

HARWICH PLANNING BOARD  
PUBLIC HEARING NOTICE  
**AS AMENDED** November 25, 2020

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Thursday, December 17, 2020 to consider the following application(s). The meeting is via REMOTE PARTICIPATION ONLY. Anyone having an interest in 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 be accessed using the same website link posted under Planning Board Legal Notice December 17, 2020 or by emailing the Planning Department staff.

**PB2020-30 Starlight 4 LLLP**, owners, William D. Crowell, Esq., representative, seeks approval of a Use Special Permit with waivers for a residential accessory structure with bedrooms. The application is pursuant to the Code of the Town of Harwich §§325-09 and -51. The property is located at 14 Woodland Road, Map 14, Parcel X2-2, in the R-L zoning district.

**PB2020-31 711 Main Street LLC**, Saumil Patel, manager, seeks approval to modify Site Plan Review Special Permit PB2019-18 to reduce the number of existing parking spaces by one (1) to accommodate the installation of an enclosed mechanical energy appliance (generator) at the rear of the building. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 711 Main Street, Map 41, Parcel D8, in the C-V and Harwich Center Overlay zoning districts.

Written comments may be submitted to the Planning Board at the address shown below or emailing the Planning Assistant, Elaine Banta, at [ebanta@town.harwich.ma.us](mailto:ebanta@town.harwich.ma.us).

All documents related to the above cases are available on the Planning Board website or may be viewed by **appointment only** at the Planning Department, Town Hall, 732 Main Street, Harwich, MA 02645.

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.

Duncan Berry, Chair

~~Cape Cod Chronicle Print Dates: November 26 & December 3, 2020~~

Cape Cod Chronicle Print Dates: November 30 & December 7, 2020



HARWICH PLANNING BOARD  
PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Thursday, December 17, 2020 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 Staff at [ebanta@town.harwich.ma.us](mailto:ebanta@town.harwich.ma.us). Anyone having interest the application 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 December 17, 2020 or by emailing the Planning Department.

The following application is being readvertised to allow for an amended request by the applicant for a Special Permit pursuant to §325-51.O.

**PB2020-26 The Royal Apartments LLC, as owner**, Benjamin E. Zender, Esq, Representative, seeks approval of Special Permits for Multifamily Use, Site Plan Review and Harwich Center Overlay District for the proposed use and additional parking and other appurtenances pursuant to the Code of the Town of Harwich §325-51.Q (approved at the 9-26-2020 Town Meeting), §325-55 and §325.51.O (Harwich Center Overlay District), respectively. The property is located at 328 Bank Street, Map 41, Parcel N4 in the M-R-L zoning district.

All documents related to the above cases are on file with the Planning Department and the Town Clerk; however, they can only be viewed at the Town Hall (address noted above) by appointment only.

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.

Duncan Berry, Chair

Cape Cod Chronicle Print Dates: November 26, 2020 & December 3, 2020



## TOWN OF HARWICH PLANNING DEPARTMENT

## PLANNING BOARD APPLICATION



TO THE TOWN CLERK, HARWICH, MA

DATE \_\_\_\_\_

## PART A - APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	STARLIGHT 4 LLLP
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	WM.D. CROWELL, ESQ.
Mailing address	466 MAIN ST.
Town, ST, Zip	HARWICHPORT, MA 02646
Phone	508-432-1643
Fax	508-430-0631
E-mail	WCROWELL.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

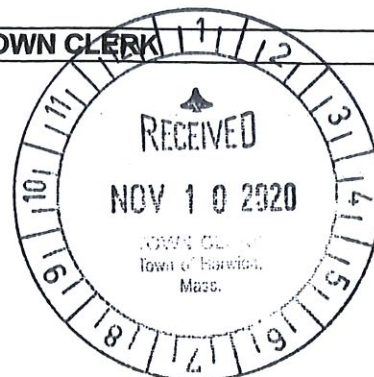
Owner(s) - Authorization must accompany application if the owner is not the applicant.

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
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Case #

PB 2020-30





### PART B – PROJECT LOCATION

Legal Street Address	14 WOODLAND RD	Village/Zip Code	02646
Title Book/Page or L.C.C. #	B 11439 P 172		
Map(s) / Parcel(s)	MAP 14 PCL X2-2		
Zoning & Overlay Districts	R-L	*Historic?	No
Frontage (linear feet)	0		
Total land area (s.f.)	25,745		
Upland (s.f.)	25,745	Wetlands (s.f.)	NONE

### 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**
  - ☐ Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan **BY BEDROOMS (4)**
- 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 Petitioner has an existing garage with two (2) bedrooms above on the second floor that was constructed in 2013 prior to the change in the By-Law that now requires a Special Permit from the Planning Board for a detached residential accessory structure with bedrooms. The Petitioner now seeks to expand said existing structure by converting the first floor to additional habitable space and constructing an attached garage on the southerly side with an additional two (2) bedrooms on the second floor of said garage, for a total of four (4) bedrooms.

The existing structure and the proposed addition meet the required setbacks and will be below the maximum building coverage and site coverage requirements as per the Zoning Table on the Site and Sewage Disposal System Plan by J.M. O'Reilly & Associates, Inc. dated September 4, 2020 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.





## GENERAL NOTES:

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

## CONSTRUCTION NOTES:

- 1.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2.) SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL, STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6" INCH CRUSHED STONE BASE.
- 3.) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1272-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOT-TOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4.) 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.) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- 6.) 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.) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8.) 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.) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10.) 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 COVERED WITH A 2" LAYER OF 1/8" TO 1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST.
- 11.) VENT 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 WHEN PRESSURE DOSED.
- 12.) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 13.) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14.) 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.) SUBSURFACE COMPONENTS OF A SYSTEM SHALL NOT BE BACKFILLED OR OTHERWISE CONCEALED FROM VIEW UNTIL A FINAL INSPECTION HAS BEEN CONDUCTED BY THE APPROVING AUTHORITY AND PERMISSION HAS BEEN GRANTED BY THE APPROVING AUTHORITY TO BACKFILL THE SYSTEM. THE DESIGNER SHALL INSPECT THE CONSTRUCTION AFTER THE INITIAL EXCAVATION, PRIOR TO BACKFILLING, AND DURING BACKFILLING. IN ADDITION, THE FINAL INSPECTION OF THE SYSTEM SHALL BE CONDUCTED BY THE APPROVING AUTHORITY. THE SYSTEM INSTALLER AND DESIGNER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE PURSUANT TO 310 CMR 15.021(3). ANY COMPONENT OF THE SYSTEM WHICH HAS BEEN COVERED WITHOUT SUCH PERMISSION SHALL BE UNCOVERED UPON REQUEST OF THE APPROVING AUTHORITY OR THE DEPARTMENT.
- 16.) SOIL REMOVAL: BOTH TOPSOIL "A" AND SUBSOIL "B" LAYERS, SHALL BE REMOVED FOR A DISTANCE OF 5' FROM THE SOIL ABSORPTION SYSTEM DOWN TO THE MEDIUM-COARSE SAND "C1" LAYER. AREA TO BE BACKFILLED WITH CLEAN SAND AND COMPACTED TO MINIMIZE SETTLEMENT.
- 17.) OWNER / CONTRACTOR SHALL REVIEW HOUSE LOCATION AND GRADING PRIOR TO EXCAVATION.
- 18.) CONTRACTOR SHALL VERIFY BUILDING SETBACKS; COMPLIANCE WITH ZONING SETBACKS IS NOT EXPRESSED OR IMPLIED HEREON.
- 19.) INSTALLER SHALL VERIFY INVERT ELEVATIONS PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS.
- 20.) INSTALLER SHALL CONTACT ENGINEER TO VERIFY SLOPS DOWN TO THE MEDIUM COARSE SAND LAYER "C1" PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS.
- 21.) EXISTING SEWAGE DISPOSAL SYSTEM SHALL BE REMOVED. ANY CONTAMINATED SOLIDS WITHIN 5' OF THE PROPOSED SOIL ABSORPTION SYSTEM SHALL BE REMOVED AND REPLACED WITH CLEAN SAND, AND COMPACTED TO MINIMIZE SETTLEMENT.
- 22.) EXISTING WASTELINE(S); INSTALLER TO CONFIRM WASTELINE(S) BY WATER TESTING WITHIN THE DWELLING PRIOR TO SETTING ANY SYSTEM COMPONENTS.
- 23.) INSTALLER TO CONFIRM LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO START OF CONSTRUCTION.
- 24.) THE LOCATION OF THE PROPOSED VENT PIPE SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- 25.) EXISTING SUB-SURFACE UTILITIES SHALL REQUIRE RELOCATION IF THE RESERVE AREA IS TO BE USED TO REPLACE THE SYSTEM PROPOSED.

## SYSTEM DESIGN CALCULATIONS:

SEWAGE DESIGN FLOW  
4BR DWELLING + 2BR GARAGE + 2BR ADDITION @ 110 GPD = 880 GPD  
LEACHING CAPACITY REQUIRED:  
8 BEDROOMS (MAX) @ 110 GPD = 880 GPD REQUIRED  
PRIMARY SEPTIC TANK CAPACITY REQUIRED:  
DAILY FLOW = 880 GPD @ 200% = 1,760 GAL. REQUIRED  
FIRST SEPTIC TANK COMPARTMENT CAPACITY PROVIDED:  
1,987 GALLONS- FIRST COMPARTMENT OF SEPTIC TANK  
SECOND SEPTIC TANK COMPARTMENT CAPACITY REQUIRED:  
DAILY FLOW = 880 GPD @ 100% = 880 GAL. REQUIRED  
SECOND SEPTIC TANK COMPARTMENT CAPACITY PROVIDED:  
970 GALLONS- SECOND COMPARTMENT OF SEPTIC TANK  
LEACHING CAPACITY PROVIDED:  
ONE (1) 50.0' X 24.0' LEACH FIELD CAN LEACH:  
V=50.0' X 24.0' X 0.74 GPD/SF = 888 GPD  
888 GPD=880 GPD REQUIRED  
NOTE: A GARBAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.

INSTALL:  
ONE (1) 3,000 GALLON 2-COMPARTMENT SEPTIC TANK (H-20 RATED)- USE SHOREY PRECAST STPC730  
ONE (1) 6' OUTLET DISTRIBUTION BOX (H-20 RATED)  
ONE (1) 1"- 50.0' X 24.0' LEACH FIELD  
ONE (1) 4" SCH. 40 SOLID PVC VENT PIPE WITH "SWEET-AIR" CAP

## SOIL TEST LOGS:

TEST HOLE 1: EL=49.9±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-10	A	LOAMY SAND	10YR 3/4	NONE	
10-32	B	LOAMY SAND	10YR 5/8	NONE	
32-145	C1	MEDIUM/COARSE SAND	10YR 8/6	NONE	GW STANDING @ 144"

TEST HOLE 2: EL=49.9±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-11	A	LOAMY SAND	10YR 3/4	NONE	
11-34	B	LOAMY SAND	10YR 5/8	NONE	
34-120	C1	MEDIUM/COARSE SAND	10YR 8/6	NONE	PERC @ 57"

DATE OF TESTING: 8/16/2012  
PERCOLATION RATE: LESS THAN 2 MIN/INCH IN "C1" LAYERS.  
WITNESSED BY: KEITH E. FERNANDES, PE, J.M. O'REILLY & ASSOCIATES, INC.  
AMY MORRIS, AGENT, HARWICH HEALTH DEPARTMENT  
GROUNDWATER ENCOUNTERED STANDING IN TEST PIT #1 144" BELOW GRADE  
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.

## SOIL TEST LOGS:

TEST HOLE 3: EL=50.1±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-12	A	FINE LOAMY SAND	10YR 6/3	NONE	
12-46	B	FINE LOAMY SAND	10YR 5/6	NONE	
46-145	C1	MEDIUM TO COARSE SAND	10YR 6/3	NONE	NO G.W. ENCOUNTERED

TEST HOLE 4: EL=48.0±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-20	FILL	FILL	N/A	N/A	
20-31	A	FINE LOAMY SAND	10YR 3/1	NONE	
31-88	B	FINE LOAMY SAND	10YR 5/6	NONE	
88-132	C1	MEDIUM TO COARSE SAND	10YR 6/4	NONE	PERC @ 67", <2MIN/IN G.W. ENCOUNTERED @ 114"

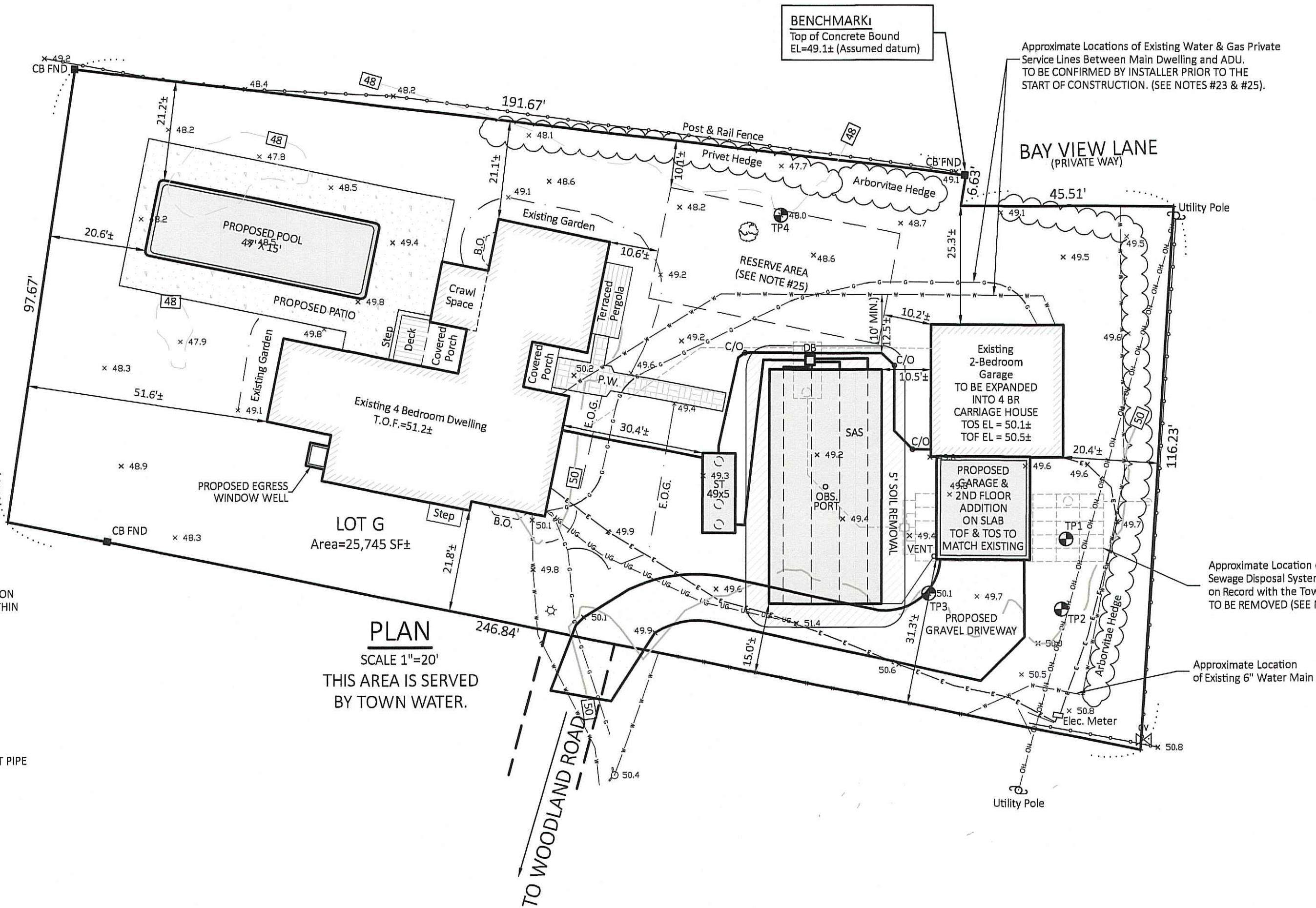
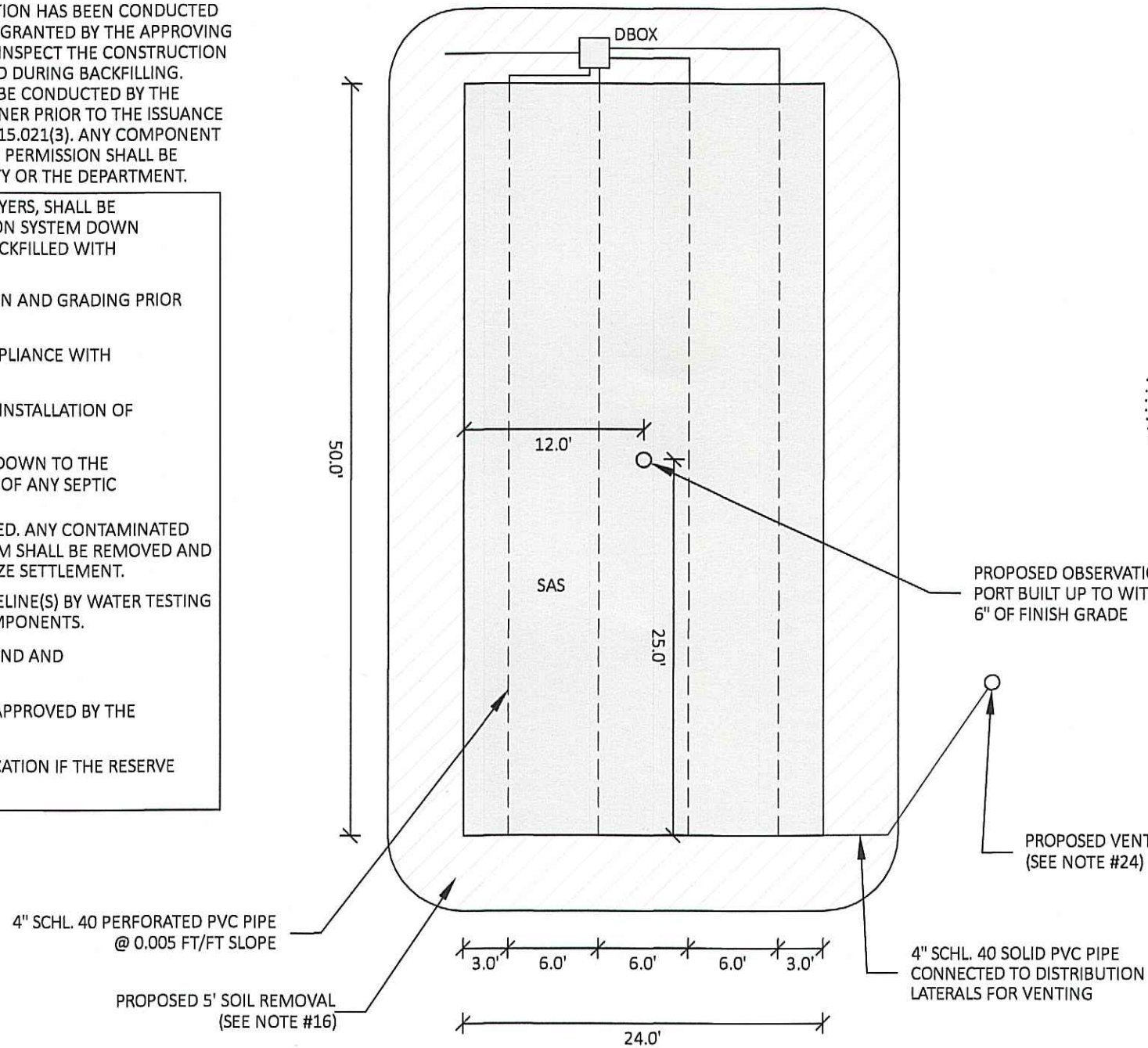
DATE OF TESTING: 10/23/2019  
PERCOLATION RATE: LESS THAN 2 MIN/INCH IN "C1" LAYERS.  
WITNESSED BY: MATTHEW J. WROBEL, EIT, J.M. O'REILLY & ASSOCIATES, INC.  
KATHLEEN TENAGLIA, AGENT, HARWICH HEALTH DEPARTMENT  
G.W. ENCOUNTERED STANDING AT 114" BELOW GRADE IN TEST HOLE #4  
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.

### HIGH GROUNDWATER LEVEL CALCULATIONS:

Depth To Water Table (10-23-19): 9.5 FEET, EL=38.5  
Appropriate Index Well: TSW-89  
Water Level Range Zone: A (0'-2')  
Current Depth To Water Level For Index Well (10/19): 11.5'  
Water Level Adjustment: 1.3'  
Estimated Depth To High Water: 8.2 FEET, EL=39.8

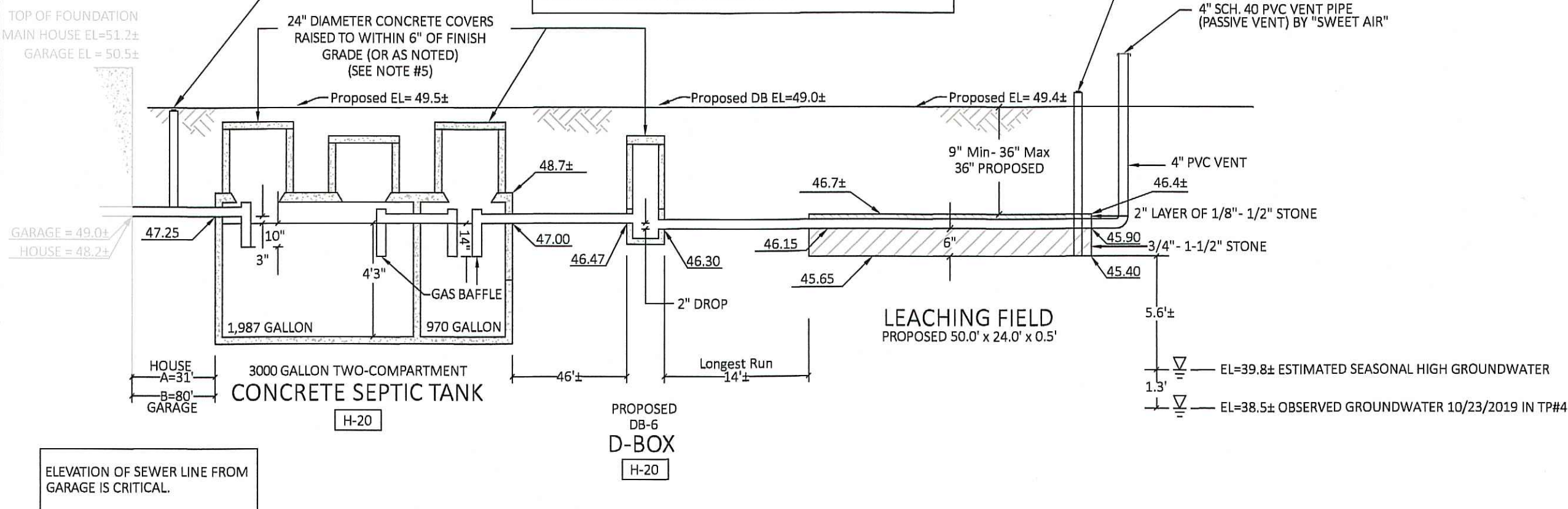
## SAS DETAIL

SCALE: 1" = 10'



## FLOW PROFILE:

NOT TO SCALE



THE LAYOUT AND DIMENSIONS OF THE PROPOSED ADDITION HAVE BEEN TAKEN FROM THE PLAN DATED 8/24/2020, PREPARED BY ENCORE CONSTRUCTION CO.

0 20 40 60  
SCALE 1"=20'

## WONG RESIDENCE

C/O Encore Construction Company, 103 Main Street, Dennis Port, Ma 02639

## SITE & SEWAGE DISPOSAL SYSTEM PLAN

14 WOODLAND ROAD, HARWICHPORT, MA



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

1573 Main Street - Route 6A

P.O. Box 1773

(508)896-6601 Office (508)896-6602 Fax

DATE: 9/4/2020 SCALE: As Noted BY: MJW JMO JOB NUMBER: JMO-6628

G:\AAJobs\Encore\Wong6628\dwg\6628 SITE & SDS PLAN FINAL.dwg



DRAWING INDEX

- GENERAL
- A0.0 TITLE PAGE
- A0.1 SITE PLAN
- CONSTRUCTION PLANS
- A1.1 EXISTING AND PROPOSED FOUNDATION PLAN
- A1.2 EXISTING AND PROPOSED 1ST FLOOR PLAN
- A1.3 EXISTING AND PROPOSED 2ND FLOOR PLAN
- A1.4 EXISTING AND PROPOSED ROOF PLAN

- ELEVATIONS AND SECTIONS
- A2.1 EXISTING AND PROPOSED FRONT ELEVATION
- A2.2 EXISTING AND PROPOSED LEFT ELEVATION
- A2.3 EXISTING AND PROPOSED REAR ELEVATION
- A2.4 EXISTING AND PROPOSED RIGHT ELEVATION
- A2.5 PROPOSED BUILDING SECTIONS A-B

- SCHEDULES
- A3.1 PROPOSED WINDOW AND DOOR SCHEDULES

- FINISH PLANS AND INTERIOR ELEVATIONS
- A4.1 PROPOSED FIRST FLOOR AND SECOND FLOOR FINISH PLANS
- A4.2 PROPOSED INTERIOR ELEVATIONS

- BUILDING DETAILS
- AD1 PROPOSED BUILDING DETAILS A-J

- FRAMING PLANS
- S1 PROPOSED FIRST FLOOR FRAMING PLAN
- S2 PROPOSED SECOND FLOOR FRAMING PLAN
- S3 PROPOSED SECOND FLOOR CEILING AND ROOF FRAMING PLAN

DESIGN/BUILD FIRM



GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
2. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
3. 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.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.
5. 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.

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



EXISTING ACCESSORY DWELLING FRONT RENDERING



PROPOSED ACCESSORY DWELLING FRONT RENDERING

PROPOSED SITE: 14 WOODLAND ROAD,  
HARWICH PORT, MA 02646

SCOPE OF WORK

ADD A 1ST FLOOR MASTER BEDROOM WITH OFFICE AND BATHROOM, ADD A 2ND FLOOR BEDROOM AND BATHROOM .

APPLICABLE CODES

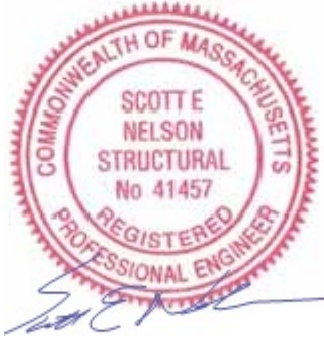
- BUILDING CODE: 2015 IRC WITH 780 CMR NINTH EDITION MASSACHUSETTS AMENDMENTS
- ENERGY CODE: RESCHECK, BBRS STRETCH CODE

STRUCTURAL ENGINEER



Assumptions & Design Criteria  
To be applied as needed on a member by member basis

1. Building Design Code Reference
- a. Massachusetts Building Code – 9<sup>th</sup> Edition + Amendments
2. Building Design Loads Used
- a. Dead Loads
- i. Roof Framing - 20 psf
- ii. Attic Framing - 10 psf
- iii. Floor Framing - 15 psf
- iv. Wall Framing - 15 psf
- b. Live Loads (Per ASCE 07 and Mass Bldg Code 9<sup>th</sup> Edition)
- i. Attic Loading - 20 psf
1. Minimum no storage - 10 psf
- ii. Floor Loading - 40 psf
- iii. Rafter loading (Pg) - 25 psf
1. .
3. Design Criteria Used
- a. Deflection
- i. Total Load Deflection - L/360
- ii. Live Load Deflection - L/480 or L/360 as noted
4. Specified Materials
- a. Misc. Members and Posts (if specified)
- i. Sawn Lumber: Spruce Pine Fir #1/2
- ii. Engineered Lumber: VersaLAM or Equal
- iii. Support Posts: As Noted



DESIGN/BUILD FIRM

**encore**

DESIGN | REMODEL

103 Main Street  
Dennisport, MA 02639

(508) 760-8900  
encoreco.com



STRUCTURAL ENGINEER

**Structural Response, LLC**

Structural Engineering Services  
www.structuralresponse.com

Scott Nelson, PE  
(978) 866-4249



SHEET TITLE:

**TITLE PAGE**

PROJECT ADDRESS:

**MARK & JACKIE WONG**  
14 Woodland Road,  
Harwich Port, MA 02646

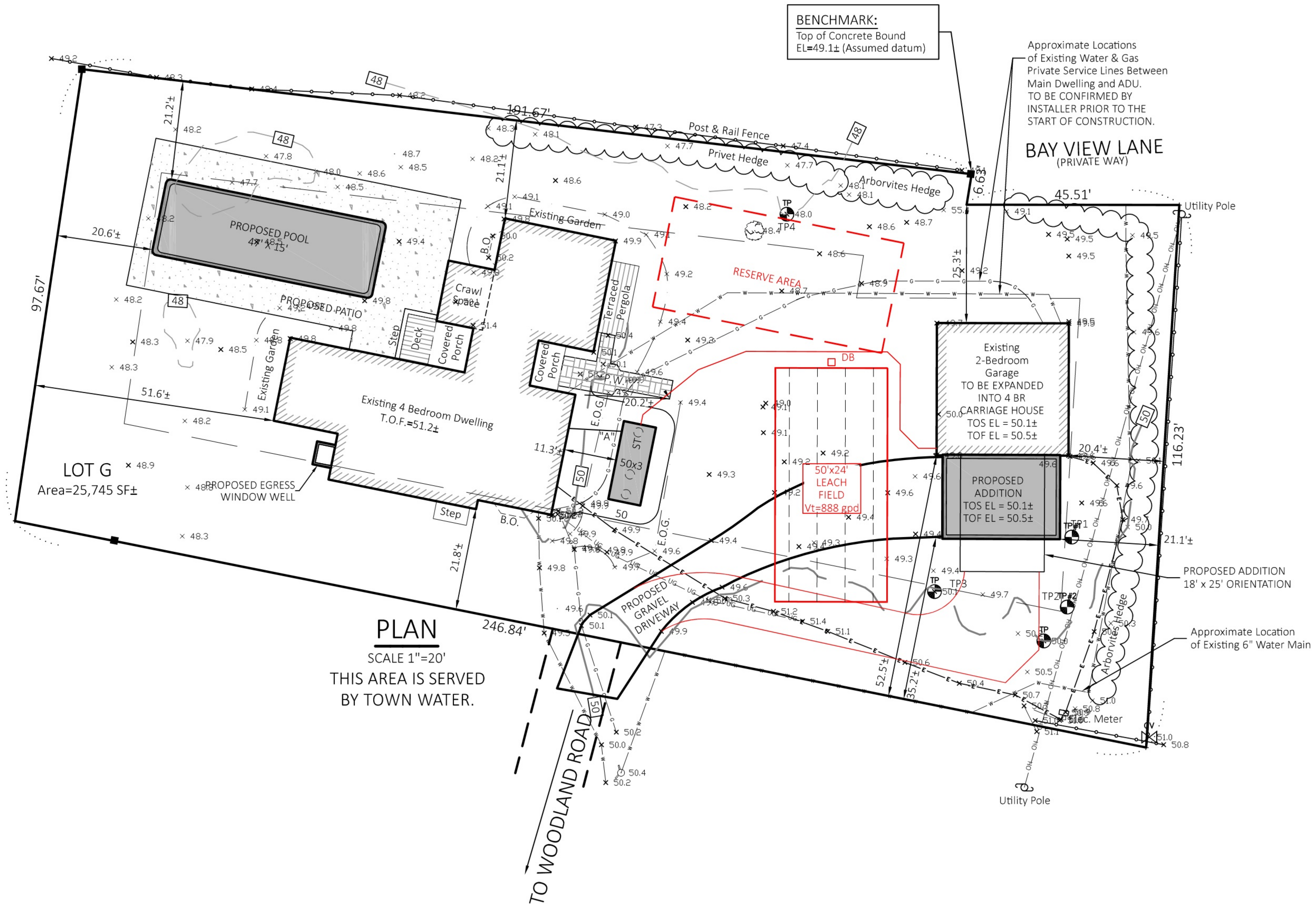
REV. DATE:

**10/8/2020**

SHEET:

**A0.0**





**PROPOSED SITE PLAN**  
NO SCALE

DESIGN/BUILD FIRM  
**encore**  
Design | Renovate  
103 Main Street  
Dennisport, MA 02639  
(508) 760-8900  
encoreco.com

STRUCTURAL ENGINEER  
**Structural Response, LLC**  
Structural Engineering Services  
103 Main Street  
Dennisport, MA 02639  
Scott Nelson, PE  
(978) 866-4249



SHEET TITLE:  
**PROPOSED SITE PLAN BY  
OTHERS**

PROJECT ADDRESS:  
MARK & JACKIE WONG  
14 Woodland Road,  
Harwich Port, MA 02646

REV. DATE:  
10/8/2020

SHEET:

**A0.1**



DEMOLITION NOTES: FOUNDATION

- REMOVE PORTION OF CONCRETE WALL. SEE PROPOSED PLAN FOR SIZE AND LOCATION.
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- EXCAVATE AND PREPARE EXISTING FOUNDATION FOR PROPOSED ADDITION.
- REMOVE ALL CONSTRUCTION DEBRIS FROM SITE.

CONSTRUCTION NOTES: FOUNDATION

- SITE WORK:
- EXCAVATE AND BACKFILL FOR NEW GARAGE FOUNDATION.
  - COMPACT FOR GARAGE SLAB
  - ROUGH GRADE UPON COMPLETION

CONCRETE:  
FOOTINGS: 24" X 12" CONTINUOUS KEYED FOOTINGS WITH TWO #5 REBARS  
FROST WALLS: 46" X 10" WALLS WITH TWO #5 REBARS AT TOP AND BOTTOM WITH ANCHOR BOLTS SIZED AND SPACED AS PER CODE  
PATCH THE EXISTING GARAGE FLOOR AFTER UNDER-SLAB PLUMBING IS COMPLETED  
CONCRETE FOR FLOOR GARAGE SLAB TO BE 4" OF #3500 MIX STIFF WITH:  
FIBER MESH  
6 MIL POLYETHYLENE VAPOR BARRIER  
1" X 1" STEEL ANGLE IRON AT LIP OF GARAGE DOORS  
METAL CONTROL JOINTS OR SCORED JOINTS A MAXIMUM OF TWENTY FEET ON CENTER EACH WAY

MASONRY:  
LAY BLOCK TO MATCH FOUNDATION HEIGHT AND PARGE AT BARN DOORS AND TWO GARAGE OVERHEAD DOORS

R403.1.6 FOUNDATION ANCHORAGE.  
SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.

WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH A307 OR OTHER APPLICABLE STEEL ANCHOR BOLTS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS, SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER. BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 MM) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS.

A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318. COLD-FORMED STEEL FRAMING SYSTEMS SHALL BE FASTENED TO WOOD SILL PLATES OR ANCHORED DIRECTLY TO THE FOUNDATION AS REQUIRED IN SECTION R505.3.1 OR R603.3.1.

SEPTIC SYSTEM:  
INSTALLATION OF A NEW EIGHT BEDROOM TITLE-V SEPTIC SYSTEM AS PER ENGINEERED PLAN #JMO-6628, DESIGNED BY: J M O'REILLY ASSOCIATES INC. SEPTIC SYSTEM TO BE INSTALLED AS PER THE TOWN AND STATE OF MASSACHUSETTS BOARD OF HEALTH CODE.  
APPLICATION FEE FOR SEPTIC PERMIT, INSPECTION AND CERTIFICATION.  
PUMP AND REMOVE EXISTING SYSTEM AND DISPOSE OF. REMOVE TREES AS NEEDED AND DISPOSE.  
INSTALL SEPTIC SYSTEM AS PER PLAN, INCLUDING TANK, STONE AND PIPING.  
SYSTEMS INCLUDES OVER-DIG THAT REQUIRES THE REMOVAL OF UNSUITABLE SOIL AND REPLACE WITH CLEAN SEPTIC FILL. PLACE RISER AND COVER TO WITHIN SIX INCHES OF GRADE. BACKFILL SEPTIC, REMOVE EXCESS FILL AND ROUGH GRADE







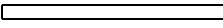
FINISH GRADE:  
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATIONS ADHERING TO THE HARWICH PORT SETBACKS.

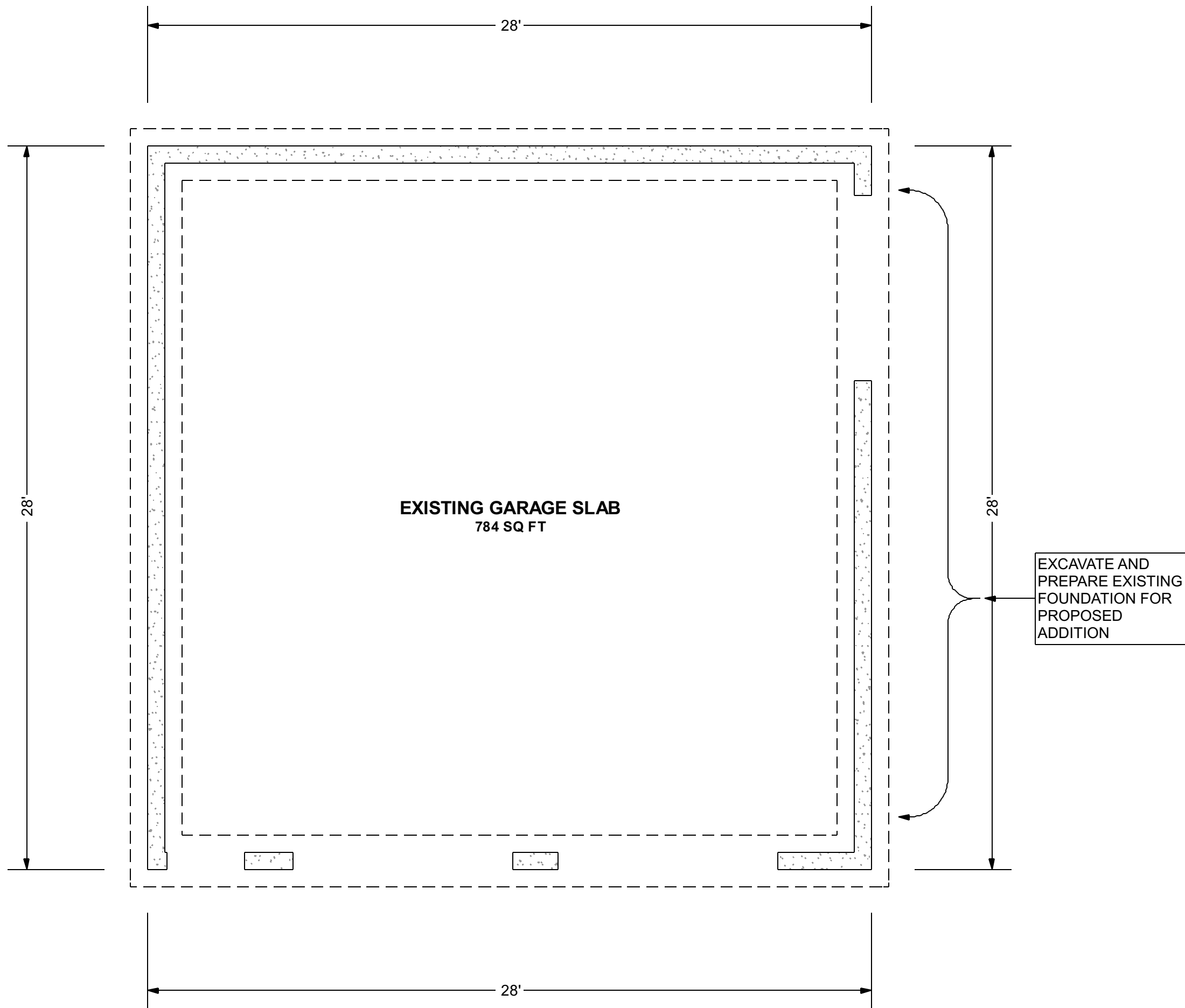
DIMENSIONS:

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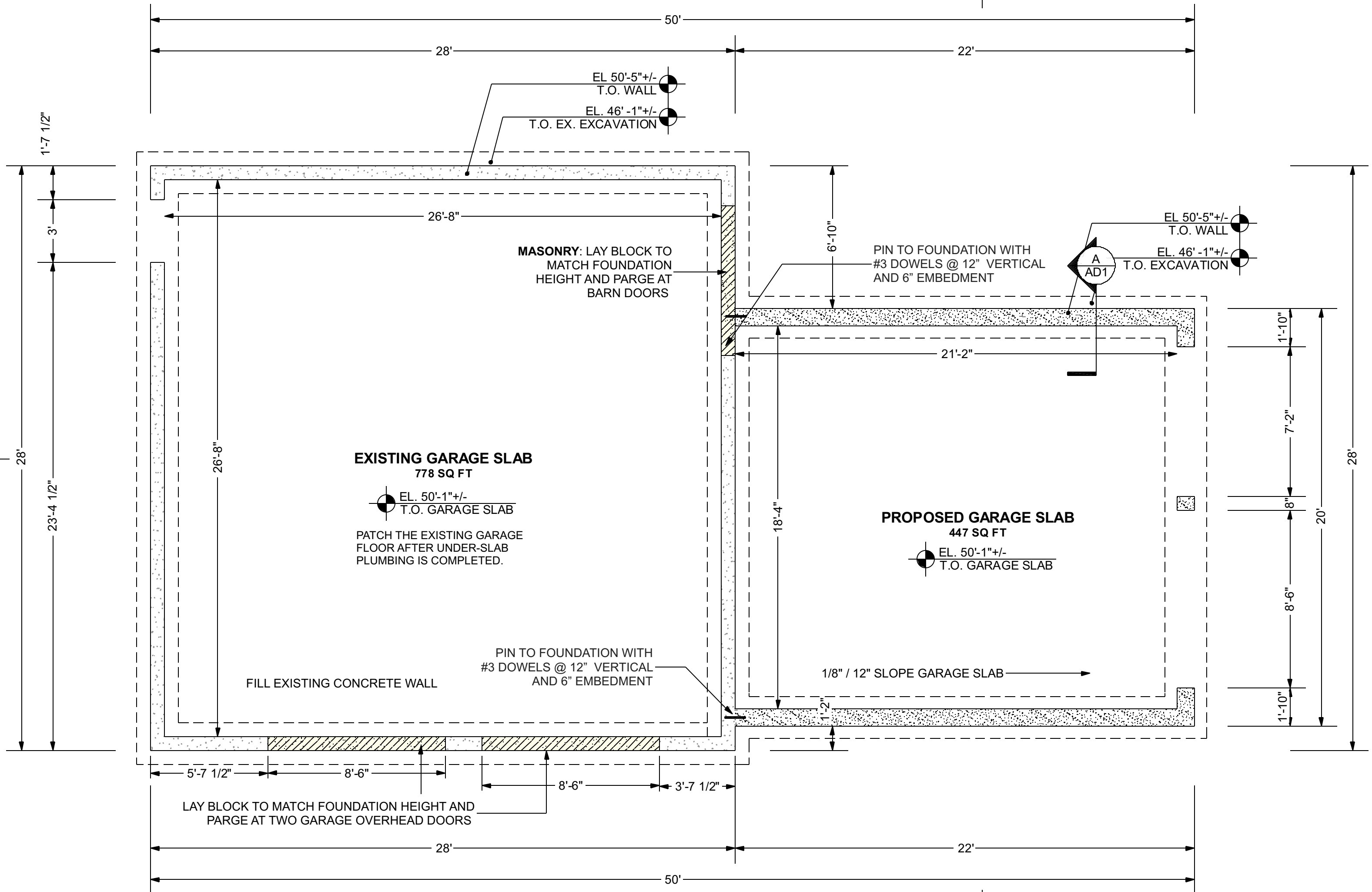
WALL SCHEDULE

PROPOSED WALL SCHEDULE

	10" FOUNDATION WALL
	10" CMU BLOCK WALL
	EXISTING EXTERIOR 2X6 WALL
	PROPOSED EXTERIOR 2X6 WALL
	INTERIOR 2X4 WALL
	INTERIOR 2X6 WALL
	EXTERIOR RAILING



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



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



DEMOLITION NOTES: FIRST FLOOR

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
- REMOVE PLASTER FROM WALLS AND CEILING AS NEEDED TO TIE IN NEW WORK
- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES: FIRST FLOOR

- INSULATION:**
- EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS
  - UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

**SIDEWALL:**  
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION, FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

**PLUMBING:**  
PROVIDE NEW WATER PIPING, DRAINS AND VENTS AS REQUIRED. INSULATION OF EXPOSED HOT WATER PIPING INCLUDED.

**R602.3 DESIGN AND CONSTRUCTION.**  
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1) THROUGH R602.3(4). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).

STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

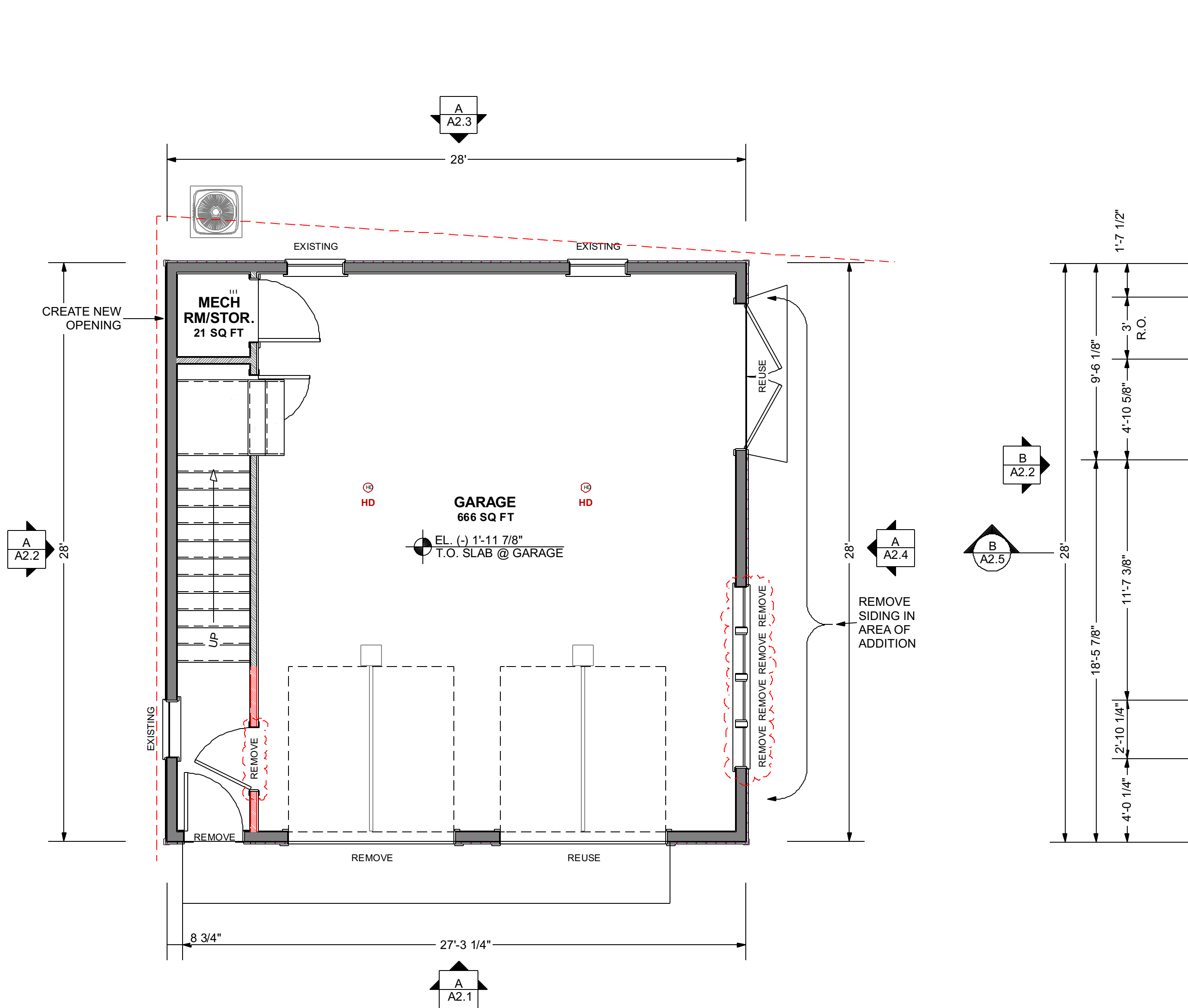
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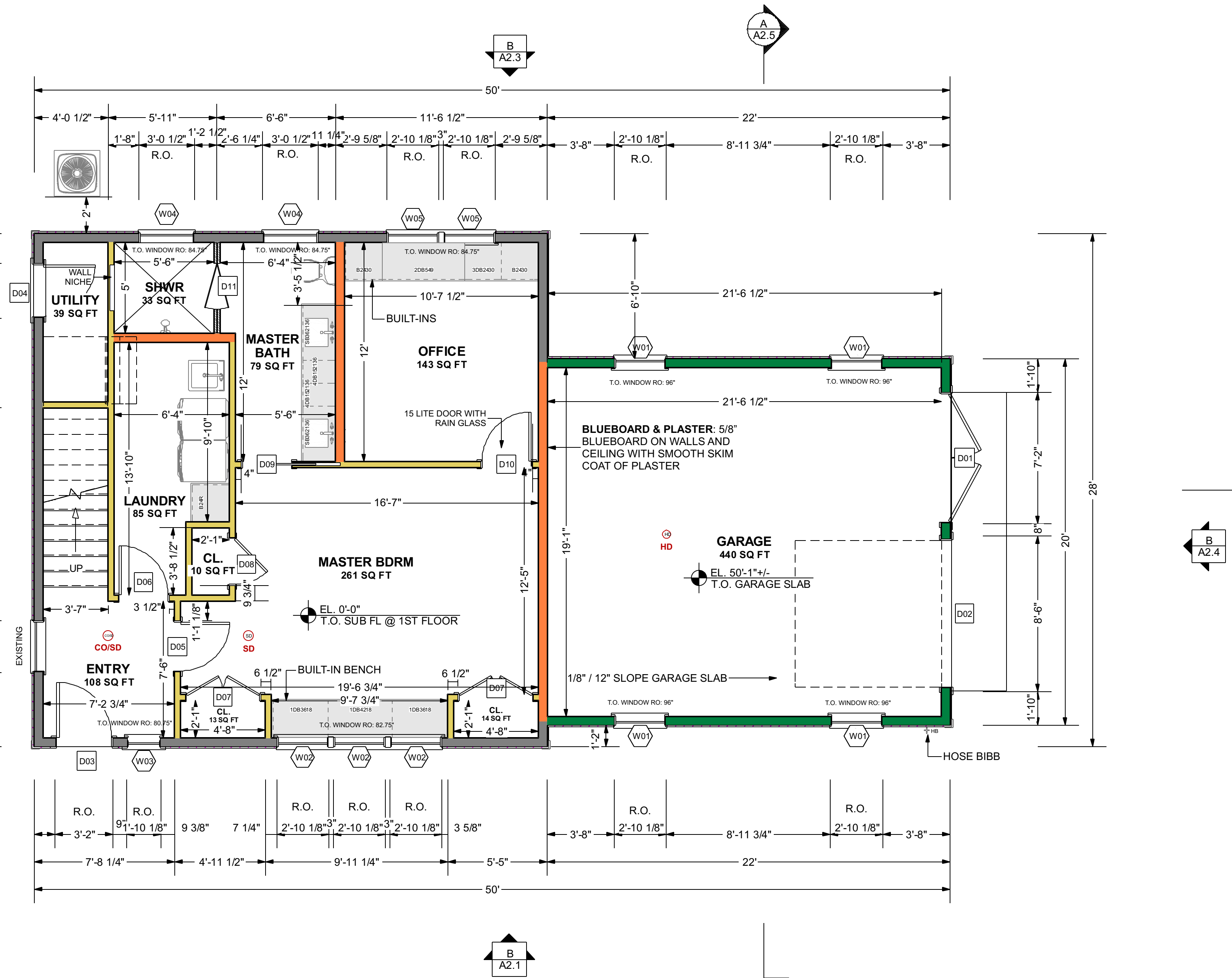
WALL SCHEDULE

PROPOSED WALL SCHEDULE

	10" FOUNDATION WALL
	10" CMU BLOCK WALL
	EXISTING EXTERIOR 2X6 WALL
	PROPOSED EXTERIOR 2X6 WALL
	INTERIOR 2X4 WALL
	INTERIOR 2X6 WALL
	EXTERIOR RAILING



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



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



DEMOLITION NOTES: SECOND FLOOR

- REMOVE WINDOWS WHERE SPECIFIED
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
- REMOVE PLASTER FROM WALLS AND CEILING AS NEEDED TO TIE IN NEW WORK
- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES: SECOND FLOOR

INSULATION:  
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS  
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

SIDEWALL:  
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION, FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

PLUMBING:  
PROVIDE NEW WATER PIPING, DRAINS AND VENTS AS REQUIRED.  
INSULATION OF EXPOSED HOT WATER PIPING INCLUDED.

HVAC:  
- SYSTEM 1: EXISTING FURNACE LOCATED IN THE ATTIC  
- ZONE 1: SECOND FLOOR  
- EXTEND EXISTING ZONE 1 DUCT SYSTEM TO THE NEW SECOND FLOOR AREA  
- NO CHANGE TO THE ZONE 1 A/C  
- SYSTEM 2: FUJITSU 18RLFCD DUCTED HEAT PUMP AND A/C SYSTEM WITH BACK LIT FUJITSU WALL THERMOSTAT  
- ZONE 2: FIRST FLOOR (DUCT SYSTEM FOR THE LOWER LEVEL WILL REQUIRE SOFFIT AT THE REAR OF THE BUILDING THROUGH THE BATHROOM AND OFFICE FROM THE UTILITY SPACE FOR THE SUPPLY AND RETURN. DUCT SIZE FOR THESE DUCTS ARE APPROXIMATELY IS 6 INCH X 36 INCHES)  
- DUCT CONNECTIONS FOR BATH FANS AND DRYER INCLUDED.  
- HERS TESTING AND RATING NOT INCLUDED IN THE COST  
- PERMITS AND INSPECTIONS

**R602.3 DESIGN AND CONSTRUCTION.**  
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1) THROUGH R602.3(4). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).


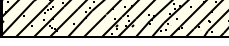




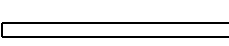
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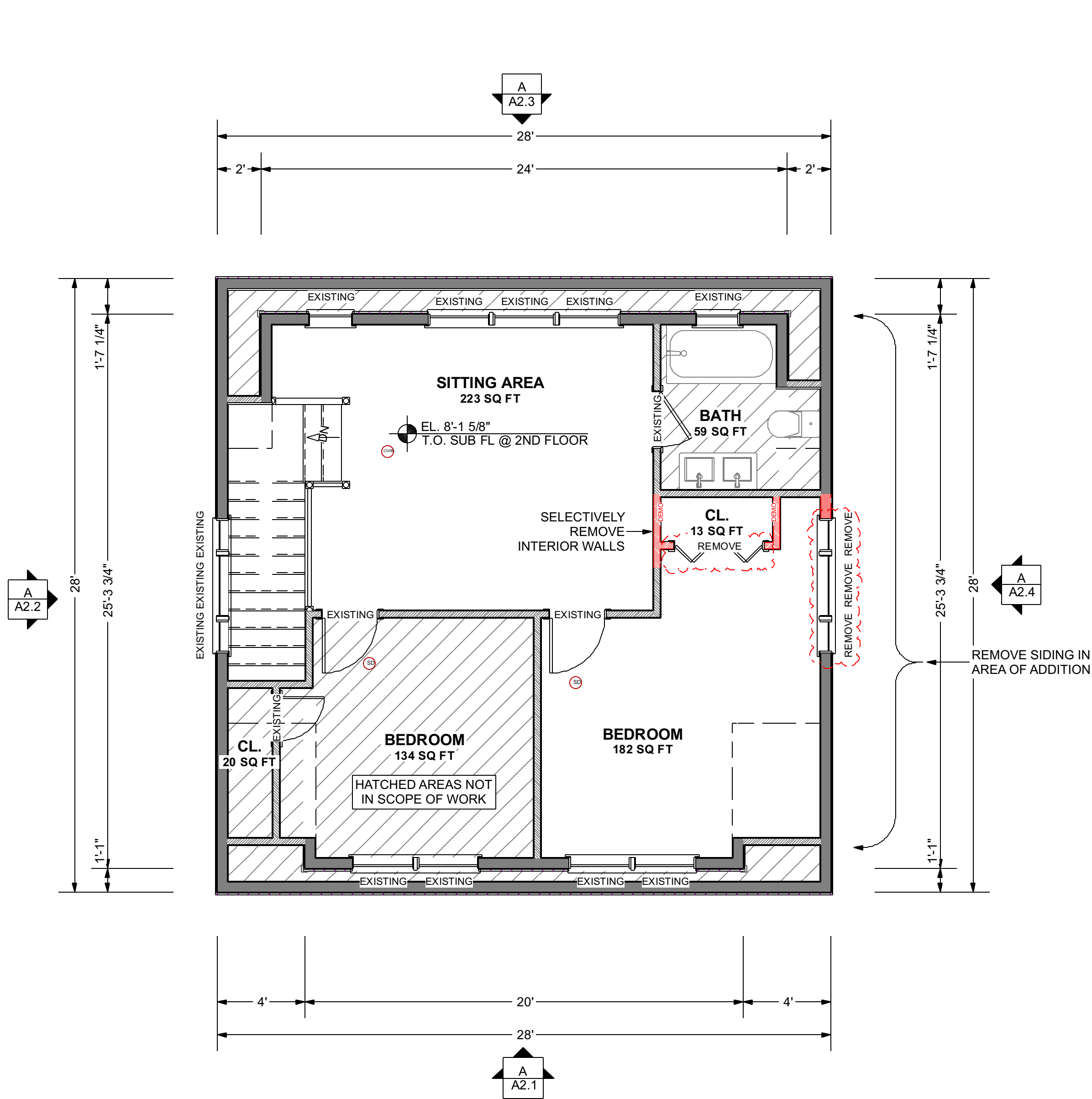
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DIMENSIONS:

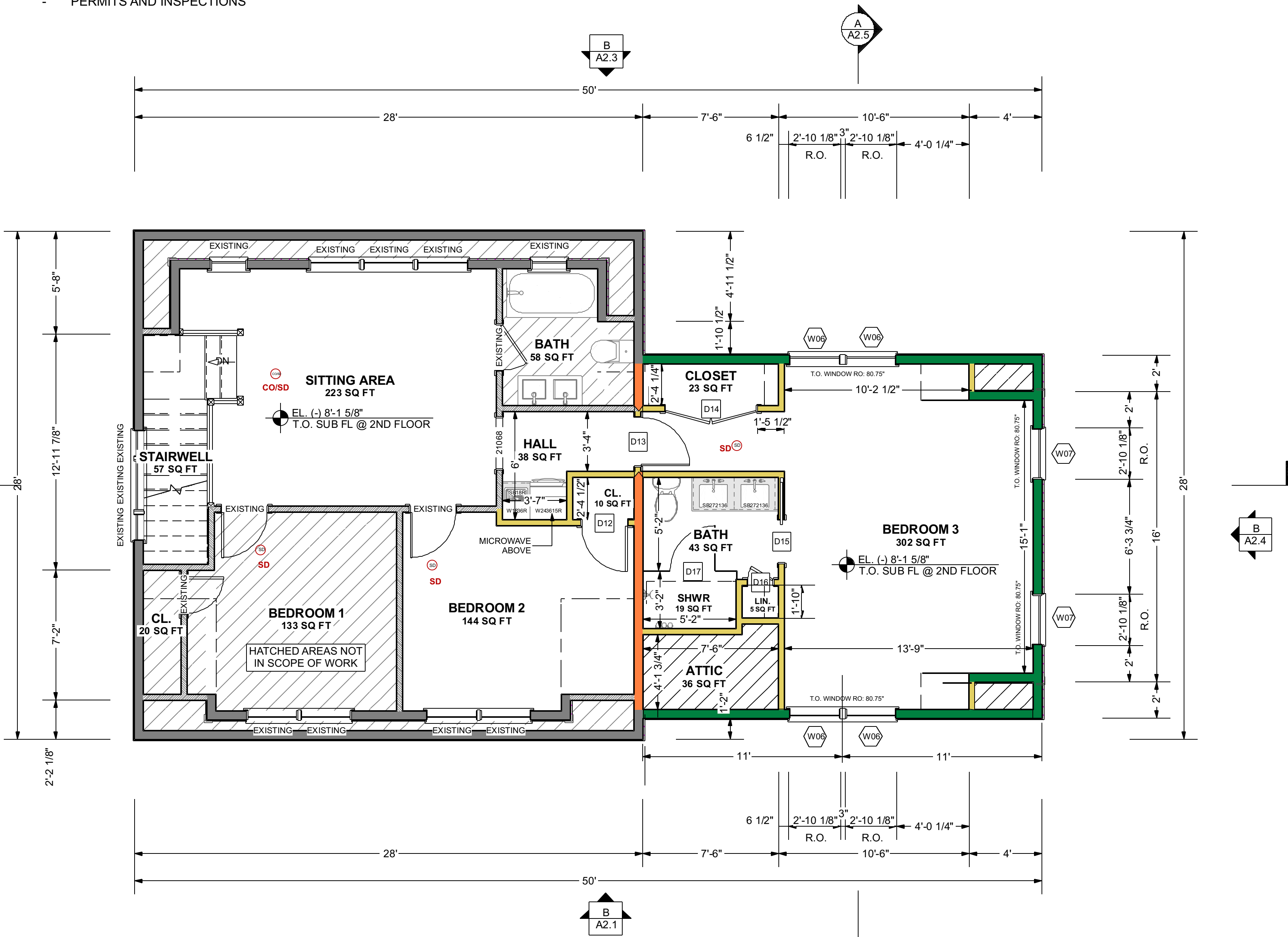
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WALL SCHEDULE

PROPOSED WALL SCHEDULE	
	10" FOUNDATION WALL
	10" CMU BLOCK WALL
	EXISTING EXTERIOR 2X6 WALL
	PROPOSED EXTERIOR 2X6 WALL
	INTERIOR 2X4 WALL
	INTERIOR 2X6 WALL
	EXTERIOR RAILING



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



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



DEMOLITION NOTES: FIRST FLOOR

- PREPARE EXISTING ROOF TO TIE IN PROPOSED ROOF.
- REMOVE ALL CONSTRUCTION DEBRIS FROM SITE.

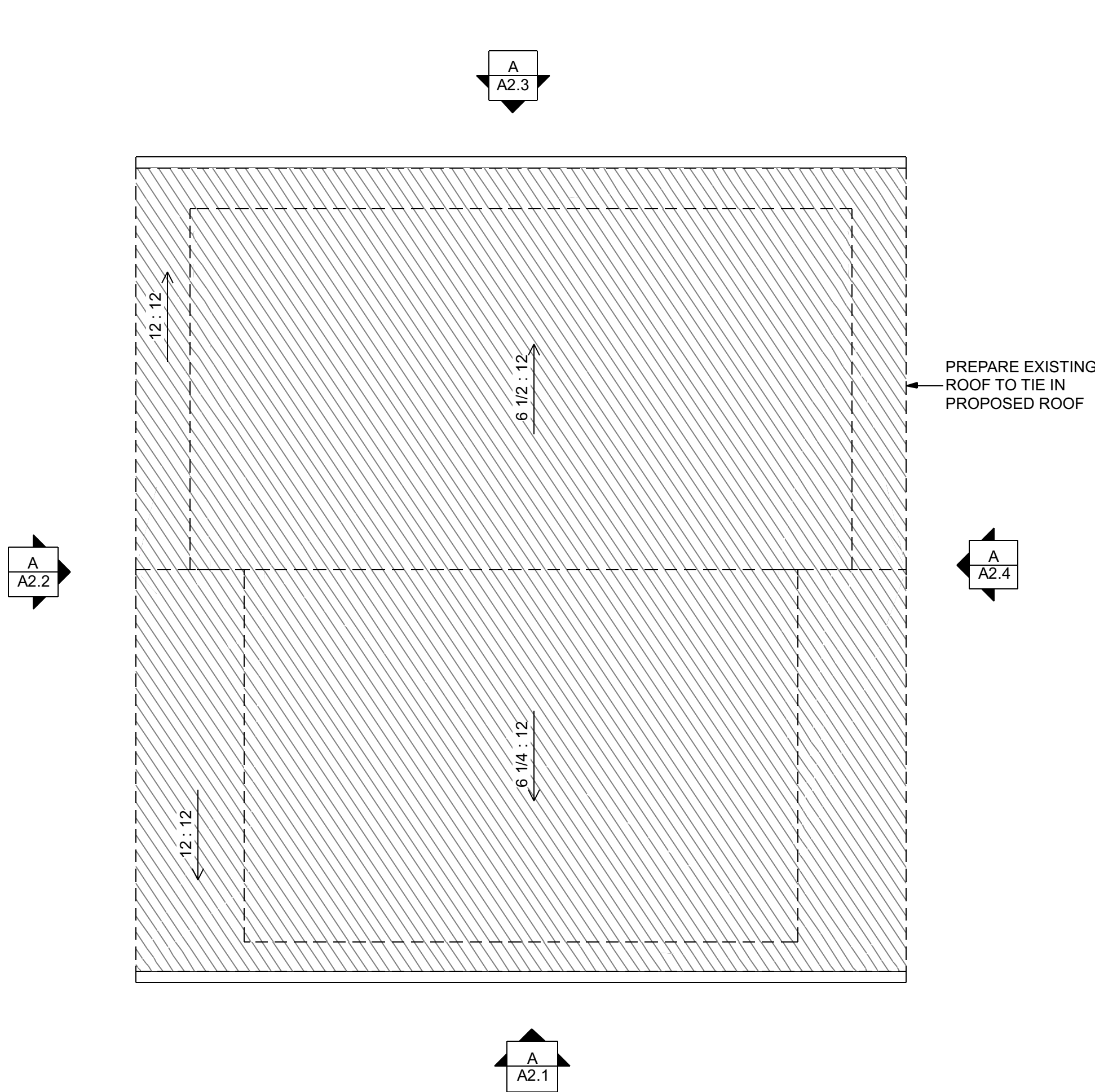
CONSTRUCTION NOTES: FIRST FLOOR

- INSULATION:**  
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS
- ROOFING:**  
30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, AND RAKES. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP. ROOFING IS LIMITED TO THE ADDITION.
- GUTTERS:**  
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

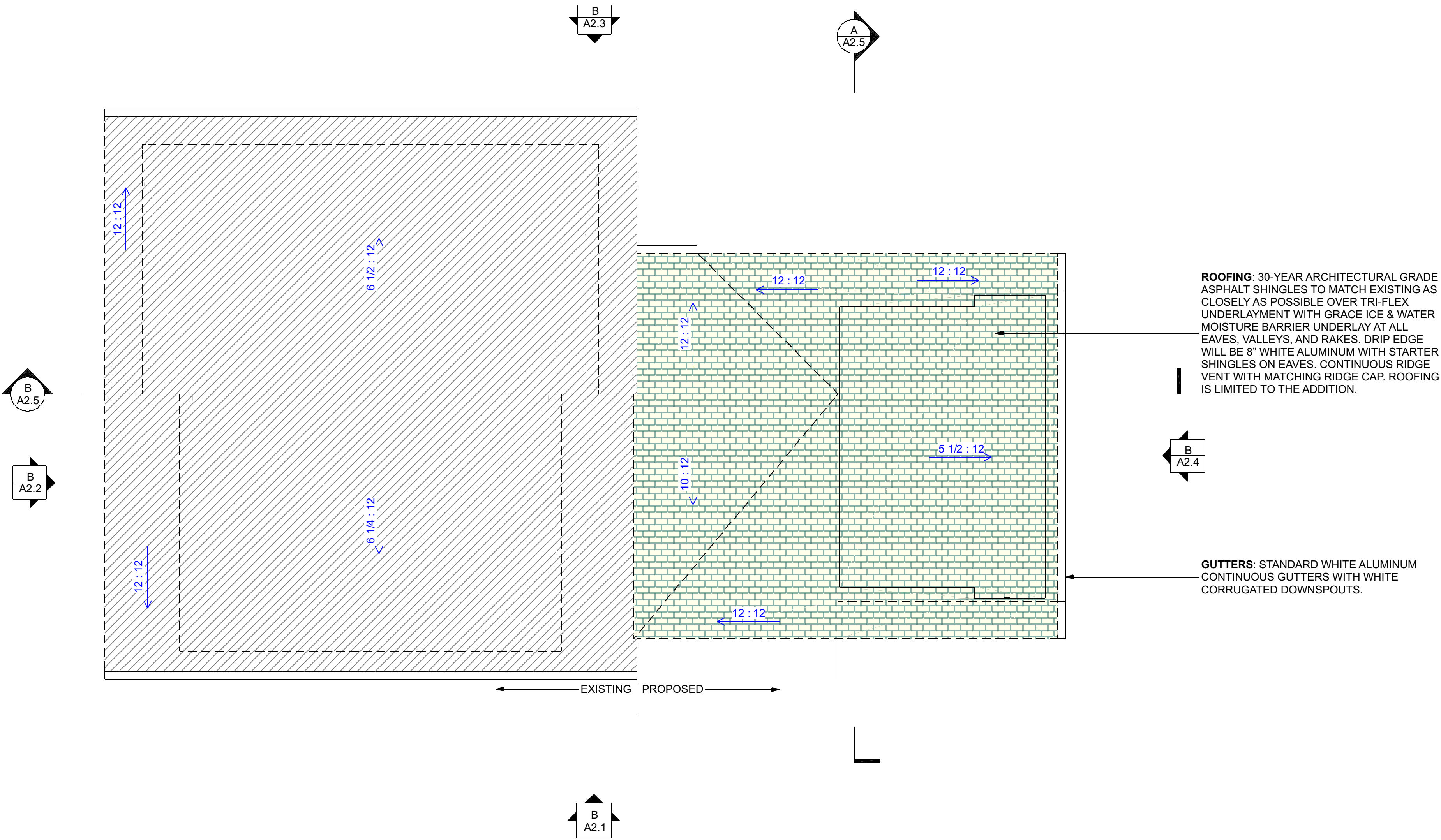
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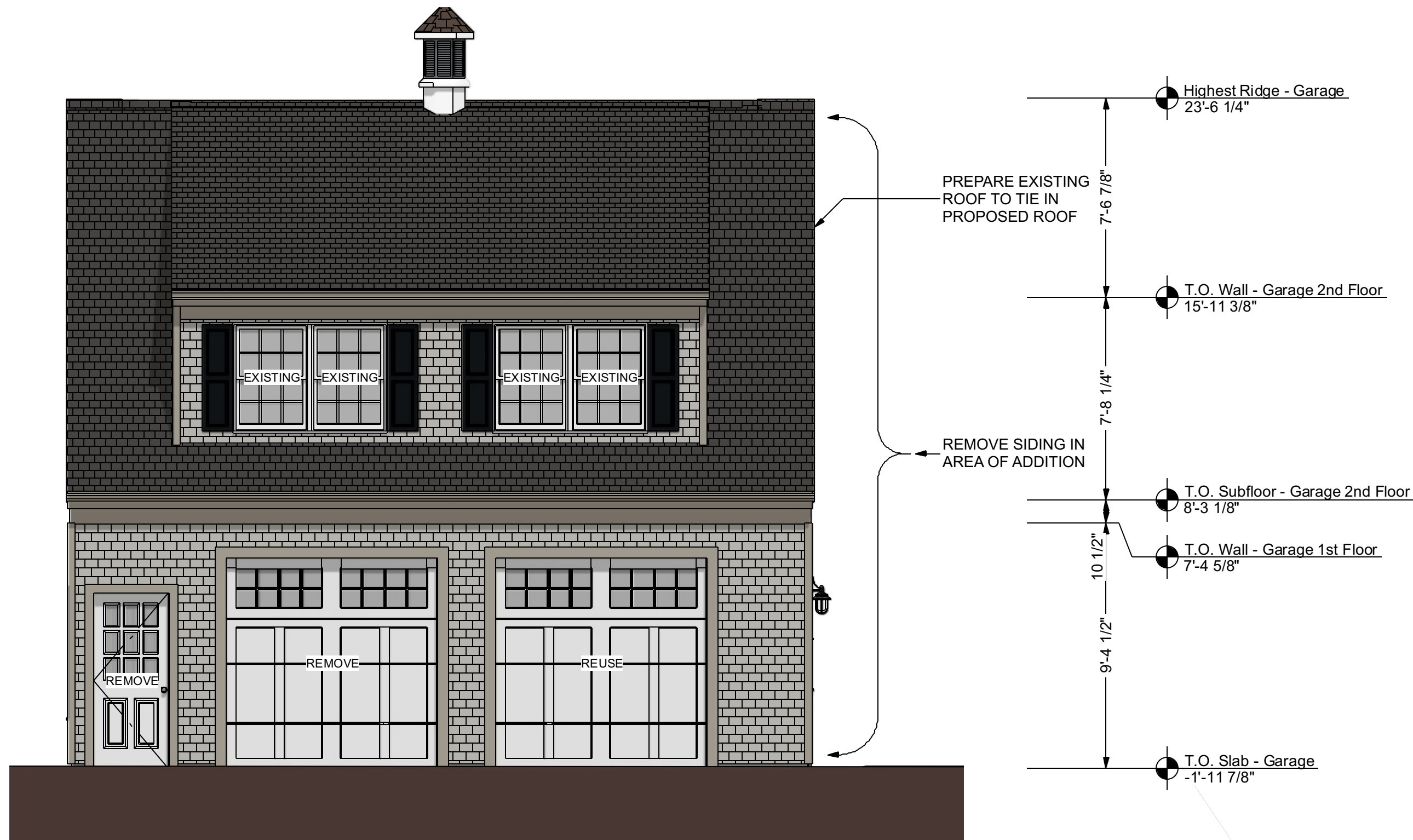


**EXISTING ROOF PLAN**  
SCALE: 1/4" = 1'-0"



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





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



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

**DEMOLITION NOTES: ELEVATIONS**

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
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- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

**CONSTRUCTION NOTES: ELEVATIONS**

**ROOFING:**  
30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, AND RAKES. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP. ROOFING IS LIMITED TO THE ADDITION.

**GUTTERS:**  
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

**INSULATION:**  
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS  
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

**SIDEWALL:**  
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION, FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

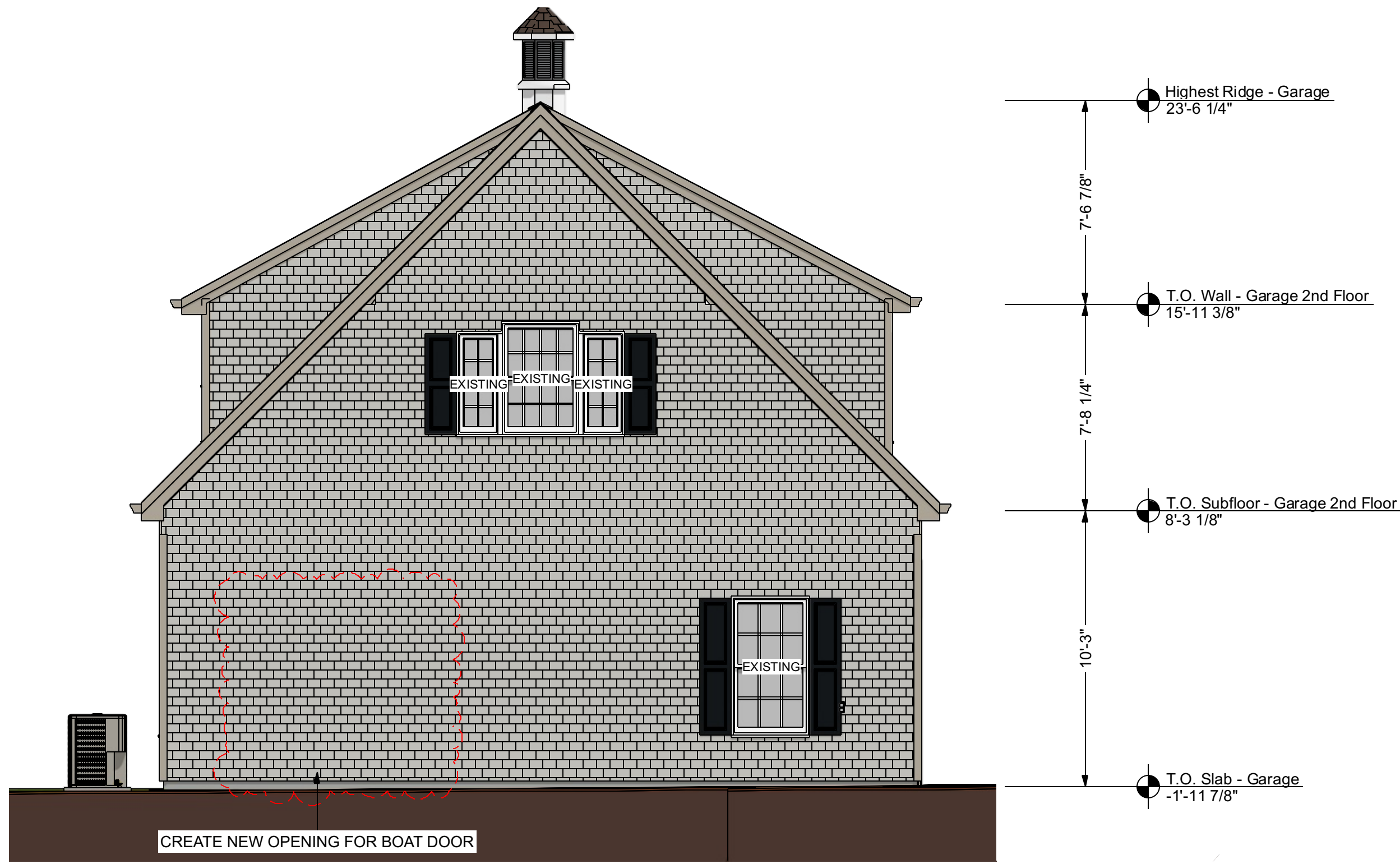
**WINDOWS:**  
ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, SNAP-IN INTERIOR GRILLES, WHITE SCREENS AND HARDWARE

**TRIM:**  
EXTERIOR TRIM WILL BE AZEK SIZED AS FOLLOWS:  
• RAKES: 1X8/1X3  
• FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT WITH VENT, 1X8 FRIEZE WITH 1-3/4" BED MOLDING  
• CORNERBOARDS: 1X5/1X6  
• KICKS: 1X12 KICKS UNDER DOORS  
• CASINGS: 1X4 RABBETTED CASINGS ON DOORS, 1X6 CASING ON GARAGE DOORS  
EXTERIOR TRIM IS LIMITED TO THE ADDITION AND TYPING INTO EXISTING

**FLASHING:**  
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS. THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. **(R903.2)**

**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 LOCATION ON SITE ADHERING TO THE HARWICH SETBACKS.

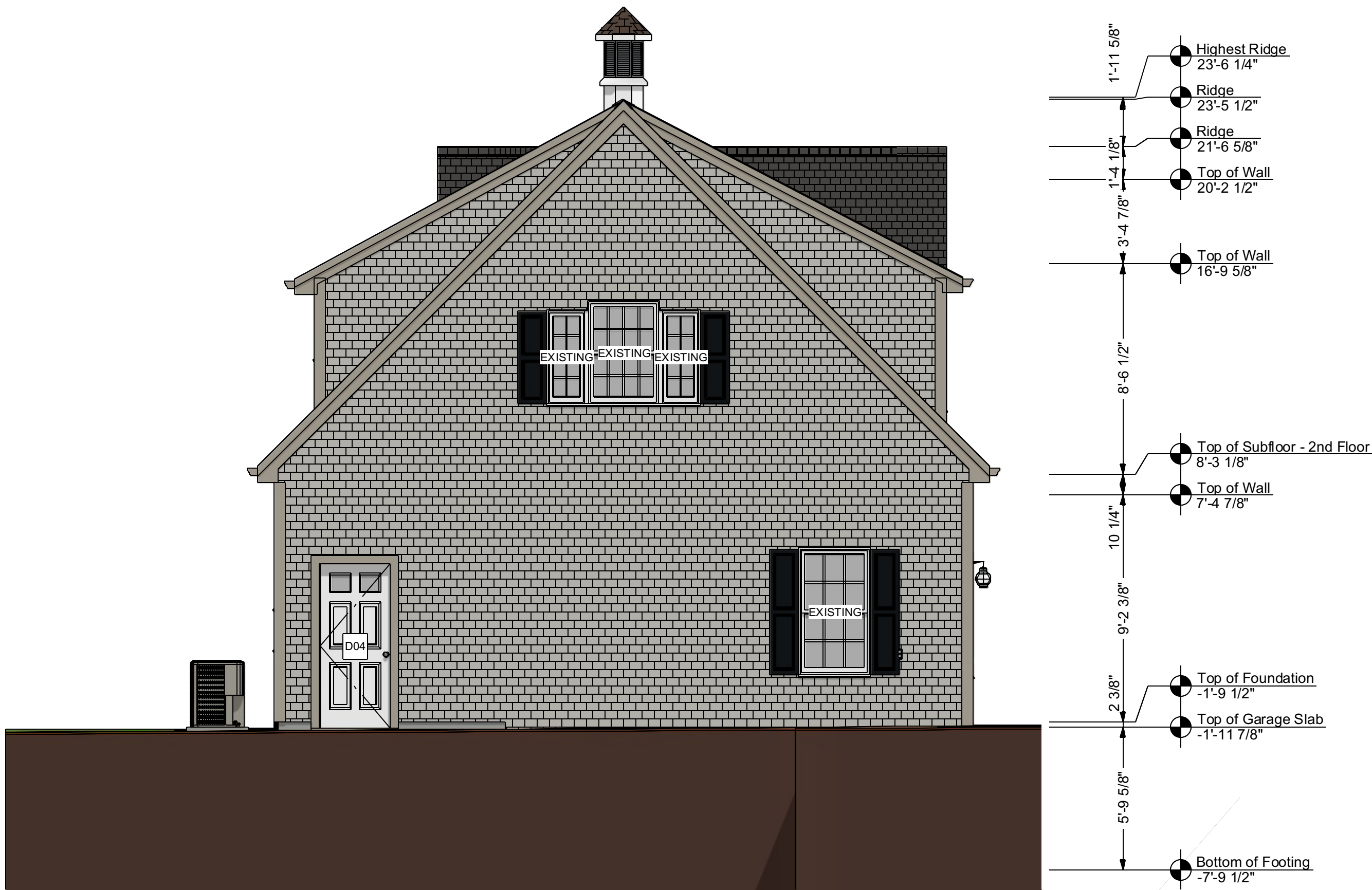




A  
A2.2

EXISTING LEFT ELEVATION

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



B  
A2.2

PROPOSED LEFT ELEVATION

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

DEMOLITION NOTES: ELEVATIONS

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
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- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES: ELEVATIONS

**ROOFING:**  
30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, AND RAKES. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP. ROOFING IS LIMITED TO THE ADDITION.

**GUTTERS:**  
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

**INSULATION:**  
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS  
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

**SIDEWALL:**  
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION. FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

**WINDOWS:**  
ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, SNAP-IN INTERIOR GRILLES, WHITE SCREENS AND HARDWARE

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

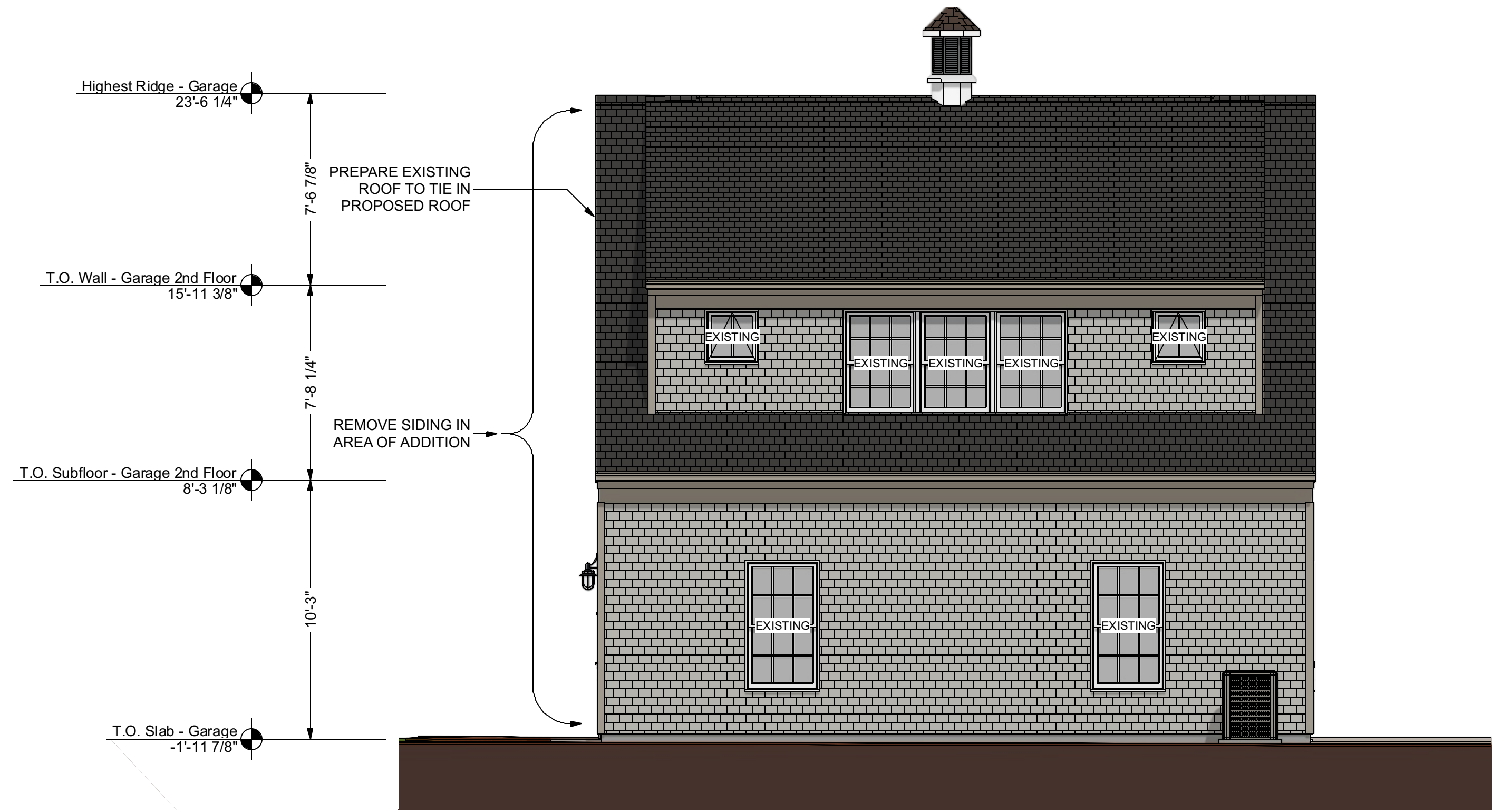
- RAKES: 1X8/1X3
- FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT WITH VENT, 1X8 FRIEZE WITH 1-3/4" BED MOLDING
- CORNERBOARDS: 1X5/1X6
- KICKS: 1X12 KICKS UNDER DOORS
- CASINGS: 1X4 RABBETTED CASINGS ON DOORS, 1X6 CASING ON GARAGE DOORS

EXTERIOR TRIM IS LIMITED TO THE ADDITION AND TYPING INTO EXISTING

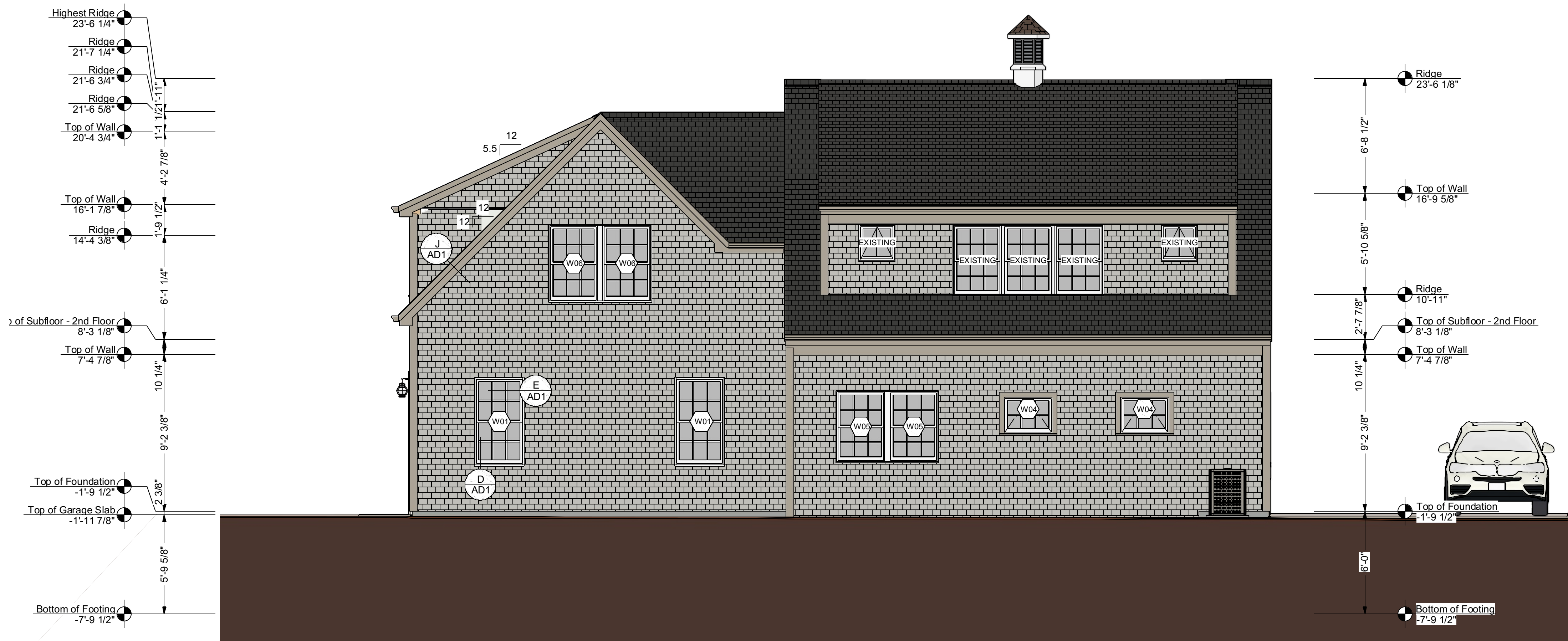
**FLASHING:**  
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS. THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. (R903.2)

**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 LOCATION ON SITE ADHERING TO THE HARWICH SETBACKS.





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



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

**DEMOLITION NOTES: ELEVATIONS**

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
- REMOVE PLASTER FROM WALLS AND CEILING AS NEEDED TO TIE IN NEW WORK
- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

**CONSTRUCTION NOTES: ELEVATIONS**

**ROOFING:**  
30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, AND RAKES. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP. ROOFING IS LIMITED TO THE ADDITION.

**GUTTERS:**  
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

**INSULATION:**  
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS  
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

**SIDEWALL:**  
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION. FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

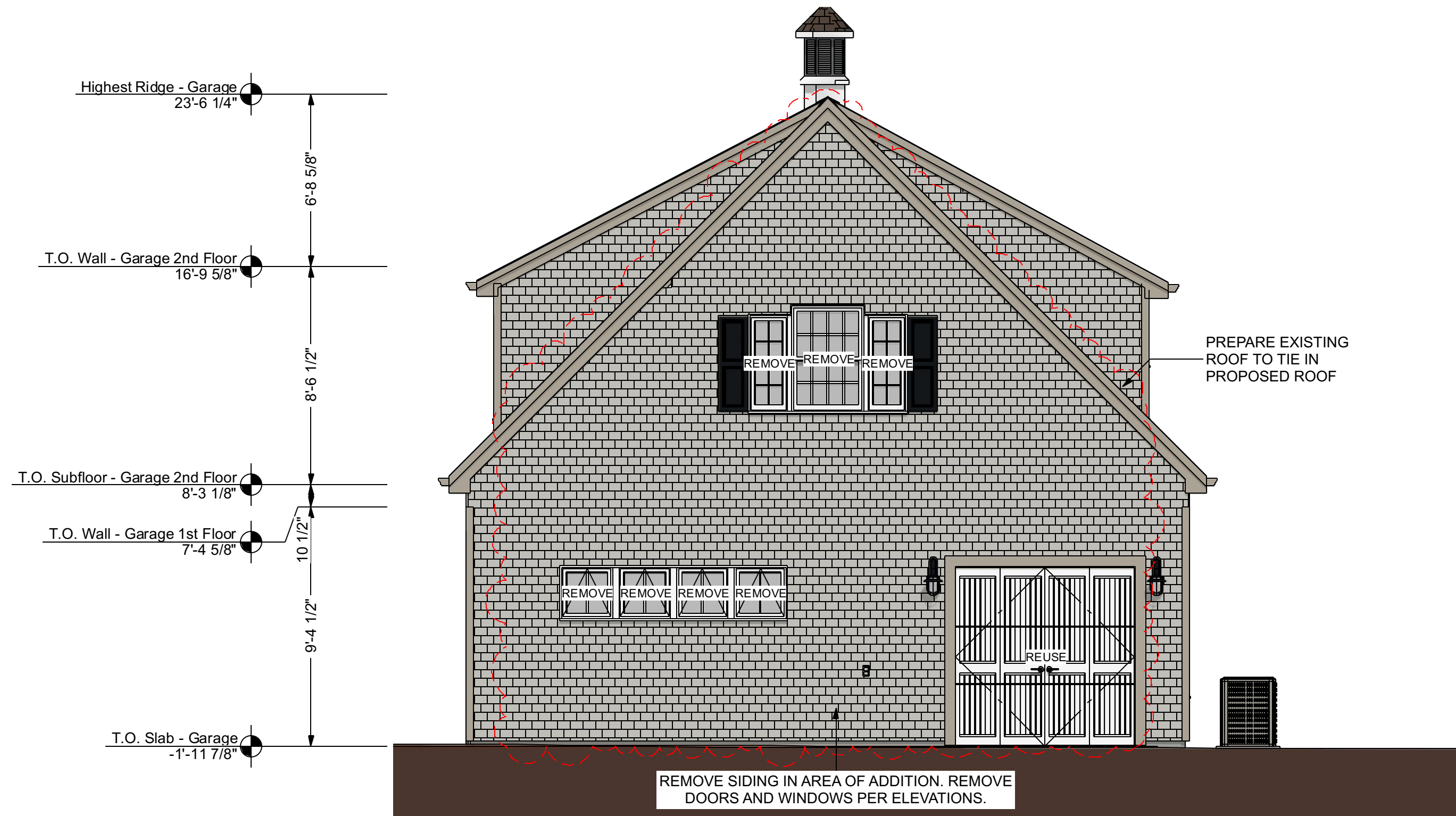
**WINDOWS:**  
ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, SNAP-IN INTERIOR GRILLES, WHITE SCREENS AND HARDWARE

**TRIM:**  
EXTERIOR TRIM WILL BE AZEK SIZED AS FOLLOWS:  
• RAKES: 1X8/1X3  
• FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT WITH VENT, 1X8 FRIEZE WITH 1-3/4" BED MOLDING  
• CORNERBOARDS: 1X5/1X6  
• KICKS: 1X12 KICKS UNDER DOORS  
• CASINGS: 1X4 RABBETTED CASINGS ON DOORS, 1X6 CASING ON GARAGE DOORS  
EXTERIOR TRIM IS LIMITED TO THE ADDITION AND TYPING INTO EXISTING

**FLASHING:**  
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. (R903.2)

**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 LOCATION ON SITE ADHERING TO THE HARWICH SETBACKS.





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



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

#### DEMOLITION NOTES: ELEVATIONS

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
- REMOVE PLASTER FROM WALLS AND CEILING AS NEEDED TO TIE IN NEW WORK
- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

#### CONSTRUCTION NOTES: ELEVATIONS

**ROOFING:**  
30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, AND RAKES. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP. ROOFING IS LIMITED TO THE ADDITION.

**GUTTERS:**  
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

**INSULATION:**  
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS  
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

**SIDEWALL:**  
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION, FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

**WINDOWS:**  
ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, SNAP-IN INTERIOR GRILLES, WHITE SCREENS AND HARDWARE

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

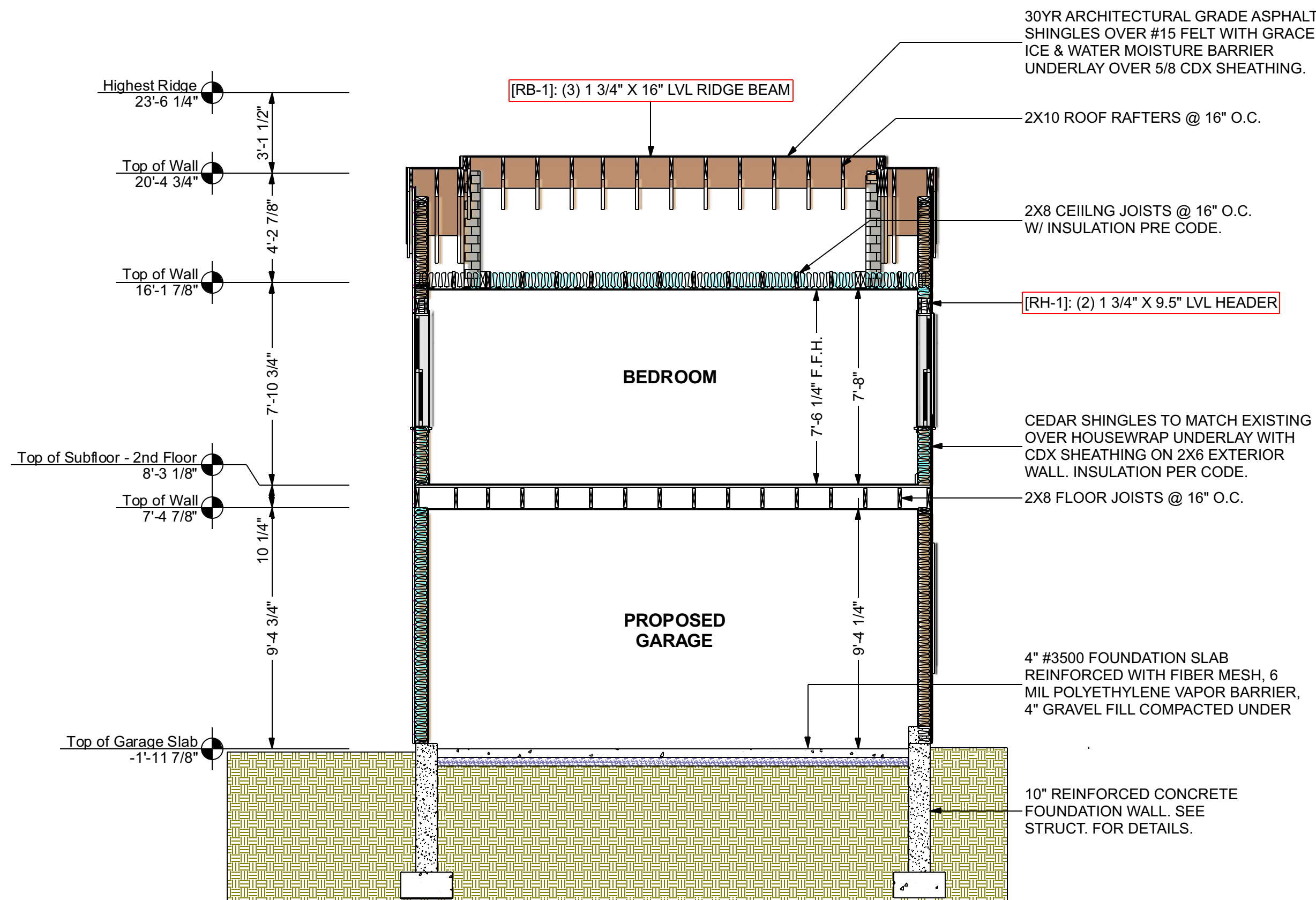
- RAKES: 1X8/1X3
- FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT WITH VENT, 1X8 FRIEZE WITH 1-3/4" BED MOLDING
- CORNERBOARDS: 1X5/1X6
- KICKS: 1X12 KICKS UNDER DOORS
- CASINGS: 1X4 RABBETTED CASINGS ON DOORS, 1X6 CASING ON GARAGE DOORS

EXTERIOR TRIM IS LIMITED TO THE ADDITION AND TYPING INTO EXISTING

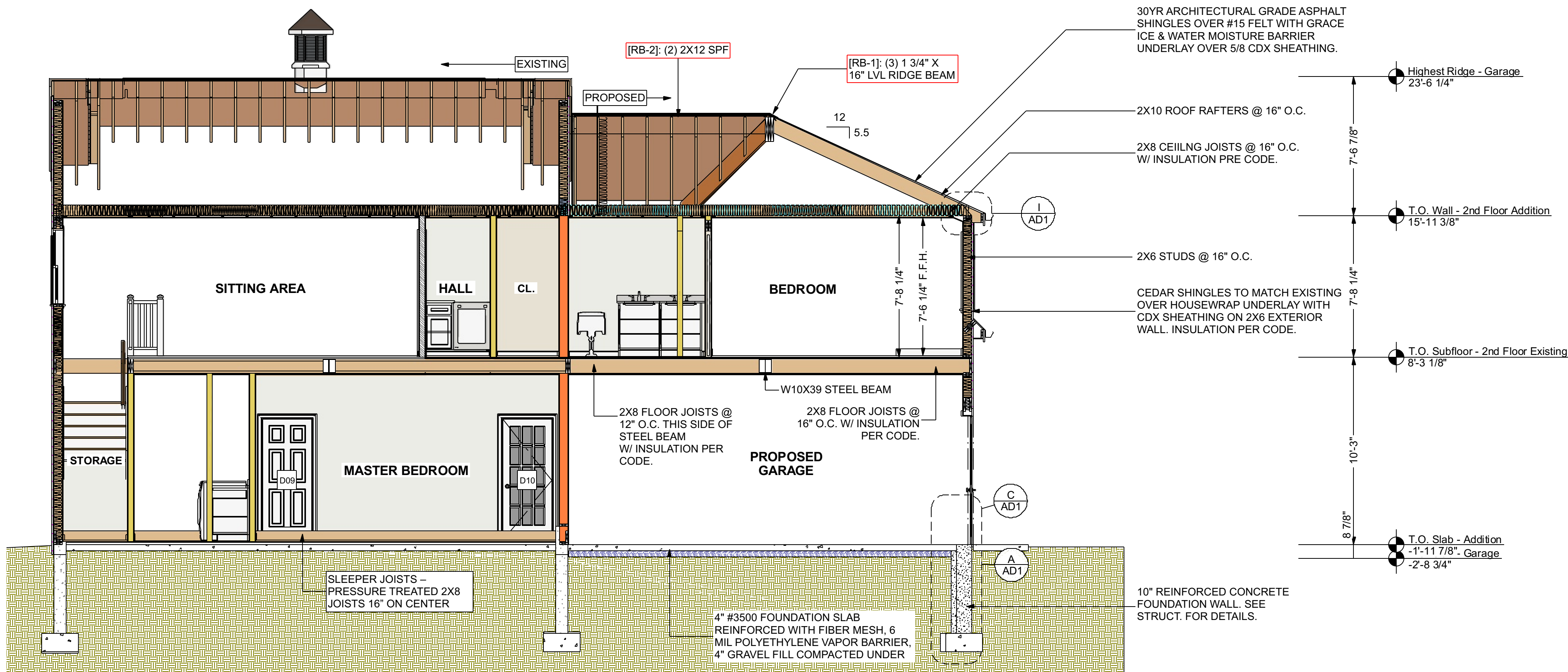
**FLASHING:**  
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS. THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. (R903.2)

**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 LOCATION ON SITE ADHERING TO THE HARWICH SETBACKS.





**A**  
A2.5  
**PROPOSED BUILDING SECTION A**  
SCALE: 1/4" = 1'-0"



**B**  
A2.5  
**PROPOSED BUILDING SECTION B**  
SCALE: 1/4" = 1'-0"

## CONSTRUCTION NOTES: FRAMING

**R602.3 DESIGN AND CONSTRUCTION.**  
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).

STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

## NOTES: FRAMING, SHEATHING, NAILING

**STRUCTURAL STEEL:** (PENDING ENGINEERING) ONE W10X30 STEEL BEAM BEARING ON TWO WELDED STEEL COLUMNS

### FRAME:

#### FIRST FLOOR

LEDGER – PRESSURE TREATED 2X8 LEDGER BOLTED TO EXISTING  
SLEEPER JOISTS – PRESSURE TREATED 2X8 JOISTS 16" ON CENTER  
FLOOR SHEATHING – 3/4" ADVANTECH T&G OSB GLUED AND NAILED  
EXTERIOR WALLS – 2X6 STUDS 16" ON CENTER AS NEEDED WITH 5-PLY 1/2" CDX EXTERIOR SHEATHING  
INTERIOR WALLS – 2X4 STUDS 16" ON CENTER

#### GARAGE

SILL – PRESSURE TREATED 2X6 WITH CONTINUOUS SILL SEAL  
EXTERIOR WALLS – 2X6 STUDS 16" ON CENTER WITH 5-PLY 1/2" CDX EXTERIOR SHEATHING

#### SECOND FLOOR

LEDGER – 2X10 LEDGER BOLTED TO EXISTING BOX – 2X10 CONTINUOUS BOX JOIST  
JOISTS – 2X10 JOISTS 16" ON CENTER  
FLOOR SHEATHING – 3/4" ADVANTECH T&G OSB GLUED AND NAILED  
EXTERIOR WALLS – 2X6 STUDS 16" ON CENTER WITH 5-PLY 1/2" CDX EXTERIOR SHEATHING  
INTERIOR WALLS – 2X4 STUDS 16" ON CENTER

#### ROOF

CEILING JOISTS – 2X8 CEILING JOISTS 16" ON CENTER  
MAIN RIDGE BEAM – TRIPLE 1-3/4" X 16" LVL RIDGE BEAM  
CONNECTOR RIDGE – CONTINUOUS 2X12 RIDGE  
VALLEY RAFTERS – DOUBLE 1-43/4" X 11-7/8" LVL VALLEY RAFTERS  
RAFTERS – 2X10 RAFTERS 16" ON CENTER  
ROOF SHEATHING – 5/8" CDX EXTERIOR SHEATHING NAILED

#### FASTENERS:

WALL AND ROOF SHEATHING - 2 1/2" X .131 DIA. NAILS WITH 3" SPACING ON EDGES AND 6" SPACING IN FIELD  
FRAMING - 3 1/4" X .131 DIA. NAILS

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY STRUCTURAL RESPONSE ENGINEERING - SEE ATTACHED SPECS AND CALC'S.

#### STRUCTURAL STEEL:

FABRICATE, DETAIL ERECT, IDENTIFY AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS. EXCEPT CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DOCUMENTS.



DOOR SCHEDULE									
3D EXTERIOR ELEVATION	NUMBER	LABEL	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
	D01	REUSED	1	1	84 "	84 "	EXT. DOUBLE HINGED-GARAGE DOOR CHD21	EXISTING	REUSED IN GARAGE
	D02	REUSED	1	1	96 "	96 "	GARAGE-C12-SQ24	EXISTING	REINSTALLED IN GARAGE
	D03	3068	1	1	36 "	80 "	EXT. HINGED-DOOR E06	THERMA TRU SMOOTH-STAR	1ST FLOOR ENTRY
	D04	21068	1	1	34 "	80 "	EXT. HINGED-DOOR E23	EXISTING	REINSTALLED
	D05	2868	1	1	32 "	80 "	HINGED-DOOR P09	TBD	1ST FLOOR MASTER BEDRM
	D06	2868	1	1	32 "	80 "	HINGED-DOOR P09	TBD	LAUNDRY
	D07	4068	1	2	48 "	80 "	DOUBLE HINGED-DOOR P09	TBD	1ST FLOOR MASTER BEDRM
	D08	2668	1	1	30 "	80 "	HINGED-DOOR P09	TBD	1ST FLOOR MASTER BEDRM
	D09	2868	1	1	32 "	80 "	POCKET-DOOR P09	TBD	1ST FLOOR BATHROOM
	D10	2868	1	1	32 "	80 "	HINGED-DOOR F07	TBD	MASTER BEDROOM   OFFICE
	D11	2664	1	1	30 "	76 "	SHOWER-GLASS SLAB	TBD	MASTER SHOWER
	D12	2668	2	1	30 "	80 "	HINGED-DOOR P09	TBD	BEDROOM 2
	D13	2868	2	1	32 "	80 "	HINGED-DOOR P09	TBD	2ND FLOOR BEDROOM 3
	D14	5068	2	1	60 "	80 "	DOUBLE HINGED-DOOR P09	TBD	2ND FLOOR BEDROOM 3

DOOR SCHEDULE CONTINUED

	D15	2468	2	1	28 "	80 "	POCKET-DOOR P09	TBD	2ND FLOOR BATHROOM
	D16	1568	2	1	16 1/2 "	80 "	HINGED-DOOR P05	TBD	2ND FLOOR BATHROOM
	D17	2664	2	1	30 "	76 "	SHOWER-GLASS SLAB	TBD	2ND FLOOR BATHROOM

WINDOW SCHEDULE													
3D EXTERIOR ELEVATION	NUMBER	LABEL	FLOOR	QTY	R/O	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS	EGRESS	TEMPERED	
	W01	TW28410	1	4	34 1/8"	60 7/8"	33 5/8"	60 7/8"	DOUBLE HUNG	ANDERSEN 400 SERIES	GARAGE	YES	
	W02	TW28410	1	3	34 1/8"	60 7/8"	33 5/8"	60 7/8"	DOUBLE HUNG	ANDERSEN 400 SERIES	MASTER BEDROOM	YES	YES
	W03	TW18310	1	1	22 1/8"	60 7/8"	21 5/8"	60 7/8"	DH - TW18310 - TEMPERED GLASS	ANDERSON 400 SERIES	ENTRY		YES
	W04	A31	1	2	36 7/16"	24 1/8"	35 15/16"	24 1/8"	SINGLE AWNING	ANDERSON 400 SERIES	1ST FLOOR BATHROOM		YES
	W05	TW28310	1	2	34 1/8"	48 7/8"	33 5/8"	48 7/8"	DOUBLE HUNG	ANDERSON 400 SERIES	OFFICE		
	W06	TW2842	2	4	34 1/8"	52 7/8"	33 5/8"	52 7/8"	DOUBLE HUNG	ANDERSEN 400 SERIES	BEDROOM 3	YES	
	W07	TW28310	2	2	34 1/8"	48 7/8"	33 5/8"	48 7/8"	DOUBLE HUNG	ANDERSEN 400 SERIES	BEDROOM 3	YES	

NOTES: WINDOWS

ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, SNAP-IN INTERIOR GRILLES, WHITE SCREENS AND HARDWARE AS FOLLOWS:  
• NINE TW28410 DOUBLE HUNG; FOUR IN GARAGE, THREE WITH TEMPERED GLASS IN MASTER BEDROOM, AND TWO IN BEDROOM #3  
• TWO A31 AWNINGS WITH TEMPERED GLASS IN MASTER BATHROOM  
• FOUR TW2842 DOUBLE HUNG IN BEDROOM #3  
• TWO TW28310 DOUBLE HUNG IN BEDROOM #3  
• ONE TW18310 DOUBLE HUNG WITH TEMPERED GLASS IN ENTRY

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: DOORS

EXTERIOR DOORS  
ONE 3-0 X 6-8 LHS THERMATRU SMOOTH-STAR (S210) 6PNL, STANDARD DOUBLE BORE, 6-5/8" ROT PROOF JAMB, BRONZE WEATHERSTRIP, COMPOSITE ADJUSTABLE MILL SILL, STANDARD RADIUS BRUSH NICKEL HINGES  
REINSTALL ONE SALVAGED EXTERIOR DOOR AFTER FLOOR HEIGHT IS RAISED  
REINSTALL EXTERIOR DOUBLE DOORS  
GARAGE DOOR  
- REINSTALL ONE EXISTING OVERHEAD DOOR

INTERIOR DOORS:  
- INTERIOR DOORS TO MATCH EXISTING (IF ANY EXISTING DOORS CAN BE REUSED A CREDIT CHANGE ORDER WILL BE PROCESSED)

DESIGN/BUILD FIRM




Design | Renovation

103 Main Street  
Dennisport, MA 02639

(508) 760-8900  
encoreco.com

STRUCTURAL ENGINEER



Structural Response, LLC  
Structural Engineering Services  
www.structuredesign.com

Scott Nelson, PE  
(978) 866-4249



SHEET TITLE:

PROPOSED WINDOW AND  
DOOR SCHEDULES

PROJECT ADDRESS:

MARK & JACKIE WONG  
14 Woodland Road,  
Haverhill, MA 02646

REV. DATE:

10/8/2020

SHEET:

A3.1



NOTES: INTERIOR FINISHES

**TILE:**  
**FIRST FLOOR:**  
TILE FLOORING IN ENTRY, LAUNDRY, BATHROOM AND SHOWER THROUGHOUT.

**SECOND FLOOR:**  
TILE FLOORING IN BATHROOM, AND SHOWER THROUGHOUT.

**WOOD FLOORING:**  
2-1/4" RED OAK SELECT FLOORING INSTALLED, SANDED, AND FINISHED WITH THREE COATS OF POLYURETHANE IN MASTER BEDROOM, OFFICE, BEDROOM #3 AND HALLWAY/BAR AREA. REFINISH FLOOR IN BEDROOM #2 AND STAIR TREADS IN SAME MANNER.

**BLUEBOARD & PLASTER:**  
1/2" BLUEBOARD ON WALLS AND CEILING WITH SMOOTH SKIM COAT OF PLASTER EXCEPT WHERE 5/8" FIRE CODE IS REQUIRED

**TILE BACKERBOARD:**  
TILE BACKER BOARD ON TILE FLOOR AREAS

**CABINETRY HARDWARE:**  
SELECTED BY OWNER, INSTALLED BY ENCORE.

**FINISH HARDWARE:**  
SELECTED BY OWNER, INSTALLED BY ENCORE.

**TOILET AND BATH ACCESSORIES:**  
SELECTED BY OWNER, INSTALLED BY ENCORE.

**INTERIOR FINISH:**  
• INTERIOR DOORS TO BE SIX PANEL SOLID CORE TO MATCH EXISTING  
• INTERIOR TRIM TO MATCH EXISTING.

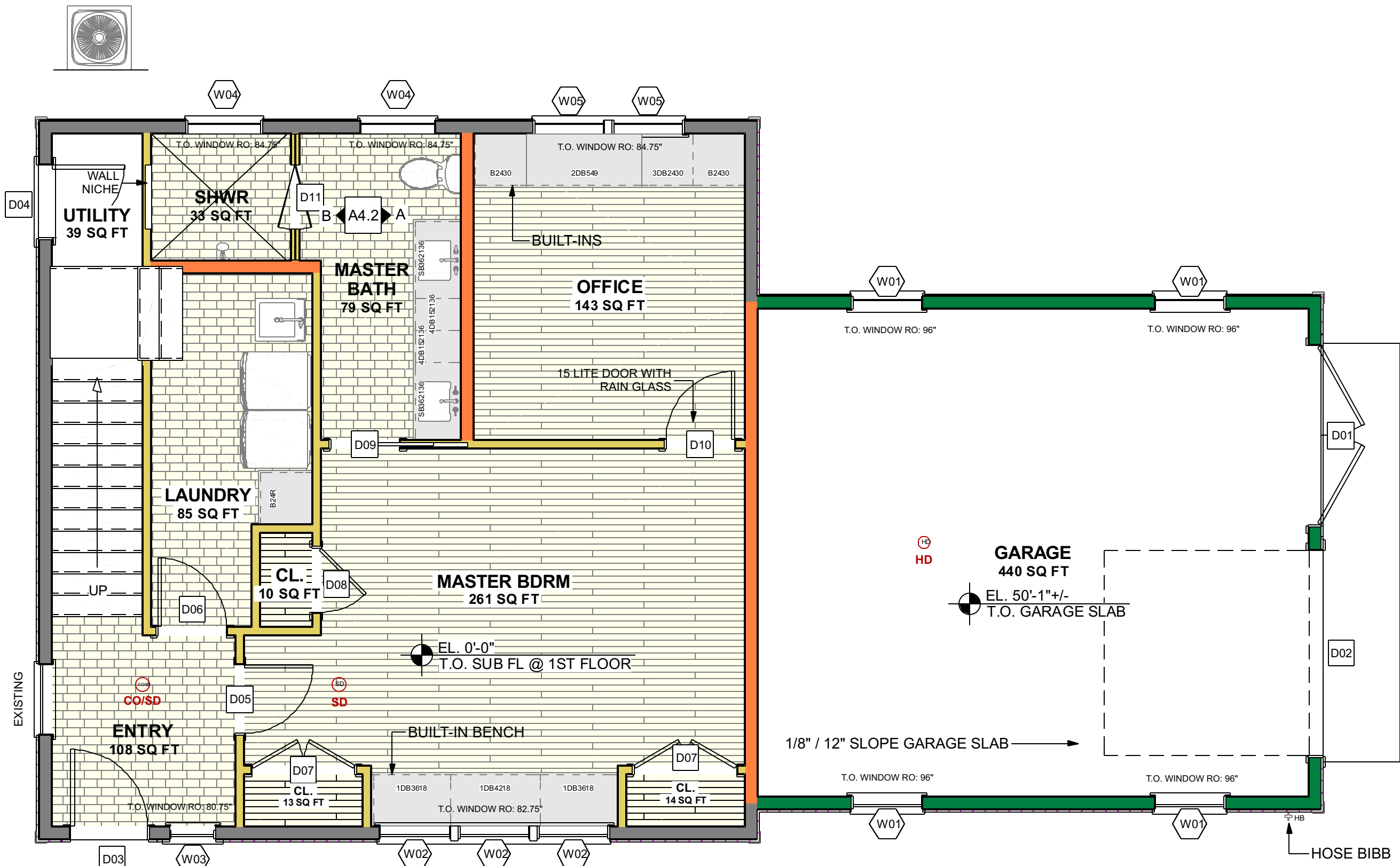
**CABINETS:**  
• SELECTED BY OWNER, INSTALLED BY ENCORE.

**COUNTERTOPS:**  
• SELECTED BY OWNER, INSTALLED BY ENCORE.

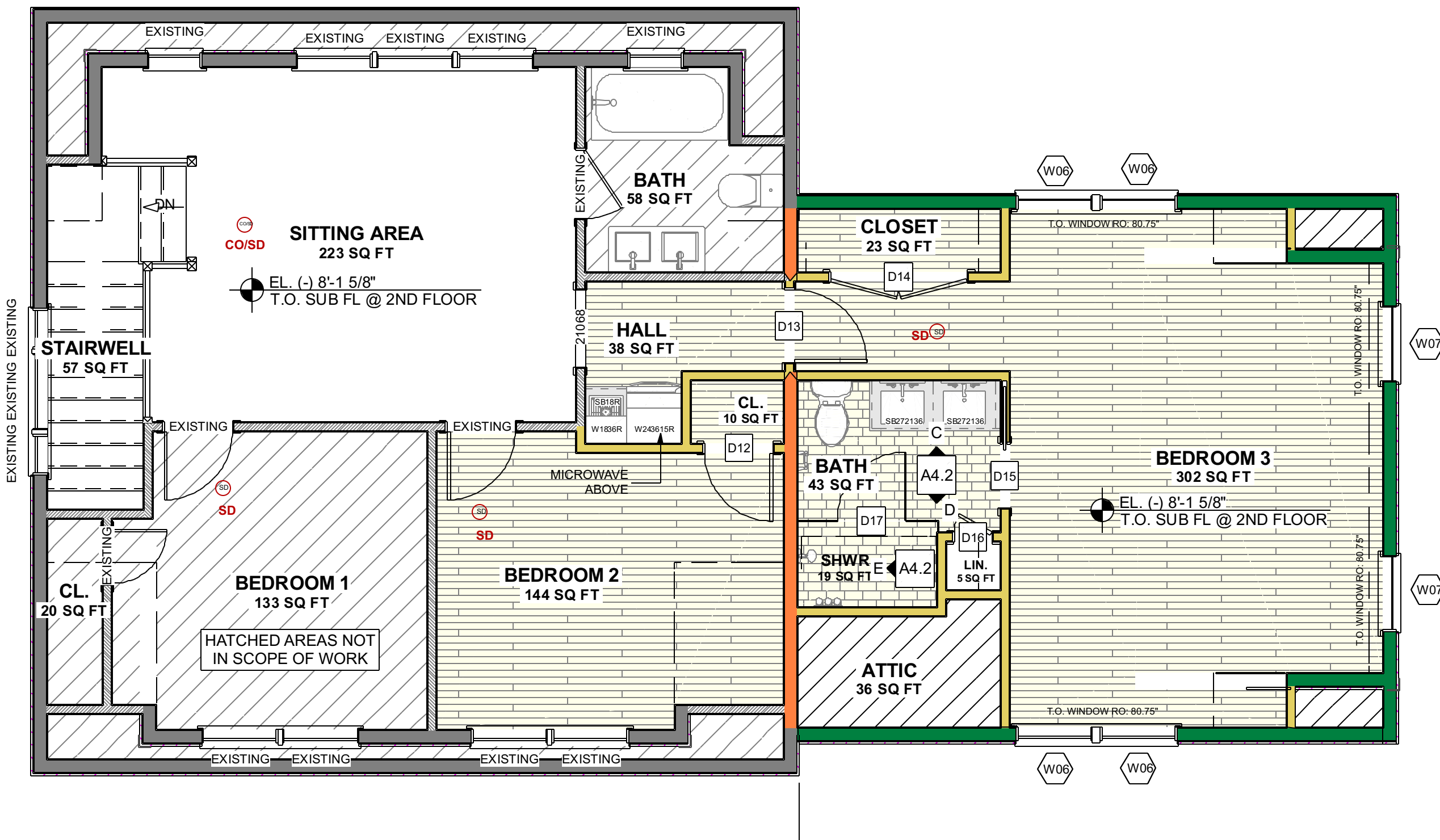
**VANITY:**  
• SELECTED BY OWNER, INSTALLED BY ENCORE.

**VANITY TOP:**  
• SELECTED BY OWNER, INSTALLED BY ENCORE.

**INTERIOR PAINTING:**  
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 WALLS AND CEILINGS. PAINTING IS LIMITED TO AREA OF NEW WORK ONLY.



A  
A4.1  
**PROPOSED FIRST FLOOR FINISH PLAN**  
SCALE: 1/4" = 1'-0"



B  
A4.1  
**PROPOSED SECOND FLOOR FINISH PLAN**  
SCALE: 1/4" = 1'-0"

DESIGN/BUILD FIRM

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STRUCTURAL ENGINEER

**Structural Response, LLC**  
Structural Engineering Services  
100 Commercial Street  
Dennisport, MA 02639

Scott Nelson, PE  
(978) 866-4249



SHEET TITLE:

**PROPOSED  
FINISH PLANS**

PROJECT ADDRESS:

MARK & JACKIE WONG  
14 Woodland Road,  
Harwich Port, MA 02646

REV. DATE:

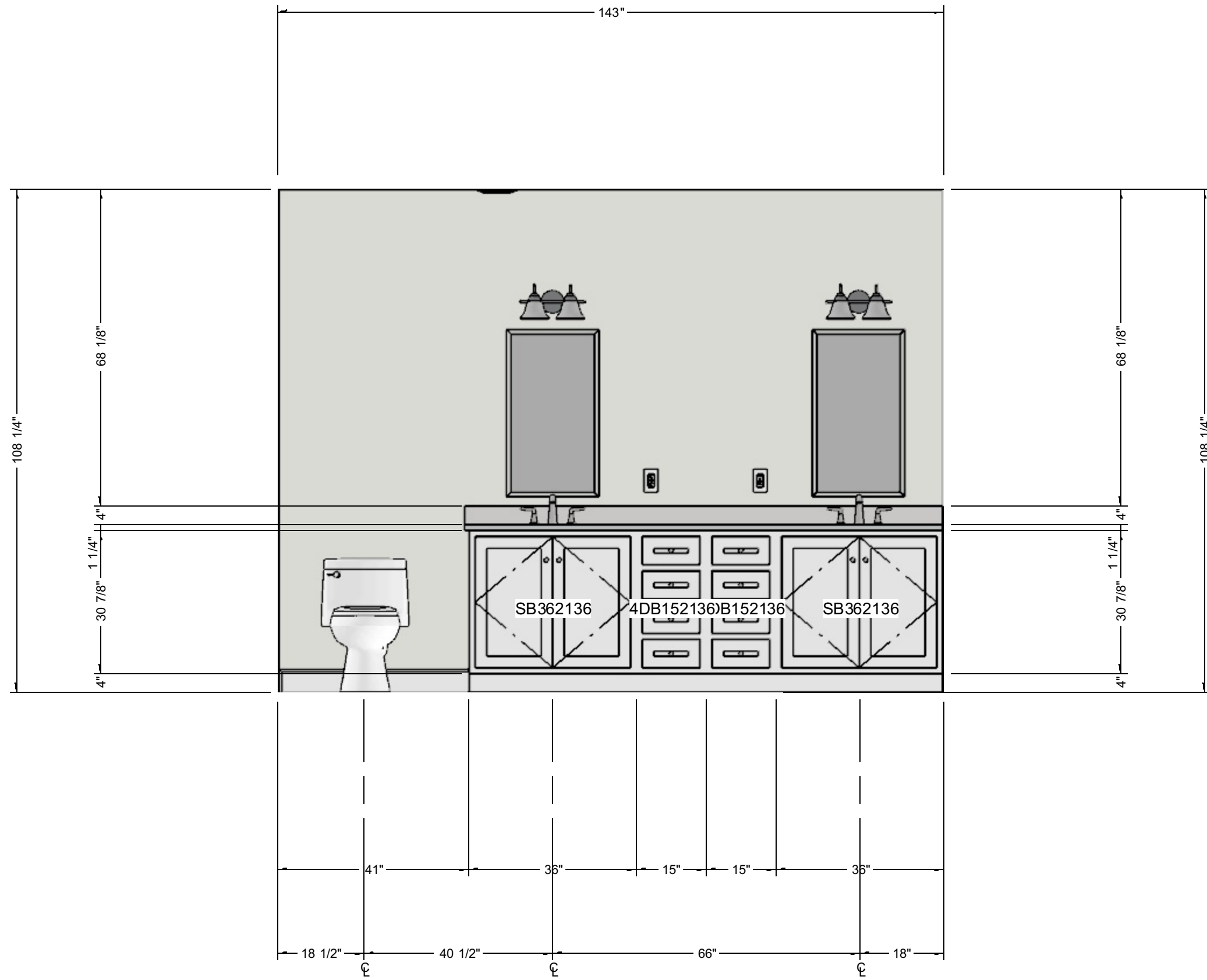
10/8/2020

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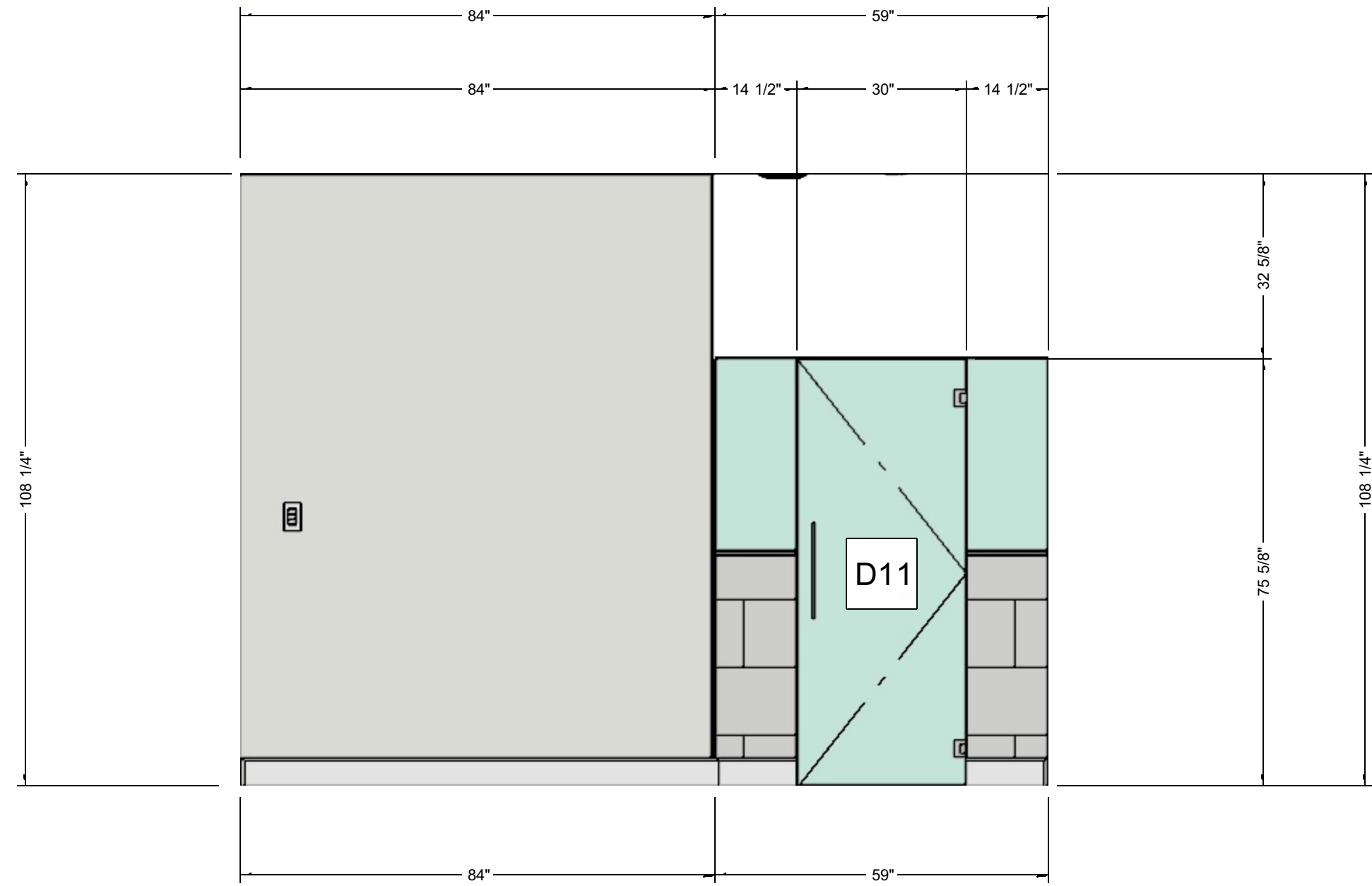
A4.1



THIS CABINETRY LAYOUT, STYLE, ETC. IS SUGGESTED ONLY AND MAY NOT ACCURATELY REFLECT THE FINAL DESIGN LAYOUT. IT IS THE RESPONSIBILITY OF THE OWNER TO COORDINATE FINAL LAYOUT AND INSTALLATION WITH KITCHEN DESIGNER AND BUILDER.

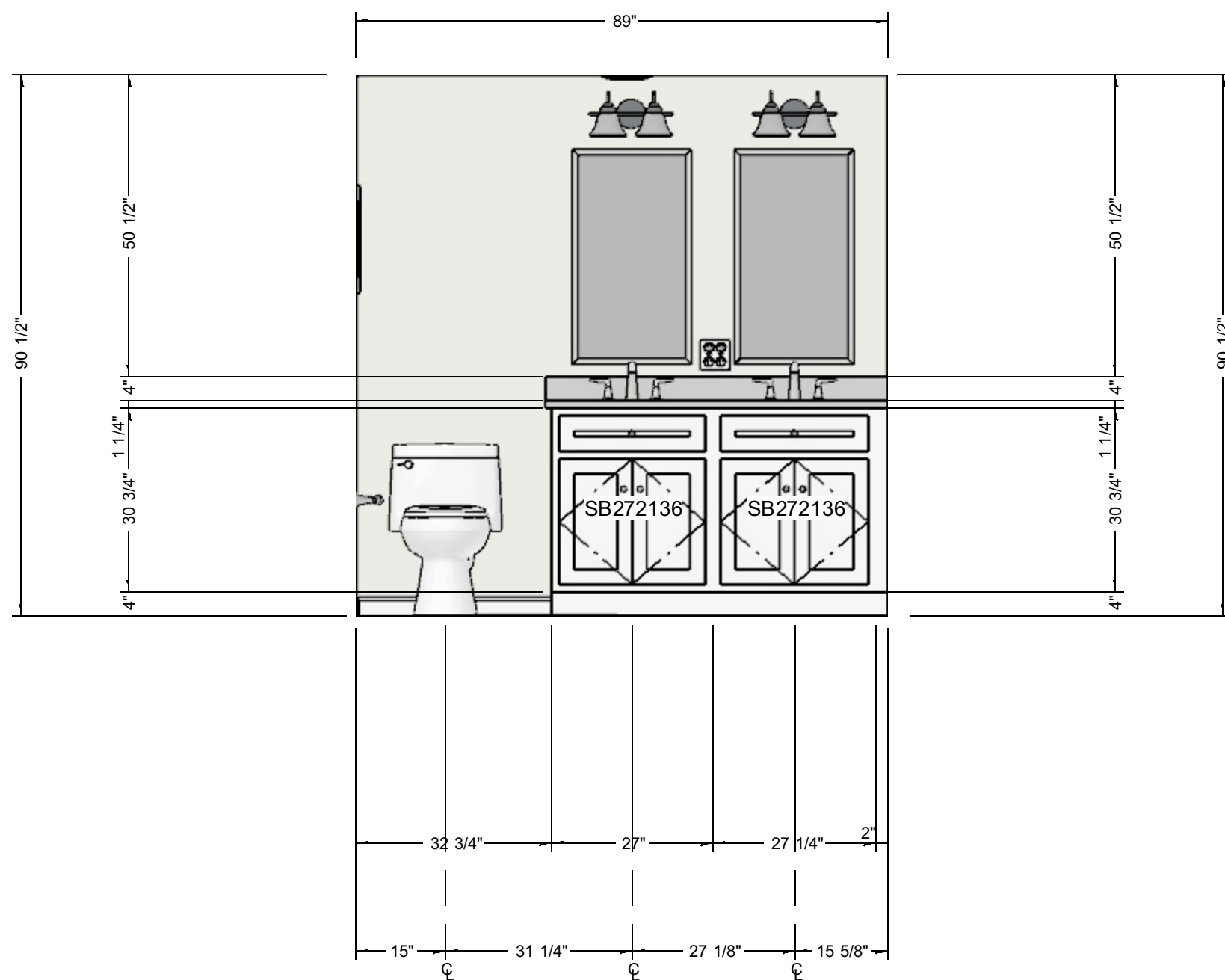


ELEV  
A

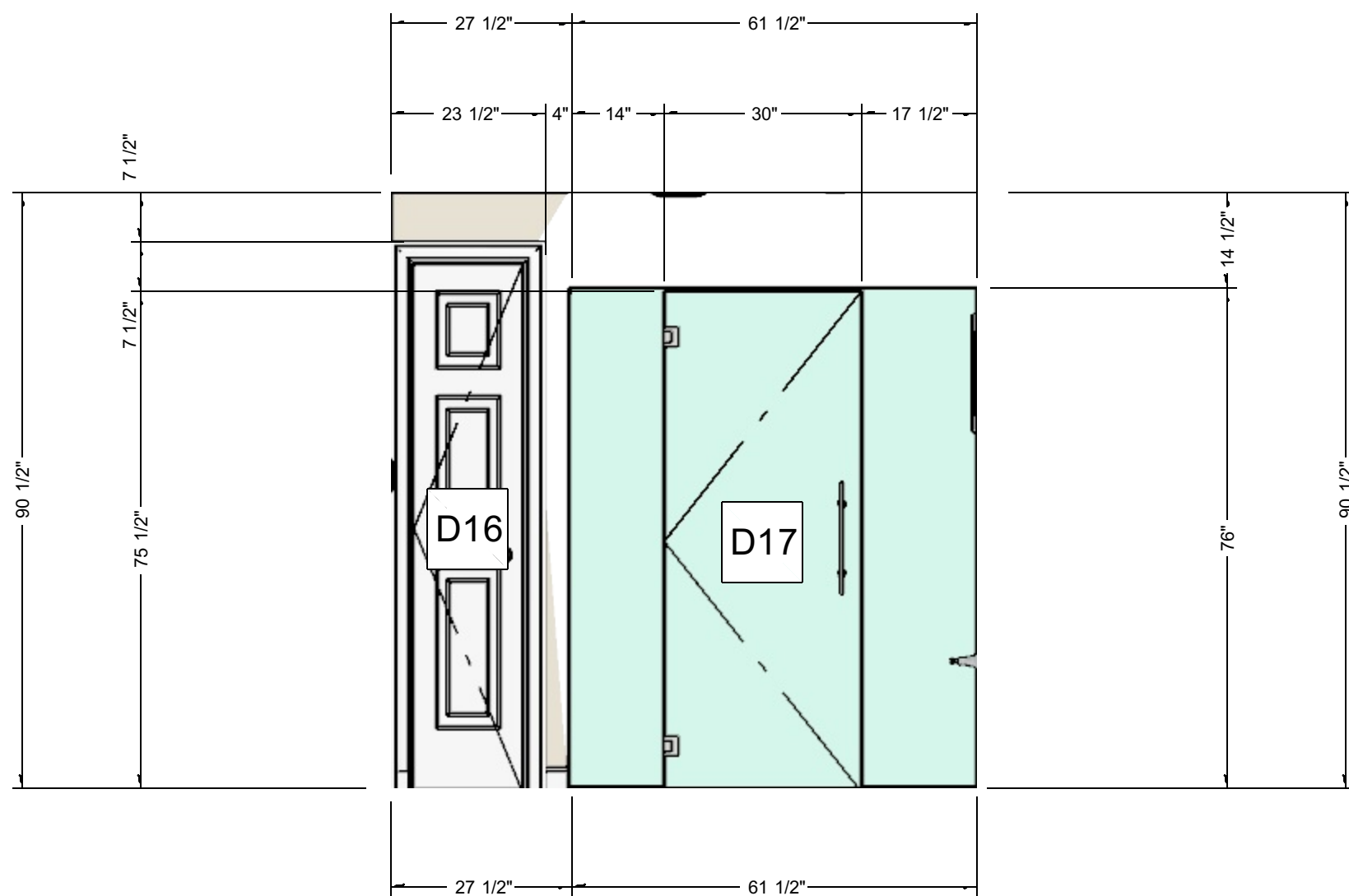


ELEV  
B

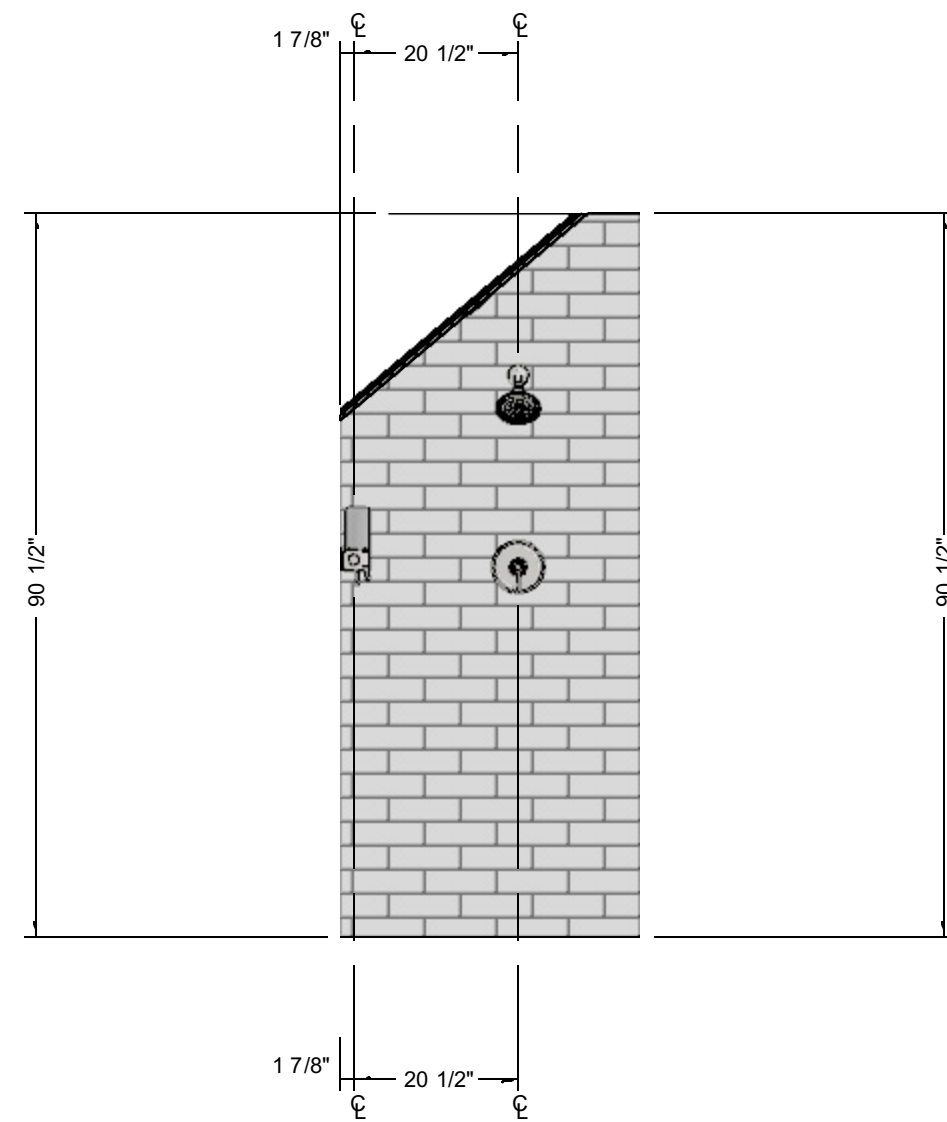
A  
A4.2 MASTER BATH WALL ELEVATIONS  
SCALE: 1/2" = 1'-0"



ELEV  
C



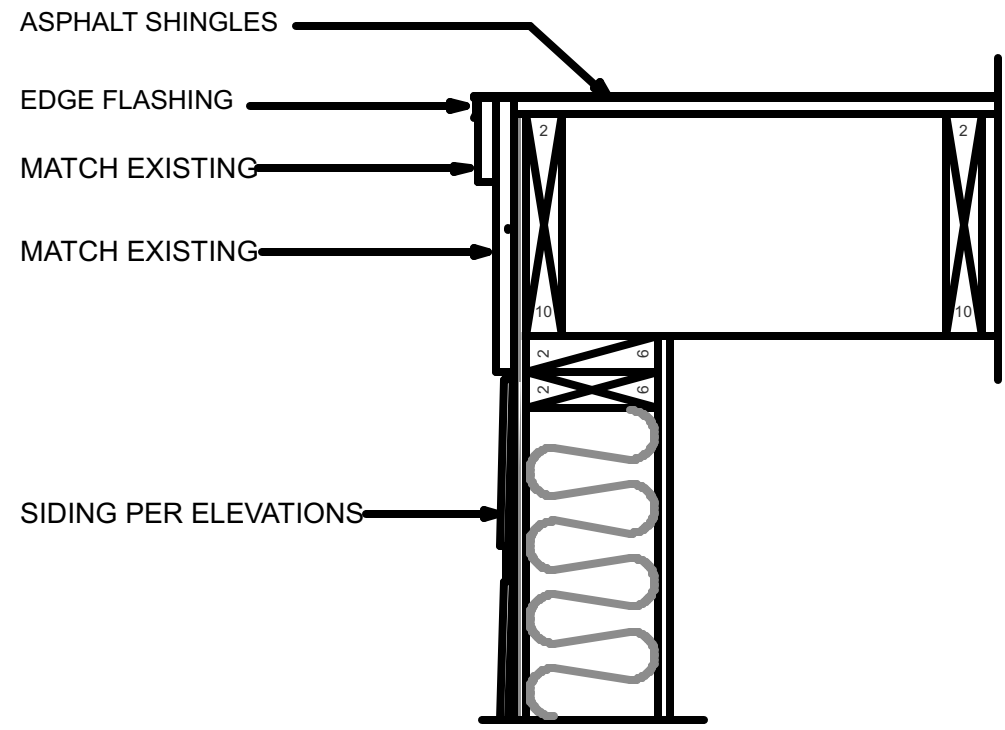
ELEV  
D



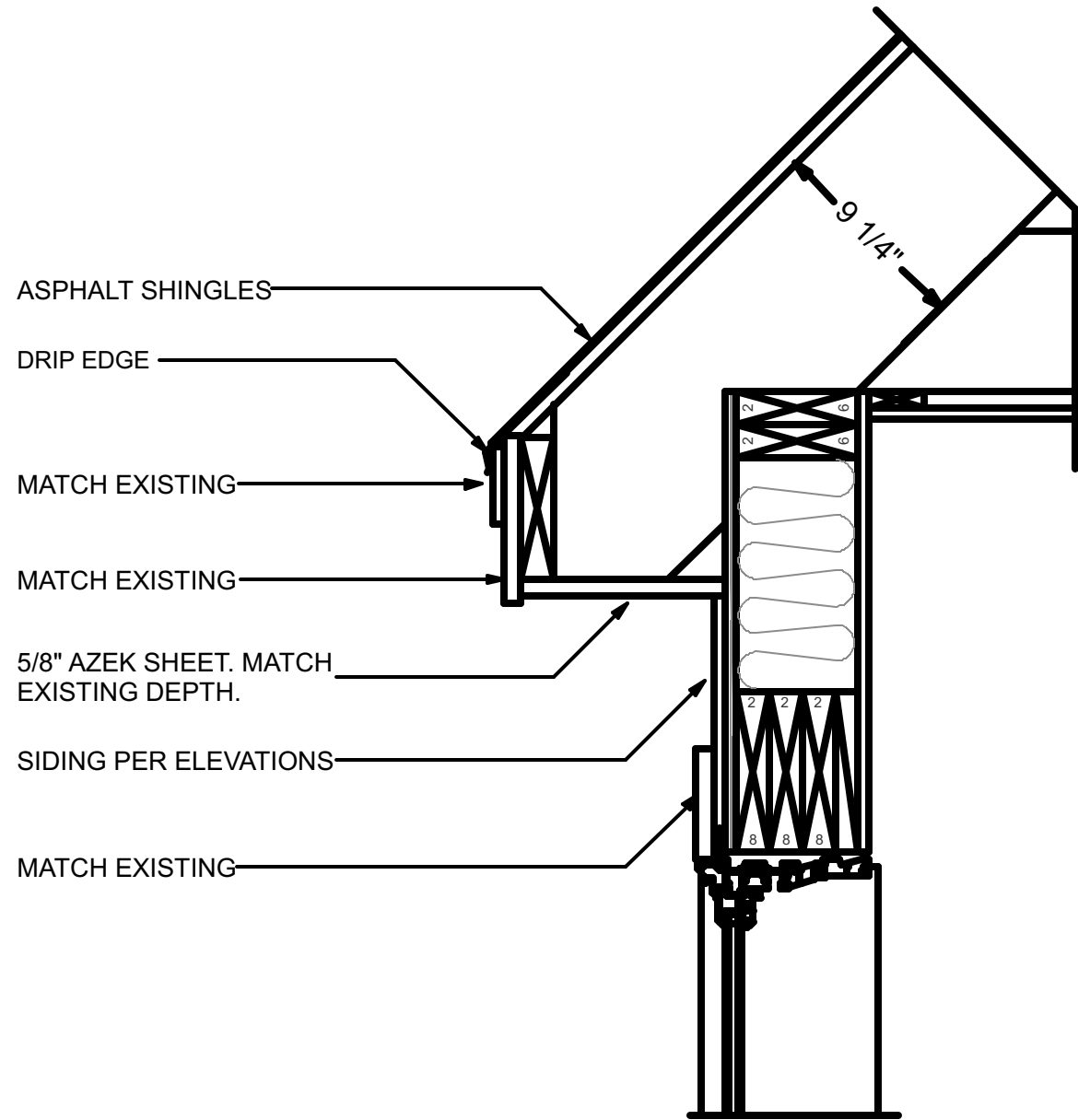
ELEV  
E

B  
A4.2 BATHROOM WALL ELEVATIONS  
SCALE: 1/2" = 1'-0"

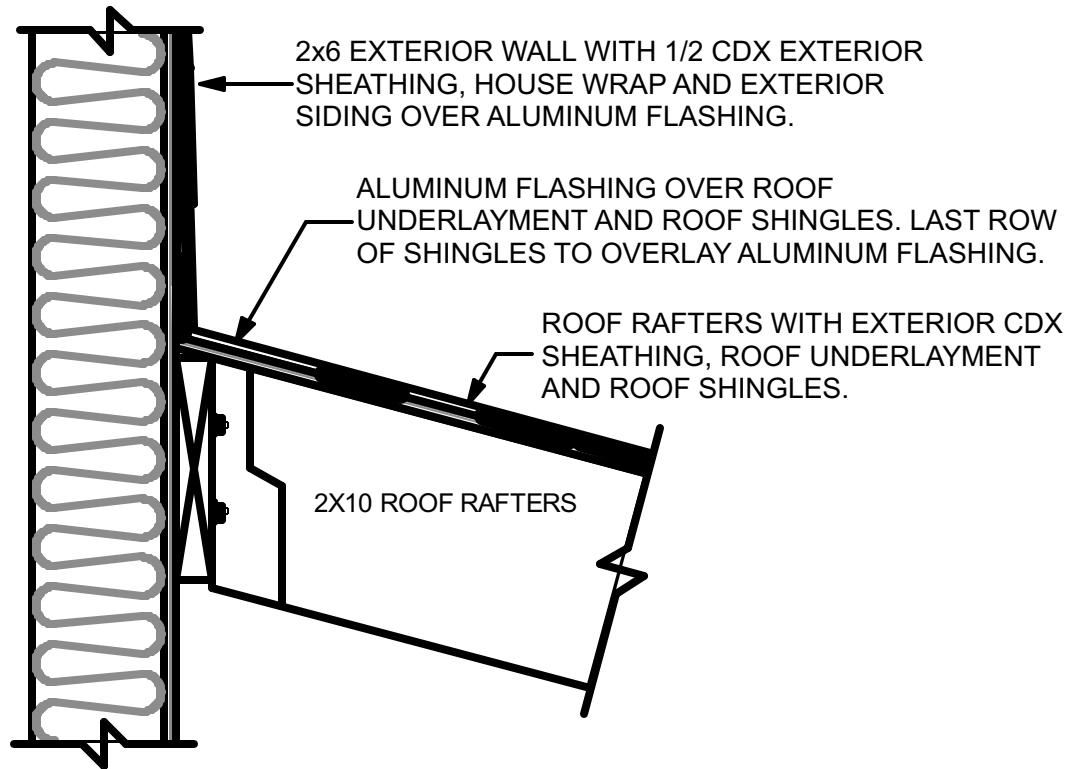




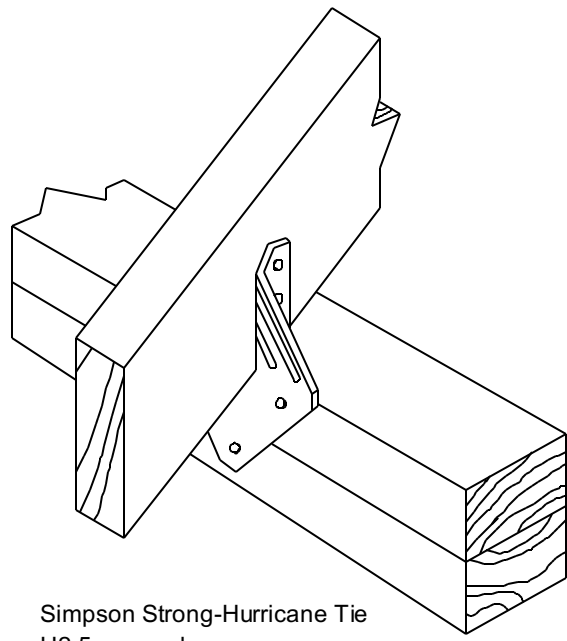
**J** **ROOF RAKE DETAIL**  
SCALE: 1 1/2" = 1'-0"



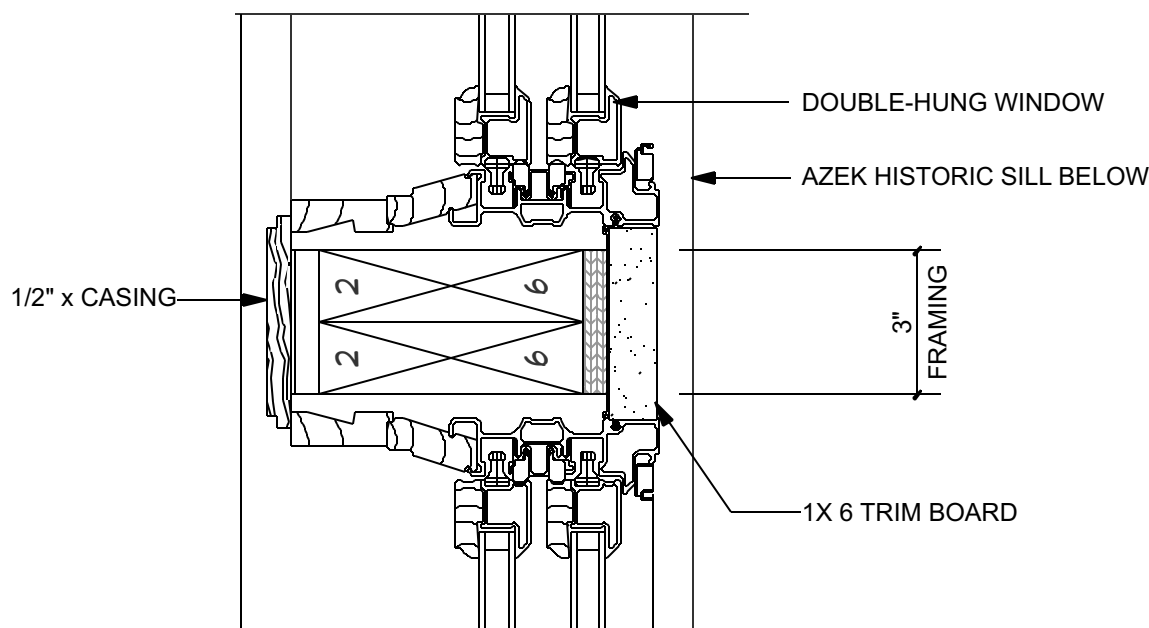
**I** **ROOF EAVE DETAIL**  
SCALE: 1 1/2" = 1'-0"



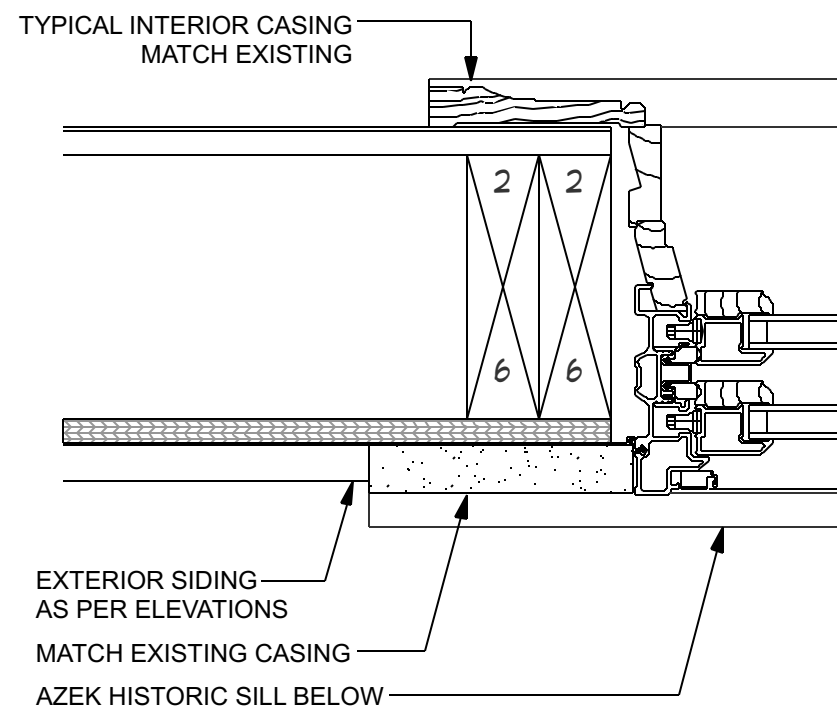
**H** **ROOF TO WALL FLASHING DETAIL**  
SCALE: 1 1/2" = 1'-0"



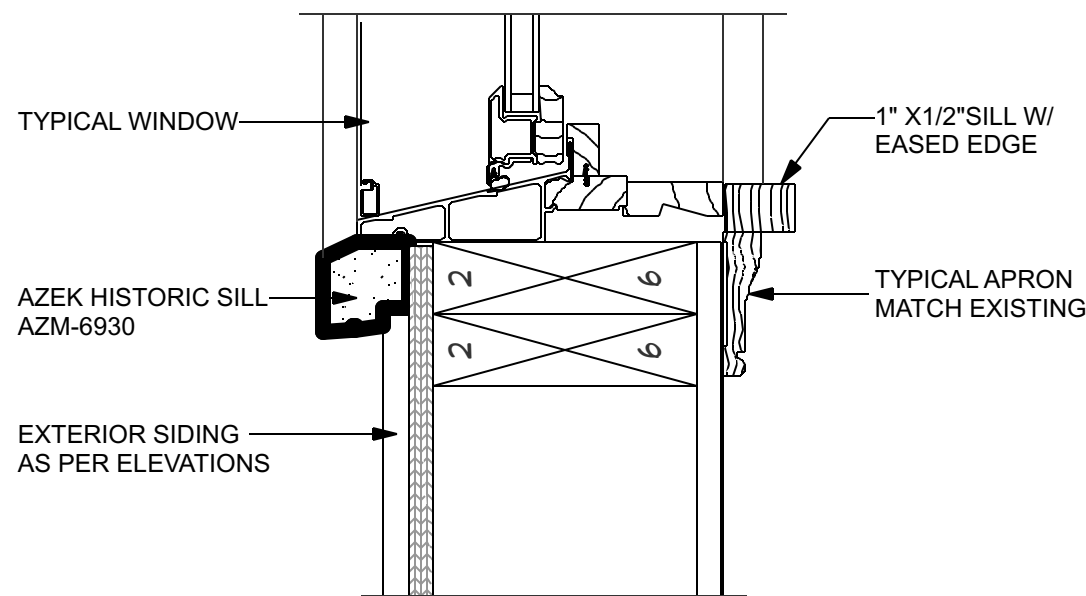
**G** **SIMPSON HURRICANE TIE**  
NOT TO SCALE



**F** **WINDOW MULLION DETAIL**  
SCALE: 3" = 1'-0"



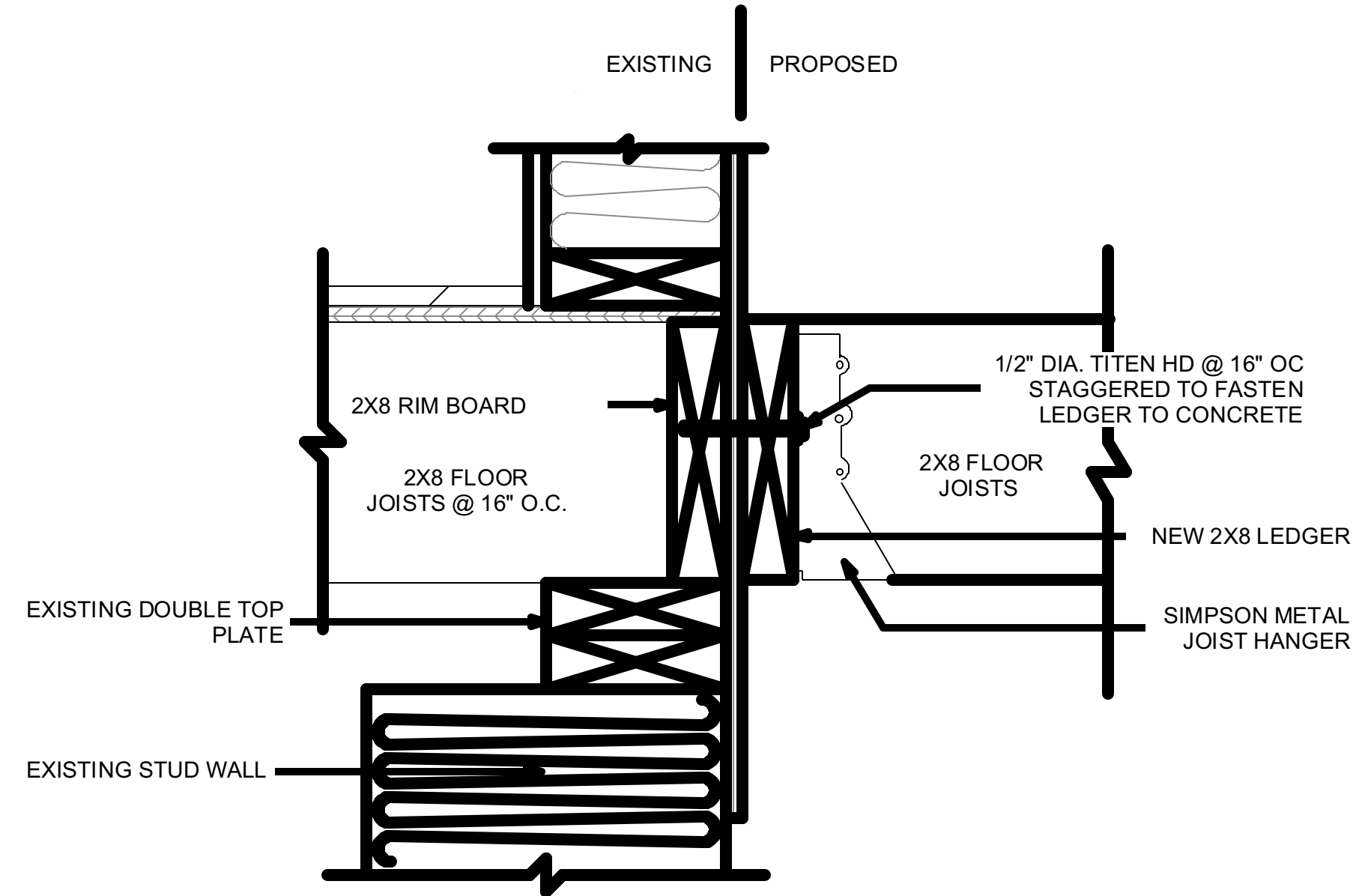
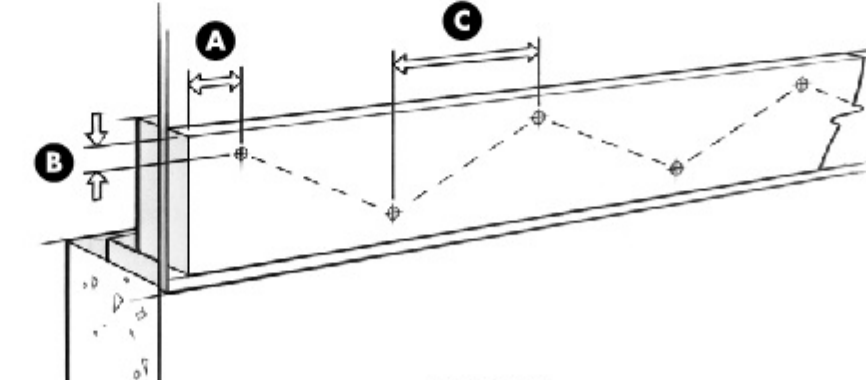
**E** **WINDOW JAMB DETAIL**  
SCALE: 3" = 1'-0"



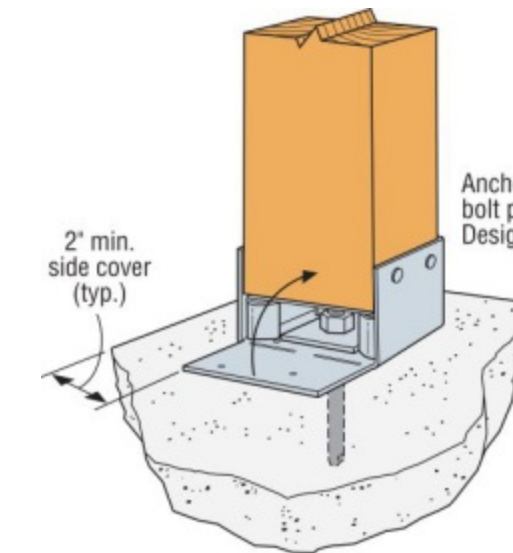
**D** **WINDOW SILL DETAIL**  
SCALE: 3" = 1'-0"

**SPACING REQUIREMENTS**

Fasteners should be staggered in a "V" pattern and spaced as follows:  
A. Minimum end distance = 3-3/4"  
B. Minimum edge distance = 1-3/4"  
C. On-center spacing = Per Table 1



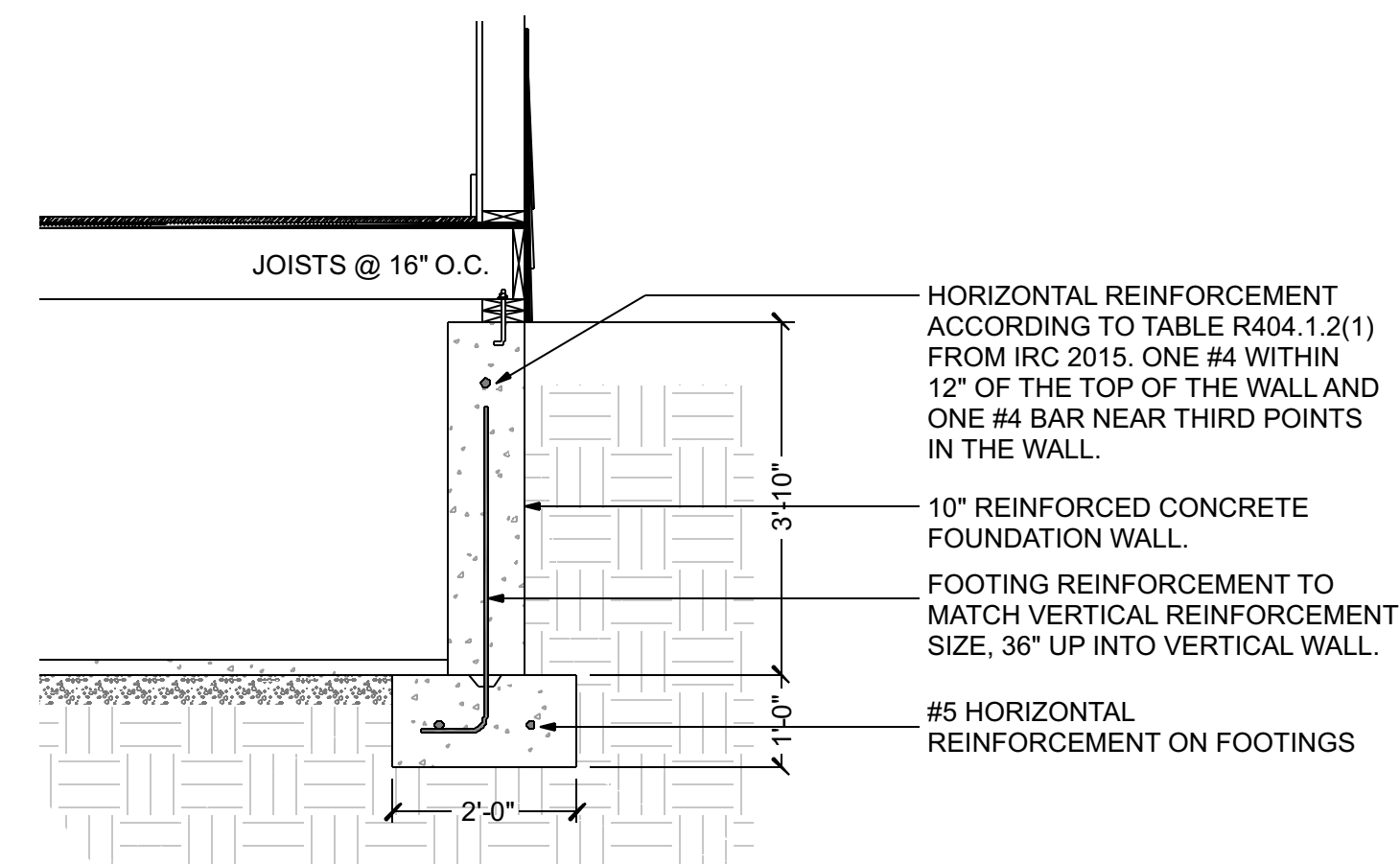
**C** **LEDGER / LEDGERLOK DETAIL**  
SCALE: 3" = 1'-0"



SIMPSON STRONG TIE  
POST BASE DETAIL - TYP.

FILL PIER FOUNDATION  
WITH CONCRETE AND  
PLACE ONE 1/2" X 8" L-  
ANCHOR IN CENTER.  
SECURE GALVANIZED  
POST ANCHOR TO TOP  
OF PIER TO ACCEPT  
WOOD FRAMING

**B** **PIER TO POST DETAIL**  
NOT TO SCALE



**A** **FROST WALL DETAIL**  
SCALE: 1/2" = 1'-0"

DESIGN/BUILD FIRM

**encore**  
DESIGN | REMODEL

103 Main Street  
Dennisport, MA 02639  
(508) 760-8900  
encoreco.com

STRUCTURAL ENGINEER

Structural Response, LLC  
Structural Engineering Services  
1000 Commonwealth Avenue  
Dennisport, MA 02639

Scott Nelson, PE  
(978) 866-4249



SHEET TITLE:

**PROPOSED DETAILS  
A THROUGH I**

PROJECT ADDRESS:

MARK & JACKIE WONG  
14 Woodland Road,  
Harwich Port, MA 02646

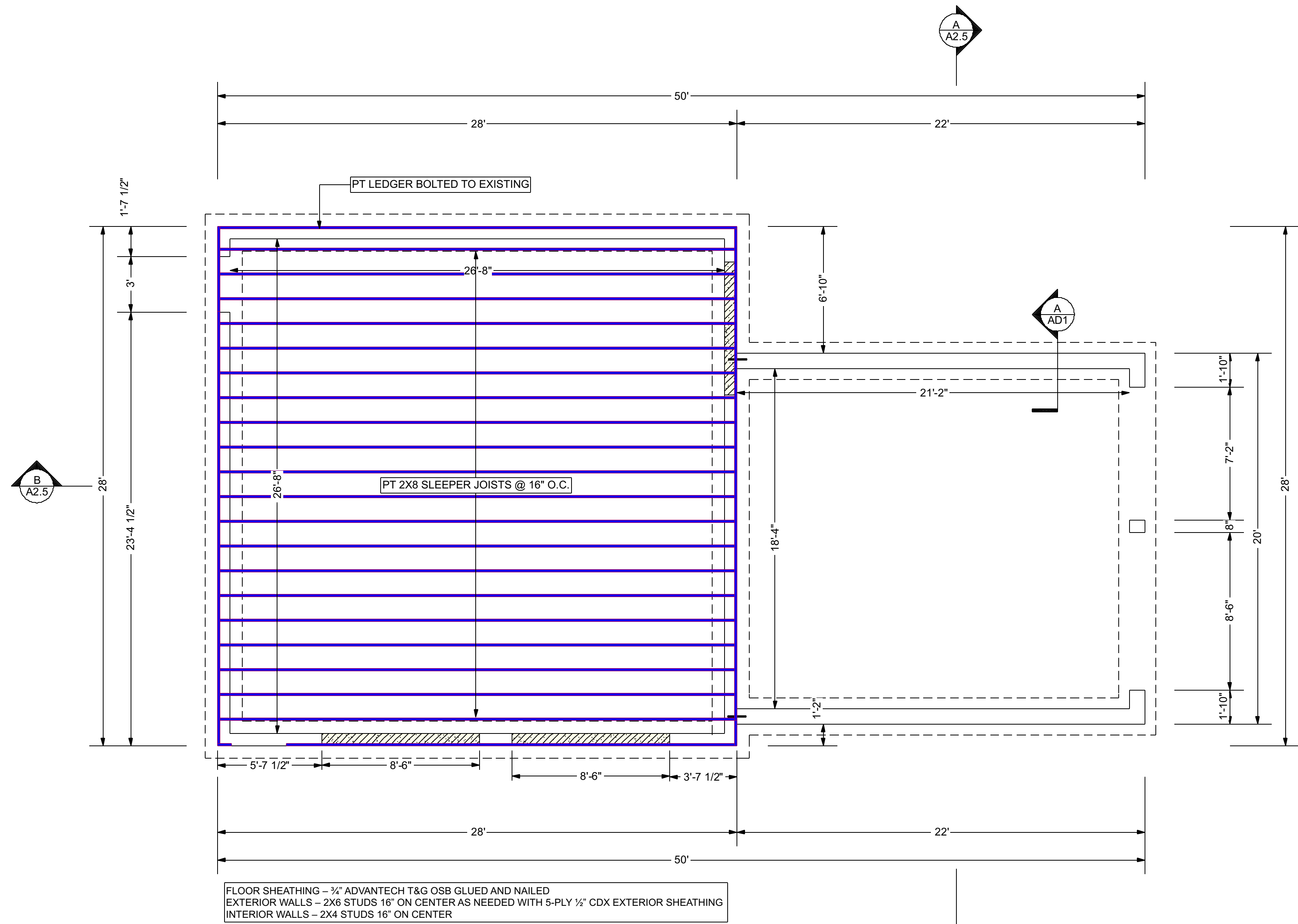
REV. DATE:

10/8/2020

SHEET:

**AD1**





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

**CONSTRUCTION NOTES: FRAMING**

**R602.3 DESIGN AND CONSTRUCTION.**  
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).

STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

**NOTES: FRAMING, SHEATHING, NAILING**

**STRUCTURAL STEEL:** (PENDING ENGINEERING) ONE W10X30 STEEL BEAM BEARING ON TWO WELDED STEEL COLUMNS

**FRAME:**

**FIRST FLOOR**

LEDGER - PRESSURE TREATED 2X8 LEDGER BOLTED TO EXISTING  
SLEEPER JOISTS - PRESSURE TREATED 2X8 JOISTS 16" ON CENTER  
FLOOR SHEATHING - 3/4" ADVANTECH T&G OSB GLUED AND NAILED  
EXTERIOR WALLS - 2X6 STUDS 16" ON CENTER AS NEEDED WITH 5-PLY 1/2" CDX EXTERIOR SHEATHING  
INTERIOR WALLS - 2X4 STUDS 16" ON CENTER

**GARAGE**

SILL - PRESSURE TREATED 2X6 WITH CONTINUOUS SILL SEAL  
EXTERIOR WALLS - 2X6 STUDS 16" ON CENTER WITH 5-PLY 1/2" CDX EXTERIOR SHEATHING

**SECOND FLOOR**

LEDGER - 2X10 LEDGER BOLTED TO EXISTING  
BOX - 2X10 CONTINUOUS BOX JOIST  
JOISTS - 2X10 JOISTS 16" ON CENTER  
FLOOR SHEATHING - 3/4" ADVANTECH T&G OSB GLUED AND NAILED  
EXTERIOR WALLS - 2X6 STUDS 16" ON CENTER WITH 5-PLY 1/2" CDX EXTERIOR SHEATHING  
INTERIOR WALLS - 2X4 STUDS 16" ON CENTER

**FASTENERS:**

WALL AND ROOF SHEATHING - 2 1/2" X .131 DIA. NAILS WITH 3" SPACING ON EDGES AND 6" SPACING IN FIELD  
FRAMING - 3 1/4" X .131 DIA. NAILS

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY STRUCTURAL RESPONSE ENGINEERING - SEE ATTACHED SPECS AND CALC'S.

**STRUCTURAL STEEL:**

FABRICATE, DETAIL ERECT, IDENTIFY AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS: EXCEPT CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DOCUMENTS.



CONSTRUCTION NOTES: FRAMING

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**FRAME:**

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SLEEPER JOISTS – PRESSURE TREATED 2X8 JOISTS 16" ON CENTER

FLOOR SHEATHING – ¾" ADVANTECH T&G OSB GLUED AND NAILED

EXTERIOR WALLS – 2X6 STUDS 16" ON CENTER AS NEEDED WITH 5-PLY ½" CDX EXTERIOR SHEATHING

INTERIOR WALLS – 2X4 STUDS 16" ON CENTER

**GARAGE**

SILL – PRESSURE TREATED 2X6 WITH CONTINUOUS SILL SEAL

EXTERIOR WALLS – 2X6 STUDS 16" ON CENTER WITH 5-PLY ½" CDX EXTERIOR SHEATHING

**SECOND FLOOR**

LEDGER – 2X10 LEDGER BOLTED TO EXISTING

BOX – 2X10 CONTINUOUS BOX JOIST

JOISTS – 2X10 JOISTS 16" ON CENTER

FLOOR SHEATHING – ¾" ADVANTECH T&G OSB GLUED AND NAILED

EXTERIOR WALLS – 2X6 STUDS 16" ON CENTER WITH 5-PLY ½" CDX EXTERIOR SHEATHING

INTERIOR WALLS – 2X4 STUDS 16" ON CENTER

**FASTENERS:**

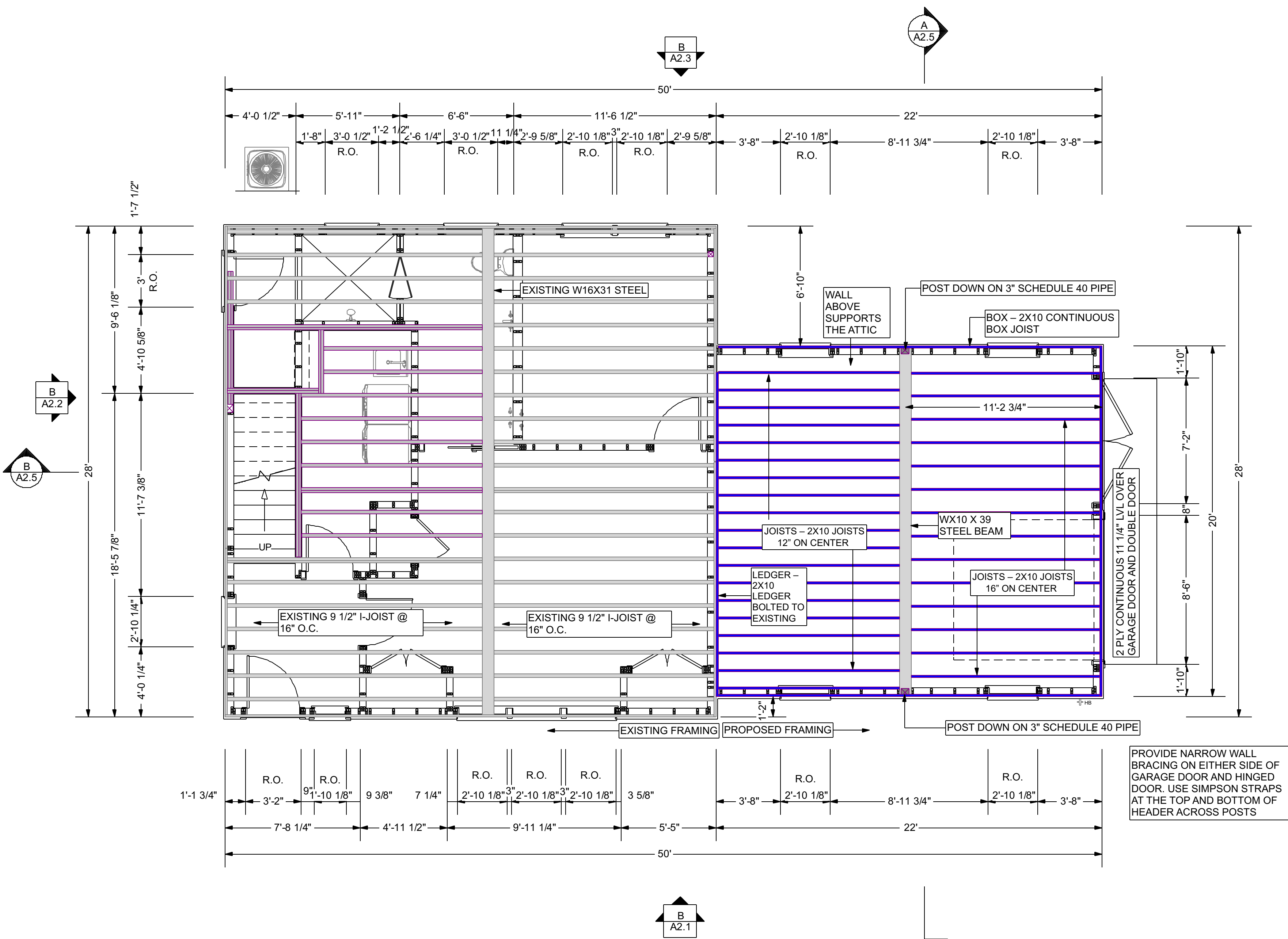
WALL AND ROOF SHEATHING - 2 1/2" X .131 DIA. NAILS WITH 3" SPACING ON EDGES AND 6" SPACING IN FIELD

FRAMING - 3 1/4" X .131 DIA. NAILS

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY STRUCTURAL RESPONSE ENGINEERING - SEE ATTACHED SPECS AND CALC'S.

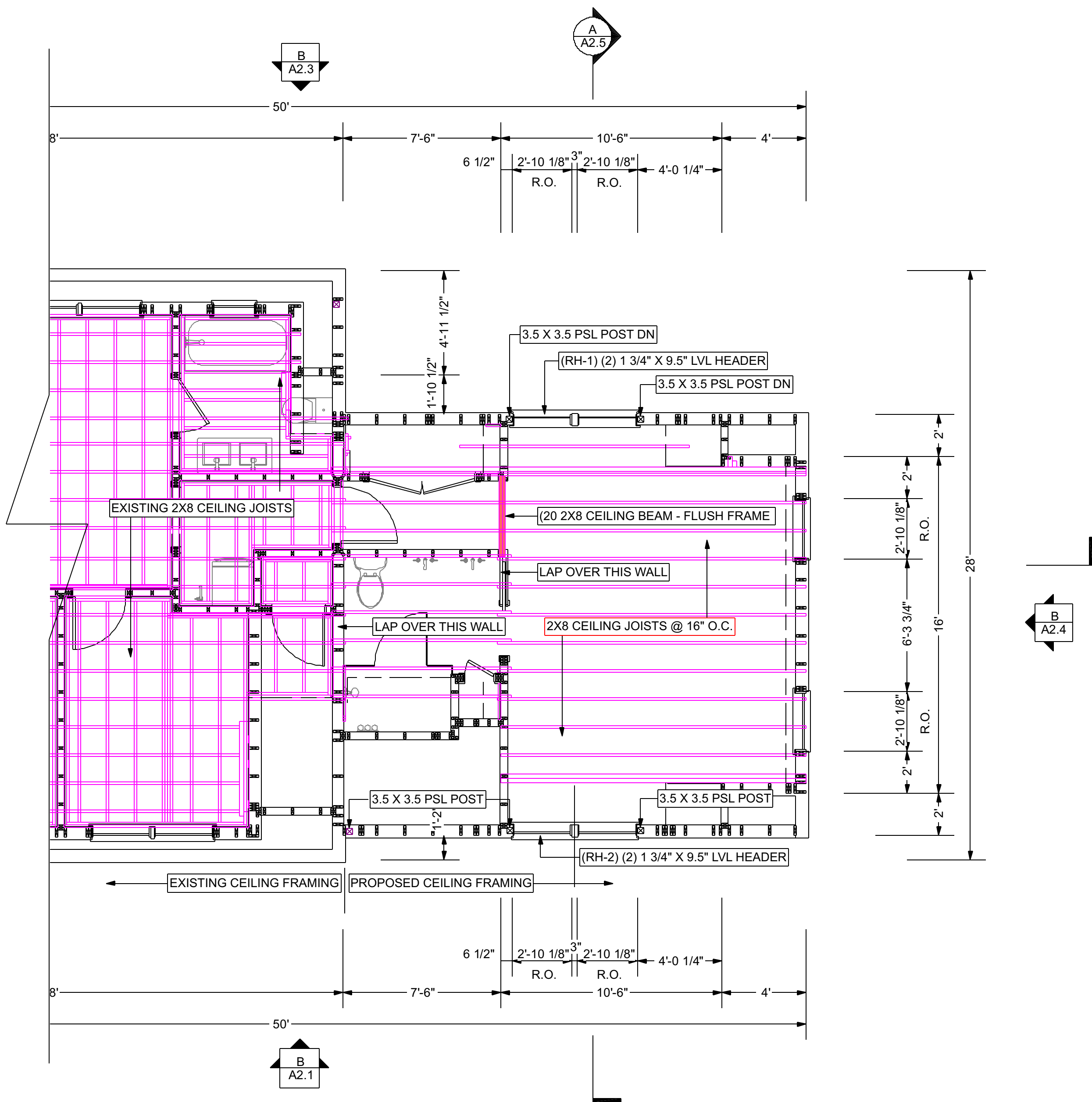
**STRUCTURAL STEEL:**

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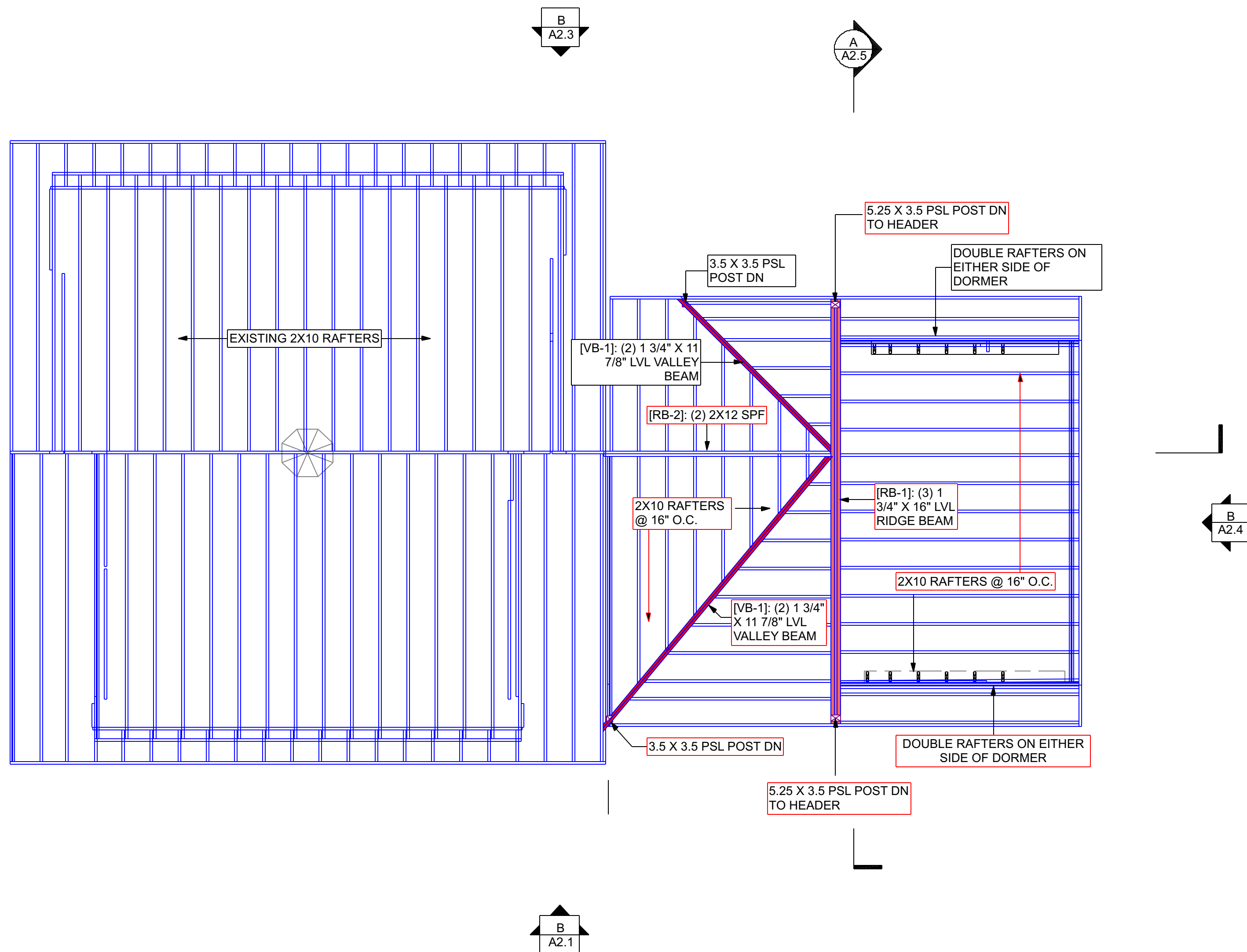


**PROPOSED SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"





**A**  
**S3** PROPOSED SECOND FLOOR CEILING FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**A**  
**S4** PROPOSED ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

**NOTES: FRAMING, SHEATHING, NAILING**

**ROOF**  
CEILING JOISTS – 2X8 CEILING JOISTS 16" ON CENTER  
MAIN RIDGE BEAM – TRIPLE 1-3/4" X 16" LVL RIDGE BEAM  
CONNECTOR RIDGE – CONTINUOUS 2X12 RIDGE  
VALLEY RAFTERS – DOUBLE 1-43/4" X 11-7/8" LVL VALLEY  
RAFTERS  
RAFTERS – 2X10 RAFTERS 16" ON CENTER  
ROOF SHEATHING – 5/8" CDX EXTERIOR SHEATHING  
NAILED

**FASTENERS:**  
WALL AND ROOF SHEATHING - 2 1/2" X .131 DIA. NAILS  
WITH 3" SPACING ON EDGES AND 6" SPACING IN FIELD  
FRAMING - 3 1/4" X .131 DIA. NAILS

ALL STRUCTURAL NOTES VERIFIED AND APPROVED BY  
STRUCTURAL RESPONSE ENGINEERING - SEE ATTACHED  
SPECS AND CALC'S.

**STRUCTURAL STEEL:**  
FABRICATE, DETAIL ERECT, IDENTIFY AND PAINT  
STRUCTURAL STEEL ACCORDING TO AISC  
SPECIFICATIONS: EXCEPT CONTRACTOR SHALL USE THE  
ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE  
STRUCTURAL DRAWINGS FOR DIMENSIONS AND  
STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL  
DOCUMENTS.

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AND FIGURES R602.3(1) AND R602.3(2) OR IN  
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WITH TABLES R602.3(1) THROUGH R602.3(4). STRUCTURAL  
WALL SHEATHING SHALL BE FASTENED DIRECTLY TO  
STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL  
COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND  
PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR  
HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD  
STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR  
WALLS SHALL CONFORM TO THE REQUIREMENTS OF  
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SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST  
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EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE  
STUDS AT OPENINGS IN WALLS THAT COMPLY WITH  
TABLES R502.5(1) AND R502.5(2).



## TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION  
SPECIAL PERMITS & SITE PLAN REVIEW

FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE 11/10/20

## PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Saumil Patel
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Saumil Patel
Mailing address	783 Main St
Town, ST, Zip	Harwich, MA 02645
Phone	(617) 669-9148
Fax	
E-mail	saumil5691@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

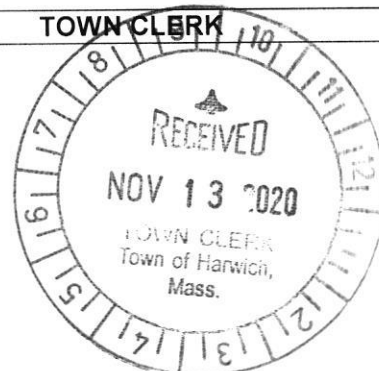
Owner(s) – Authorization must accompany application if the owner is not the applicant.

Official use only:

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

Case #

PB2020-31





**PART B – PROJECT LOCATION**

Legal Street Address	711 Main St	Village/Zip Code	Harwich/02645
Title Book/Page or L.C.C. #	Book: 28565 Page: 153		
Map(s) / Parcel(s)	41 - D8		
Zoning & Overlay Districts	C-V/HC Overlay	*Historic?	Yes
Frontage (linear feet)	144.01 Feet		
Total land area (s.f.)	27,441 s.f.		
Upland (s.f.)	27,441 s.f.	Wetlands (s.f.)	0 s.f.

**PART C – PROJECT DESCRIPTION**

Existing Floor Area in Sq. Ft	Gross: 10,202 s.f.	Net: 6,214 s.f.
Proposed Floor Area in Sq. Ft	Gross: 10,202 s.f.	Net: 6,214 s.f.
Change in Sq. Ft + / -	Gross: No Change	Net:
Existing # of parking spaces	25	Proposed # of parking spaces: 24
Existing Use(s)	Retail Store with take out food and 2 apartments on 2nd floor	
Proposed Use(s)	Same use with addition of generator behind the building	
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



November 9, 2020

Planning Department  
732 Main St  
Harwich, MA 02645

Dear Sir/Madam,

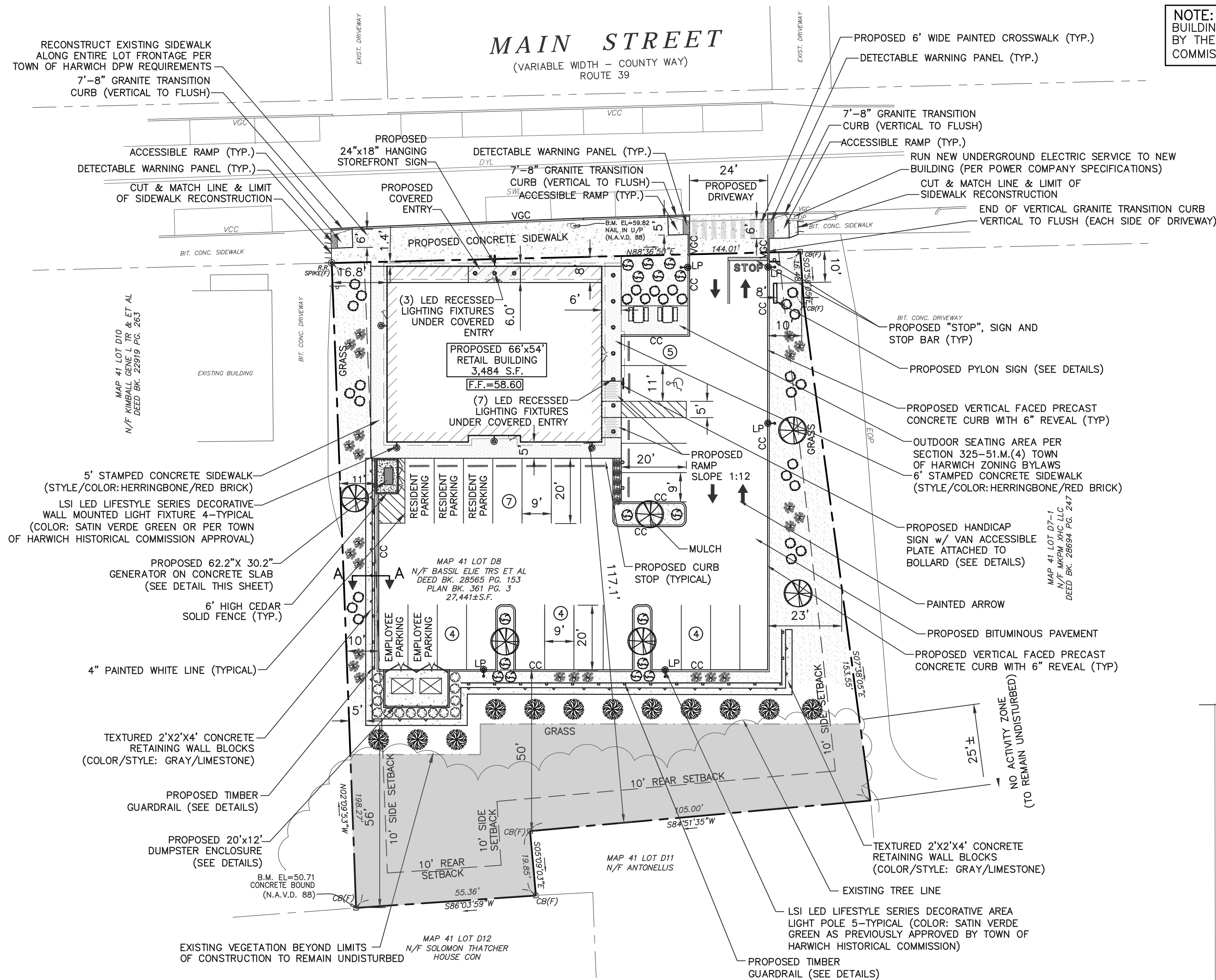
I am seeking approval for modification of site plan Special Permit PB2019-18 for 711 Main St, Harwich, MA 02645 to reduce the number of spaces by one and add a generator behind the building. We request a waiver from all other requirements as all other plans and requirements remain the same.

Sincerely,

A handwritten signature in black ink, appearing to read "Saumil Patel". The signature is fluid and cursive, with the first name "Saumil" and last name "Patel" clearly distinguishable.

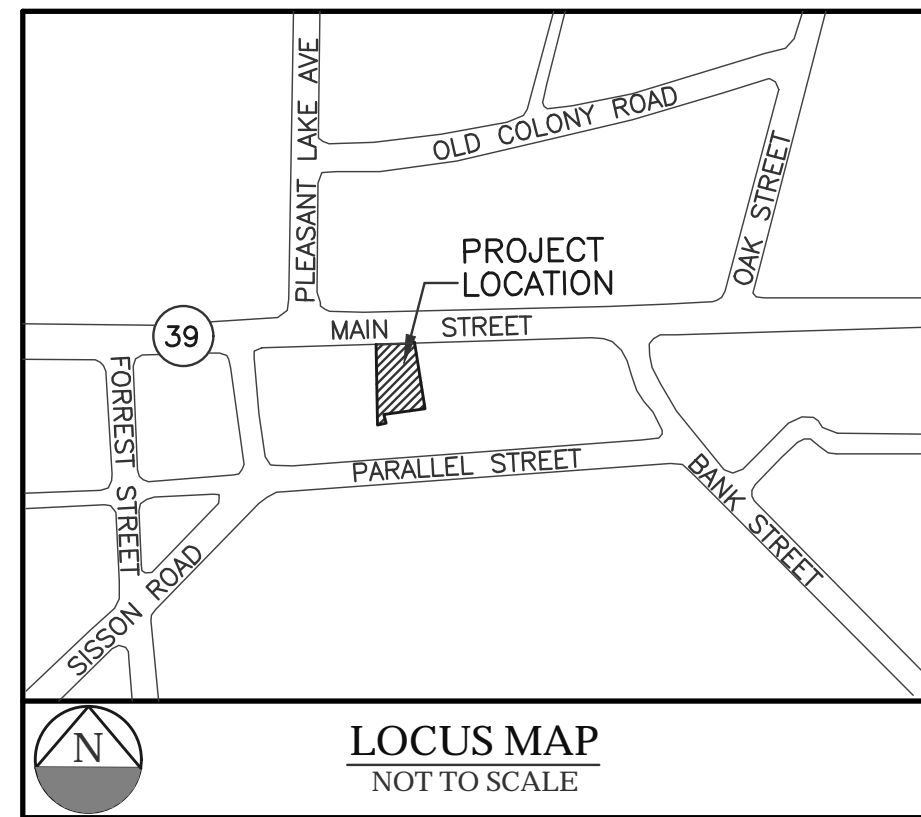
Saumil Patel





NOTE:  
BUILDING PLANS HAVE BEEN APPROVED  
BY THE HISTORIC DISTRICT HISTORICAL  
COMMISSION CASE#: HH 2019-05

MASSACHUSETTS COORDINATE SYSTEM  
GRID NORTH - NAD 83



SITE DATA :  
ADDRESS: 711 MAIN STREET,  
HARWICH, MA 02645  
ASSESSORS MAP 41 LOT D8  
ZONING DISTRICT: COMMERCIAL VILLAGE  
AREA: 27,441 Sq.Ft. (0.63 Acre)  
USE: CONVENIENCE STORE WITH TWO  
RESIDENTIAL APARTMENTS

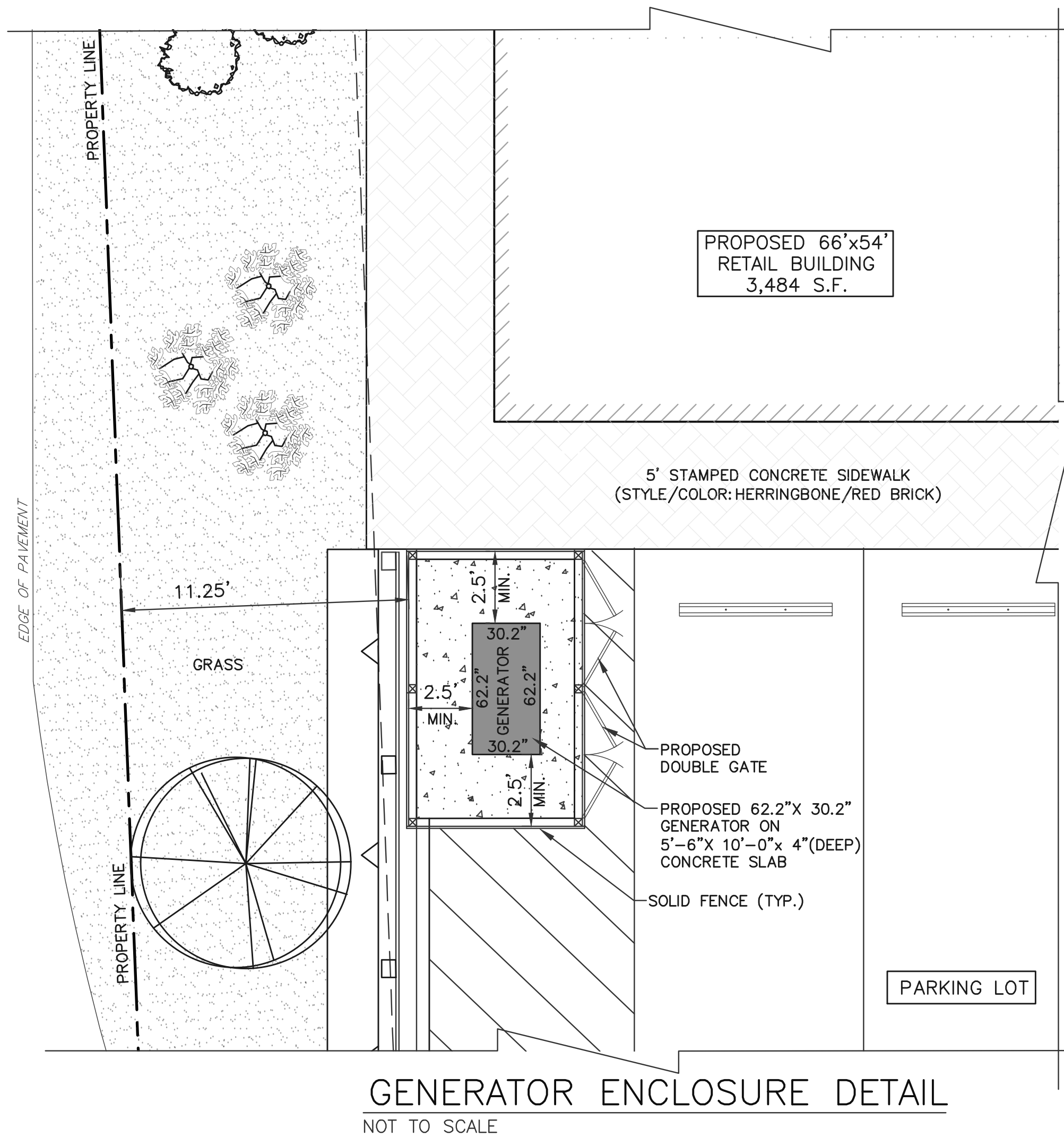
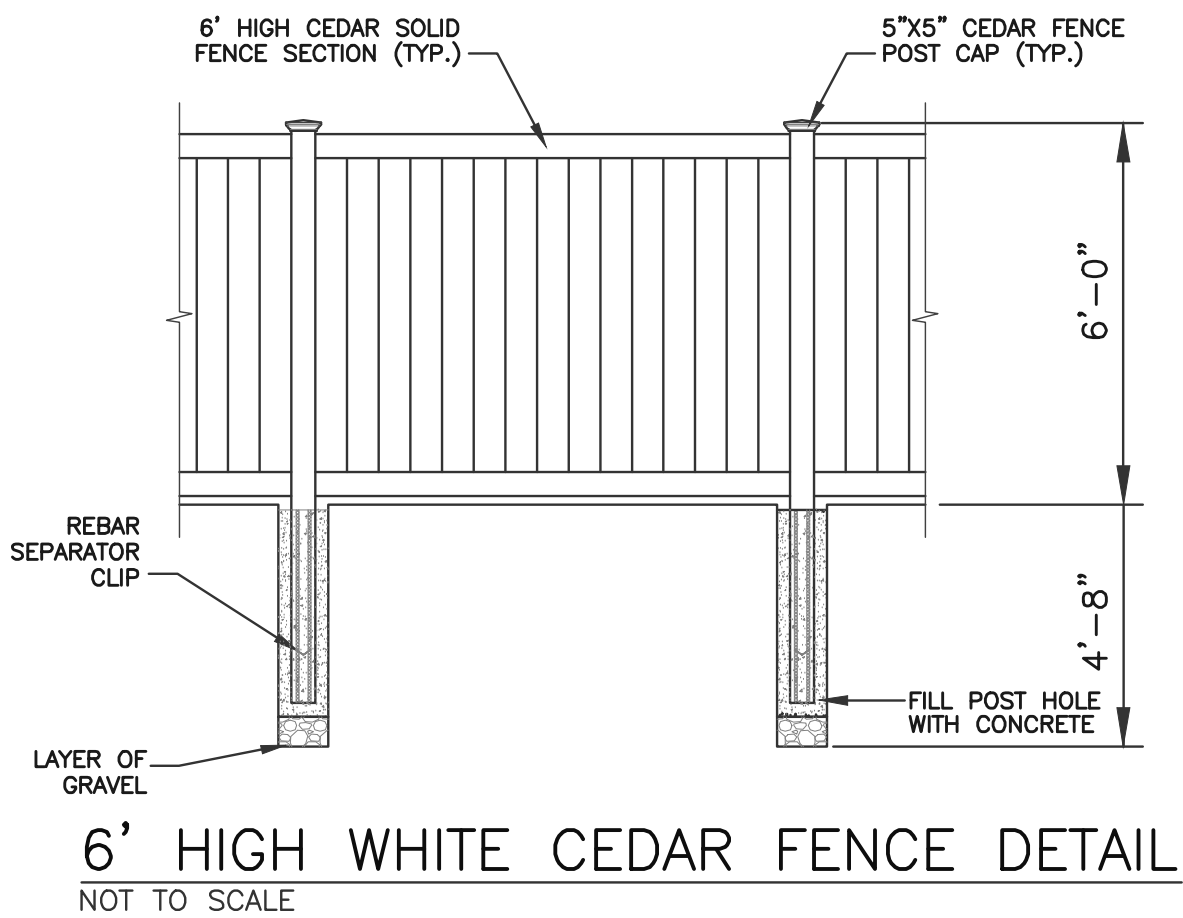
BUILDING 1st FLOOR AREA BREAKDOWN	
CONVENIENCE STORE:	= 2,180 S.F.
DELI & SEATING AREA:	= 630 S.F.
ACCESS TO SECOND FLOOR AND SPRINKLER ROOM:	= 674 S.F.
<b>TOTAL FIRST FLOOR AREA:</b>	<b>= 3,484 S.F.</b>

711 MAIN STREET, HARWICH, MA ZONING ANALYSIS TABLE (C-V) COMMERCIAL VILLAGE (HCHDO) HARWICH CENTER HISTORIC DISTRICT OVERLAY				
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED	
	C-V	HCHDO		
MIN. LOT SIZE	40,000 S.F.	15,000 S.F.	27,441 S.F.	27,441 S.F.
MIN. FRONTAGE	150'	150'	141.01'	141.01'
MAX. LOT COVERAGE	80%	80%	44.0%	53.0%
MAX. BUILDING COVERAGE	50%	50%	1.2%	13.0%
MAX. BLDG. HEIGHT	30' (2.5 STORIES)	30' (2.5 STORIES)	30' +/-	30' +/-
MIN. FRONT SETBACK	25'	***	64.4'	1.4'
MIN. REAR SETBACK	20'	10'	96.8'	117.1'
MIN. SIDE SETBACK	20'	10'	53.6'	14.9'
*** FRONT SETBACK REQUIREMENTS FOR HARWICH CENTER OVERLAY DISTRICT SHALL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW BASED ON EXISTING DEVELOPMENT PATTERNS AND THE ELEMENTS OF THE PROPOSED PROJECT.				

#### NOTES:

- THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
- THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BORDERLAND ENGINEERING, INC.
- THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY F.I.R.M. 25001C0612J EFFECTIVE DATE JUNE 7, 2012.
- UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 {1(888)DIG-SAFE}.

PARKING DATA	
<b>RETAIL (CONVENIENCE STORE):</b> ONE (1) SPACE PER ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR AREA DEDICATED TO CUSTOMER USE OR DISPLAY, BUT NOT LESS THAN 70% OF THE TOTAL AREA.  70% TOTAL AREA = 0.7 X 2,180 S.F./150 S.F. = 10 SPACES	
<b>RESTAURANT FAST FOOD TAKEOUT (DELI):</b> ONE (1) PER EMPLOYEE MAXIMUM SHIFT, PLUS SIX (6), PLUS ONE (1) PER FOUR (4) SEATS, INDOOR OR OUTDOOR.  1 EMPLOYEE + 12 SEATS (INDOOR/OUTDOOR)/4 + 6 SPACES = 10 SPACES	
<b>MULTI FAMILY OR MIXED USE DEVELOPMENT:</b> 1.5 SPACES PER UNIT (2 UNITS) X (1.5 SPACES) = 3 SPACES	
TOTAL PARKING REQUIRED = 23 SPACES	
PROVIDED: TOTAL PARKING PROVIDED = 24 SPACES	



Choubah Engineering Group, p.c.  
**CEG**  
Consulting Professional Engineers

112 STATE ROAD (ROUTE 6),  
No. DARTMOUTH, MA 02747  
TEL: (508) 858-5040 FAX: (508) 858-5041  
www.choubahgroup.com

Project:  
**PROPOSED CONVENIENCE  
STORE/DELI & APARTMENTS  
AT 711 MAIN STREET,  
HARWICH, MA**

Applicant:  
**SAUMIL PATEL  
783 MAIN STREET  
HARWICH, MA 02645**

Owner:  
**BASSIL ELIE TRS ET AL  
BASSIL RABIH TRS  
8A HEADWATER DRIVE,  
WEST YARMOUTH, MA 02673**

Deed Reference:  
**OWNER'S REFERENCE  
BOOK 28565 - PAGE 153  
PLAN BOOK 361 - PAGE 3**

Issue Date: 11/10/2020

Revisions		
No.	Date	Description

Project Number: 18-511

Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS Checked By: HC

Sheet Title:  
**SITE LAYOUT PLAN**

Sheet Number. 1 OF 1





FRONT VIEW



REAR VIEW

CHOUBAH ENGINEERING GROUP, P.C.  
**CEG**  
CONSULTING PROFESSIONAL ENGINEERS

112 STATE ROAD (ROUTE 6),  
No. DARTMOUTH, MA 02747

TEL: (508) 858-5040 FAX: (508) 858-5041  
www.choubahgroup.com

Project:

PROPOSED CONVENIENCE  
STORE/DELI & APARTMENTS  
AT 711 MAIN STREET,  
HARWICH, MA

Applicant/Owner:

711 MAIN STREET, LLC  
711 MAIN STREET  
HARWICH, MA 02645

Issue Date: 11/02/2020

Revisions		
No.	Date	Description

Project Number: 18-511

Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS      Checked By: HC

Sheet Title:

ARCHITECTURAL RENDERING

Sheet Number.





**La Tanzi  
Spaulding  
& Landreth**

PB2020-26 Royal Apartments

8 Cardinal Lane  
Orleans

14 Center Street, Suite 4  
Provincetown

3010 Main Street, Suite 2E  
Barnstable

**Benjamin E. Zehnder**  
Direct Tel: 508.255.2133 ext. 128  
bzehnder@latanzi.com

November 18, 2020

Anita N. Doucette, Town Clerk  
Harwich Town Hall  
732 Main Street  
Harwich, MA 02645

Via hand delivery

Re: Planning Board Application PB2020-06  
328 Bank Street, Harwich / Map 41, Parcel N4

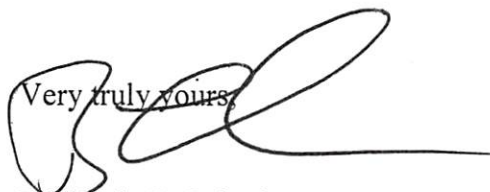
Dear Ms. Doucette:

Please find enclosed for filing with the above matter the following submittals to the Harwich Planning Board:

1. Amended Application – 2 copies;
2. Amended Narrative – 2 copies;
3. Filing Fee in the amount of \$525.00

This correspondence constitutes a request to the Planning Board that matter no. PB2020-06 be permitted to be amended as set forth herein to add a request for a so-called Harwich Center Overlay District special permit pursuant to Harwich Zoning Bylaw Section 325.51.O.

Thank you for your attention.

Very truly yours,  
  
Benjamin E. Zehnder

BEZ/  
cc via email only:  
Charleen Greenhalgh, Town Planner  
David Michniewicz, Client, Matt Nelson, David Reid, Esq.

*A Legal Beacon since 1969*



AMENDED APPLICATION  
11/18/2020  
BZL

TOWN OF HARWICH PLANNING DEPARTMENT

SPECIAL PERMITS & SITE PLAN REVIEW

FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE October 13, 2020

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	The Royal Apartments LLC 8 Alton Place, Brookline, MA 02446
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Benjamin E. Zehnder La Tanzi, Spaulding & Landreth
Mailing address	P.O. Box 2300
Town, ST, Zip	Orleans, MA 02653
Phone	(508) 255-2133 ext. 128
Fax	(508) 255-3786
E-mail	bzehnder@latanzi.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 #



### PART B – PROJECT LOCATION

Legal Street Address	328 Bank Street	Village/Zip Code	02645
Title Book/Page or L.C.C. #	B.C.R.D. Book 32263, Page 179 / Plan Book 389, Page 98		
Map(s) / Parcel(s)	Harwich Assessor's Map 41 Parcel N4		
Zoning & Overlay Districts	MRL; Harwich Center Overlay	*Historic?	Harwich Center Historic Dist.
Frontage (linear feet)	42,403		
Total land area (s.f.)	82,443		
Upland (s.f.)	71,444	Wetlands (s.f.)	10,999

### 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: 0	Net: 0
Existing # of parking spaces	Proposed # of parking spaces: 43	
Existing Use(s)	former nursing home / assisted living & senior day care	
Proposed Use(s)	Multifamily use containing 26 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 # \_\_\_\_\_, 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) Multifamily Dwelling s. 325-51(Q)
- ☐ 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





## SECOND AMENDED Project Narrative

328 Bank Street  
Assessor's Parcel ID 41-N4  
The Royal Apartments LLC  
Application for Planning Board Site Plan Approval and Special Permit

*November 18, 2020*

*Prepared by Benjamin E. Zehnder / La Tanzi, Spaulding & Landreth*

Applicant The Royal Apartments LLC ("Royal Apartments") owns the land at 328 Bank Street, Assessor's Parcel ID 41-N4, which is a developed 82,443 sq. ft. parcel of land in Harwich's MRL (Multifamily Residential - Low Density) zoning district and the Harwich Center Overlay District and the Harwich Center Historic District. The property has 424.3' of frontage along Parallel Street and Bank Street and is improved with two existing buildings. Locus has most recently been used for nursing home / assisted living facility and a senior day care facility uses.

The applicant intends to refit the existing two structures for 26 apartment units, which will constitute a Multifamily use allowable in the MRL district by grant of a Planning Board special permit under the Table of Use Regulations. In addition, the applicant has applied for Site Plan Approval pursuant to Bylaw § 325-55, as required by subsection (C)(2) [expansion or reconfiguration of an existing parking lot and/or driveway(s) in connection with a multifamily use] and (C)(3) [ Establishment of any new multifamily facility,] and has applied for an Harwich Center Overlay District Special Permit pursuant to Bylaw § 325-51.O.

The applicant requests that the Planning Board waive parking area setback requirements set forth in Bylaw § 325-42L pursuant to the Boards right to waive such setbacks as set forth in Bylaw § 325-51.O(5)(F).

Locus is dimensionally conforming for the proposed multifamily use, having more than the required minimum 150' of continuous lot frontage and 25' side and rear setback distances to the existing structures under the §325-16 (Table 2) Area Regulations. (Because the property is a lawfully pre-existing structure proposed for conversion to multifamily use, the 82,443 sq. ft. lot size is allowable under §325-16). In addition, the property has a proposed site coverage percentage of 48.0%, well less than the maximum site coverage percentage requirement of 80% in the Harwich Center Overlay District under §325-51(O)(5)(c).

The applicant proposes minimal reconfiguration of the existing structure. It will renovate and update the buildings' interiors and perform exterior maintenance and painting. It will also reconfiguring the parking areas to create 43 parking spaces to accommodate the proposed 26 new apartments. In connection with this work the applicant will remove one curb cut from Parallel Street and install new retaining walls adjacent to the new parking areas.



The proposed apartments will be a mix of studio, 1- and 2-bedroom apartments in the two existing buildings (14 studios, 8 one-bedroom and 4 two-bedroom units). This proposal will benefit the community by increasing the stock of year-round, lower cost apartment housing in Harwich and by contributing to a livable, pedestrian friendly town center.

1. Harwich Zoning Bylaw §325-51(A)(1) Special Permit Responses:

Residential multifamily dwelling use is allowable in the MRL district by special permit. The applicant responds to the special permit granting criteria set forth at Bylaws §325-51(A)(1) as follows:

(a) *The use as developed will not adversely affect the neighborhood:*

The property has been used as the location of a lodging house or inn going back to the 19<sup>th</sup> century, and has been used as a nursing home / assisted living facility since the mid 1980s. This area of Harwich has developed over time in conjunction with a relatively intensive residential use of locus, and the use of the property to house unrelated individuals or households is not new.

The Harwich Center area will benefit from having a greater residential base within walking distance, which will make the area more pedestrian-oriented and increase the number of people visiting local businesses and benefiting the sense of community.

The neighborhood and Harwich Center will not be adversely affected by utilizing a presently unoccupied building for the multifamily apartment use, which is closely related to the former assisted living facility in terms of how the site will be accessed, traversed, and used, and the manner in which it relates to the surrounding area.

(b) *The specific site is an appropriate location for such a use, structure or condition:*

Locus is an appropriate location for multifamily use. The two buildings have already been divided into separate living areas and hallways, with plumbing and utilities serving all living areas, making it less costly and difficult to convert the buildings to multifamily use than it would be to convert to a retail or industrial building. In addition, the parking and walkways have all been designed to support the same type and approximate number of visitors multifamily use generates.

Furthermore, the property has historically been used as accommodations, including the most recent use as an assisted living facility. As such, there will be significantly less impact on the surrounding neighborhood than would result from the installation of a different use or the conversion of the buildings to support a different type of use. The property neighbors will not have to adapt to new traffic patterns, deliveries, or structures, and will not be negatively impacted.



Together, these factors make the property an appropriate site for the proposed multifamily use.

(c) *There will be no nuisance or serious hazard to vehicles or pedestrians:*

The property has been used for residential accommodations since the 19th century, and has been used recently as an assisted living facility since the mid 1980s. The uses have not presented a nuisance or serious hazard to vehicles or pedestrians, and the similar multifamily use will not materially change the manner in which the property is accessed or used, or its relationship to the neighborhood.

Furthermore, the applicant has proposed eliminating one of the three curb cuts on Parallel Street, converting a second driveway to emergency vehicle use only, slightly widening the one remaining curb cut, and rebuilding the parking and pedestrian access within the site. The applicant does not expect a risk of nuisance or serious hazard to vehicles or pedestrians from its proposal, and expects that the proposed configuration will improve traffic safety relative to the current layout

(d) *Adequate and appropriate facilities will be provided for the proper operation of the proposed use. This includes the provision of appropriate sewage treatment facilities which provide for denitrification, when the permit granting authority deems such facilities necessary for protection of drinking water supply wells, ponds or saltwater embayments:*

The site has adequate and appropriate facilities for the proper operation of the proposed residential use. The property is served by existing utility services sufficient for the proposed 26 apartment units, including town water. The applicant proposes two new stormwater drainage systems designed to infiltrate the runoff from a 100 year storm, and the existing sewage disposal system has a permitted design flow of 4,773 g.p.d., which is in excess of the 3,300 g.p.d required for the 30 bedrooms proposed.

The applicant does not propose any new use or intensification of existing uses which would impact any water supply well, pond, or saltwater embayment, and does not propose any use within the 100' wetland buffer zone.

2. Harwich Zoning Bylaw §325-51(Q) Multifamily Special Permit Responses:

The applicant responds to the additional criteria for granting a Planning Board multifamily special permit set forth at Bylaws §325-51(Q) as follows:

(1) *The Planning Board shall serve as the special permit granting authority for multifamily developments, including conversion of existing structures/uses to multifamily and/or new construction:*



The applicant has submitted its within application for conversion of the existing structures to multifamily dwellings.

- (2) *A Site Plan Review special permit pursuant to §325-55 is also required:*

The applicant has simultaneously filed for Site Plan Review.

- (3) *All multifamily dwellings must be connected to a municipal water system:*

The property is connected to the Harwich water system.

- (4) *A habitable room in a multifamily dwelling unit shall have a minimum floor area of not less than 120 square feet and shall have no major width or length dimension less than 10 feet. Closets, storage spaces, bathrooms and kitchens are not habitable rooms for the purpose of these minimum area and dimension requirements:*

No proposed habitable room has a minimum floor area of less than 120 sq. ft. or a major width or length dimension of less than 10 feet.

- (5) *The number of multifamily dwelling units shall be determined by the ability to place an adequately sized septic system for the number of bedrooms; and required parking per number of units and landscaping on the site pursuant to Article IX Off-Street Parking and Loading Requirements:*

The existing sewage disposal system has a permitted design flow of 4,773 GPD. The applicant proposes 26 dwelling units containing a total of 30 bedrooms, which equals a daily flow of 3,300 gallons at 110 gallons per bedroom, in compliance with this requirement.

Per the parking and loading requirements, multifamily use requires 1.5 parking space per studio or one bedroom unit, and 2 spaces per two bedroom unit. The proposed 26 dwelling units (14 studios, 8 one-bedroom and 4 two-bedroom units) therefore require a total of 41 spaces. The applicant will provide 43 parking spaces, including two handicapped accessible spaces, and will provide in its leases and regulations that no unregistered vehicles, boats or trailers be parked on the property.

- (6) *All outside entrances to multifamily dwellings shall provide protection to the immediate area in front of said entrance from the weather:*

The applicant does not propose any exterior alterations to the buildings other than installation of an awning over the Parallel Street entrance. The applicant believes that the structures comply with the intent of the bylaw requirement.



- (7) *Whenever the land upon which a multifamily dwelling is to be erected is located partially within a Drinking Water Resource Protection District, maximum possible use of the area outside the Drinking Water Resource Protection District will be made for the disposal of stormwater runoff and sewage:*

Locus is not located within a Drinking Water Resource Protection District and the applicant is not proposing erecting any new buildings.

- (8) *Recreation areas. Where appropriate to the topography and natural features of the site, the Planning Board may require that at least 10% of the open space or two acres (whichever is less) shall be of a shape, slope, location and condition to provide an informal field for group recreation or community gardens for the residents of the multifamily development:*

The existing site has areas of lawn and patio along the Parallel Street side of the property and behind and in front of the main building. The applicant proposes these areas for use by the residents as recreation areas.

3. *Harwich Zoning Bylaw §325-55 Site Plan Review Responses:*

Pursuant to §325-55(C)(2), Site Plan Approval by the Planning Board is required for any expansion or reconfiguration of an existing parking lot and/or driveway in connection with multifamily use, and pursuant to §325-55(E)(1) approval may be reasonably conditioned to ensure certain minimum standards are met. The applicant responds to the site plan review criteria as follows:

- (a) *Reasonable measures are implemented to provide for screening of parking areas or other parts of the premises, for adjoining premises or from the street, by walls, fences, plantings or other devices:*

Locus is screened to the south, southwest, and southeast (where there is an existing wetland) by natural vegetation and trees, and no change is proposed to these areas. The applicant proposes numerous additional screening plantings of Alberta Spruce and Emerald Green Arborvitae at the westerly, northwesterly and northeasterly areas of the property, all as shown on the landscape plan. The applicant also proposes new tree clusters at five additional locations on the interior of the site. Together, these plantings will effectively provide visual screening of the parking and other areas of locus for adjoining properties and from the street.

- (b) *The convenience and safety of vehicular and pedestrian traffic are enhanced:*

The applicant has proposed a redesigned parking area, with newly reconstructed sidewalks, retaining walls, fences, and landings and ramps, and has proposed elimination



of one vehicle entrance to the property, construction or reconstruction of berming at the edge of Parallel Street, and construction of a new entrance with stop sign to the road. These changes are expected to improve the convenience and safety of pedestrian and vehicular traffic to and within the site.

- (c) *Surface water from parking areas and driveways will be efficiently and safely disposed of by means of a proper drainage system as specified in the Board's approval:*

The applicant has designed two new stormwater drainage systems designed with capacity sufficient to infiltrate the runoff from a 100 year storm, based on field measured soil infiltration rates and computer modeling of the site, and submits that the proposed system will dispose of surface water from the parking areas and driveways efficiently and safely. Please see proposed drainage and grading plan filed herewith.

– END –





**La Tanzi  
Spaulding  
& Landreth**

8 Cardinal Lane  
Orleans

14 Center Street, Suite 4  
Provincetown

3010 Main Street, Suite 2E  
Barnstable

Benjamin E. Zehnder  
Direct Tel: 508.255.2133 ext. 128  
bzezhnder@latanzi.com

October 13, 2020

Anita N. Doucette, Town Clerk  
Harwich Town Hall  
732 Main Street  
Harwich, MA 02645

Via hand delivery

Re: New Planning Board Application  
328 Bank Street, Harwich / Map 41, Parcel N4



Dear Ms. Doucette:

Please find enclosed for filing the following new application submittals to the Harwich Planning Board for Site Plan Review and a use Special Permit, for the above property:

1. Application with Owner Authorization – 2 originals;
2. List of Waiver Requests – 2 copies;
3. Municipal Lien Certificate – 2 copies;
4. Narrative – 2 copies
5. Abutters List – 2 copies – original to be delivered by Assessor;
6. Copies of prior zoning and planning decisions – 2 sets
7. Coastal Engineering Plan Set – (6) full size and (11) 11x17 sets including sheets C.1.1.1 Existing Site Conditions, C2.2.2 Proposed Site Layout, 2.2.1 Proposed Grading and Drainage, C2.4.1 Site Details and C2.4.2 Utility Details;
8. David H. Dunlap Associates, Inc. Plan Set - (6) full size and (11) 11x17 sets including sheets SP-1 Landscape and Lighting, SP-2 Parking Lot Lighting, A-1 Ground Floor Plan, A-2 First Floor Plan, A-3 Second Floor Plan, A-4 Third Floor Plan, A-5 Accessory Building Plan, A-6 Exterior Elevations;
9. Drainage Calculations – 2 stamped original sets;

Please note that the Planning Board waived the filing fee for this matter at its meeting of May 12, 2020, minutes attached in the prior zoning and planning decisions.

Thank you for your attention.

*A Legal Beacon since 1969*





**La Tanzi  
Spaulding  
& Landreth**

8 Cardinal Lane  
Orleans

14 Center Street, Suite 4  
Provincetown

3010 Main Street, Suite 2E  
Barnstable

Very truly yours,

Benjamin E. Zehnder

BEZ/

cc via email only:

Charleen Greenhalgh, Town Planner  
Client  
David Michniewicz  
Matt Nelson



*A Legal Beacon since 1969*





**La Tanzi  
Spaulding  
& Landreth**

8 Cardinal Lane  
Orleans

14 Center Street, Suite 4  
Provincetown

3010 Main Street, Suite 2E  
Barnstable

**Benjamin E. Zehnder**  
Direct Tel: 508.255.2133 ext. 128  
bzehnder@latanzi.com

October 22, 2020

Anita N. Doucette, Town Clerk  
Harwich Town Hall  
732 Main Street  
Harwich, MA 02645

Via hand delivery

Re: Planning Board Application PB2020-06  
328 Bank Street, Harwich / Map 41, Parcel N4

Dear Ms. Doucette:

Please find enclosed for filing the following submittals to the Harwich Planning Board for Site Plan Review and a use Special Permit, for the above property:

1. Amended Narrative – 2 copies;
2. Coastal Engineering Plan replacement Sheet C.2.2.1 Revision Date 10-21-2020 – (2) full size and (11) 11x17 sheets;
3. David H. Dunlap Associates, Inc. replacement sheets A-1, A-2, A-3, A-4 and A-5 – Revision Date 10-19-2020 -

Thank you for your attention.

Very truly yours,

  
Benjamin E. Zehnder

BEZ/  
cc via email only:  
Charleen Greenhalgh, Town Planner  
David Michniewicz, Client, Matt Nelson

*A Legal Beacon since 1969*



# TOWN OF HARWICH PLANNING DEPARTMENT

## PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW

### FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE October 13, 2020

### PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	The Royal Apartments LLC 8 Alton Place, Brookline, MA 02446
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Benjamin E. Zehnder La Tanzi, Spaulding & Landreth
Mailing address	P.O. Box 2300
Town, ST, Zip	Orleans, MA 02653
Phone	(508) 255-2133 ext. 128
Fax	(508) 255-3786
E-mail	bzehnder@latanzi.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 [Signature] 10/13/20

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	328 Bank Street	Village/Zip Code	02645
Title Book/Page or L.C.C. #	B.C.R.D. Book 32263, Page 179 / Plan Book 389, Page 98		
Map(s) / Parcel(s)	Harwich Assessor's Map 41 Parcel N4		
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Frontage (linear feet)	42,403		
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**PART C – PROJECT DESCRIPTION**

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: 0	Net: 0
Existing # of parking spaces	Proposed # of parking spaces: 43	
Existing Use(s)	former nursing home / assisted living & senior day care	
Proposed Use(s)	Multifamily use containing 26 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) Multifamily Dwelling s. 325-51(Q)
- ☐ 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

BZ



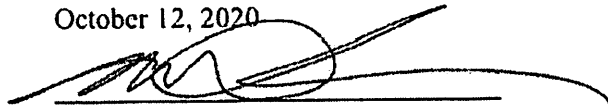
Owner Authorization

328 Bank Street  
Assessor's Parcel ID 41-N4  
The Royal Apartments LLC  
Application for Planning Board Site Plan Approval and Special Permit

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The Royal Apartments LLC hereby authorizes Benjamin E. Zehnder and La Tanzi, Spaulding & Landreth, LLP to prosecute all necessary applications before the Town of Harwich Planning Board for development of the property at 328 Bank Street, Harwich, MA.

October 12, 2020

  
Matthew Newman, Manager



**AMENDED - List of Waiver Requests**

328 Bank Street  
Assessor's Parcel ID 41-N4  
The Royal Apartments LLC  
Application for Planning Board Site Plan Approval and Special Permit

*November 24, 2020*

*Prepared by Benjamin E. Zehnder / La Tanzi, Spaulding & Landreth*

Pursuant to Harwich Town Code §400-6 applicant The Royal Apartments LLC requests the following waivers from the requirements Harwich Town Code §400-16(B)(1)(a) and Appendix 4:

1. Filing Fee – Waiver was approved by the Planning Board at its meeting of May 12, 2020.
2. Variance Notations on Plan – Copies of variances and special permits provided in application package.
3. Existing Driveways within 100 feet of site – The site plan shows existing driveways across Parallel and Bank Streets from locus. Showing driveways within 100 feet would require significant increase in the scale of the plan and there is no proposed increase in traffic.
4. Lighting – The applicant requests a waiver of the requirement to show lighting on the existing buildings as there are no changes proposed.
5. Freestanding Signs – The applicant has not determined the location of signage and will conform all signage to the sign bylaw.
6. Parking Area Setback Requirements - The applicant requests that the Planning Board waive parking area setback requirements set forth in Bylaw § 325-42L pursuant to the Boards right to waive such setbacks as set forth in Bylaw § 325-51.O(5)(F).

END



State Tax Form 290  
Certificate: 380  
Issuance Date: 10/09/2020

MUNICIPAL LIEN CERTIFICATE  
TOWN OF HARWICH - LIVE DATA  
COMMONWEALTH OF MASSACHUSETTS

Requested by LATANZI, SPAULDING & LANDRETH, ATTYs

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 10/09/2020 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 41/N4-E

328 BANK ST

THE ROYAL APARTMENTS LLC  
8 ALTON PL UNIT 5  
BROOKLINE MA 02446

Land area : 1.89 AC  
Land Value : 412,300  
Impr Value : 1,085,300  
Land Use : 0  
Exemptions : 0  
Taxable Value: 1,497,600

Deed date: 08/30/2019 Book/Page: 32263/179  
Class: 0100-GENL

FISCAL YEAR	2021	2020	2019
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$196.11	\$392.22	\$480.35
REAL ESTATE TAX	\$6,537.03	\$13,074.05	\$16,011.76
TOTAL BILLED:	\$6,733.14	\$13,466.27	\$16,492.11
Charges/Fees	\$0.00	\$0.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	-\$1,039.02
Payments/Credits	-\$3,366.57	-\$13,466.27	-\$15,453.09
Interest to 10/09/2020	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$3,366.57	\$0.00	\$0.00

NOTE: Actual 2021 taxes not yet issued.

OTHER UNPAID BALANCES:  
2021 UTILITY BILLING \$125.62  
TOTAL OTHER UNPAID BALANCES: \$125.62

IF CHECKED, contact Treasurer's Office at 508-430-7501 for update  
☐ This property is in TAX TITLE.  
☐ This property has a BETTERMENT.  
☐ This property has a DEFERRAL.  
☐ This property is currently EXEMPT.

*Amy Bullock*

AMY BULLOCK  
TOWN COLLECTOR/TREASURER

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



41-N4

DECISION

#79-17

On Tuesday, May 29, 1979, the Harwich Board of Appeals heard the appeal of Eleanor L. Stevens, 23 Snow Inn Road, Harwich Port, MA, 02646. The Petitioner, who is the owner of the property at Bank and Parallel Streets, Harwich, MA, 02645, known as the Old Harwich Inn, sought a continuation of a non-conforming use in the name of Forrest A. Eaton, Jr. and Gregory Y. Winston to allow the "Inn" to be restored for the purpose of renting ten (10) rooms, serving breakfast and retail sale of antiques. Under Table 1, Use Regulations, such uses are prohibited in an MRL Zone.

The Board found the following:

1. The property in question has a history as an Inn, Lodging House, Guest House, etc., dating back to the 19th century;
2. Petitioner plans to rent rooms, serve breakfast and sell antiques;
3. The Building will be restored as closely as possible to the way it was in its early history.

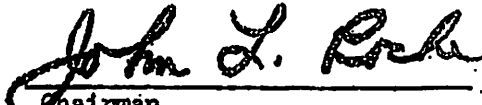
In consideration of all the evidence in this case, the Board voted unanimously to grant the relief on the grounds that in a renovated state, the property would be an asset to the Town as well as to the petitioner. Further, the Board saw no evidence that this relief would be a deregation from the intent of the By-Law since in fact the proposed use would be the asset referred to above.

Extension to non-conforming use granted.

Members present and voting:

John L. Roche  
Walter Hemeon  
William Jussila  
George Vagenas  
Ernest Elge

HARWICH BOARD OF APPEALS

  
Chairman



DECISION

#83-39

On October 25, 1983, the Harwich Board of Appeals heard the Petition of Gregory Winston, 328 Bank Street, Harwich, Mass., by his Attorney, Howard C. Cahoon, Jr., Old Colony Road, Harwich, Mass. 02645. The Petitioner, who is the owner of the Bank Street property as shown on Assessors' Map 41-N4 sought an extension of a non-conforming use to allow the construction of an apartment on the third floor of the premises at 328 Bank Street, Harwich, Ma., and/or a variance from the Harwich Protective By-Laws, Section VI, Paragraph D, Sub-paragraph 14 and Paragraph F to allow habitation on the third floor and a variance from Section V, Table 1, Use Regulations, Paragraph 1, Sub-paragraph 2, to allow a second kitchen on the premises. The approval of the Board of Appeals is required in the granting of an extension of a non-conforming use and a variance.

In the evidence taken in this case, the Board found:

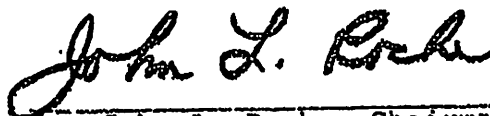
1. The building in question has a long history as a lodging guest house;
2. The Petitioner has done a considerable amount of renovation since purchasing the property;
3. The Petitioner has approval to rent to ten (10) people, and his clients are elderly men and women;
4. The proposed apartment would be for the Petitioner's private use.

In consideration of all of the evidence, the Board voted unanimously to grant the variance on the grounds that the building is unique because of its history as a lodging/guest house. The Petitioner faces undue hardship if denied the chance to enjoy much needed privacy in his own home. Further, the Board saw no evidence that the granting of this variance would be a detriment. In fact, the Board found that the entire project, under Mr. Winston's supervision, is an asset to the community. There was no evidence that the granting of this variance would derogate from the intent of the By-Law since the use of the third-floor apartment is for Gregory Winston, personally, and in the event of the sale of the property, the approval of the use ceases.

Variance granted with condition noted.

Members present and voting: John L. Roche, Walter Hemen, Eleanor Tobey, Alice Dalzell, and John Ferreira.

HARWICH BOARD OF APPEALS



Dr. John L. Roche, Chairman



DECISION

#84-55

On October 30, 1984, the Harwich Board of Appeals heard the petition of Gregory Winston, 328 Bank Street, Harwich, MA. The Petitioner, who is the owner of the above property, as shown on Assessors' Map 41-N4, sought an extension of a non-conforming use to allow the construction and rental of eight (8) bedrooms, four (4) of which have adjoining living rooms.

In the evidence taken in this case, the Board found:

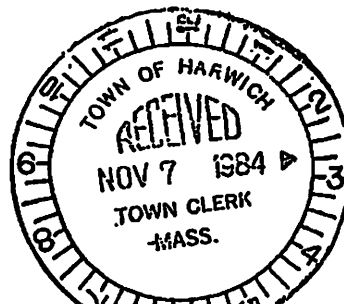
1. The property in question is non-conforming since it fails to have the required setback from a road;
2. Without kitchen facilities, the proposed project is not classified as multi-family.

In consideration of all the evidence in this case, the Board voted unanimously to grant the extension to a non-conforming use on the grounds that the evidence did not suggest that the extended use would be substantially more detrimental than the present use.

Extension to non-conforming use granted.

HARWICH BOARD OF APPEALS

  
Dr. John L. Roche, Chairman





The petition of Gregory Y. Winston, 328 Bank Street, Harwich, MA 02645. The petitioner who is the owner of the property as shown on Assessor's Map 41, Parcel N-4 seeks an extension of a non-conforming use to allow eight units to have efficiency kitchens at the Winstead Retirement Center under By-Law Section X, Paragraph J. In the alternative, the petitioner seeks a variance under Section VI Paragraph 13 to accomplish the same. The approval of the Board of Appeals is required in the granting of an extension of a non-conforming use or a variance.

Mr. Winston was represented by Attorney Richard Cain. Mr. Cain told the Board that Mr. Winston has owned and operated the Winstead Retirement Center since 1979. His client is asking the Board's approval to add eight extremely small, executive-type kitchenettes to eight of sixteen new units to be added to the Retirement Center, thus the Winstead Retirement Center might now be considered a multi-family unit. Mr. Cain emphatically stated to the Board that the need for such kitchen facilities, although very compact in nature with no accessory appliances, such as dishwashers, microwaves and the like, is more emotional than a need or necessity as the proposed facilities meet the emotional needs of senior citizens transferring from their homes to retirement center lifestyles. Winstead, Cain went on to say, is senior citizen group living with an excellent community life aspect.

The attorney told the Board his client is seeking an extension to a non-conforming use because the proposed additions do not vary the facility from guest house status to multi-dwelling facility. The Retirement Center has extremely good relations with its neighbors in the area and Mr. Winston has no plans to sell this property in the near future.

Building Inspector: Mr. Lovinsky stated that a dwelling unit that can be used separately falls under zoning for multi-family dwelling. This he felt would be a multi-family dwelling with kitchen and a Variance for this would be necessary to be obtained from the Board. Bradgate, a proposed Condominium, was previously granted a Variance for multi-family use.

Town Officials: Freeman Allison, Selectman, felt that "a kitchen is a kitchen" and also felt that Mr. Winston should come before the Board for a Variance.

± No one spoke in favor of the petition.

George Cavanaugh, an attorney for Bradgate Condominiums, spoke in opposition to the project. He stated that Winstead is a multi-family use and if this project were allowed, Bradgate would still have the right to build 70 Condominium units.

There was no correspondence.

Board Member John Ferreira felt that the substantial amount of space devoted to appliances would be installed in the units. Philip Lindquist, architect for the project, stated that appliances would be of necessity extremely small (i.e. 9 cubic foot refrigerator, two-burner stove, tiny sink) as Mr. Winston wants to retain control of what takes place in his units. The units are only a symbol of independence to the residents of Winstead, nothing more than the means by which residents could partake of a small snack or a very light breakfast. Chairman Jussila wanted to know who controls meals at the Center, Mr. Winston replying that Winstead offers a full meal service and he would welcome restrictions on the kitchens if the Board so desired. He is asking for the kitchenettes, so to speak, to wean individuals from a home lifestyle to a retirement center lifestyle.

Freeman Allison again told the Board that a Variance was necessary and the Planning Board's past opposition to the project re density.

Sara Ayer moved that petition be granted for non-conforming use, adding that in addition to her work with the elderly, she felt that seniors moving from home to the center still needed to retain some type of independence and most retirement centers offer some adjunct to their main kitchen facilities.



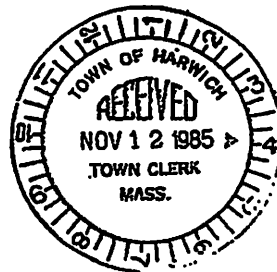
DECISION #85-52

On October 29, 1985, the Harwich Board of Appeals voted unanimously to allow Gregory Y. Winston, 328 Bank Street, Harwich, MA 02645 to withdraw Petition #85-52 without prejudice.

HARWICH BOARD OF APPEALS

*William J. Jussila*

William J. Jussila, Chairman





Dean Derby approved of the petition for non-conforming use so long as restrictions were placed on the use of small appliances in them. Walter Hemeon stated that the Board has a legal obligation to protect the property abutting Winstead, namely Bradgate Condominiums.

Chairman Jussila suggested meeting with Town Counsel Falla to resolve this problem and return for next month's meeting. He preferred tabling the motion until October when the Board was able to receive Town Counsel Falla's opinion as to what legally constitutes a kitchen.

On motion by Walter Hemeon, seconded by Sara Ayer, it was the unanimous vote of the Board to table the motion until the October meeting.



TOWN OF HARRIS

1986-1987

196-30

On June 25, 1986, the Harris Board of Appeals held a public hearing on the petition of Gregory V. Winston, 100 Bank Street, Harris, MA 01645, as shown on Massachusetts Map 44, parcel N4 who sought an extension of a non-conforming structure to add to an existing third floor bedroom.

After the hearing, the Board made the following findings:

1. The addition has already been completed.
2. The addition is to a third story bedroom of the original structure.
3. Access to the addition is only through the original structure that is only 2 stories.
4. The addition in question is the same as the addition the Board gave permission to construct last year so that the Petitioner could enlarge existing rooms on the original structure.

Based on the facts found, the Board voted 4 to 0 to grant the extension to a non-conforming structure.

Members voting in favor:

Peterson, Hemeon, Ferreira,  
Jussila

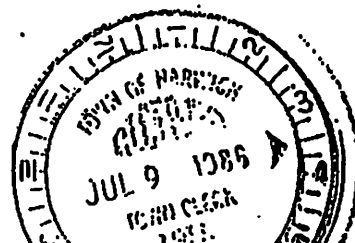
Abstaining:

Ayer

Harris Board of Appeals

*William J. Jussila*

William J. Jussila, Chairman





The Board of Appeals met in the meeting room of Franks Academy Building, Sisson Road, Harwich, MA, on June 22, 1986 to hear the appeal of the following:

- 6.30 Gregory Y. Inston. Property owned at 58 Bank Street, Harwich, MA, 02645. Petition is for extension of nonconforming structure. Pictures of the existing structure were presented. Petitioner wants to add to an existing third floor bedroom.

This is an unique situation in that the addition can be seen as either a second or third floor level. From Bank Street, it appears to be a second floor room. From another, it may be seen as level with a third floor addition built last summer, with a building permit granted by this Board.

The original house is one of two levels, on which this bedroom was added. However, later additions were of three levels. The question is whether this bedroom is part of the original building.

Roger Peterson questioned if the entrance to the bedroom was on Bank Street, where it is two levels. Mr. Inston replied that it was.

Thomas Lovinsky, Building Inspector, stated that without the new addition, the bedroom would be allowable, because it could not appear as three levels. He, himself, had gone by the house a few times without noticing this. The confusion was whether it was part of the old or new house.

Sara Ayer asked if access to the room was from the old house only. The response was yes. She interpreted the situation for clarification that the room was part of the original house on the second floor, and the only access is from the original house.

The hearing was closed at 8:00 p.m. by the chairman.

A motion was made and seconded to approve the extension. There was a 4-0 vote in favor, with Sara Ayer abstaining.





**FILE COPY**



**Royal Health Group**

8 Lewis Point Road • Buzzards Bay, Massachusetts 02532 • Tel 508 759-5752 • Fax 508 759-3628

October 25, 2005

OCT 26 2005

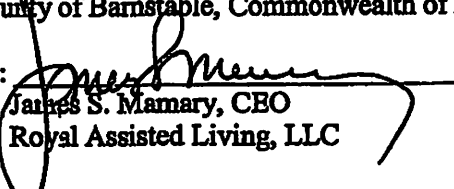
Mr. Jeff Larson  
Building Inspector  
Town of Harwich  
732 Main Street  
Harwich, MA 02645

Re: Royal at Harwich Village  
328 Bank St. Harwich  
Dear Mr. Larson:

This letter is to confirm the following details. The property located at 328 Bank Street now known as The Royal; was earlier know as the Winstead. As the Winstead; the prior owners of the property were most recently licensed to operate an Assisted Living Facility. This was confirmed to us in writing by the Town of Harwich; Banknorth; and the Commonwealth of Massachusetts, Office of Elder Affairs. As you may be aware; Banknorth (Cape Cod Bank); had foreclosed on the property and operated it for a period of almost two years; subsequently closing the property prior to our acquisition. Prior to our occupancy, we installed a fire suppression system throughout the entire building. The facility was licensed for a capacity of up to 41 residents; and to the best of our knowledge every unit in the building was licensed for occupancy and at one time or another was occupied by elderly clients. The total occupancy permit was corroborated by the septic system certification. The particular unit in question, known today as the penthouse and occupying the third floor above ground level; will be occupied by no more than two residents at a time. Under separate cover, we are providing to your office a floor plan with a maximum occupancy by unit for the entire facility.

I swear that the above statements are true and correct to the best of my knowledge.

Signed and sworn before a Notary Public on this 25<sup>th</sup> day of October, in the year 2005;  
County of Barnstable, Commonwealth of Massachusetts.

SS:   
James S. Mamary, CEO  
Royal Assisted Living, LLC

Notary Public:   
Peter L. LeBrun

My Commission expires:

**Peter L. LeBrun**  
**NOTARY PUBLIC**  
My commission expires Apr. 5, 2007

**Affiliate Members of the Royal Health Group**

Cape Cod Nursing & Rehabilitation Center  
8 Lewis Point Road  
Buzzards Bay, MA 02532  
Tel 508-759-5752  
Fax 508-759-3628

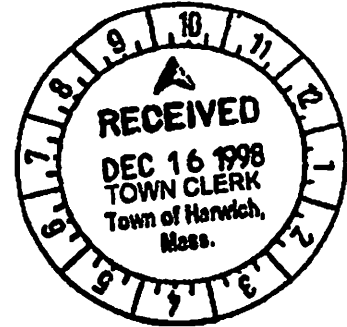
Royal Mogansett Nursing & Retirement Home  
209 County Road  
North Falmouth, MA 02556  
Tel 508 563-5913  
Fax 508 564-4163

Royal Nursing Center  
545 Main Street  
Falmouth, MA 02540  
Tel 508 548-3800  
Fax 508 548-6936

Taber Street Nursing & Rehabilitation Center  
19 Taber Street  
New Bedford, MA 02740  
Tel 508 997-0791  
Fax 508 991-6013



**TOWN OF HARWICH  
BOARD OF APPEALS  
DECISION**



**PETITION NO.:** 98-80

**FILED WITH TOWN CLERK:** 02-17-1999 @ 02:47

**HEARING DATE:** December 2, 1998

**PETITIONER:** Gregory Y. Winston  
328 Bank Street  
Harwich, MA 02645

**OWNER:** Gregory Y. Winston and David Plunkett  
328 Bank Street  
Harwich, MA 02645

**PROPERTY:** 113, 109 and 118 Parallel Street, Harwich, MA, shown as  
Parcels N4, N3-A and D1-1 on Assessor's Map 41

The Petitioner requested a Special Permit under Section X, Paragraph J of the Zoning By-Law and Variances from Section V, Paragraph E, Table 1 (Use Regulations) and Section IX, Subsections A through C, including Table 4, (Off-Street Parking Regulations) of the Zoning By-Law to change, extend or alter pre-existing nonconforming structures, parking and uses at 113, 109 and 118 Parallel Street known as The Winstead Retirement and Elderly Day Care Center from a thirty (30) unit inn/retirement facility with a forty (40) seat dining room to an inn/hotel, restaurant and tavern use with 31 guest rooms, a forty (40) seat tavern on the first level and a one hundred (100) seat restaurant on the second level, with eighty-one (81) outdoor parking spaces and six (6) garage spaces. Twenty-six (26) outdoor parking spaces to the west of the present day care center building will not be constructed until the restaurant and tavern are in use. All parking is to be located on all three parcels. The request is herein referred to as the "Project".

**Members of the Board present:**

William J. Jussila, Chairman; John E. Ferreira; George Cavanaugh; Christopher Hemeon;  
and Donna Peterson.

Notice of the hearing has been given by sending notice thereof to the Petitioner and all those owners of property deemed by the Board to be affected thereby and as required by statute,

5



and that public notice of such hearing has been given by publication in the Cape Cod Chronicle. The hearing was opened on December 2, 1998.

The following appeared in person or through correspondence in favor of the Petition:

Myer R. Singer, Attorney for the Petitioner; Gregory Y. Winston; and numerous people who spoke in support of the Project. A petition signed by more than seventy (70) people was presented in support of the Project.

The following appeared in opposition or with questions regarding the Petition:

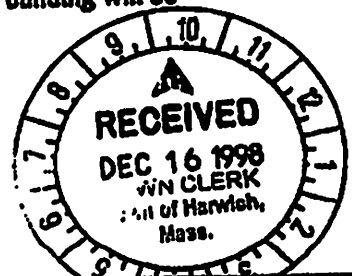
A lady appeared on behalf of a Mr. Nickerson with a question regarding the potential for late night noise as a result of the Project.

The Petitioner presented the following information and the Board finds the following as facts in support of its decision.

113 and 109 Parallel Street are located in the MR-L Zoning District. 118 Parallel Street is located in the C-V Zoning District. 109 Parallel Street is a nonconforming lot that is improved with one structure containing a nonconforming residential duplex. 113 Parallel Street is improved with two structures and is currently used as The Winstead Retirement and Day Care Center, which are nonconforming uses. 118 Parallel Street on the north side of the street, is improved with a retail sales building and is nonconforming as to its front yard setback.

The Petitioner desires to have a destination resort in Harwich Center by changing the use of the existing buildings located at 113 Parallel Street from a thirty (30) unit inn/retirement facility with a forty (40) seat dining room and day care center to an inn/restaurant and tavern use containing thirty-one (31) guest rooms, a forty (40) seat tavern on the first level and a one hundred (100) seat restaurant on the second level of the building. Parking with a total of 92 spaces for the Project will be located on all three parcels that comprise the Property. The Project includes remodeling the structures on 113 Parallel Street, revising the parking areas and access driveways on all three parcels and upgrading all three Parcels. The Project will be constructed in two (2) or more phases and the Petitioner seeks permission to not construct the 26 parking spaces to the west of the present day care center building until the restaurant and tavern are in use. The two (2) family house will remain at 109 Parallel Street and the antique shop will be an upscale Antique and Inn Shop with plumbing and bathroom.

The physical alteration to the exterior of the principal structure will not be substantially more detrimental to the neighborhood because the only exterior change will be the addition of an awning and entrance on Parallel Street. Moving the entrance from Bank Street which is more heavily traveled than Parallel Street is seen as positive rather than detrimental. The shop at 118 Parallel Street will be upgraded with a new roof and it and the daycare center building will be painted and rehabilitated to the extent needed.





The interior changes at the day care center building will be to remodel it into three guest units. The retirement center building will be a tavern on the first or lower level, a restaurant and guest units on the second or street level and guest units in the remainder of the building. The parking at 118 Parallel Streets is conforming and permitted in the commercial zone.

The parking at 113 Parallel Street is nonconforming but will remain substantially screened from view because it will be behind the buildings and at a lower grade than the road. Most of the parking at 109 Parallel Street will be new but will also be substantially screened from view. This parking will not be built until the restaurant and tavern use open.

The remodeled buildings will meet all applicable building and safety code requirements. In-lot and buffer vegetation and screening will be provided as shown on the plans. The Project will result in increased traffic. However, the site will be a destination resort and with the available amenities at and within walking distance of the Inn, the guest units at the Inn are not expected to have a significant traffic impact. With the restaurant, swimming pool and Inn shop, people will be encouraged to stay at the Inn. With additional antique and other stores in the area, as well as the Library, tennis courts, Brooks Academy, band concerts and White House Field with public activities, the Inn guests are more likely to stay and relax in a revitalized Harwich Center.

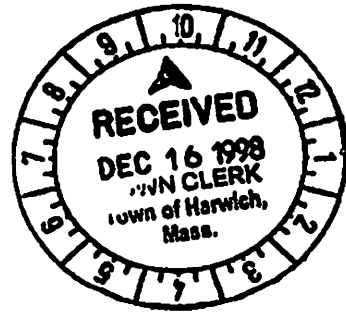
The tavern and restaurant will also result in traffic but less than most similar facilities. With the potential of package programs and ambiance of the Inn many Inn guests will also be the restaurant guests without increasing traffic. Also, the nature of the service is not expected to be attractive to persons seeking a quick, casual meal and therefore frequent short stops are not expected. The tavern tables will be set with white linen table cloths. It will be a place to come and relax in a quiet atmosphere rather than have an upbeat and contemporary atmosphere.

The change will have a positive effect on Harwich Center and not be detrimental.

Based on all of the above reasons, the Board determined that the change of uses and the building alterations will not be substantially more detrimental to the neighborhood than the existing, nonconforming uses. This will be particularly true because the Property will be physically improved — building, parking, lighting, septic and landscaping.

The Board of Appeals, after giving due consideration to the facts and information presented, is satisfied that the Special Permit requested can be granted in conformity with the Town of Harwich Zoning By-Law and the General Laws of the Commonwealth of Massachusetts.

Variances are needed for parking on 109 Parallel Street and to have fewer parking spaces than required. A literal enforcement of the provisions of the Zoning By-Law will deny the Applicant the opportunity to rehabilitate the Property and will result in a substantial hardship to the Applicant and the surrounding neighborhood.





The main building has been devoted to a particular use. Due to changes in the assisted living community on the Cape, continued operation of the Retirement and Day Care Center have become uneconomical.

113 Parallel Street was first an inn and dining establishment in 1913 as the New Winslow Hotel started by Sam Ellis. Thereafter it was owned by a Perry family and called the Harwich Inn. For a period in the 1940's and 1950's, when the Hall family owned the property, rooms were rented out to actors in play groups, summer league baseball players and employees of local restaurants. For a period in the late 1960's and 1970's the property was a dormitory for Snow Inn employees.

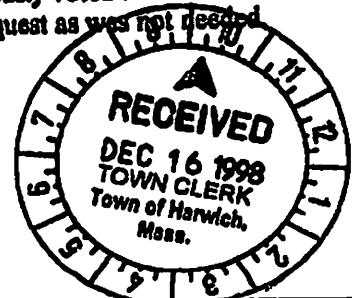
The Inn building, the Day Care Center and the land adjoining and across the street from them are all unique for the area, have a special setting in the area and have limited value for single family houses. Enforcement of the Zoning By-law requiring a single family use when it has been used for transient guests for 85 years would be a hardship on the owner.

The requested variances will not cause any substantial detriment to the public good nor substantially derogate from the overall intent of the Zoning By-Law because the property will be maintained for its historic use. Those buildings in need of remodeling will receive it, the "antique" shop will be made useful with new plumbing and bathroom facilities, an in Town resort with transportation to the beach will benefit the area, property values will be enhanced and the public protected from potential deterioration.

Based on the above reasons, the Board finds that the requested variances will neither cause any substantial detriment to the public good nor nullify or substantially derogate from the overall intent and purpose of the Zoning By-Law. The site changes will provide a benefit to the community and will help revitalize Harwich Center. The Town is in need of lodging and accommodations and a fine dining restaurant. The site upgrade will benefit all three parcels and the neighborhood. The Project as proposed will not adversely affect the public health, safety, convenience or general welfare of the Town. Parking will be safe and adequate. Landscaping will be attractive and well-maintained.

The Board of Appeals, after giving due consideration to the facts and information presented, is satisfied that the criteria for the issuance of the requested Variances under both the Town of Harwich Zoning By-Law and the General Laws of the Commonwealth of Massachusetts have been met by the Petitioner.

The Board members discussed whether a Variance was necessary in order to change the buildings. The Board determined that the requested Special Permit for the change of a nonconforming use and structures was adequate and that the requested Variance was not necessary. At the request of the Petitioner, it was moved and unanimously voted in favor of the request to withdraw without prejudice for so much of the Variance request as was not needed.





Christopher Hemeon moved to grant a Special Permit and Variances as applied for and presented at the hearing. After discussion, the Board voted to grant the Special Permit under Section X, Paragraph J of the Harwich Zoning By-Law to change, extend or alter the pre-existing nonconforming structures and pre-existing nonconforming uses and parking, and the Petitioner's request for Variances from Section V, Paragraph E, Table I (Use Regulations) and Section IX, subsections A through C, including Table 4 (Off Street Parking Regulations).

Members of the Board voting in favor:

William J. Jussila, Chairman; John E. Ferreira; George Cavanaugh; Christopher Hemeon; and Donna Peterson.

Members of the Board voting in opposition:

None.

Therefore, by a vote of five (5) in favor and zero (0) opposed, the Petitioner's request for a Special Permit under Section X, Paragraph J of the Harwich Zoning By-Law to change, extend or alter the pre-existing nonconforming structures and pre-existing nonconforming uses and parking, and the Petitioner's request for Variances from Section V, Paragraph E, Table I (Use Regulations) and Section IX, subsections A through C, including Table 4 (Off Street Parking Regulations) are granted.

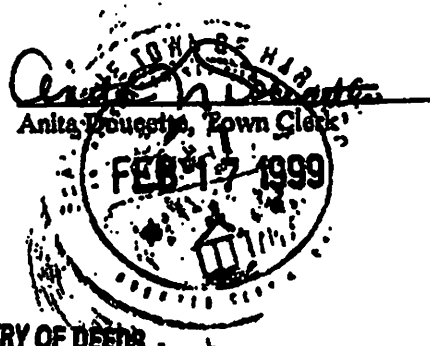
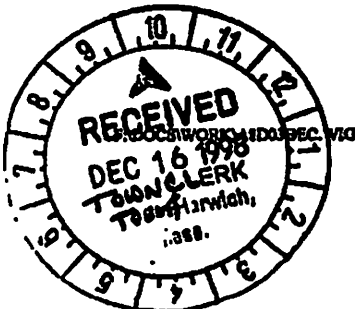
No permit shall issue until 20 days from the date of filing the decision with the Town Clerk.

*William J. Jussila*  
William J. Jussila, Chairman *EL*

#98-80

#### CERTIFICATION OF TOWN CLERK:

I, Anita Doucette, Town Clerk, Town of Harwich, do hereby certify that 20 days have elapsed since the filing with me of the above Board of Appeals Decision No. 98-80 and that no notice of appeal of the decision has been filed with me, or if such appeals has been filed, it has been dismissed or denied.



BARNSTABLE REGISTRY OF DEEDS



To: BOS

To: Ms. M. Eldredge Health Director; Ms. C. Greenhalgh and Planning Board: Zoning Board; BOS (care of Ms. S. Delaney)

From: Alan C. Wirsul 2 Englewood Dr. Harwich Ma 908 239-1287

Subject: Royal Apartments, LLC Toxic Building materials in Structures Built prior to 1978-homes and Children occupied facilities. Federal Toxic Substances Control Act (TSCA) Section IV And Office of Chemical Safety and Pollution Prevention (OCSPP)

Dear Folks:

With regards to the Royal Oaks Apts. There is at least one structure on the property that dates back to the 1800's and where Toxic Building Materials were more than likely used (ie Lead and asbestos/Mesithelloma) and I would like to focus this writing to lead. Why? Local Governments do not focus on this subject until children are found with elevated harmful lead blood levels of lead and its too late. You wish an example, one need only look to Marthas Vineyard and the US Coast Guard Personnel who have young children found with harmful High levels of lead in government provided housing, reported only 2 weeks ago. What is even more interesting is that protocol testing was conducted and did not detect the levels of lead, most probably because the equipment used to measure could not detect the levels of lead most probably due to how the samples were taken or the equipment used to measure the appropriate restricted quantities. Please also find a short note on asbestos which I am sure you are aware of.

Please note that the Federal Office of Chemical Safety and Pollution Control (OCSPP) have taken important steps to further protect children from exposure to lead contaminate dust. The Royal Oaks Apts. certainly falls under these possible circumstances. And these regulations far supersede an MA. EPA Regulations.

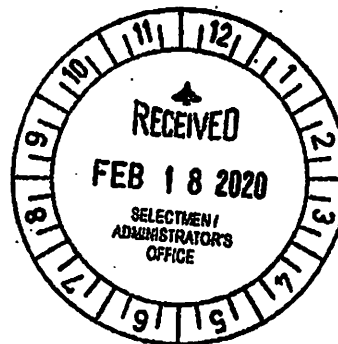
Why you might ask? Lead is a soft metal and a potent neurotoxin with no known safe exposure thresholds according to the US National Library of Medicine. Lead is particularly harmful to the development of children brains, but can also have a variety of deleterious effects on people of all ages. It is especially important to note that elevated harmful levels of lead can show up in children's blood after only 2 years of living conditions. The consumer Product Safety commission, in 1977, limited lead in most paints to be at 0.06% (600ppm) by dry weight. Since 2009, the allowable lead level was reduced to 0.009%. Now the OCSPP and Federal EPA have lowered dust-lead Hazard standards on floors to 40 micrograms of lead per square foot (UG/ft2 ) Who will the future occupants be in the Royal Oak Apts.?

These are facts which cannot be disputed. Should the Town of Harwich have an obligation to impose a lead inspection and a risk assessor to Royal Oaks for any variance granted? Should there be an obligation to have a plan in place to abate interior level of lead paint (LBP) Obviously, the office of OCSPP has taken these steps to be certain that a place like the Royal Oaks Apts. are suitable of young children habitation by families with young children. Federal Regulations go far beyond the meer chipping of paint and have placed much tighter standards for lead. For Example, and as demonstrated



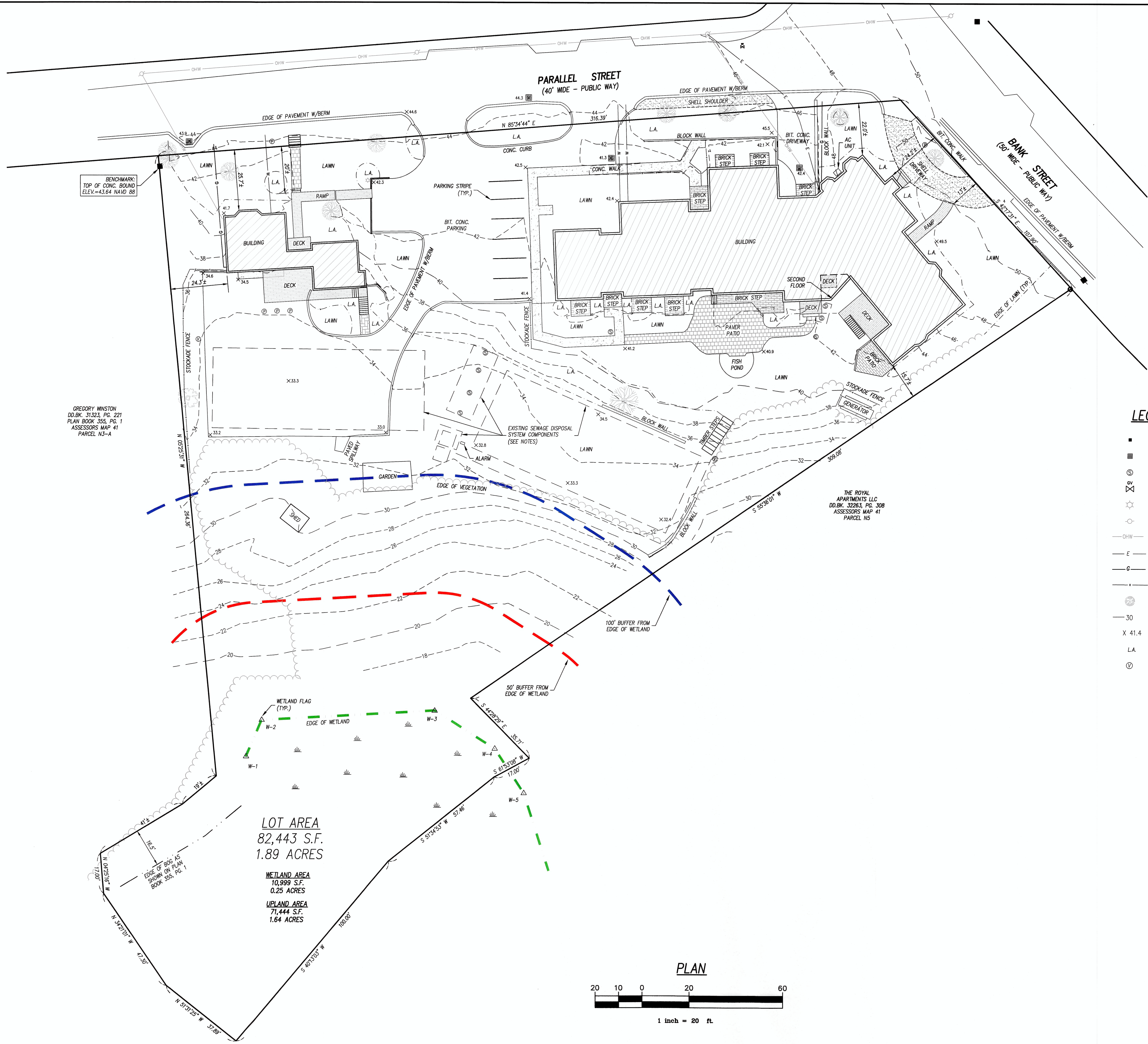
above in the presentation, OCSPP is very concerned about lead dust and frequently finds it a common occurrence on floors, in window sills, and believe it or not soils surrounding aged structures.

In conclusion, might I suggest that the Town Harwich pay close attention to the OCSPP newly established standards for Royal Oaks LLC Apts. for lead and not to be neglected asbestos. It is well known that Asbestos, as long as it is encapsulated and not brought out to dust levels, it can be contained. However, again, any asbestos incorporated in structures prior to 1980, should assume that asbestos is present and handled properly with "interior reconstruction" in aged building like at least part of the Royal Oaks LLC Apts.





F:\slidg\proj\16000\c16014\c16014-04-C16014-V.dwg Oct 09, 2020 - 9:16am



#### LEGEND

- BOUND
- ▤ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊗ GAS VALVE
- ⊙ LIGHTPOST
- UTILITY POLE
- OHW — OVERHEAD UTILITY LINE
- E — UNDERGROUND ELECTRIC LINE
- G — GAS LINE
- F — FENCE
- ⊙ TREE
- 30 — CONTOUR
- X 41.4 SPOT GRADE
- L.A. LANDSCAPED AREA
- ⊙ SEPTIC VENT

#### REFERENCES:

ASSESSORS MAP 41, PARCEL N4

DEED BOOK 32263, PAGE 179

PLAN BOOK 389, PAGE 98

ZONING CLASSIFICATION:

MULTI FAMILY RESIDENTIAL LOW

DENSITY (MR-L)

HARWICH CENTER OVERLAY

DISTRICT

HARWICH CENTER HISTORIC

DISTRICT

#### DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED

ON THE NORTH AMERICAN VERTICAL

DATUM 1988 (NAVD 1988)

#### NOTES

- EXISTING SEWAGE DISPOSAL SYSTEM COMPONENTS SHOWN HEREON ARE FROM ON THE GROUND "AS-BUILT" LOCATION PERFORMED BY COASTAL ENGINEERING COMPANY, INC (DEC. 2003).

#### UTILITY NOTES:

- EXISTING UTILITIES, INCLUDING DRAINAGE FACILITIES, HAVE BEEN SHOWN WHENEVER POSSIBLE AND ARE SHOWN AS APPROXIMATE FROM EXISTING RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND ANY EXPENSE BORNE BY THE CONTRACTOR.
- EXISTING UTILITIES, UNDERGROUND AND OVERHEAD, MAY EXIST IN ADDITION TO THE UTILITY INFORMATION SHOWN ON THESE PLANS.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" AT 1-800-344-7233 PRIOR TO ANY EXCAVATION. LOCATIONS OF WATER, SEWER, ELECTRIC AND GAS ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL INSPECT SITE AND FOLLOW ALL DIG-SAFE MARKINGS.

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE LOCATED AS THEY EXISTED ON THE GROUND AS OF 10-24-19.

DATE 10/09/2020

P.L.S. [Signature]



SCALE AS NOTED

DRAWING FILE C16014-V.dwg

DATE 10-31-19

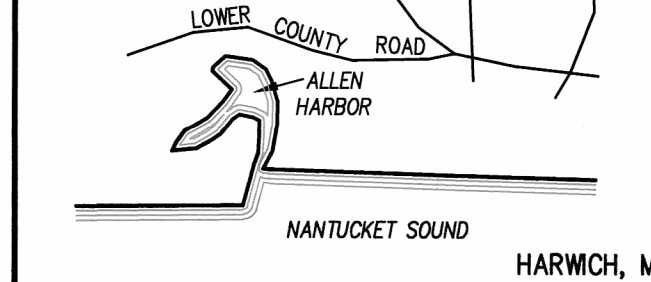
DRAWN BY J.L.H.

CHECKED BY J.D.M.



260 Cranberry Hwy, Orleans, MA 02653

508.255.6511 P 508.255.6700 F



KEY MAP  
NO SCALE

NO.	DATE	REVISION	BY
2	10-9-2020	ADD SECTION OF SIDE WALK	CEM
1	1-6-2020	ADD SUPPLEMENTARY UTILITY LOCATIONS	CEM

SEAL

ROYAL APARTMENTS, LLC  
328 BANK STREET  
HARWICH, MA  
PLAN SHOWING EXISTING  
SITE CONDITIONS

PROJECT

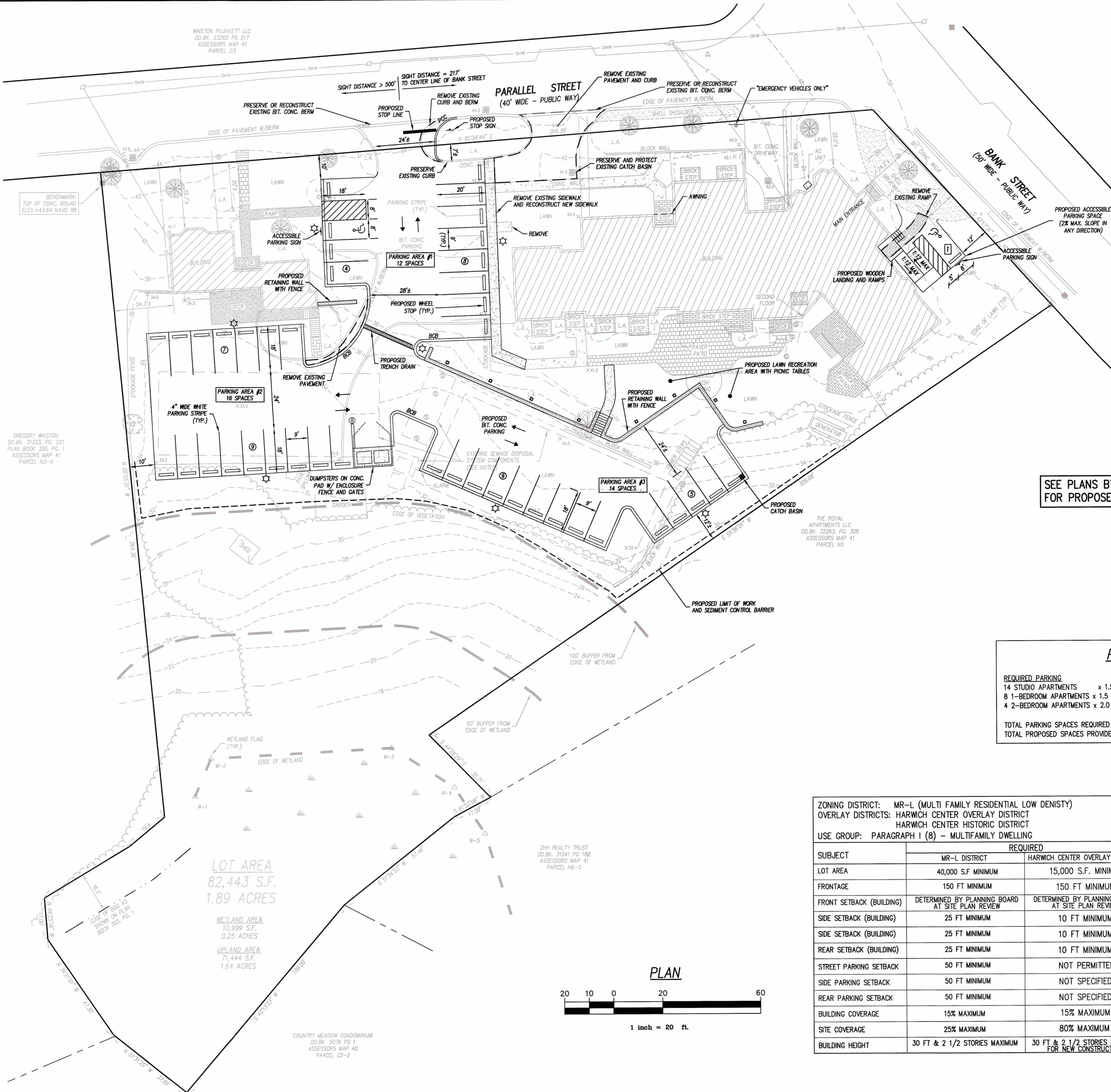
SHEET TITLE

1 OF 1 SHEETS

PROJECT NO. C16014.04



C:\SSS\PROJECTS\16014\16014-04\16014-04-C.dwg Oct 21, 2020 9:58am



SEE PLANS BY D.H. DUNLAP ASSOCIATES, INC.  
FOR PROPOSED LIGHTING AND LANDSCAPING

### PARKING TABLE

<b>REQUIRED PARKING</b>	
14 STUDIO APARTMENTS	x 1.5 SPACES/UNIT = 21 SPACES
8 1-BEDROOM APARTMENTS	x 1.5 SPACES/UNIT = 12 SPACES
4 2-BEDROOM APARTMENTS	x 2.0 SPACES/UNIT = 8 SPACES
TOTAL PARKING SPACES REQUIRED = 41 SPACES	
TOTAL PROPOSED SPACES PROVIDED = 43 SPACES (INCLUDING 2 ACCESSIBLE SPACES)	

ZONING DISTRICT: MR-L (MULTI FAMILY RESIDENTIAL LOW DENSITY)  
OVERLAY DISTRICTS: HARWICH CENTER OVERLAY DISTRICT  
HARWICH CENTER HISTORIC DISTRICT  
USE GROUP: PARAGRAPH 1 (8) - MULTIFAMILY DWELLING

SUBJECT	REQUIRED		EXISTING	PROPOSED
	MR-L DISTRICT	HARWICH CENTER OVERLAY DISTRICT		
LOT AREA	40,000 S.F. MINIMUM	15,000 S.F. MINIMUM	82,443 S.F.	NO CHANGE
FRONTAGE	150 FT MINIMUM	150 FT MINIMUM	424.3 FT	NO CHANGE
FRONT SETBACK (BUILDING)	DETERMINED BY PLANNING BOARD AT SITE PLAN REVIEW	DETERMINED BY PLANNING BOARD AT SITE PLAN REVIEW	22.0 FT	NO CHANGE
SIDE SETBACK (BUILDING)	25 FT MINIMUM	10 FT MINIMUM	15.7 FT (EAST)	NO CHANGE
SIDE SETBACK (BUILDING)	25 FT MINIMUM	10 FT MINIMUM	24.3 FT (WEST)	NO CHANGE
REAR SETBACK (BUILDING)	25 FT MINIMUM	10 FT MINIMUM	>250 FT	NO CHANGE
STREET PARKING SETBACK	50 FT MINIMUM	NOT PERMITTED	7.0 FT	NO CHANGE
SIDE PARKING SETBACK	50 FT MINIMUM	NOT SPECIFIED	10.0 FT	NO CHANGE
REAR PARKING SETBACK	50 FT MINIMUM	NOT SPECIFIED	182.0± FT	175.0± FT
BUILDING COVERAGE	15% MAXIMUM	15% MAXIMUM	10.7% (8,834 S.F.)	NO CHANGE
SITE COVERAGE	25% MAXIMUM	80% MAXIMUM	25.8% (21,318 S.F.)	48.0% (39,536± S.F.)
BUILDING HEIGHT	30 FT & 2 1/2 STORIES MAXIMUM	30 FT & 2 1/2 STORIES MAXIMUM FOR NEW CONSTRUCTION	EXISTING	NO CHANGE

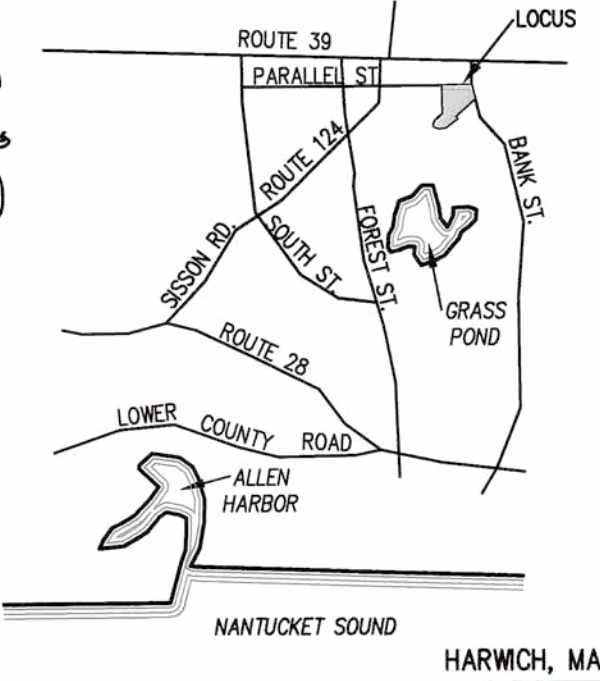
### LEGEND

#### EXISTING

- BOUND
- CATCH BASIN
- SEWER MANHOLE
- GAS VALVE
- LIGHTPOST
- UTILITY POLE
- OVERHEAD UTILITY LINE
- FENCE
- TREE
- CONTOUR
- X 41.4 SPOT GRADE
- L.A. LANDSCAPED AREA

#### PROPOSED

- CONTOUR
- +41.4 SPOT GRADE
- CATCH BASIN
- AREA DRAIN
- BITUMINOUS CONCRETE BERM
- PRECAST CONCRETE CURB
- VEHICLE TRAVEL DIRECTION (NOT PAINTED)
- BOLLARD
- TRAFFIC SIGN
- LIGHT POLE



### REFERENCES:

ASSESSORS MAP 41, PARCEL N4  
DEED BOOK 32263, PAGE 179  
PLAN BOOK 389, PAGE 98

### OWNER:

ROYAL APARTMENTS LLC  
8 ALTON PLACE  
BROOKLINE, MA 02446

### APPLICANT:

ROYAL APARTMENTS LLC  
8 ALTON PLACE  
BROOKLINE, MA 02446

### DATUM NOTE:

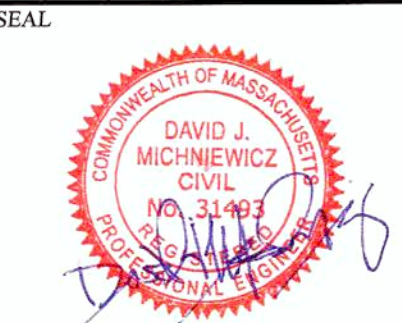
ELEVATIONS SHOWN HEREON ARE BASED  
ON THE NORTH AMERICAN VERTICAL  
DATUM 1988 (NAVD 1988)

### NOTES

- EXISTING SEWAGE DISPOSAL SYSTEM COMPONENTS SHOWN HEREON ARE FROM ON THE GROUND "AS-BUILT" LOCATION PERFORMED BY COASTAL ENGINEERING COMPANY, INC. (DEC. 2003).
- THE EXISTING SEWAGE DISPOSAL SYSTEM HAS A PERMITTED DESIGN FLOW OF 4,773 GPD WHICH IS GREATER THAN THE PROPOSED DESIGN FLOW OF 3,300 GPD (30 BEDROOMS AT 110 GPD).
- THE EXISTING SEWAGE DISPOSAL SYSTEM COMPONENTS BENEATH PARKING AREAS ARE DESIGNED FOR VEHICLE LOADS.



BY	CEM	CEM	CEM
CHANGE APARTMENT UNIT MIX AND REVISE PARKING TABLE			
REVISIONS FOR NEW ZONING BYLAW REGULATIONS			
EDITS TO ADDRESS TOWN PLANNERS COMMENTS			
NO.	3	2	1
DATE	10-21-2020	10-9-2020	1-6-2020



ROYAL APARTMENTS, LLC  
328 BANK STREET  
HARWICH, MA  
SHEET TITLE  
PLAN SHOWING PROPOSED  
SITE LAYOUT AND MATERIALS

SCALE	AS NOTED
DRAWING FILE	C16014-04-C.dwg
DATE	12-5-2019
DRAWN BY	CEM
CHECKED BY	DJM

C2.1.1  
OF SHEETS  
PROJECT NO. C16014.04



NO SCALE

DATE OF TESTS : DECEMBER 2, 2019

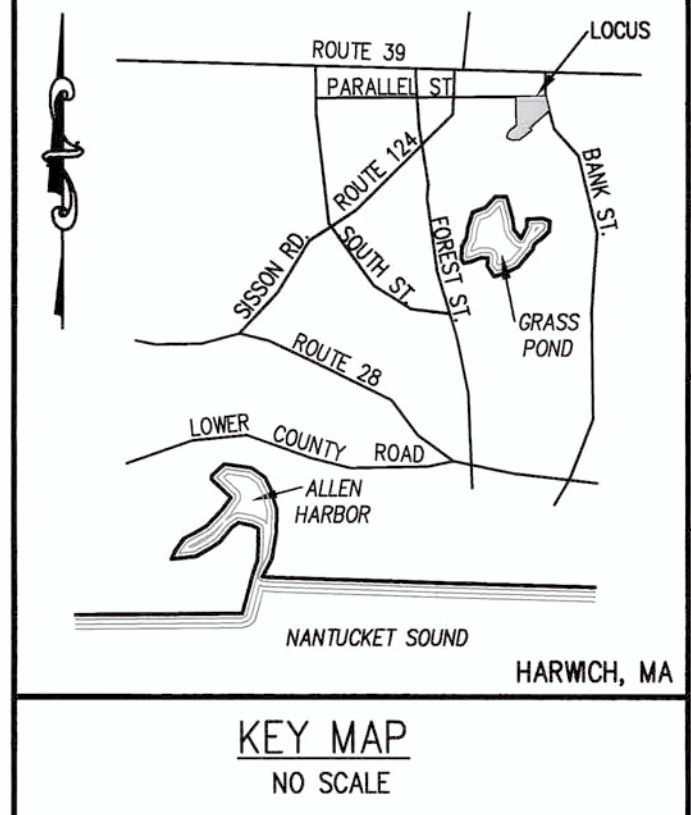
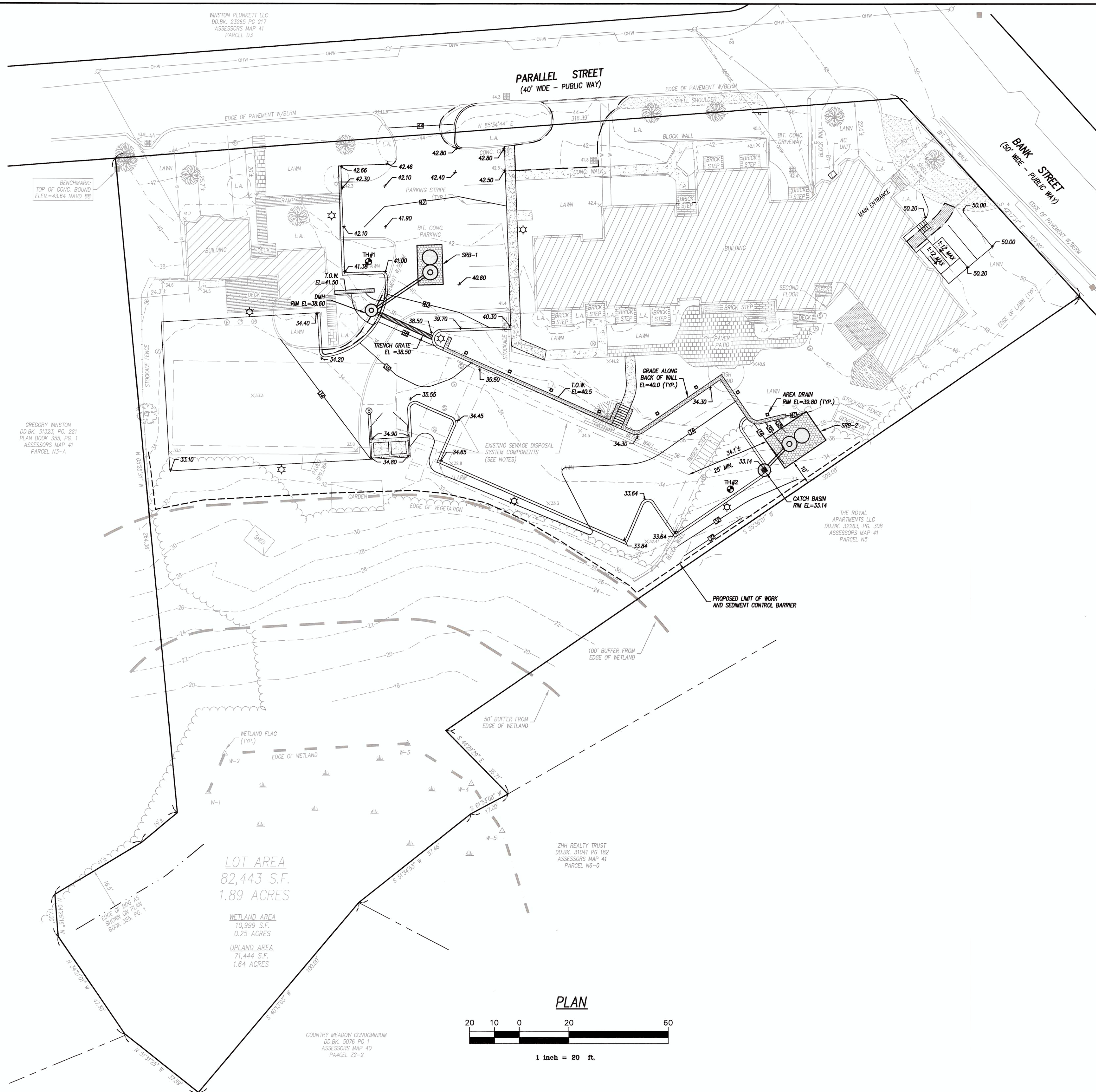
WITNESSED BY : JOHN SCHNAIBLE, CEO

DEPTH FROM SURFACE	SOIL HORIZON	SOIL TEXTURE
0" - 13"	A	TOPSOIL
13" - 33"	B	SUBSOIL
33" - 132"	C	MED TO COARSE SAND (LOOSE)

NO GROUNDWATER ENCOUNTERED

DRAINAGE TEST HOLE 2 EL. = 32.6±		
DEPTH FROM SURFACE	SOIL HORIZON	SOIL TEXTURE
0" - 18"	A	TOPSOIL
18" - 36"	B	SUBSOIL
36" - 120"	C	MED TO COARSE SAND (LOOSE)

NO GROUNDWATER ENCOUNTERED



ASSESSORS MAP 41, PARCEL N4  
DEED BOOK 32263, PAGE 179  
PLAN BOOK 389, PAGE 98

ROYAL APARTMENTS LLC  
8 ALTON PLACE  
BROOKLINE, MA 02446











ROYAL APARTMENTS LLC  
8 ALTON PLACE  
BROOKLINE, MA 02446

ELEVATIONS SHOWN HEREON ARE BASED  
ON THE NORTH AMERICAN VERTICAL  
DATUM 1988 (NAVD 1988)

1. EXISTING SEWAGE DISPOSAL SYSTEM COMPONENTS SHOWN HEREON ARE FROM ON THE GROUND "AS-BUILT" LOCATION PERFORMED BY COASTAL ENGINEERING COMPANY, INC (DEC. 2003).
2. THE EXISTING SEWAGE DISPOSAL SYSTEM HAS A PERMITTED DESIGN FLOW OF 4,773 GPD WHICH IS GREATER THAN THE PROPOSED DESIGN FLOW OF 4,730 GPD (43 BEDROOMS AT 110 GPD)



**EXISTING**

	BOUND
	CATCH BASIN
	SEWER MANHOLE
	GAS VALVE
	LIGHT POLE
	UTILITY POLE
	OVERHEAD UTILITY LINE
	FENCE
	TREE
	CONTOUR
X 41.4	SPOT GRADE
L.A.	LANDSCAPED AREA

	CONTOUR
	SPOT GRADE
	CATCH BASIN
	AREA DRAIN
	DRAINAGE TEST HOLE
	STORMWATER RECHARGE BASIN
	BOLLARD
	LIGHT POLE

[illegible]

HARWICH, MA

ROYAL APARTMENTS, LLC

# PLAN SHOWING PROPOSED GRADING AND DRAINAGE

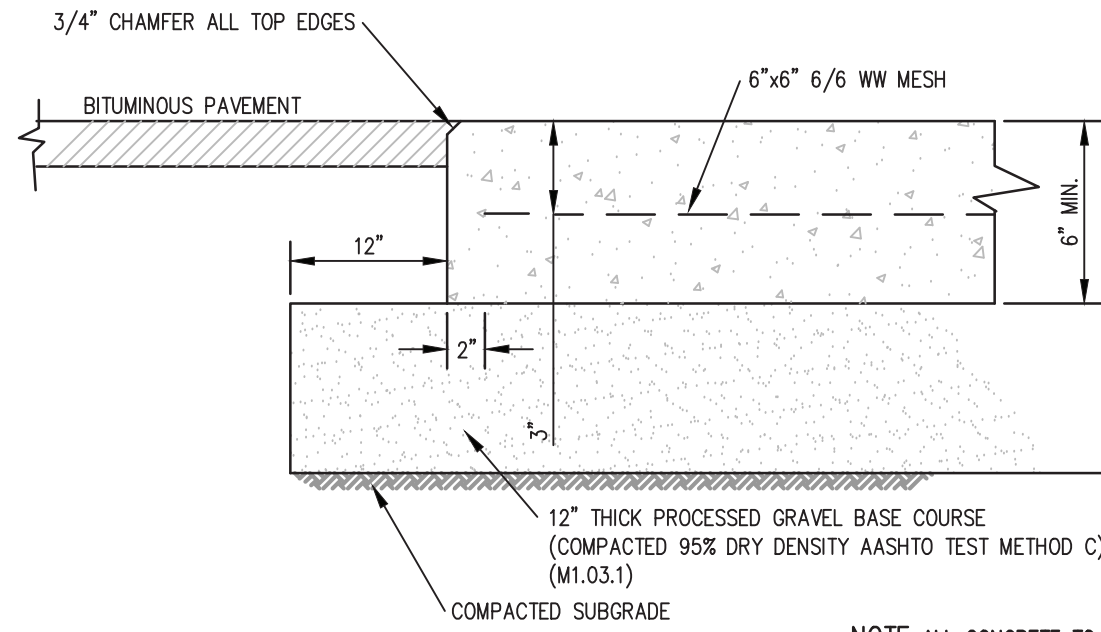
PROJECT

SCALE	AS NOTED
DRAWING FILE	C16014.04-C.dwg
DATE	<del>12-5-2019</del>
DRAWN BY	CEM
CHECKED BY	DJM

### C2.2.1

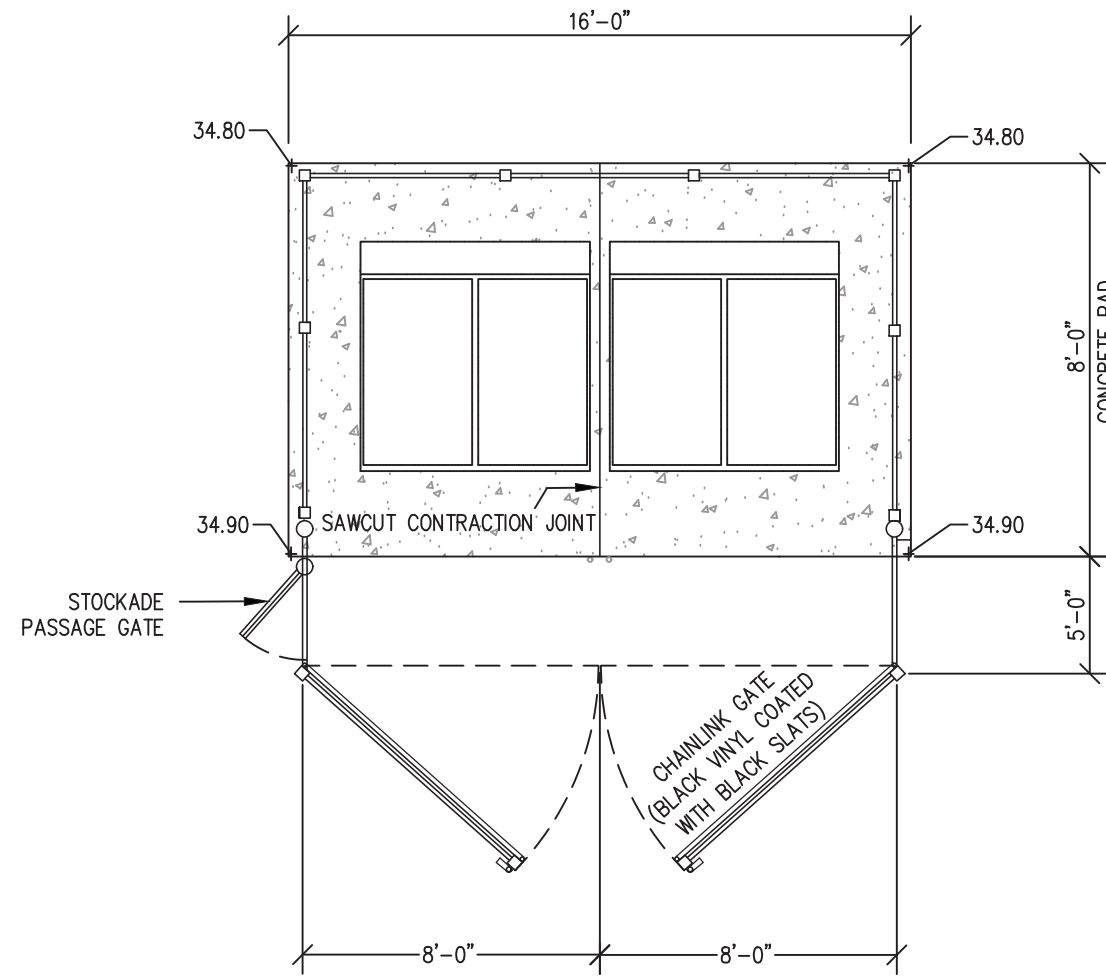
— OF — SHEETS	
PROJECT NO.	C16014.04



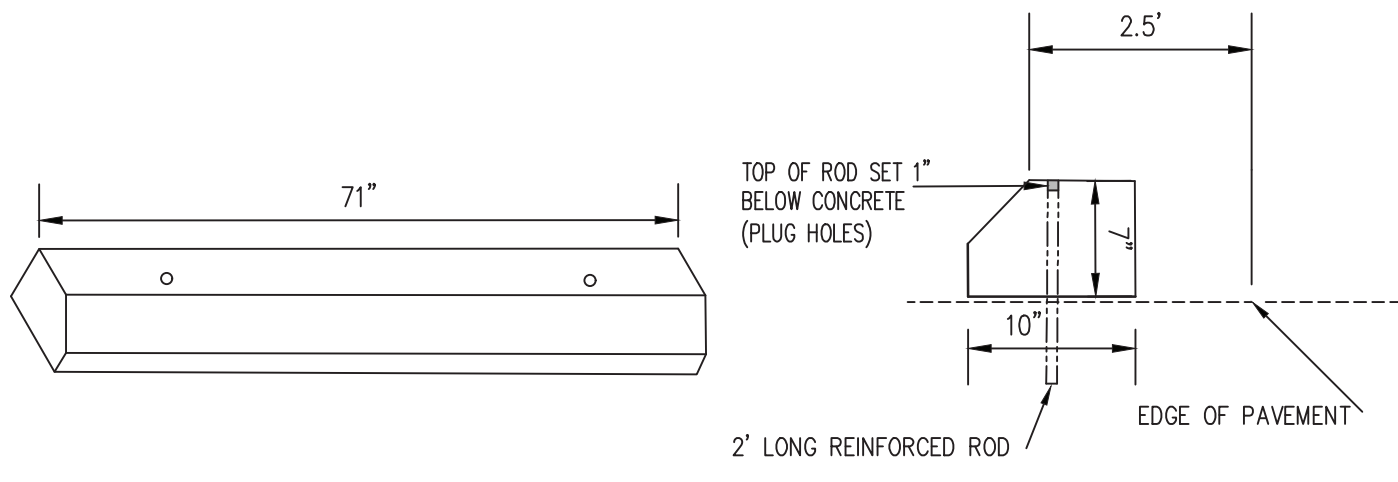


NOTE: ALL CONCRETE TO BE 4,000psi WITH MAXIMUM WATER CEMENT RATIO OF 0.45 AND AIR ENTRAINMENT.

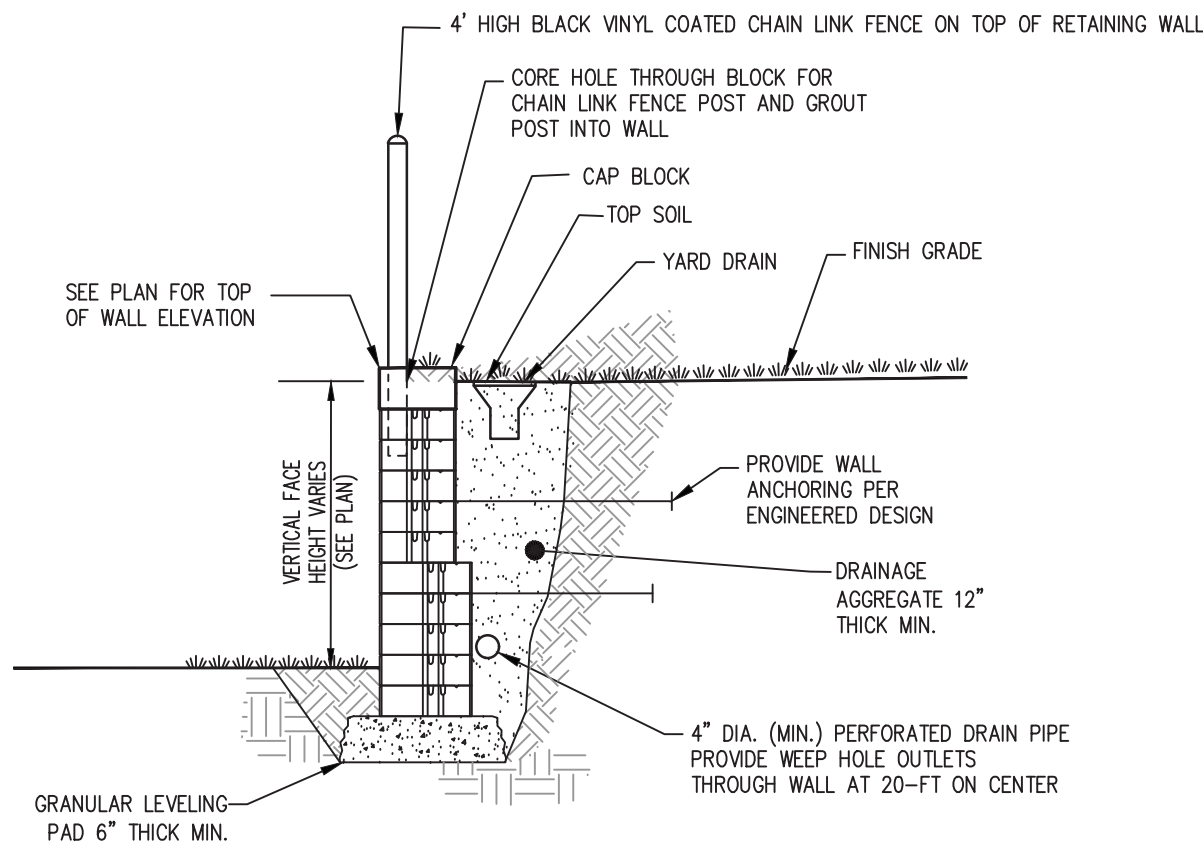
DUMPSTER PAD  
NOT TO SCALE



PLAN VIEW  
DUMPSTER PAD AND ENCLOSURE DETAIL  
NOT TO SCALE

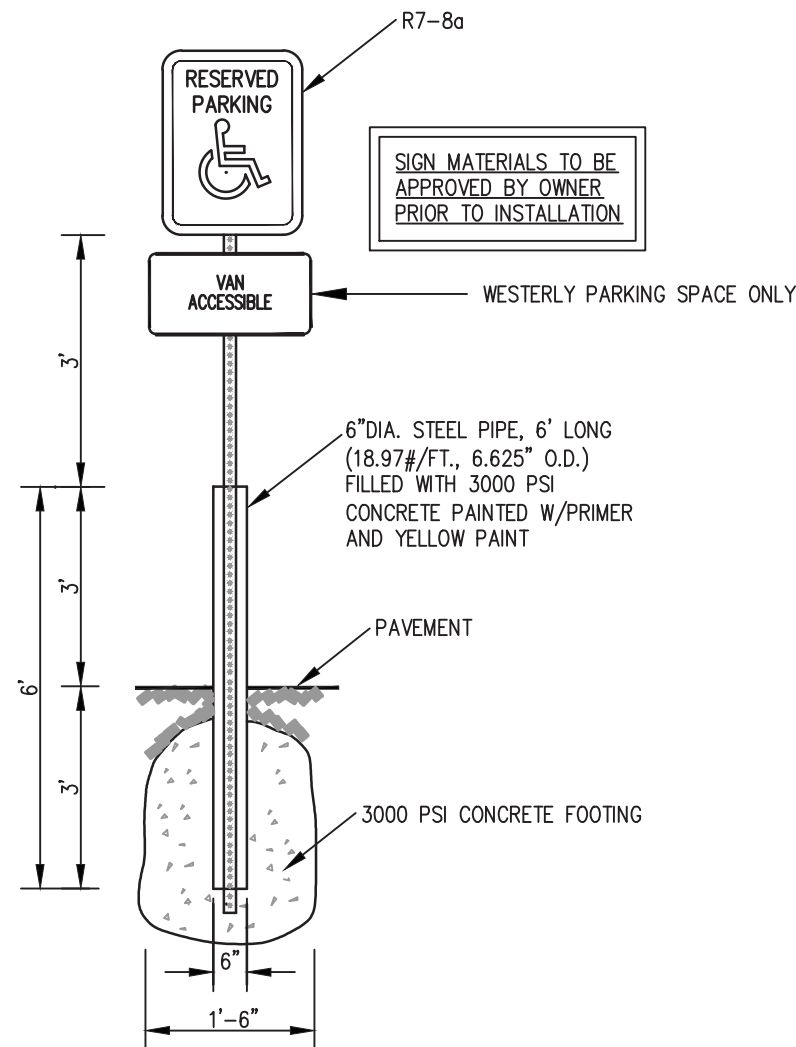


CONCRETE WHEEL STOP DETAIL  
NOT TO SCALE

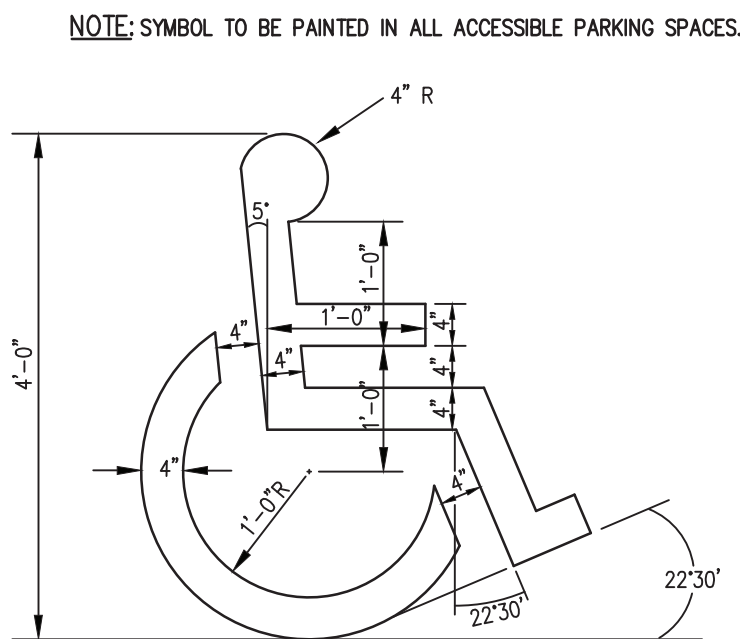


MODULAR CONCRETE BLOCK RETAINING WALL DETAIL  
NOT TO SCALE

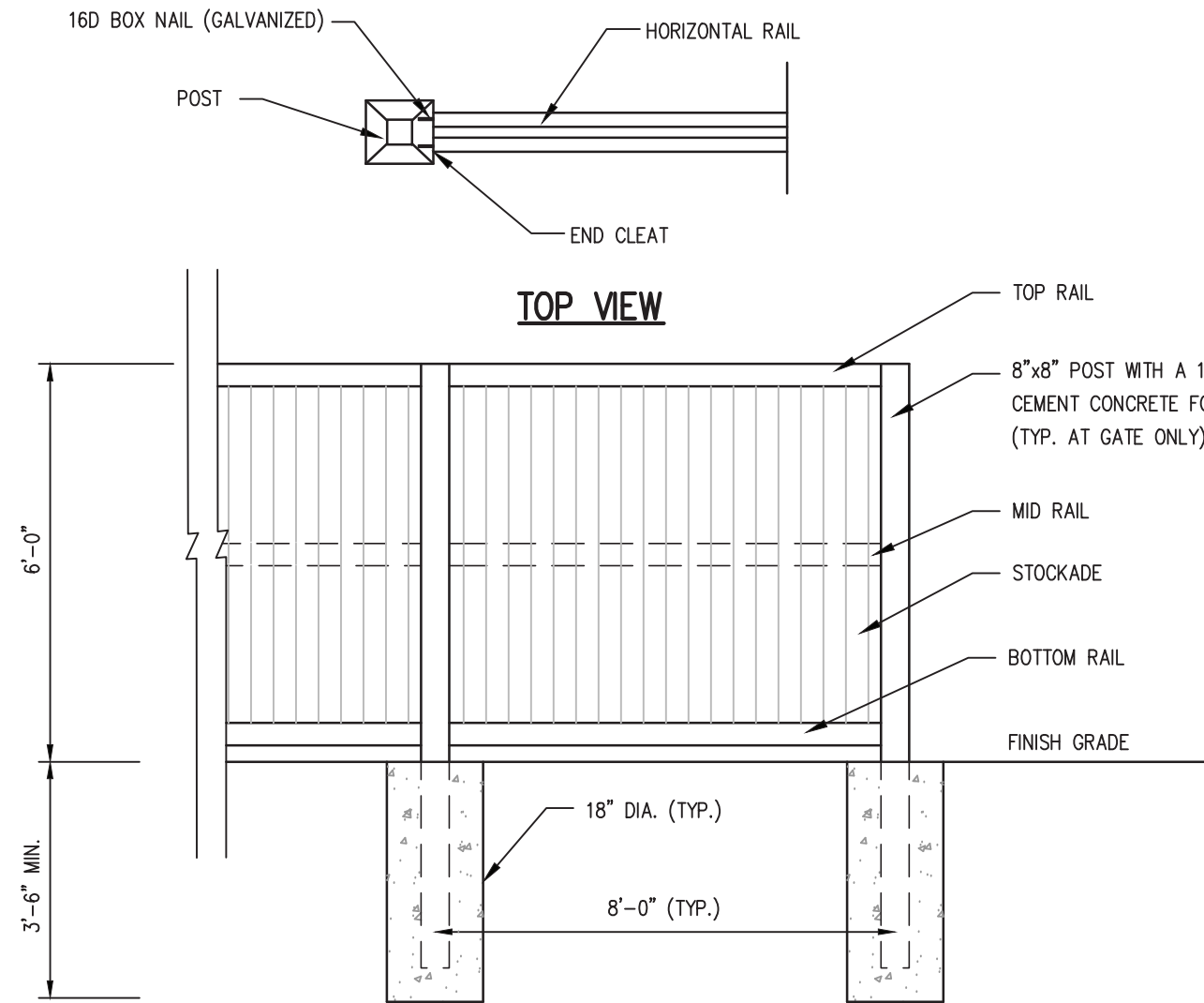
- NOTE:
1. WALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH BLOCK MANUFACTURER'S GUIDELINES.
  2. CONTRACTOR IS RESPONSIBLE FOR WALL DESIGNED AND PERMIT.
  3. CONTRACTOR SHALL PROVIDE STAMPED ENGINEERING CALCULATIONS AND PLANS PRIOR TO START OF CONSTRUCTION.



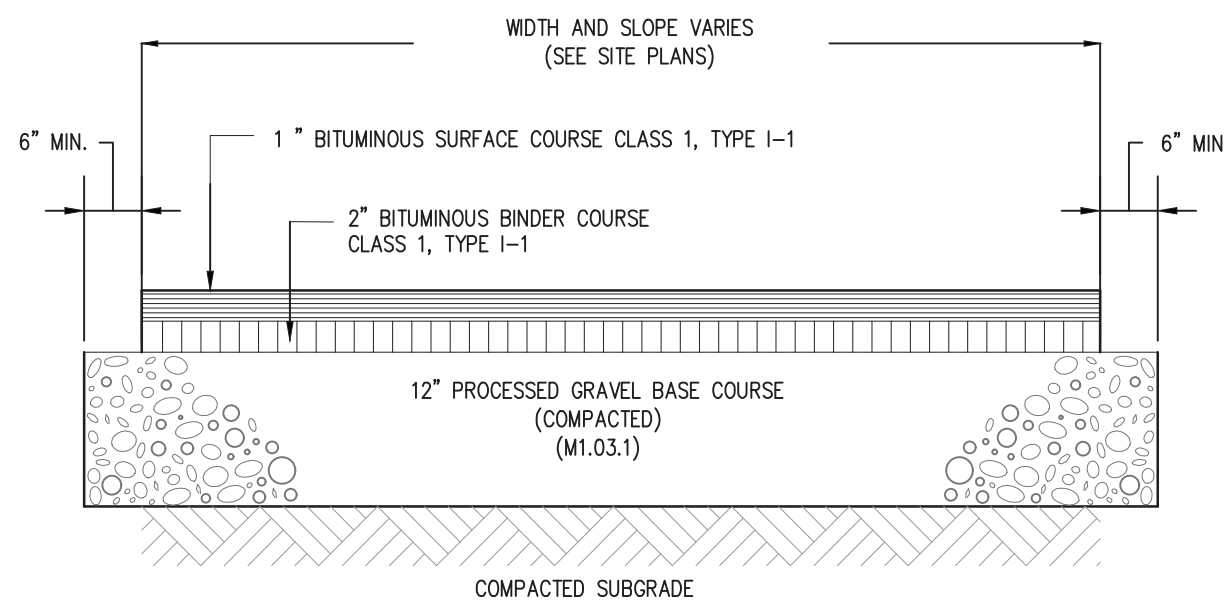
ACCESSIBLE PARKING SIGN  
NOT TO SCALE



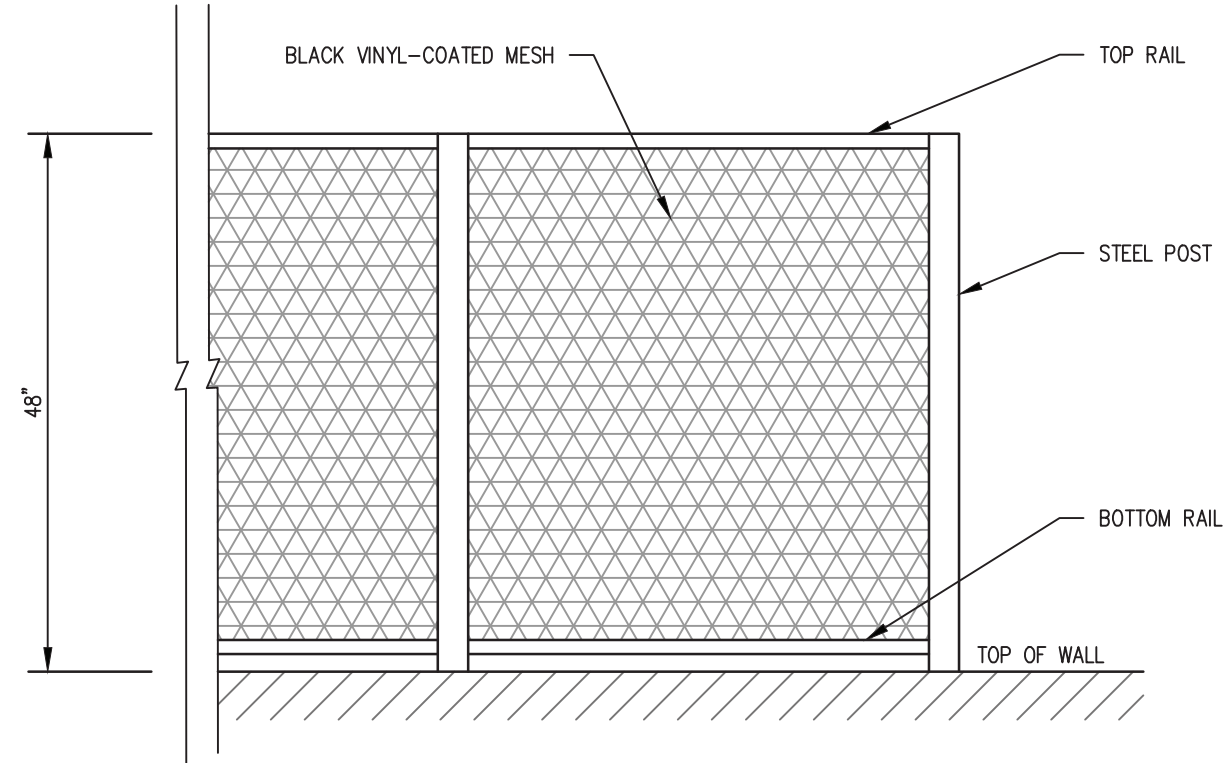
PAINTED ACCESSIBLE PARKING SYMBOL  
NOT TO SCALE



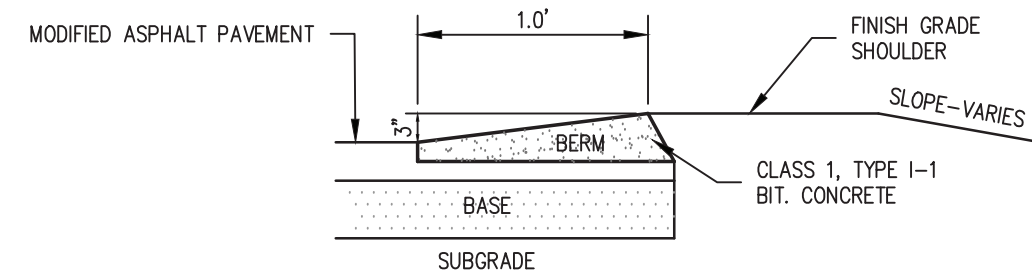
ELEVATION  
6' HIGH FENCE DETAIL  
NOT TO SCALE



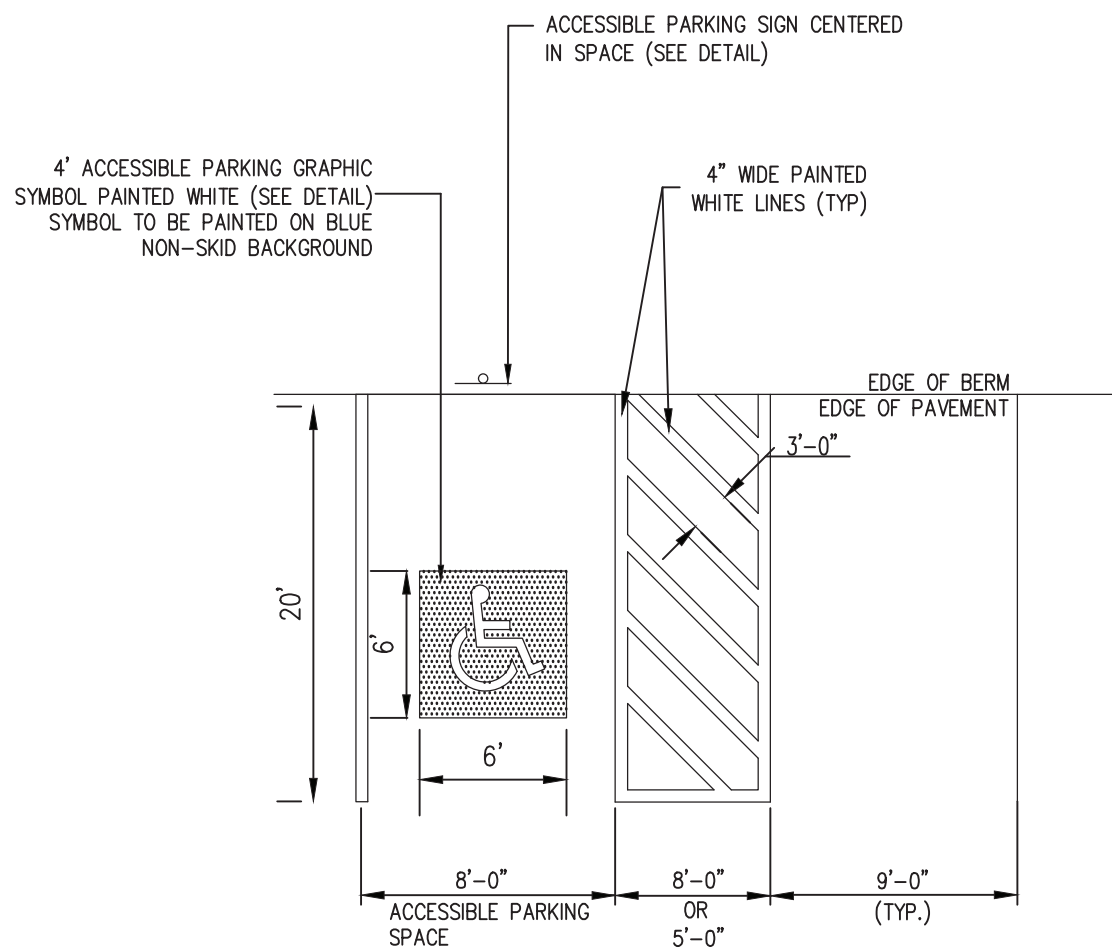
BITUMINOUS CONCRETE PAVEMENT  
NOT TO SCALE



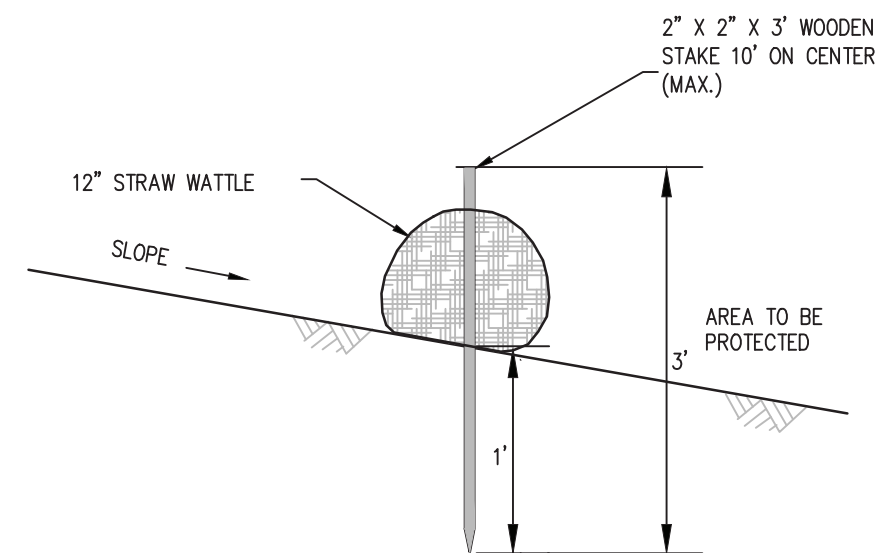
CHAIN LINK FENCE DETAIL  
NOT TO SCALE  
(TO BE INSTALLED ON TOP OF NEW RETAINING WALLS)



BITUMINOUS CONCRETE BERM  
NOT TO SCALE

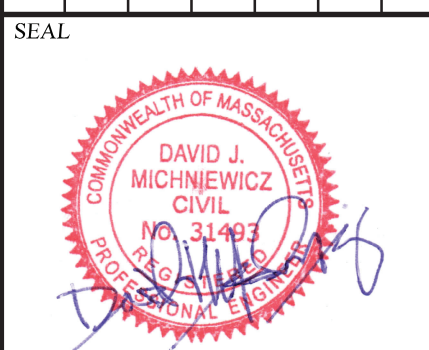


ACCESSIBLE PARKING SPACE STRIPING  
NOT TO SCALE



EROSION CONTROL SEDIMENT BARRIER DETAIL  
NOT TO SCALE

NO.	DATE	REVISION	BY
2	10-9-2020	FENCE AND DUMPSTER DETAILS UPDATED	CEM
1	1-6-2020	ADDED BITUMINOUS CONCRETE BERM DETAIL	CEM



PROJECT	ROYAL APARTMENTS, LLC	HARWICH, MA
328 BANK STREET		
SHEET TITLE	SITE DETAILS	

SCALE	AS NOTED
DRAWING FILE	C16014.04-C.dwg
DATE	12-5-19
DRAWN BY	CEM
CHECKED BY	DJM

C2.4.1



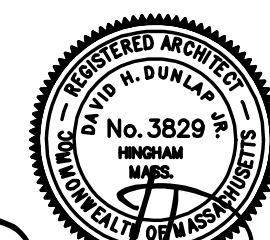
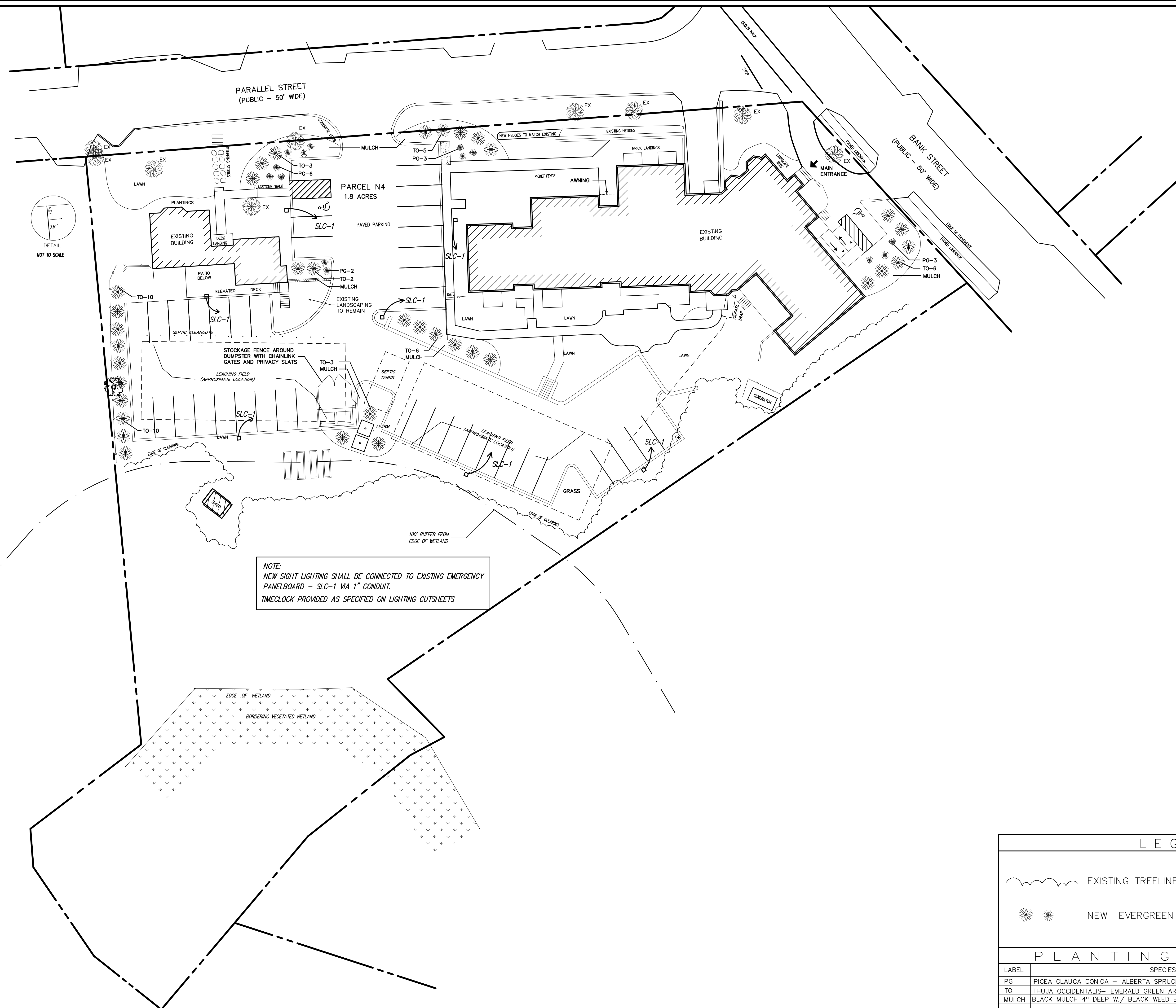


- PRECAST CONCRETE CATCH BASIN  
NOT TO SCALE

- DETAILS OF STORMWATER RECHARGE BASINS  
NOT TO SCALE







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David H. Dunlap Associates Inc.



LANDSCAPE AND SITE ELECTRICAL PLAN

HARWICH, MA

DR. BY:
MCN

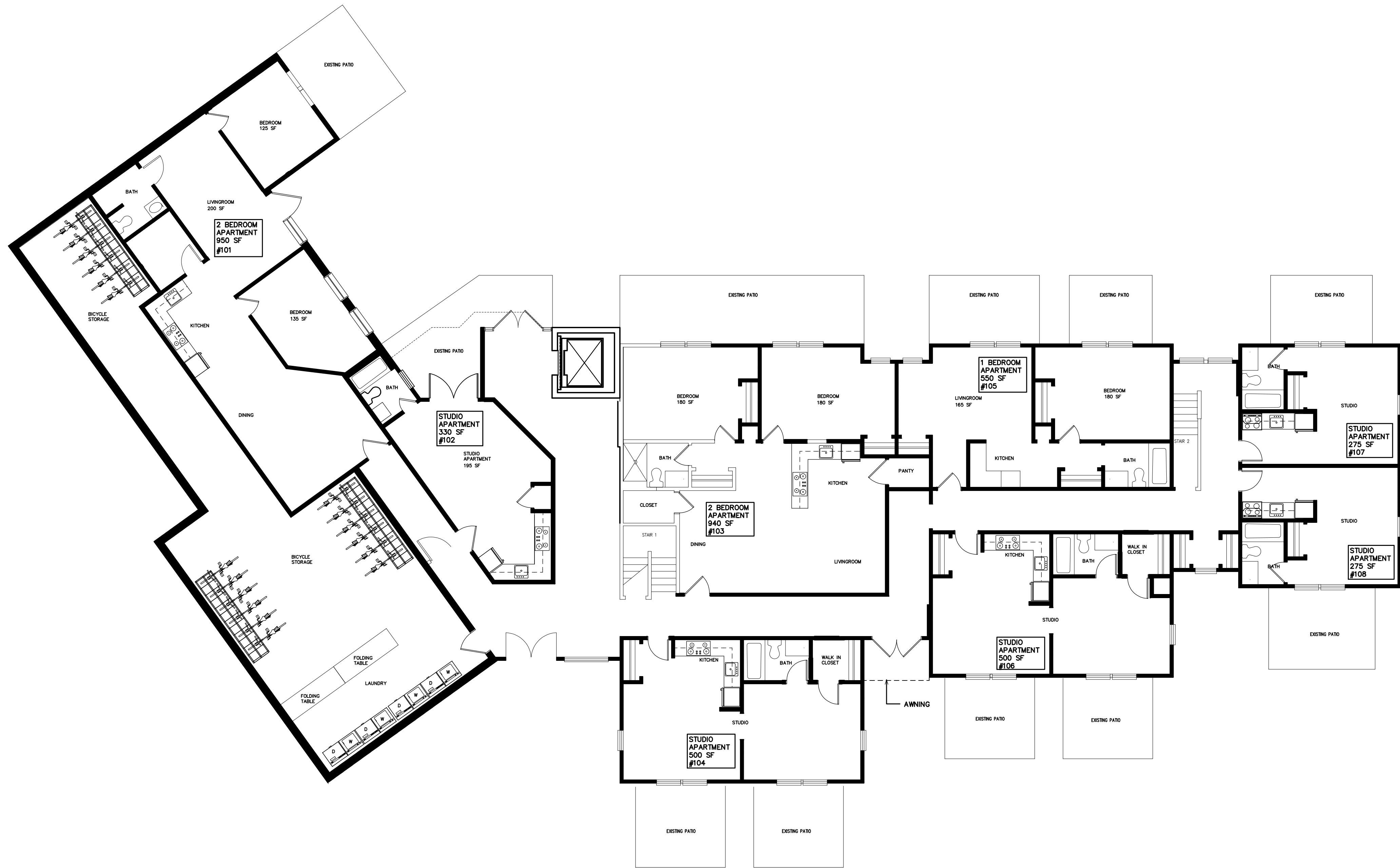
SP-1

[illegible]









GROUND FLOOR PLAN  
1/8"=1'-0"

NOTE: ALL HABITABLE ROOMS HAVE NO LESS THAN 120 SQUARE FEET FLOOR AREA AND NO MAJOR DIMENSION OF LESS THAN 10 FEET IN COMPLIANCE WITH THE HARWICH ZONING BYLAW SECTION 325-51(Q)(4).

APARTMENT MIX CHART				
LOCATION	STUDIO	1 BD RM	2 BD RM	TOTAL
GROUND FLOOR	5	1	2	8
FIRST FLOOR	4	4	1	9
SECOND FLOOR	3	1	0	4
THIRD FLOOR	0	0	1	1
ACCESSORY	2	2	0	4
TOTAL	14	8	4	26

David H. Dunlap Associates Inc.

ARCHITECTS \* ENGINEERS \* PLANNERS

105 WEBSTER STREET UNIT 2

HANOVER, MASSACHUSETTS 02339

PHONE: (781) 878-0066 FAX: (781) 878-7060

email: David@dhdunlap.com

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GROUND FLOOR PLAN

Royal Apartments

HARWICH MA

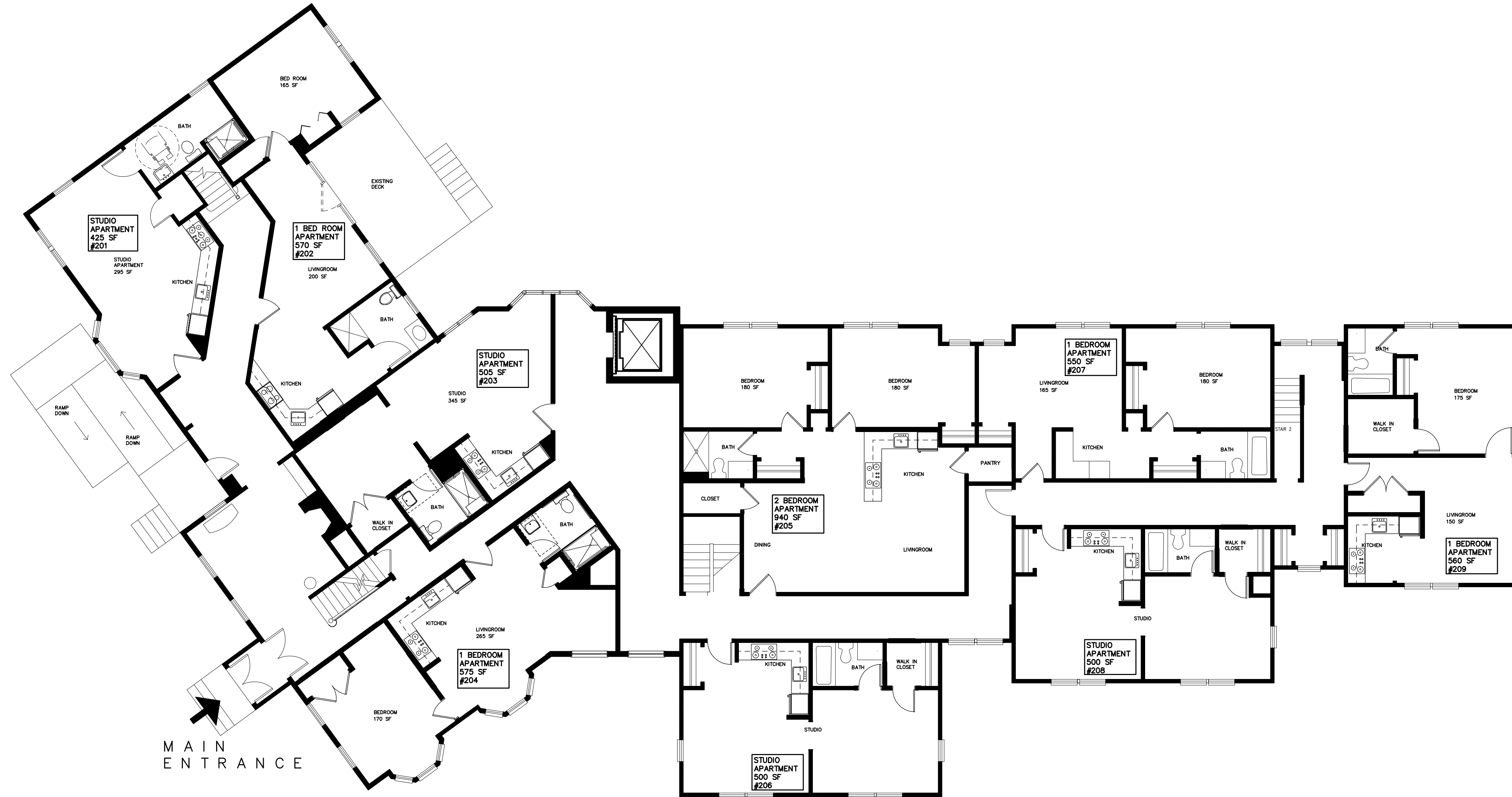
SCALE: 1/8" = 1'-0"

DATE: 10/19/20

DR. BY: MCN

A-1

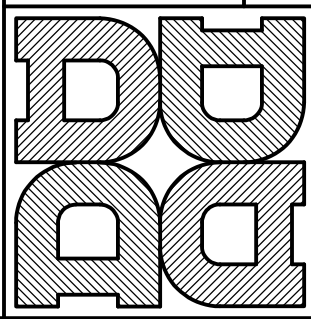




FIRST FLOOR PLAN  
1/8"=1'-0"

NOTE: ALL HABITABLE ROOMS HAVE NO LESS THAN 120 SQUARE FEET FLOOR AREA AND NO MAJOR DIMENSION OF LESS THAN 10 FEET IN COMPLIANCE WITH THE HARWICH ZONING BYLAW SECTION 325-5I(Q)(4).

David H. Dunlap Associates Inc.  
ARCHITECTS \* ENGINEERS \* PLANNERS  
105 WEBSTER STREET UNIT 2  
HANOVER, MASSACHUSETTS 02339  
PHONE: (781) 878-0066 FAX: (781) 878-7060  
email: David@DHDunlap.com



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FIRST FLOOR PLAN

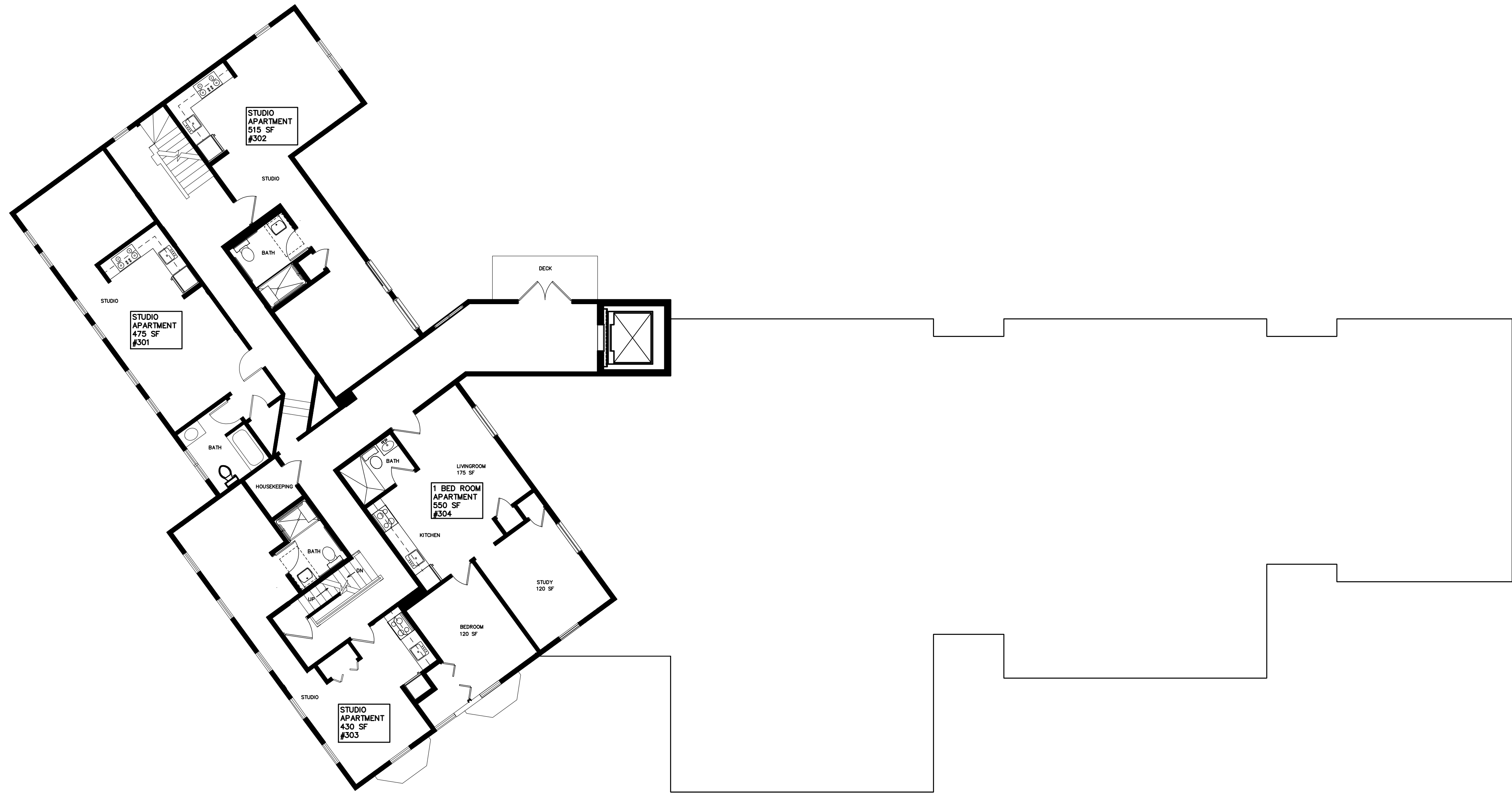
Royal Apartments

HARWICH MA

SCALE: 1/8" = 1'-0"  
DATE: 10/19/20 DR. BY: MCN

A-2





SECOND FLOOR PLAN  
1/8"=1'-0"

NOTE: ALL HABITABLE ROOMS HAVE NO LESS THAN 120 SQUARE FEET FLOOR AREA AND NO MAJOR DIMENSION OF LESS THAN 10 FEET IN COMPLIANCE WITH THE HARWICH ZONING BYLAW SECTION 325-5(Q)(4).

SECOND FLOOR PLAN

Royal Apartments

HARWICH MA

SCALE: 1/8" = 1'-0"  
DATE: 10/19/20 DR. BY: MCN

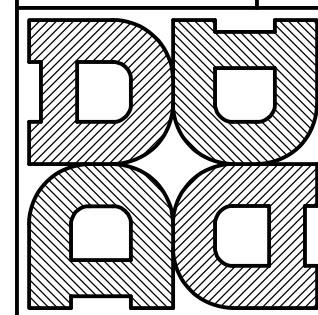
A-3

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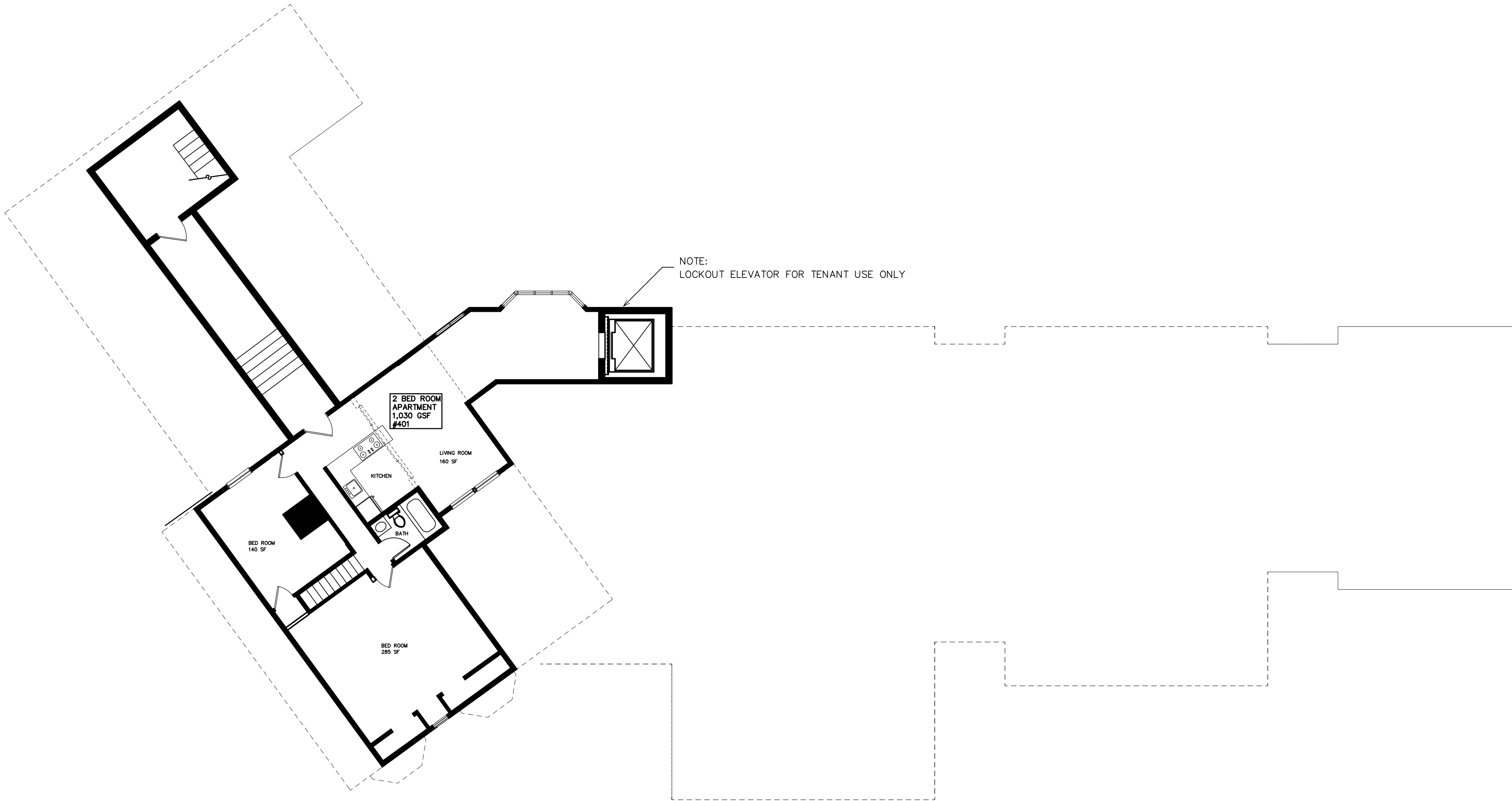
David H. Dunlap Associates Inc.

ARCHITECTS \* ENGINEERS \* PLANNERS

105 WEBSTER STREET UNIT 2  
HARWICH, MASSACHUSETTS 02339  
PHONE: (781) 878-0066 FAX: (781) 878-7060  
email: David@DHDunlap.com







THIRD FLOOR PLAN  
1/8"=1'-0"

NOTE: ALL HABITABLE ROOMS HAVE NO LESS THAN 120 SQUARE FEET FLOOR AREA AND NO MAJOR DIMENSION OF LESS THAN 10 FEET IN COMPLIANCE WITH THE HARWICH ZONING BYLAW SECTION 325-5(Q)(4).

THIRD FLOOR PLAN

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HARWICH MA

Royal Apartments

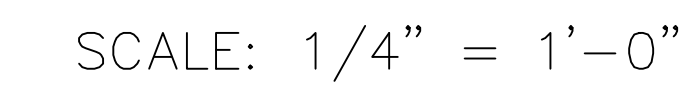
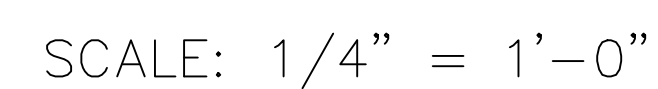
SCALE: 1/8" = 1'-0"  
DATE: 10/19/20

DR. BY:  
MCN

A - 4

PLAN NAME: C:\USERS\MATT\DESIGN\DATA PROJ\015 HARWICH MA HARWICH A01.dwg - PLOT DATE: 10/19/2020 - PLOT TIME: 10:23 AM





NOTE: ALL HABITABLE ROOMS HAVE NO LESS THAN 120 SQUARE FEET FLOOR AREA AND NO MAJOR DIMENSION OF LESS THAN 10 FEET IN COMPLIANCE WITH THE HARTWICK ZONING BYLAW SECTION 325-51(Q)(4).

# ACCESSORY BUILDING FLOOR PLAN

## Royal Apartments

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HARWICH, MA

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PHONE: (781) 878-0066 FAX: (781) 878-7060

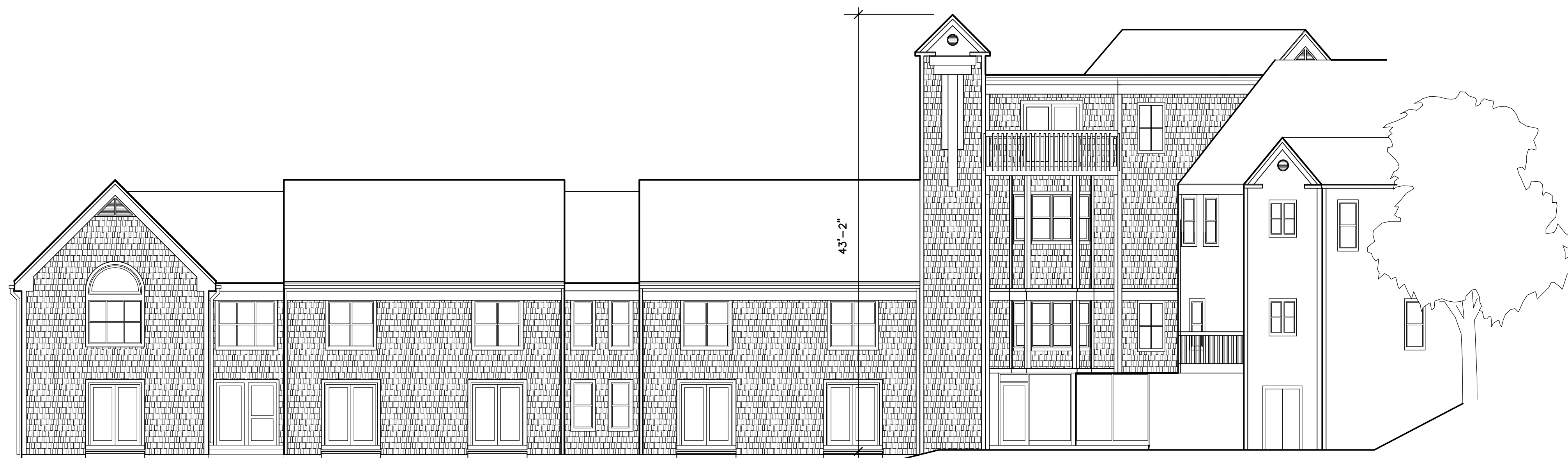
email: [David@DHDunlap.com](mailto:David@DHDunlap.com)





Front Elevation  
1/8" = 1'-0"

AWNING

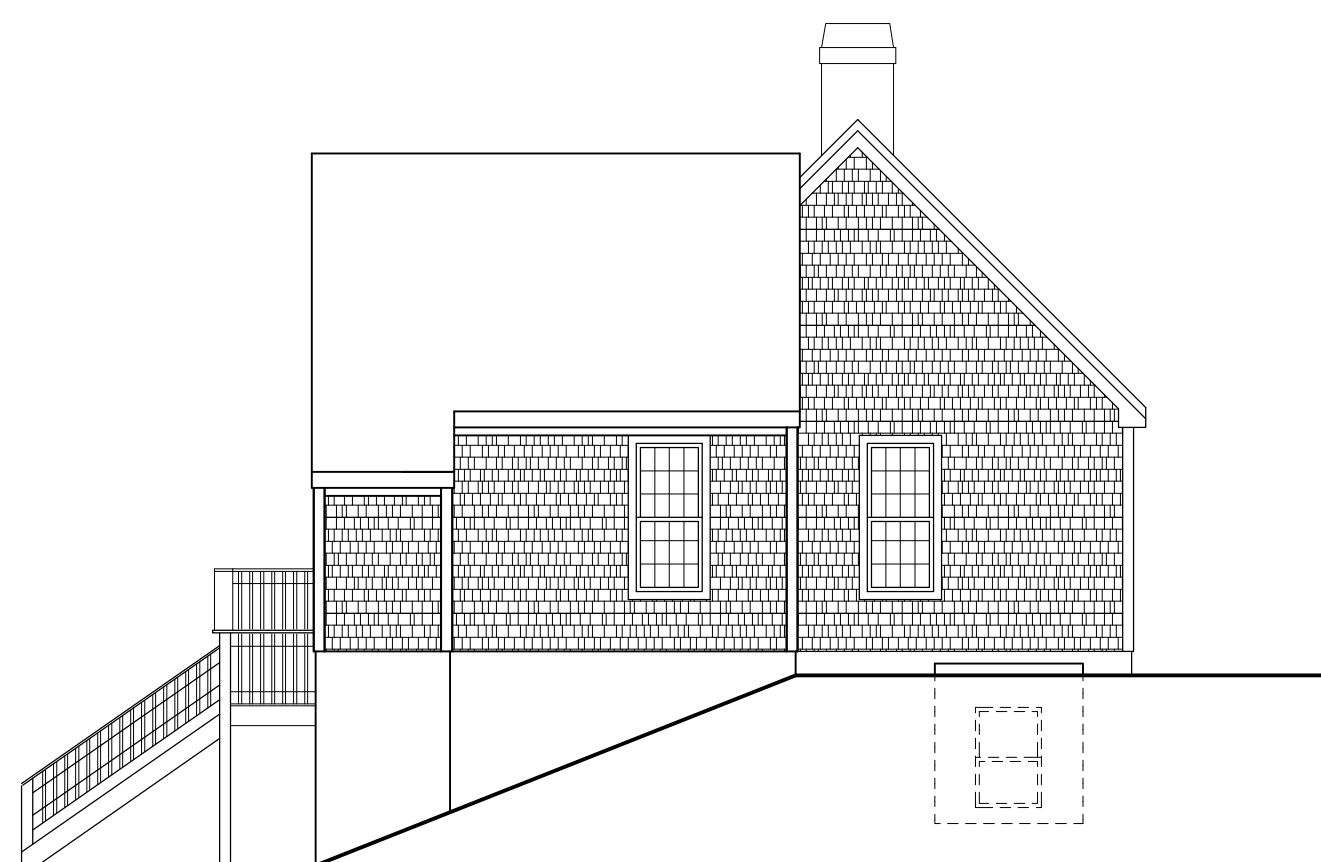


Rear Elevation  
1/8" = 1'-0"

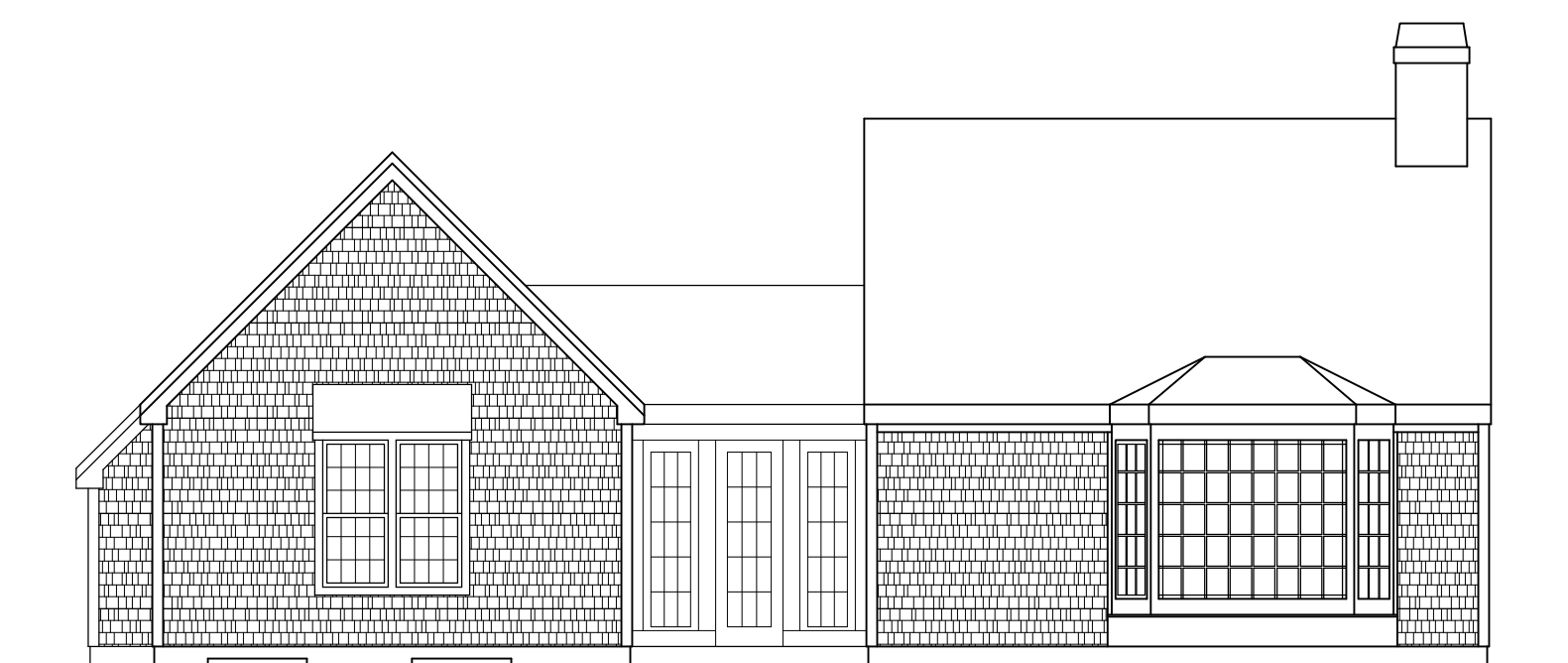
NOTE:  
EXTERIOR FINISH MATERIAL TO REMAIN UNLESS REPAIR IS REQUIRED  
AND WILL BE REPAIRED IN KIND.  
EXISTING EXTERIOR FINISH CONSISTS OF A MIX OF CEDAR SHAKES AND CLAPBOARDS  
BOTH NATURAL AND PAINTED YELLOW.



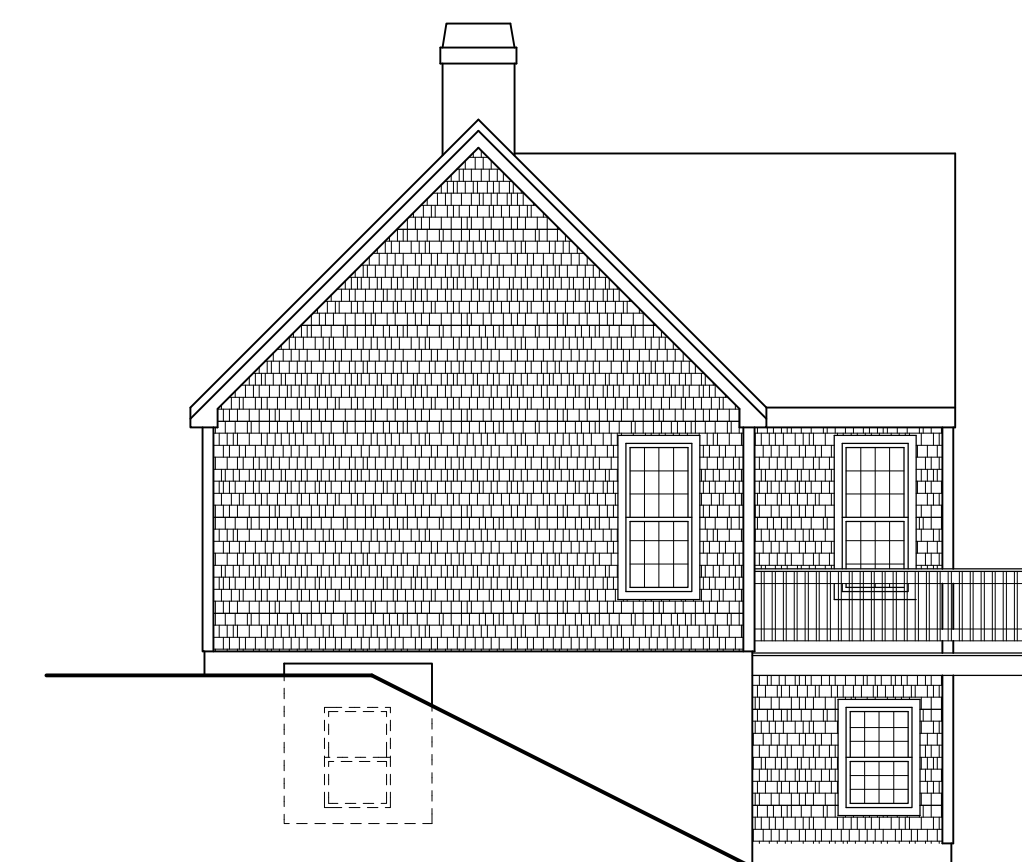
Rear Elevation  
1/8" = 1'-0"



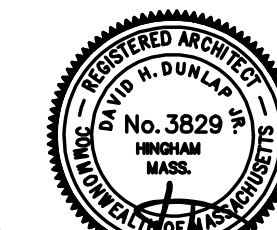
Side Elevation  
1/8" = 1'-0"



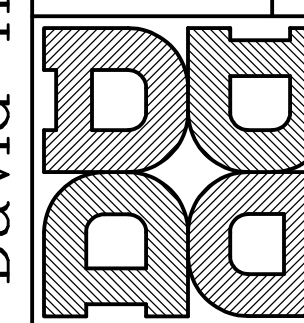
Front Elevation  
1/8" = 1'-0"



Side Elevation  
1/8" = 1'-0"



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EXTERIOR ELEVATIONS

HARWICH, MA

Royal Apartments

SCALE: 1/8" = 1'-0" DR. BY:  
DATE: 10/13/20 MCN

A-6



A Stormwater Report was also filed with this application, but not included in this on-line packet due to the size and length of the document.

Please contact the Harwich Planning Office, 508-42-7511 or [ebanta@town.harwich.ma.us](mailto:ebanta@town.harwich.ma.us) to request a copy of the PB2020-26 Royal Apartments Stormwater Report.