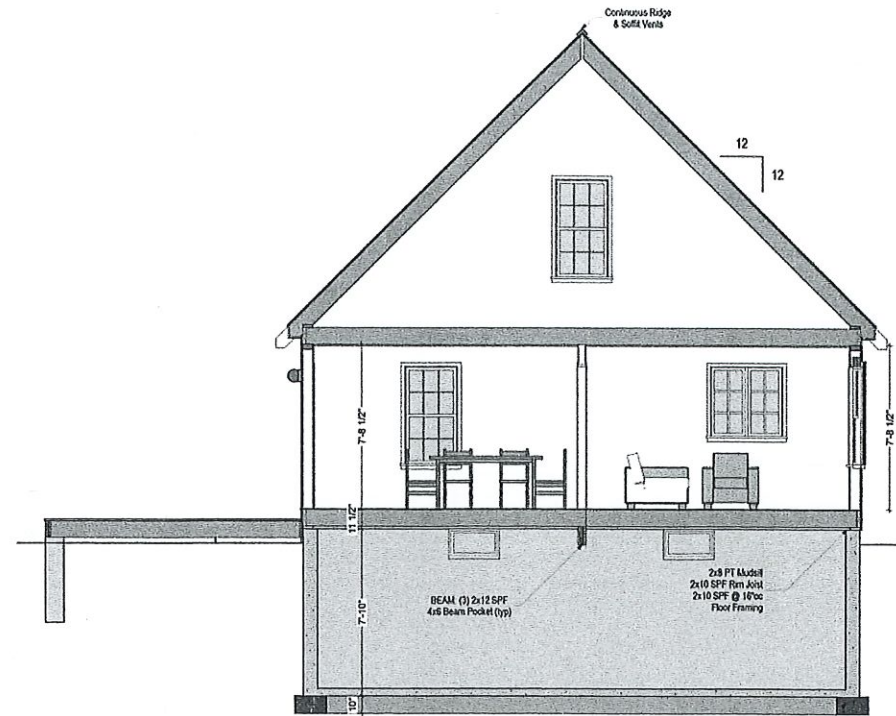
SHEET TITLE

ROOF FRAMING

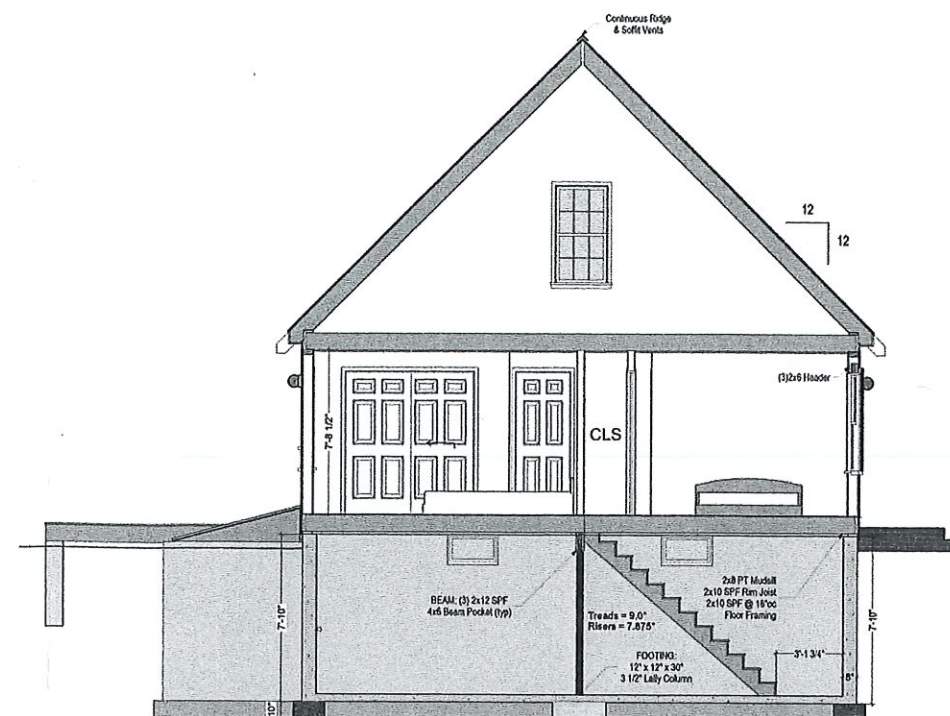
A7



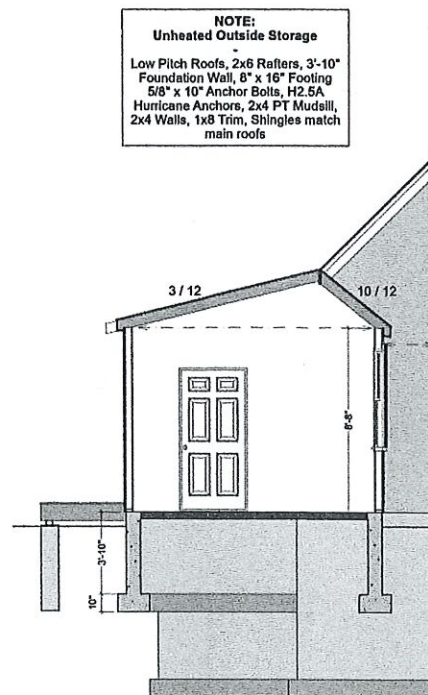




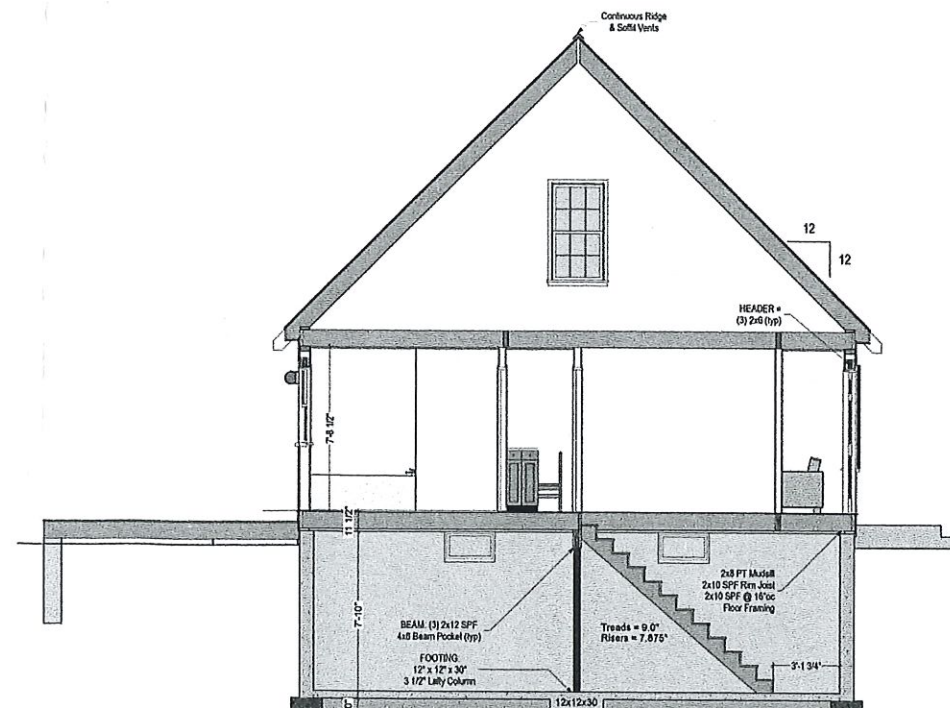
Section 3  
SCALE: 1/4" = 1'-0"



Section 1  
SCALE: 1/4" = 1'-0"



Section 6  
SCALE: 1/4" = 1'-0"



Section 2  
SCALE: 1/4" = 1'-0"

**NOTE:**  
Unheated Outside Storage  
Low Pitch Roofs, 2x6 Rafters, 3'-10"  
Foundation Wall, 8" x 16" Footing  
5/8" x 10" Anchor Bolts, H2.5A  
Hurricane Anchors, 2x4 PT Mudell,  
2x4 Walls, 1x8 Trim, Shingles match  
main roofs

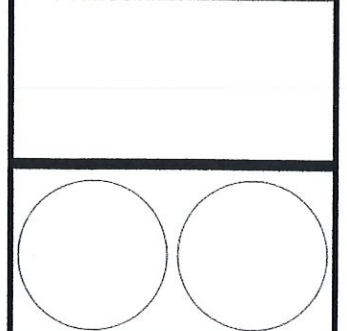
## NEW HOME

FOR  
Davenport Building Co.

HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

### CONSULTANTS



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20 North Main Street  
South Yarmouth, MA 02664  
508-398-2293  
Tom Grew  
tgrew@davenportbuilding.com

### REVISIONS:

| DATE | DESCRIPTION |
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PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
OFFICE:

### SHEET TITLE

SECTIONS

A8

SCANNED



## TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION  
SPECIAL PERMITS & SITE PLAN REVIEW

FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE FEB. 24, 2020

## PART A – APPLICANT INFORMATION/AUTHORIZATION

|   |  |
|---|--|
| Applicant Name(s)   | DAVENPORT COMPANIES                            |
| Representative/Organization<br>(Who will serve as the primary contact responsible for facilitating this application?) | PAUL E. SWEETSER<br>PROFESSIONAL LAND SURVEYOR |
| Mailing address   | P.O. BOX 1146                                  |
| Town, ST, Zip   | DENNISPORT, MA 02639                           |
| Phone   | (508) 737-7560                                 |
| Fax   | —  |
| E-mail  | paulsweetser@gmail.com                         |

The applicant is one of the following: (please check appropriate box)

- ☐ Owner      ☐ Prospective Buyer\*      ☐ Representative for Owner/Tenant/Buyer\*  
☐ Tenant\*      ☐ Other\*

**\*Written permission of the owner(s) and a municipal lien certificate (where applicable) is required.**

All other forms and information as required in the Harwich Code Chapter 400, Rules and Regulations, shall be submitted as part of this application.

**Authorization**

Your signature hereby asserts, to the best of your knowledge, that the information submitted in this application is true and accurate; that you agree to fully comply with the Town of Harwich Zoning By-laws and the terms and conditions of any approval of this application by the Planning Board; and authorizes the Members of the Planning Board and/or Town Staff to visit and enter upon the subject property for the duration of the consideration of this application.

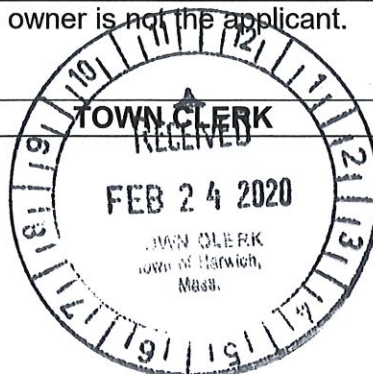
Applicant

Owner(s) – Authorization must accompany application if the owner is not the applicant.

Official use only:

|                     |                        |
|---------------------|------------------------|
| PLANNING DEPARTMENT | TOWN CLERK<br>RECEIVED |
|---------------------|------------------------|

Case # 10200-09  
"LOT 2"





**PART B – PROJECT LOCATION**

|                             |                    |                  |       |
|-----------------------------|--------------------|------------------|-------|
| Legal Street Address        | 424 QUEEN ANNE RD  | Village/Zip Code | 02645 |
| Title Book/Page or L.C.C. # | D.B.K. 32598 PG 61 |                  |       |
| Map(s) / Parcel(s)          | AM 70 PARCEL B1    |                  |       |
| Zoning & Overlay Districts  | B-14               | *Historic?       |       |
| Frontage (linear feet)      | 230.97             |                  |       |
| Total land area (s.f.)      | 58,262             |                  |       |
| Upland (s.f.)               | " "                | Wetlands (s.f.)  | 0     |

**PART C – PROJECT DESCRIPTION**

|   |  |                                 |
|---|--|---------------------------------|
| Existing Floor Area in Sq. Ft             | Gross: 0   | Net:                            |
| Proposed Floor Area in Sq. Ft             | Gross: 2408  | Net:                            |
| Change in Sq. Ft + / -                    | Gross: 2408  | Net:                            |
| Existing # of parking spaces              | H/A  | Proposed # of parking spaces: 4 |
| Existing Use(s)                           | VACANT   |                                 |
| Proposed Use(s)                           | ONE MULTI FAMILY DWELLING<br>(TWO - 2 BEDROOM UNITS) |                                 |
| Attach a separate narrative if necessary. |  |                                 |

The undersign hereby files an application with the Harwich Planning Board for the following special permits as proposed under the provisions of the Harwich Zoning Code: **(check all that apply)**

**Site Plan Review § 325-55:**

- ☐ Any floor area expansion of any structure or expansion of exterior space, other than parking, serving any of the following: commercial, industrial, multi-family or educational use or personal wireless service facility or the creation of a drive-up or drive-through window
- ☐ Expansion or reconfiguration of an existing parking lot and/or driveway(s) serving said parking lot.
- ☒ Establishment of any new commercial, industrial, multi-family, educational, fast food/take out restaurant or personal wireless service facility.
- ☐ Establishment of any new retail use(s) in the Industrial (IL) Zone.
- ☐ Waiver of Site Plan § 325-55.F

**Article V, Use Regulations:**

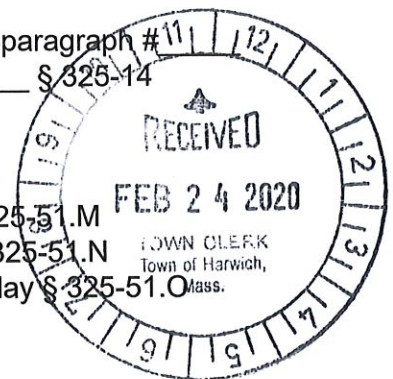
- ☐ Paragraph \_\_\_\_\_, sub-paragraph # \_\_\_\_\_ ☐ Paragraph \_\_\_\_\_, sub-paragraph # \_\_\_\_\_
- ☐ Paragraph \_\_\_\_\_, sub-paragraph # \_\_\_\_\_, supplemental regulation # \_\_\_\_\_ § 325-14

**Article X, Special Permits:**

- ☐ Structures w/ gross floor area of 7,500+ s.f. § 325-51
- ☐ Structures requiring 20 or more new parking spaces § 325-51
- ☐ Accessory Apt./Shared Elderly Housing § 325-51.H ☐ Mixed Use § 325-51.M
- ☐ Drinking Water Resource Protection § 325-51.C ☐ Two Family § 325-51.N
- ☐ Village Commercial, Harwich Port § 325-51.L ☐ \*Harwich Center Overlay § 325-51.O
- ☐ Signage § 325-27.F Additional Cluster, Excess SF, Non-entry Facades

**Other Special Permits:**

- ☐ Six Ponds Special District - Article XVI
- ☐ Wind Energy Systems - Article XVIII ☐ Large Scale Wind Generation – Article XIX
- ☐ Other (i.e. Alternate Access § 325-18.P, Special Cases § 325-44.B) \_\_\_\_\_
- ☐ Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan submitted to the Planning Board on \_\_\_\_\_ Year/Case # \_\_\_\_\_



*\*Note: Projects within the Harwich Center Overlay District may also be within the Harwich Center Historic District. This requires separate filing with the Historic District and Historical Commission. Please inquire for forms and instructions.*

September 2011





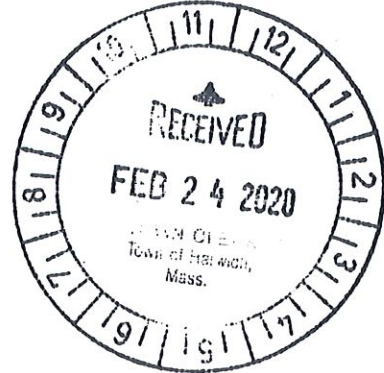
Paul E. Sweetser  
**PROFESSIONAL LAND SURVEYOR**

(508) 737-7560

P.O. Box 1146 · Dennis Port, MA 02639

February 23, 2020

Town of Harwich  
Planning Board  
732 Main Street  
Harwich, MA 02645



RE: 424 Queen Anne Road , Harwich

Lot 2 Plan Book 684 Page 64

Dear Members of the Board,

Regarding each of the above referenced lots, Davenport Companies Inc. proposes to build a multi-family dwelling. Each multi-family dwelling shall include two 2-bedroom units.

Please waive the additional requirement under Town of Harwich Code, Article III, Section 400-17 A (1) (a) requiring a signed and notarized affidavit by the owner stating that he or she will live in one of the units on a year-round basis.

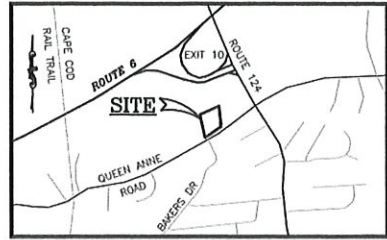
Please feel free to contact me if you have any questions or if I can help in any way.

Sincerely,

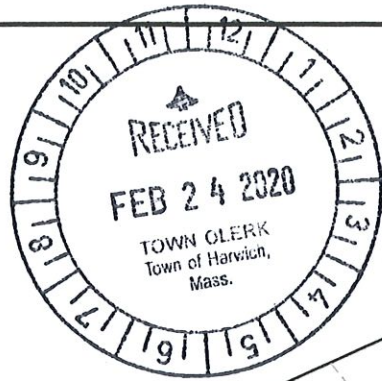
Paul E. Sweetser

Cc: Davenport Companies





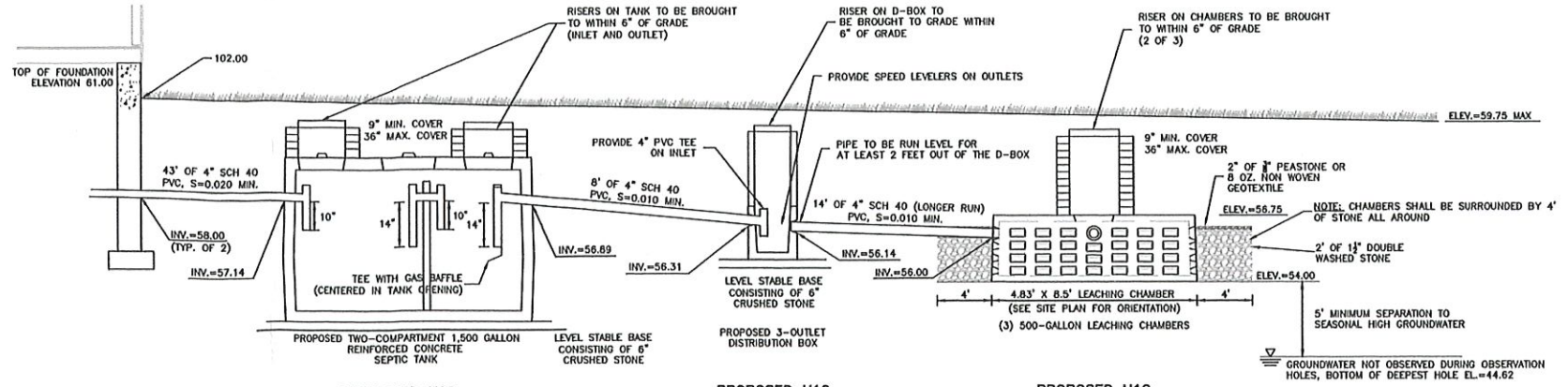
LOCUS  
SCALE 1"=1000'



N/F  
ANTONE J MORRIS  
BK. 497, PG. 141  
PARCEL 3

LOT 2  
58,262 SQ. FT. ±  
1.34 ACRES ±

N/F  
KEITH & CYNTHIA A.  
DEAULIEU  
430 QUEEN ANNE ROAD  
BK. 21661 PG. 304  
PL. BK. 63 PG. 39



PROPOSED H10  
SEPTIC TANK

PROPOSED H10  
DISTRIBUTION BOX

PROPOSED H10  
SOIL ABSORPTION SYSTEM

SYSTEM PROFILE  
NOT TO SCALE

### LEGEND

|             |   |
|-------------|---|
| 104         | PROPERTY LINE                             |
| 104         | EXISTING CONTOUR                          |
| 104         | PROPOSED CONTOUR                          |
| OH/P        | EXISTING OVERHEAD UTILITIES               |
| W           | EXISTING WATER LINE                       |
| G           | EXISTING GAS LINE                         |
| W           | PROPOSED WATER LINE                       |
| G           | PROPOSED GAS LINE                         |
| UGE/T       | PROPOSED UNDERGROUND POWER/TELECOMM       |
| TP-1        | PROPOSED FENCE                            |
| TP-1        | LOCATION OF TEST PIT/PERC TEST            |
| 99.76 X     | EXISTING SPOT ELEVATION                   |
| QFH         | EXISTING FIRE HYDRANT                     |
| UP-O        | EXISTING UTILITY POLE                     |
| IBC         | EXISTING CATCH BASIN                      |
| BH          | BULKHEAD                                  |
| 101.50      | PROPOSED SPOT GRADE SHOWING NATURAL GRADE |
| 100.00 N.D. |   |

**BENCHMARK**  
TOP OF CONCRETE BOUND  
ELEV.=57.52 (NAVD 88)

### ZONING REQUIREMENTS

| ZONING DISTRICT: RM                 | REQUIRED  | PROVIDED            |
|-------------------------------------|-----------|---------------------|
| MINIMUM LOT AREA                    | 40,000 SF | 58,262 SF           |
| MINIMUM FRONTAGE                    | 150'      | 230.97'             |
| MINIMUM FRONT YARD SETBACK          | 25'       | 83.1'±              |
| MINIMUM SIDE YARD SETBACK           | 20'       | (R)70.2'±/(L)48.7'± |
| MINIMUM REAR YARD SETBACK           | 20'       | 106.4'±             |
| MAXIMUM PERCENT TOTAL BLDG COVERAGE | 15%       | 4.2%±               |
| MAXIMUM "SITE" COVERAGE             | 25%       | 9.7%±               |
| MAXIMUM BUILDING HEIGHT             | 30'       | 27.03'              |

### SITE INFORMATION

ADDRESS: 424 QUEEN ANNE ROAD, HARWICH  
ASSESSORS MAP/LOT: 70/81  
DEED BOOK/PG: 2005/81  
PLAN BOOK/PG: 21669/171  
241/45

### DESIGN CALCULATIONS

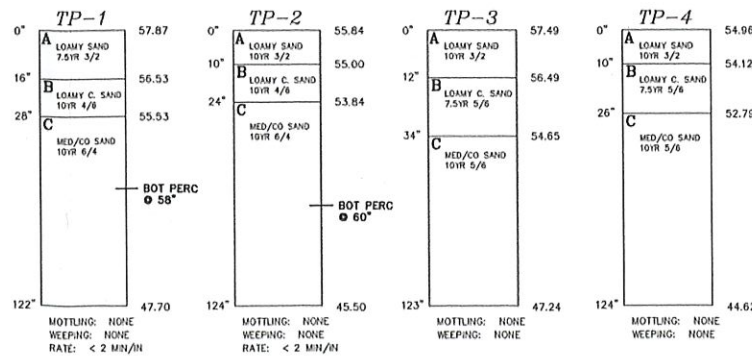
DESIGN FLOW  
110 GALLONS/DAY/BEDROOM X 4 BEDROOMS = 440 GALLONS/DAY

TANK CAPACITY  
200X DAILY FLOW = 880 GALLONS; USE 1,500 GALLON TANK

REQUIRED LEACHING CAPACITY  
DESIGN PERC RATE = < 2 MIN/INCH  
440 GPD / 0.74 GALLONS PER DAY PER SQ. FT. = 594.59 SQ. FT.

PROVIDED LEACHING CAPACITY  
BOTTOM AREA = 12.83' X 33.50' = 429.80 SQ. FT.  
SIDE AREA = 92.60' X 2.00' = 185.20 SQ. FT.  
615.12 SQ. FT. ✓

PROVIDED FLOW CAPACITY = 455.18 GPD ✓



DATE: DECEMBER 11, 2019  
PERFORMED BY: RICK JUDD (SE 1165)  
WITNESSED BY: MARK POSELLI

### SOIL PROFILES NOT TO SCALE

### EXISTING GRADE PLANE CALCULATION

$$\frac{56.3 + 58.9 + 57.0 + 57.4}{4} = 57.4$$
  
AVERAGE NATURAL GRADE (A.N.G.) = ELEV. 57.4'  
TOP OF PROPOSED DWELLING = ELEV. 64.43'  
HEIGHT OF PROPOSED BUILDING ABOVE A.N.G. = 27.03'

### GENERAL NOTES:

- NONE OF THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF A FEMA FLOOD HAZARD ZONE AS SHOWN ON PANEL NO. 25001C0604J, EFFECTIVE DATE JULY 16, 2014.
- THERE ARE NO STREAMS OR WETLANDS WITHIN 100-FEET OF THE PROPOSED WORK.
- THE SITE IS NOT LOCATED WITHIN A ZONE II AREA.
- VERTICAL DATUM IS NAVD 88
- ALL WORK SHALL CONFORM TO THE TOWN OF HARWICH AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
- ALL JOINTS IN THE SEPTIC TANK AND DISTRIBUTION BOX SHALL BE MADE WATER TIGHT THROUGH THE USE OF ASPHALT OR SYNTHETIC POLYMER SEALERS OR HYDRAULIC CEMENT.
- ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHALL BE FIELD VERIFIED. DISSAFE AND LOCAL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO ANY EXCAVATION OCCURRING.
- THE SEPTIC SYSTEM INSTALLER SHALL NOTIFY THE DESIGN ENGINEER 2 DAYS PRIOR TO BEGINNING INSTALLATION OF THE SEPTIC SYSTEM TO ALLOW FOR SCHEDULING OF INSPECTIONS
- WHERE APPLICABLE, UNSUITABLE MATERIAL (A, B AND C HORIZONS OR FILL) ENCOUNTERED BELOW THE INVERT OF THE INLET TO THE SOIL ABSORPTION SYSTEM, SHALL BE REMOVED TO A DISTANCE 5' AROUND THE SYSTEM AND BROUGHT BACK TO THE APPROPRIATE ELEVATION WITH CLEAN SAND PER MASSACHUSETTS 310 CMR 15.00 REGULATIONS.
- NO PRIVATE WATER SUPPLY WELLS EXIST WITHIN 100' OF THE PROPOSED SEPTIC SYSTEM.
- NO GRAVEL PACKED PUBLIC WATER SUPPLY WELLS OR SURFACE WATER SUPPLY EXIST WITHIN 400' OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- THIS DESIGN DOES NOT ALLOW FOR THE USE OF A GARBAGE GRINDER
- ELECTRIC SERVICE INSTALLATION SHALL BE COORDINATED WITH EVERSOURCE AND OWNER OR THE OWNER'S CONTRACTOR.
- TELEPHONE AND CABLE SERVICE LOCATION AND CONNECTION DETAILS SHALL BE COORDINATED WITH VERIZON, COMCAST AND THE OWNER OR OWNER'S CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITY SEPARATION MEET CODE AND THE REQUIREMENTS OF THOSE UTILITY COMPANIES HAVING JURISDICTION.
- WATER SERVICE CONNECTIONS SHALL BE COORDINATED BETWEEN THE TOWN OF HARWICH WATER DEPARTMENT AND THE OWNER OR CONTRACTOR.
- ALL GRADING AROUND THE DWELLING SHALL SLOPE AWAY FROM THE FOUNDATION AT A 2.0% MINIMUM SLOPE.
- EXISTING CONDITIONS SURVEY PERFORMED BY PAUL E. SWEETSER, DECEMBER 2019



|                |  |
|----------------|--|
| LOCATION:      | 424 QUEEN ANNE ROAD (LOT 2)<br>HARWICH, MA 02645                           |
| CLIENT:        | DAVENPORT REALTY TRUST<br>20 NORTH MAIN STREET<br>SOUTH YARMOUTH, MA 02664 |
| DRAWING TITLE: | SUBSURFACE SEWAGE DISPOSAL SYSTEM<br>SITE PLAN AND PROFILE                 |
| SCALE:         | 1"=20'   |
| DATE:          | 2/6/2020   |
| DRAWING NO.    | 1 of 1   |

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |

SCANNED



## TOWN OF HARWICH PLANNING DEPARTMENT

## PLANNING BOARD APPLICATION



TO THE TOWN CLERK, HARWICH, MA

DATE 3/10/20

## PART A – APPLICANT INFORMATION/AUTHORIZATION

|   |   |
|---|---|
| Applicant Name(s)   | GERARD E. BURKE   |
| Representative/Organization<br>(Who will serve as the primary contact responsible for facilitating this application?) | William D. Crowell, Esq.<br>466 Main Street<br>P.O. Box 185<br>Harwich Port, MA 02646 |
| Mailing address   | "   |
| Town, ST, Zip   | "   |
| Phone   | 508-432-1643  |
| Fax   | 508-430-0631  |
| E-mail  | W.CROWELL.OFFICE1@COMCAST.NET   |

The applicant is one of the following: (please check appropriate box)

- ☐ Owner      ☐ Prospective Buyer\*      ☒ Representative for Owner/Tenant/Buyer\*  
☐ Tenant\*      ☐ Other\*

\*Written permission of the owner(s) and a municipal lien certificate (where applicable) is required.

All other forms and information as required in the Harwich Code Chapter 400, Rules and Regulations, shall be submitted as part of this application.

**Authorization**

Your signature hereby asserts, to the best of your knowledge, that the information submitted in this application is true and accurate; that you agree to fully comply with the Town of Harwich Zoning By-laws and the terms and conditions of any approval of this application by the Planning Board; and authorizes the Members of the Planning Board and/or Town Staff to visit and enter upon the subject property for the duration of the consideration of this application.

Applicant

SEE ATTACHED

Owner(s) – Authorization must accompany application if the owner is not the applicant.

Official use only:

|                     |            |
|---------------------|------------|
| PLANNING DEPARTMENT | TOWN CLERK |
| Case #              |            |



### PART B – PROJECT LOCATION

|                             |                 |                  |           |
|-----------------------------|-----------------|------------------|-----------|
| Legal Street Address        | 22 SUNRISE LANE | Village/Zip Code | 02661     |
| Title Book/Page or L.C.C. # | B 30984 P147    |                  |           |
| Map(s) / Parcel(s)          | M 26 PE2-3      |                  |           |
| Zoning & Overlay Districts  | R-M W-R         | *Historic?       | No - 1960 |
| Frontage (linear feet)      | 182.01          |                  |           |
| Total land area (s.f.)      | 23,829          |                  |           |
| Upland (s.f.)               | ~ 75%           | Wetlands (s.f.)  | ~ 25%     |

### PART C – PROJECT DESCRIPTION

|  |                               |      |
|--|-------------------------------|------|
| Existing Floor Area in Sq. Ft                    | Gross:                        | Net: |
| Proposed Floor Area in Sq. Ft                    | Gross:                        | Net: |
| Change in Sq. Ft + / -                           | Gross:                        | Net: |
| Existing # of parking spaces                     | Proposed # of parking spaces: |      |
| Existing Use(s)                                  |                               |      |
| Proposed Use(s)                                  | SEE ATTACHED                  |      |
| <i>Attach a separate narrative if necessary.</i> |                               |      |

The undersign hereby files an application with the Harwich Planning Board for the following special permits as proposed under the provisions of the Harwich Zoning Code: **(check all that apply)**

#### Site Plan Review § 325-55:

- ☐ Any floor area expansion of any structure or expansion of exterior space, other than parking, serving any of the following: commercial, industrial, multi-family or educational use or personal wireless service facility or the creation of a drive-up or drive-through window
- ☐ Expansion or reconfiguration of an existing parking lot and/or driveway(s) serving said parking lot.
- ☐ Establishment of any new commercial, industrial, multi-family, educational, fast food/take out restaurant or personal wireless service facility.
- ☐ Establishment of any new retail use(s) in the Industrial (IL) Zone.
- ☐ Waiver of Site Plan § 325-55.F

#### Article V, Use Regulations:

- ☒ Paragraph I, sub-paragraph # 1b      ☐ Paragraph \_\_\_\_\_, sub-paragraph # \_\_\_\_\_
- ☐ Paragraph \_\_\_\_\_, sub-paragraph # \_\_\_\_\_, supplemental regulation # \_\_\_\_\_ § 325-14

#### Article X, Special Permits:

- ☐ Structures w/ gross floor area of 7,500+ s.f. § 325-51
- ☐ Structures requiring 20 or more new parking spaces § 325-51
- ☐ Accessory Apt./Shared Elderly Housing § 325-51.H      ☐ Mixed Use § 325-51.M
- ☐ Drinking Water Resource Protection § 325-51.C      ☐ Two Family § 325-51.N
- ☐ Village Commercial, Harwich Port § 325-51.L      ☐ \*Harwich Center Overlay § 325-51.O
- ☐ Signage § 325-27.F Additional Cluster, Excess SF, Non-entry Facades

#### Other Special Permits:

- ☐ Six Ponds Special District - Article XVI
- ☐ Wind Energy Systems - Article XVIII      ☐ Large Scale Wind Generation – Article XIX
- ☒ Other (i.e. Alternate Access § 325-18.P, Special Cases § 325-44.B) **DETACHED RES. ACCESS. STRUCTURE w/ BDRM**
- ☐ Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan submitted to the Planning Board on \_\_\_\_\_ Year/Case # \_\_\_\_\_

*\*Note: Projects within the Harwich Center Overlay District may also be within the Harwich Center Historic District. This requires separate filing with the Historic District and Historical Commission. Please inquire for forms and instructions.*

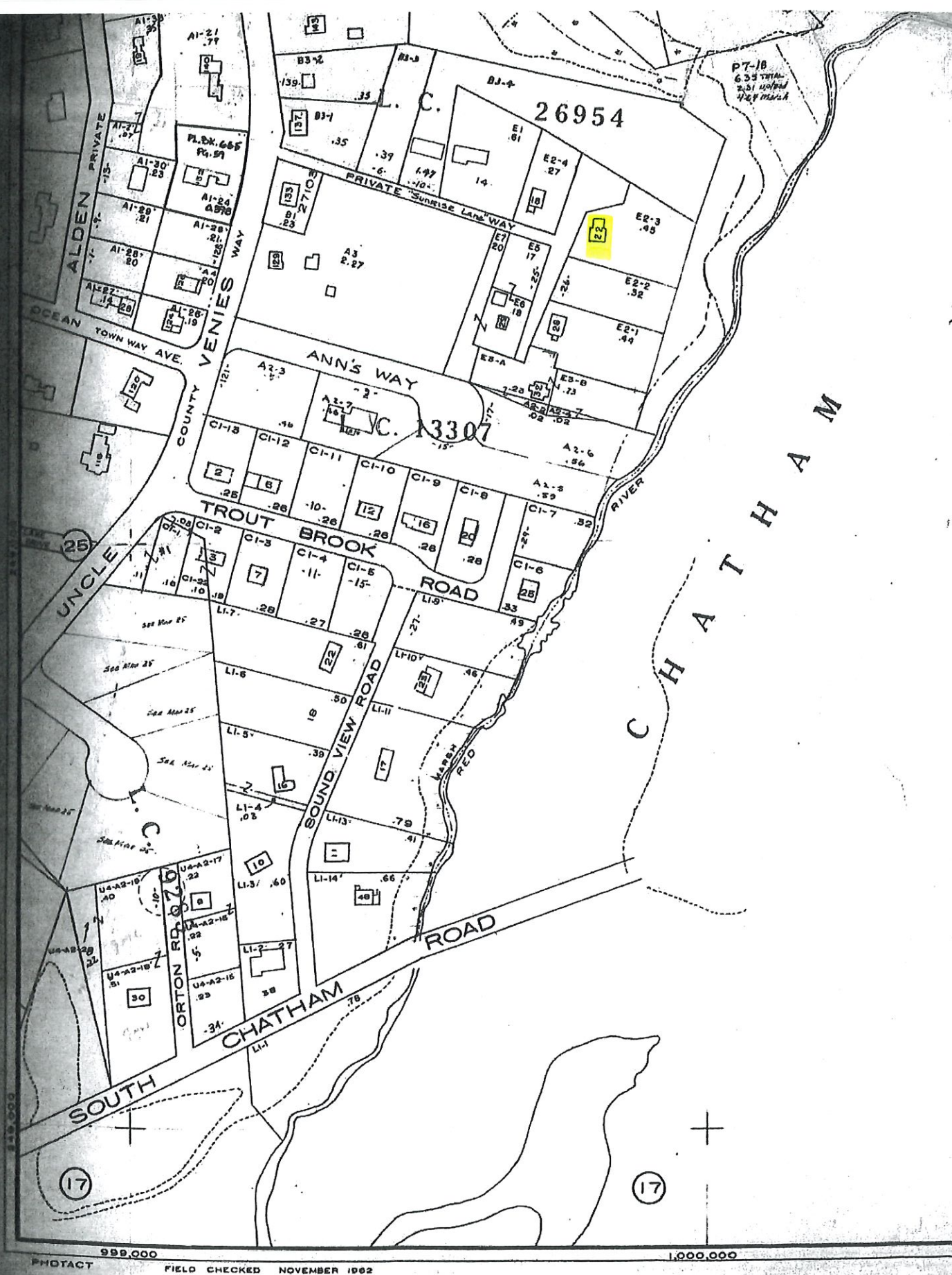
September 2011



The Petitioners hereby request a Special Permit for a detached residential accessory building with bedrooms pursuant to Table 1. Use Regulations, Paragraph I-Residential Uses, subparagraph 1b in R-M Zoning District as shown on the Certified Plot Plan by Moran Engineering Assoc., LLC dated January 15, 2020 filed herewith and as shown on the Building and Elevation Plans dated December 31, 2019 by Thomas A. Moore Design Co. filed herewith. The proposed use will not adversely affect the neighborhood, the site is an appropriate location for the use, there will be no nuisance or serious hazard to vehicles or pedestrians, and adequate and appropriate facilities are provided for the proper operation of the proposed use.

The Petitioners hereby request Administrative Waivers of any and all commercial or residential requirements of the Bylaw that are not applicable to this Petition.

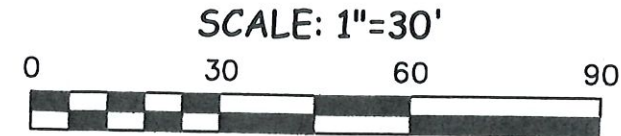
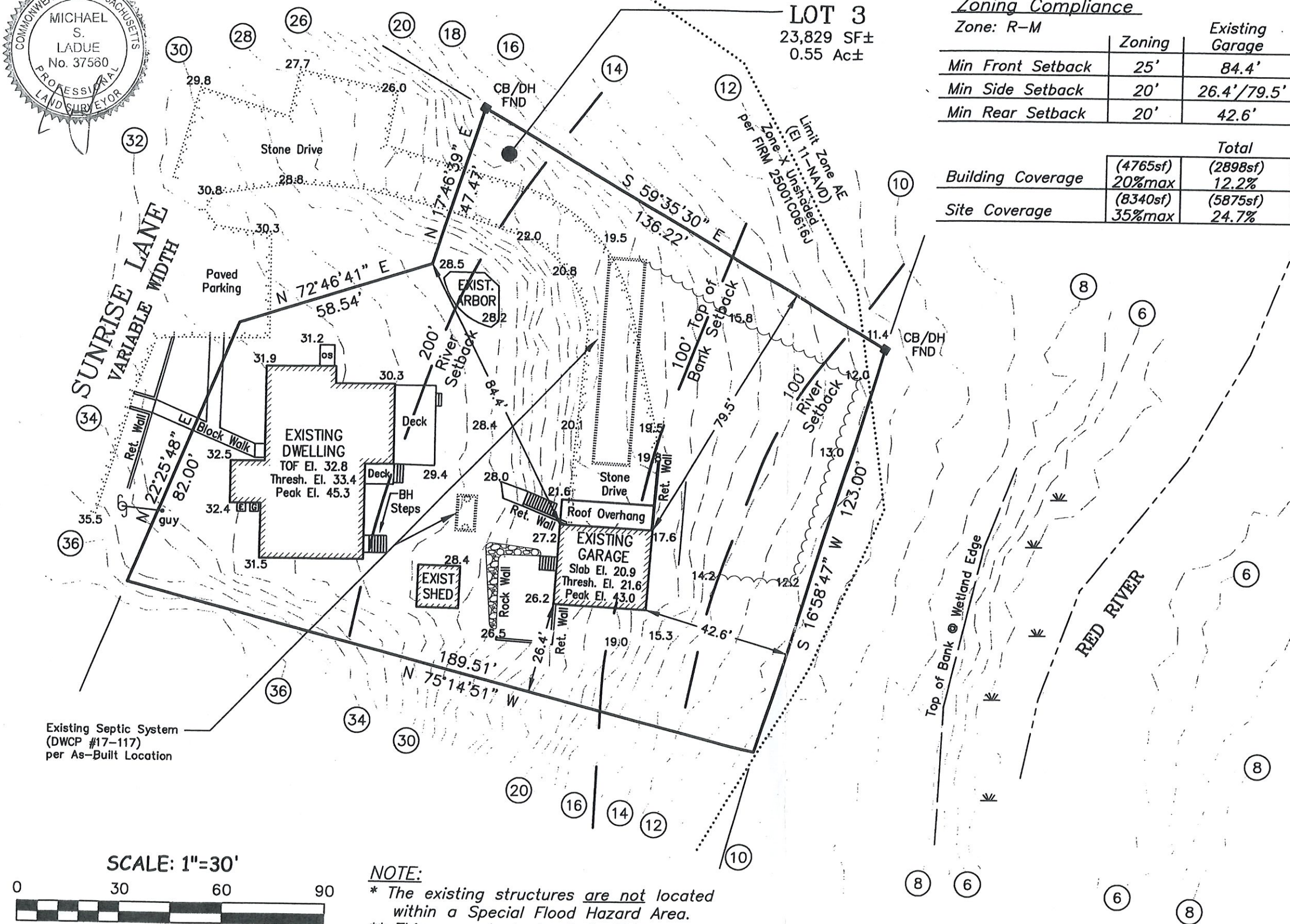
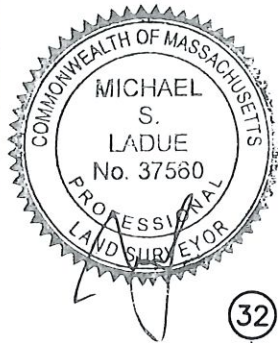




PHOTACT

FIELD CHECKED NOVEMBER 1962





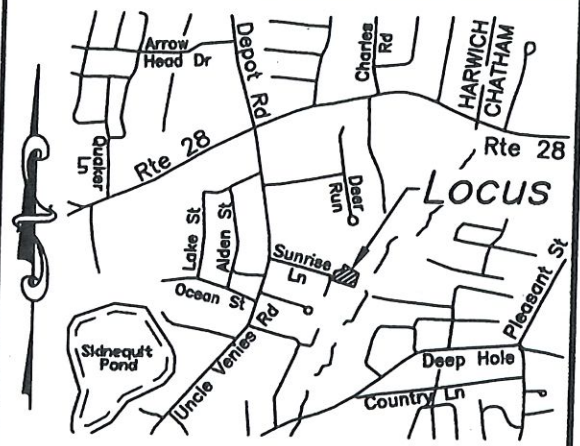
\*Elevation Datum is NAVD-88

**NOTE:**  
\* The existing structures are not located within a Special Flood Hazard Area.  
\*\* This property is located within a Zone II, Drinking Water Protection District

**Zoning Compliance**

|                   |        |                 |
|-------------------|--------|-----------------|
| Zone: R-M         | Zoning | Existing Garage |
| Min Front Setback | 25'    | 84.4'           |
| Min Side Setback  | 20'    | 26.4'/79.5'     |
| Min Rear Setback  | 20'    | 42.6'           |

|                   |                                |
|-------------------|--------------------------------|
|                   | Total                          |
| Building Coverage | (4765sf) 20%max (2898sf) 12.2% |
| Site Coverage     | (8340sf) 35%max (5875sf) 24.7% |



Deed: Book 30984, Page 147  
Plan: Book 88, Page 63, Lot 3  
Plan: Book 456, Page 84

**LEGEND**

- Existing Building
- Edge of Driveway
- Existing Contour
- Existing Spot Elevation
- Existing Septic
- Top of Bank
- Edge of River
- Buffer Offset
- Floodplain Limit
- Fence
- Edge Clearing

**EXISTING CONDITIONS PLAN**

SUBJECT: 22 Sunrise Lane  
South Harwich, MA

PREPARED FOR: Gerald Burke

ASSESSORS ID: 26-E2-3 SHEET: SHEET 1

DATE: 1/15/2020 PROJECT: 20-002

Moran Engineering Associates, LLC  
941 Route 28 ~ PO Box 183  
South Harwich, MA 02661  
508-432-2878



**DESIGNED/DRAWN BY:**  
**THOMAS A. MOORE DESIGN CO.**  
**P.O. BOX 2124 949 ROUTE 137**  
**BREWSTER, MA. (508) 896-6403**

**REMODELING FOR:**  
**MR. GERARD BURKE**  
222 SUNRISE LN. S. HARWICH, MA

DATE :  
12/31/2019

PROJ. NO.  
2019-285

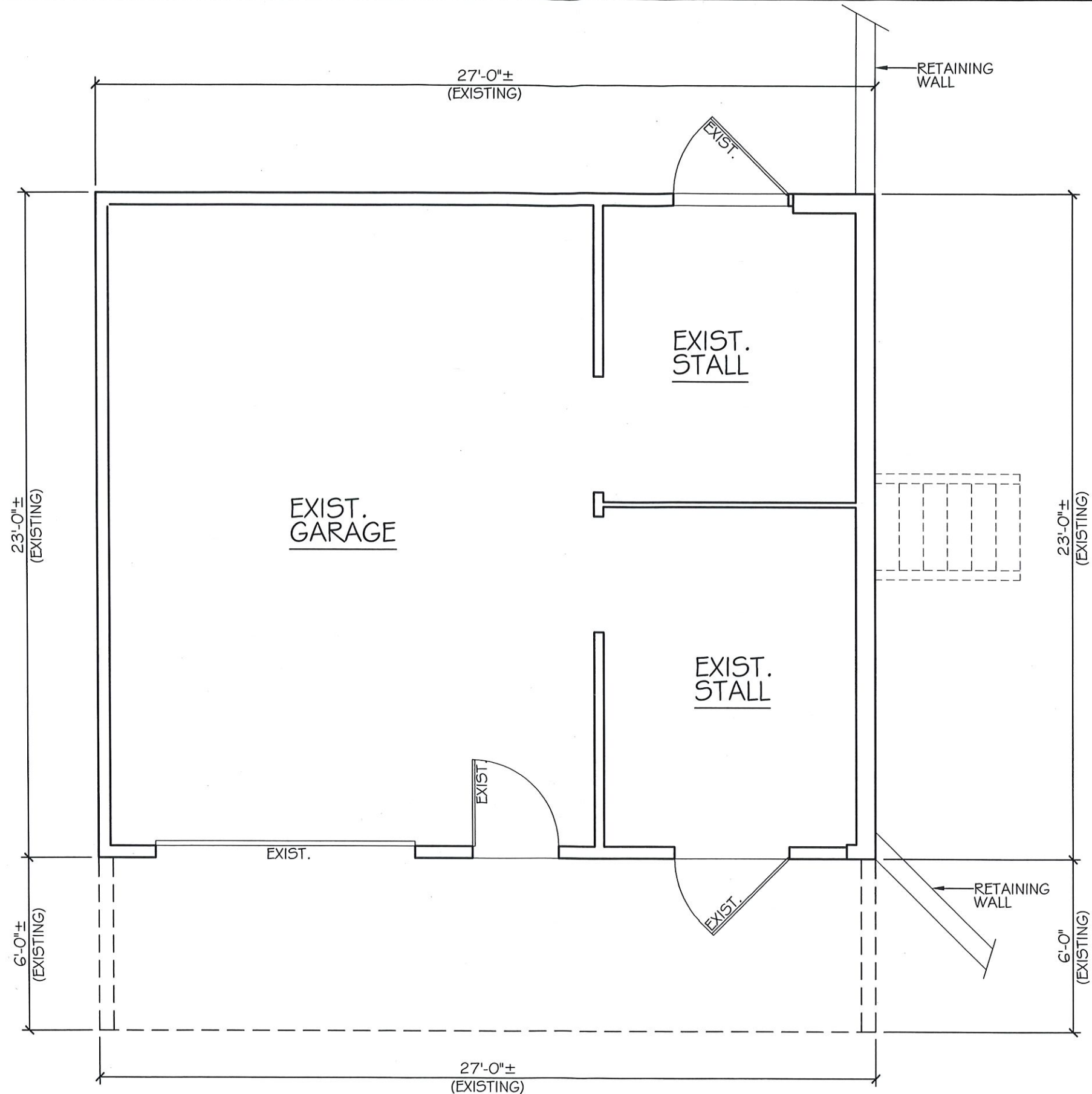
DWG. NO. :

# A1



# FIRST FLOOR PLAN





# LOWER LEVEL FLOOR PLAN

NOTE:  
THE PLANS SHOWN ARE  
THE SOLE PROPERTY OF  
THE DESIGNER AND CAN  
NOT BE COPIED,  
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BREWSTER, MA. (508) 896-6403

REMODELING FOR:  
MR. GERARD BURKE  
22 SUNRISE LN. S. HARWICH, MA

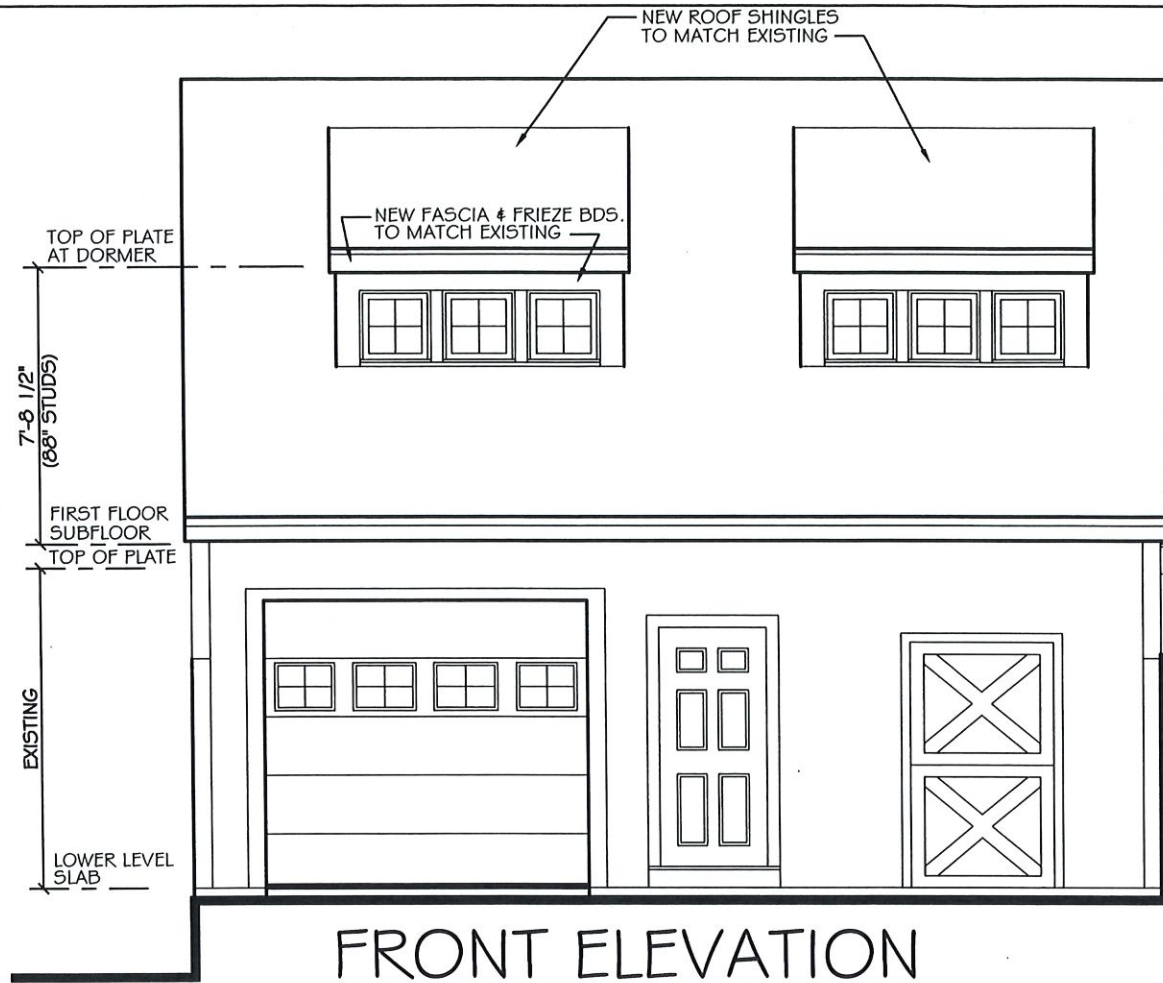
SCALE :  
1/4" = 1'-0"

DATE :  
12/31/2019

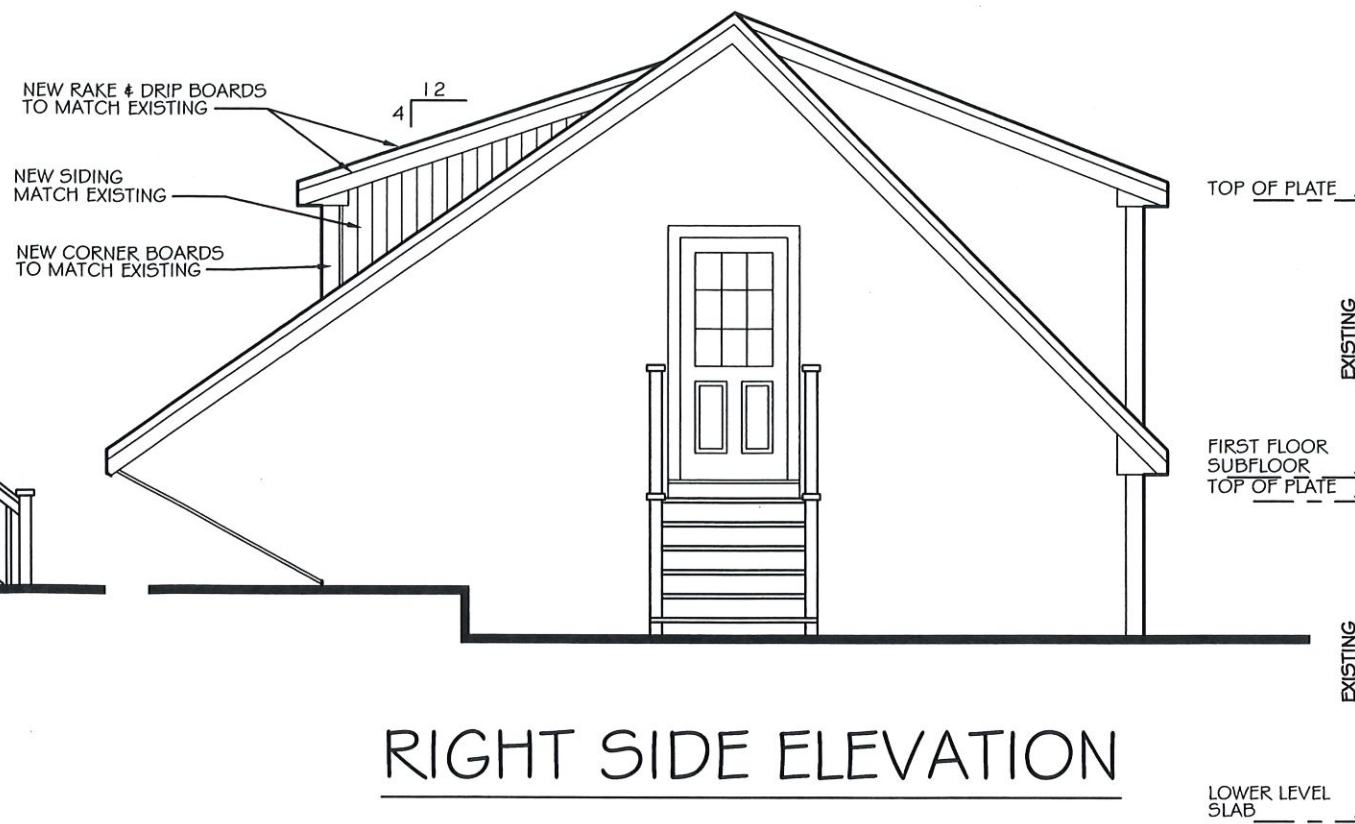
PROJ. NO.  
2019-285

DWG. NO. :  
A2

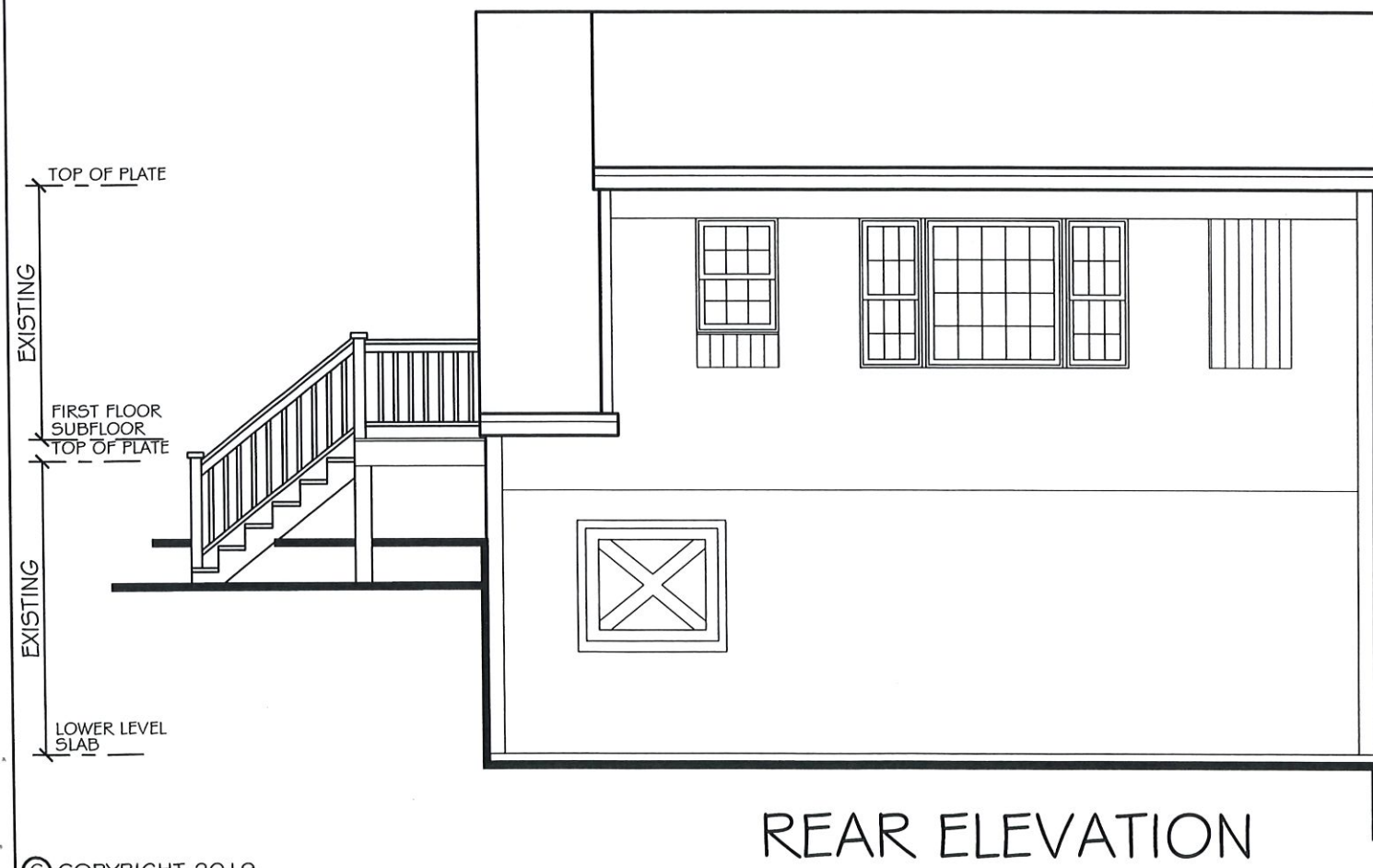




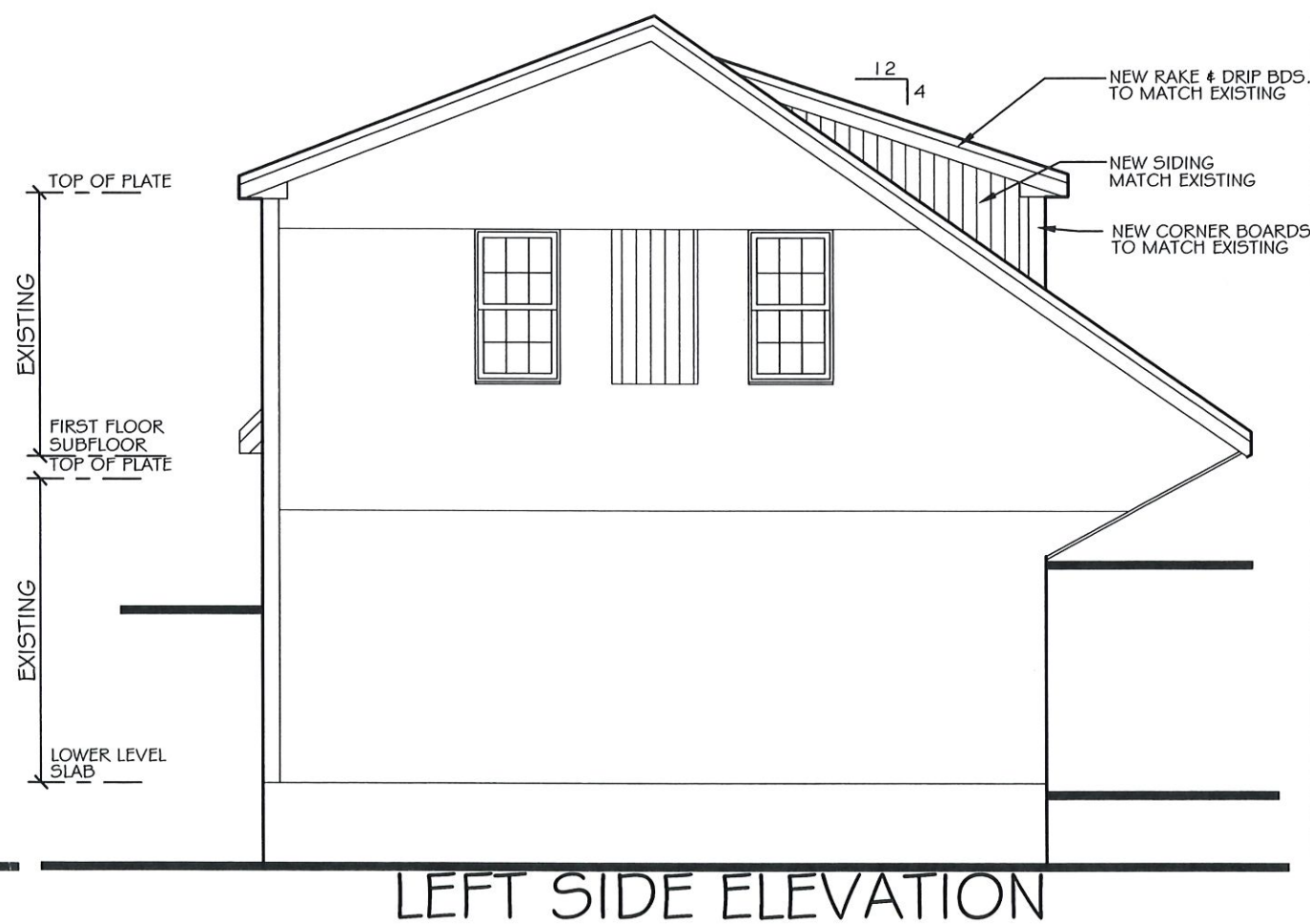
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

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BREWSTER, MA. (508) 896-6403

REMODELING FOR:  
MR. GERARD BURKE  
22 SUNRISE LN. S. HARWICH, MA

SCALE :  
3/16" = 1'-0"

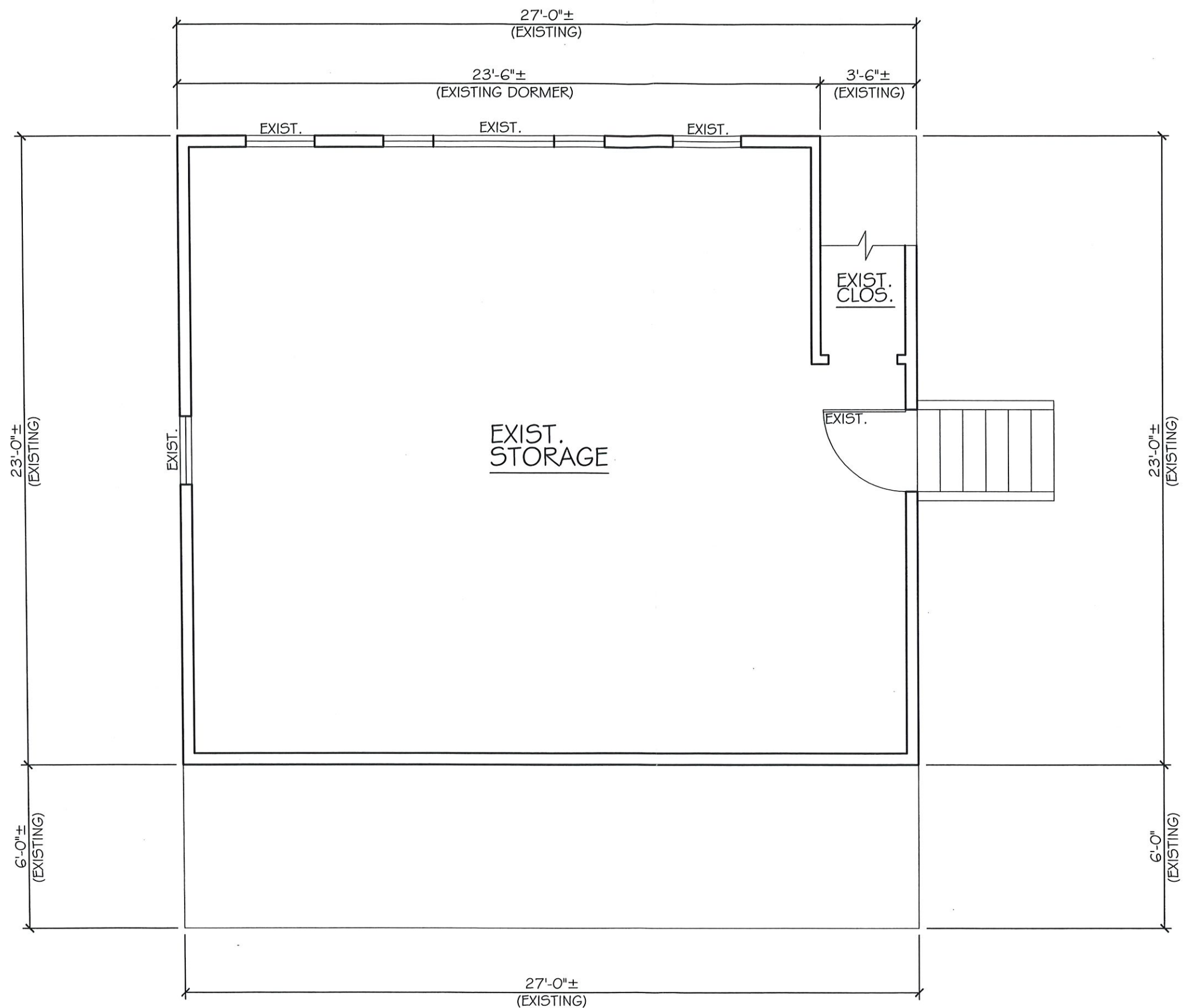
DATE :  
12/31/2019

PROJ. NO.  
2019-285

DWG. NO. :

A3





FIRST FLOOR PLAN

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EXIST. CONDITIONS FOR:  
MR. GERARD BURKE  
22 SUNRISE LN. S. HARWICH, MA

SCALE :  
1/4" = 1'-0"

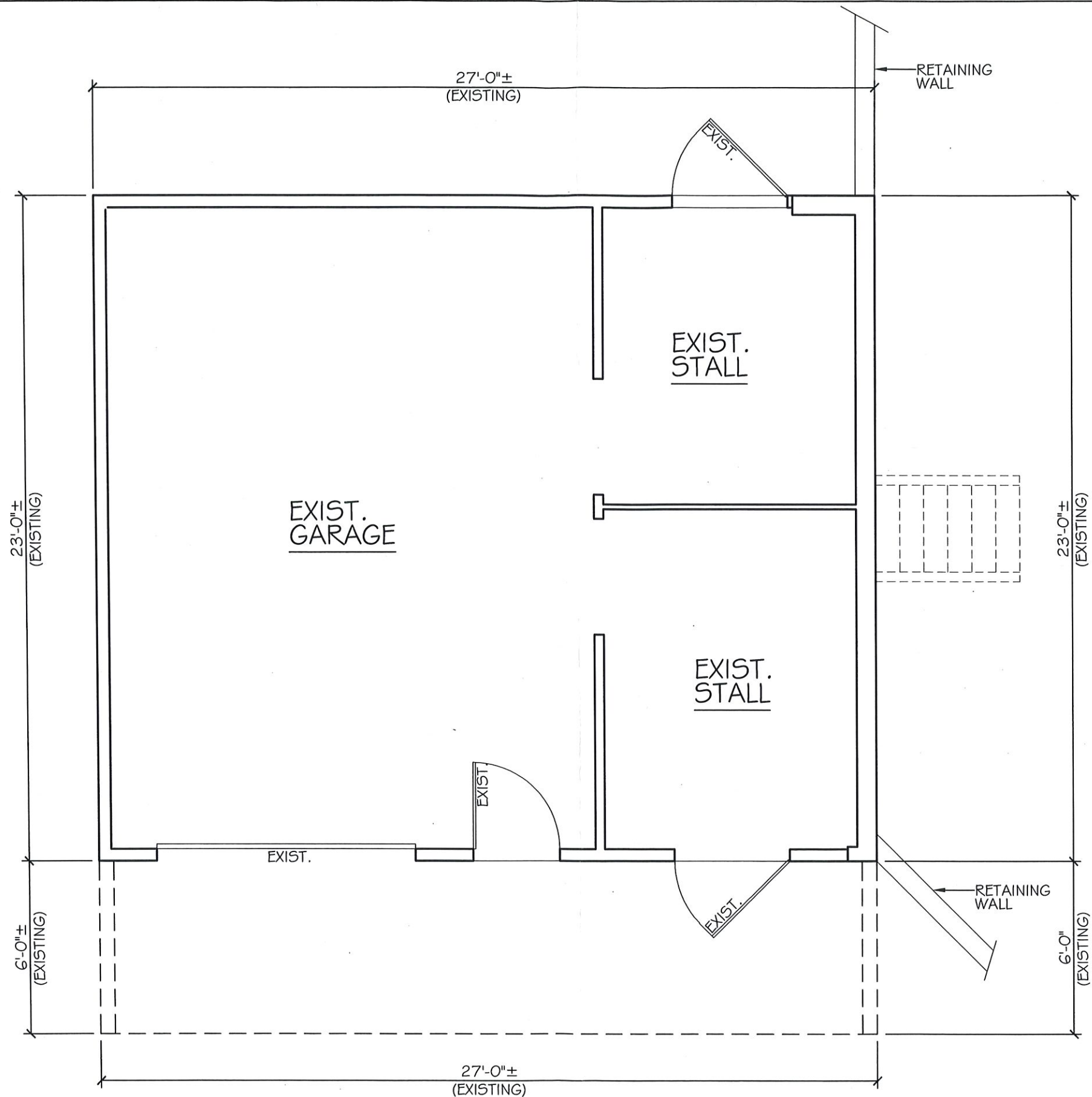
DATE :  
12/31/2019

PROJ. NO.  
2019-285

DWG. NO. :

EX1





## LOWER LEVEL FLOOR PLAN

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EXIST. CONDITIONS FOR:  
MR. GERARD BURKE  
22 SUNRISE LN. S. HARWICH, MA

SCALE :  
1/4" = 1'-0"

DATE :  
12/31/2019

PROJ. NO.  
2019-285

DWG. NO. :

EX2



NOTE:  
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BREWSTER, MA. (508) 896-6403

EXIST. CONDITIONS FOR:  
MR. GERARD BURKE  
22 SUNRISE LN. S. HARWICH, MA

SCALE :  
3/16"=1'-0"

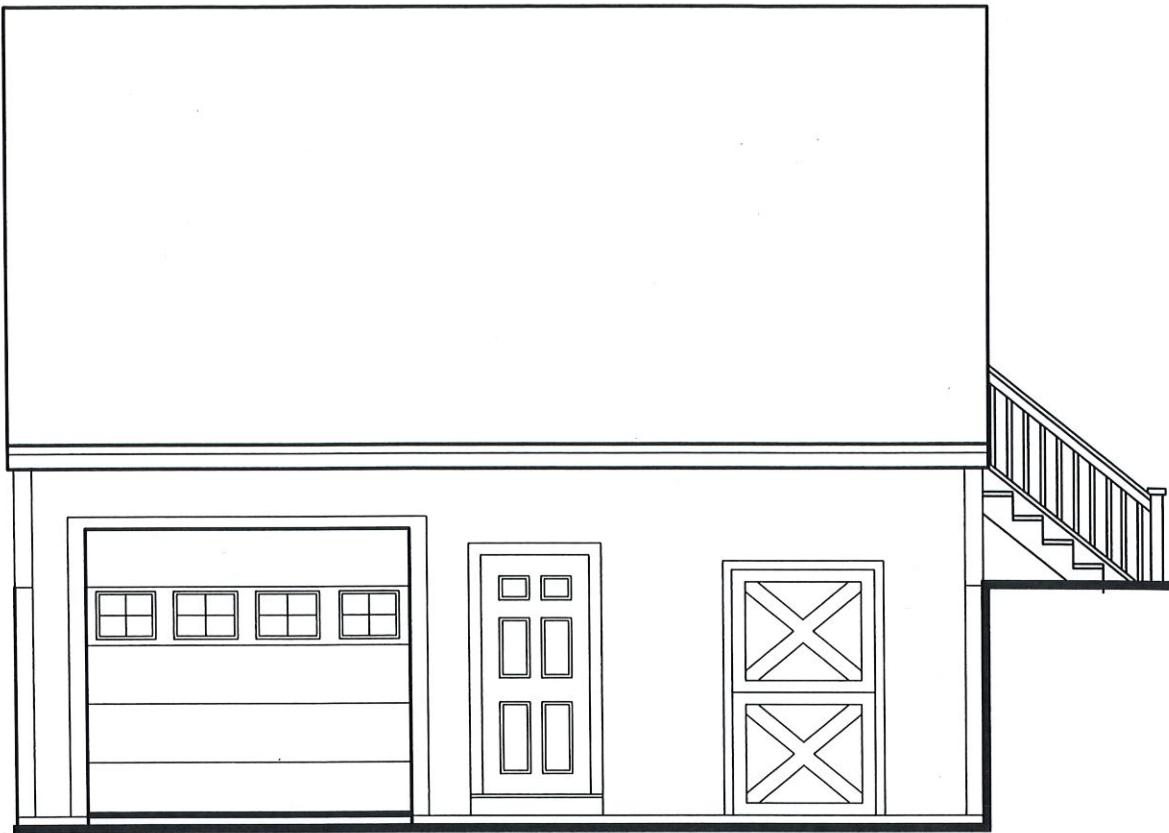
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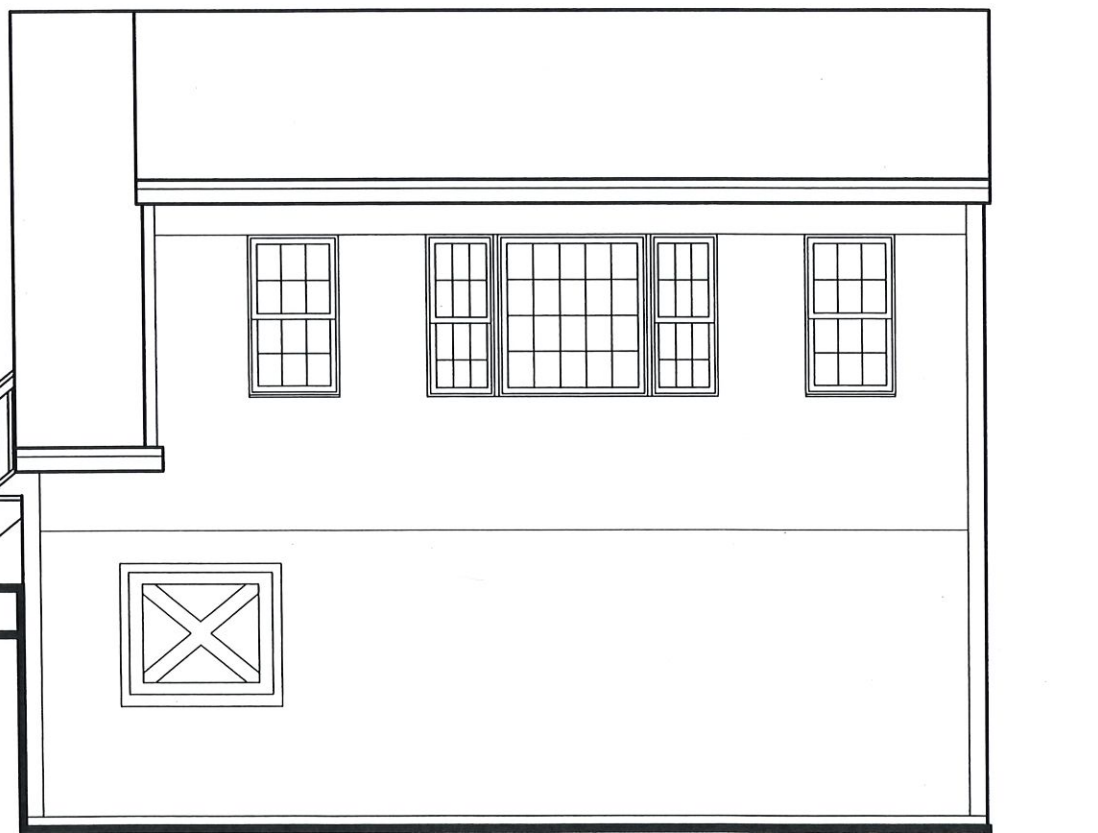
EX3

TOP OF PLATE  
EXISTING  
FIRST FLOOR  
SUBFLOOR  
TOP OF PLATE  
EXISTING  
LOWER LEVEL  
SLAB



FRONT ELEVATION

TOP OF PLATE  
EXISTING  
FIRST FLOOR  
SUBFLOOR  
TOP OF PLATE  
EXISTING  
LOWER LEVEL  
SLAB



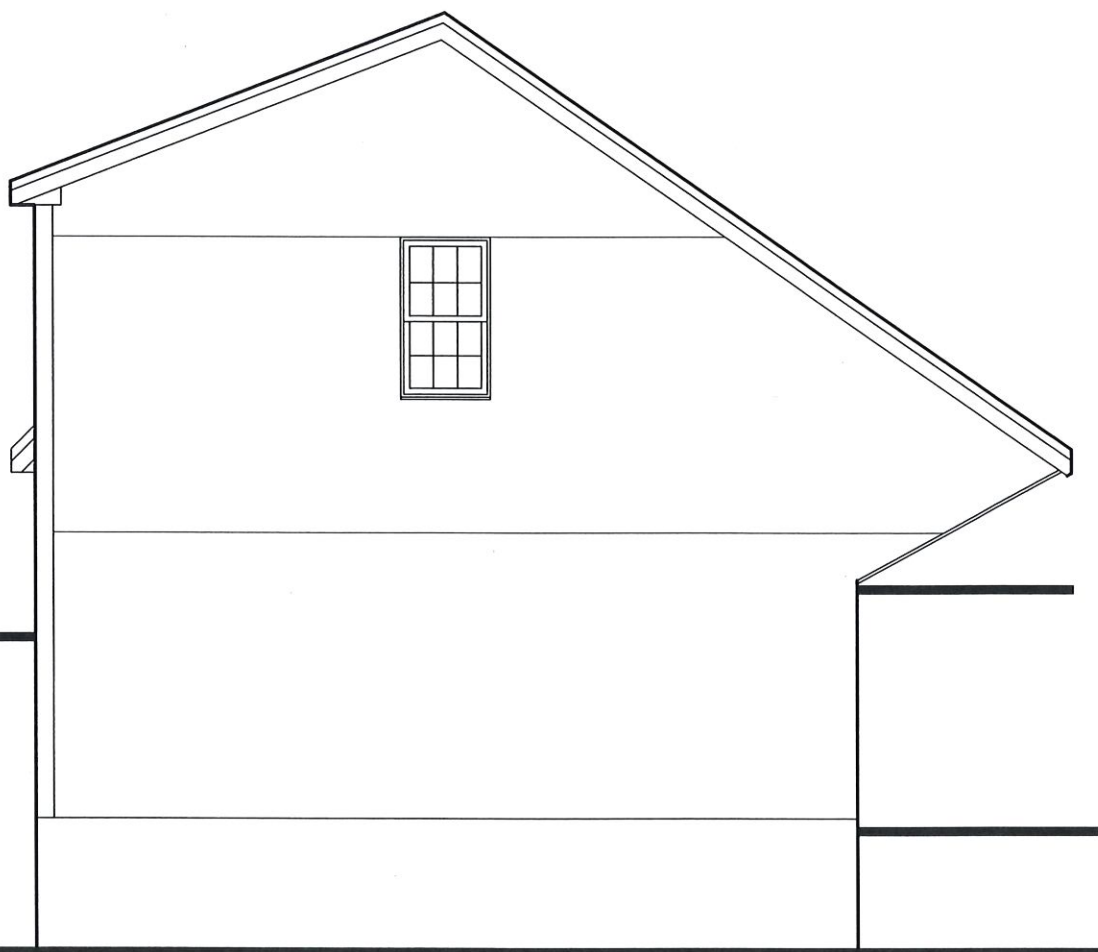
REAR ELEVATION

TOP OF PLATE  
EXISTING  
FIRST FLOOR  
SUBFLOOR  
TOP OF PLATE  
EXISTING  
LOWER LEVEL  
SLAB



RIGHT SIDE ELEVATION

TOP OF PLATE  
EXISTING  
FIRST FLOOR  
SUBFLOOR  
TOP OF PLATE  
EXISTING  
LOWER LEVEL  
SLAB



LEFT SIDE ELEVATION