

WEQUASSETT RESORT & GOLF CLUB

2173 Route 28 and 4 Cove Landing Road
Harwich, MA

TOH Zoning Board of Appeals
April 26, 2023



PROJECT TEAM

LAW OFFICE OF SINGER & SINGER, LLC
RED HOSPITALITY

STUDIO CORE ARCHITECTS, PLLC
HAWK LANDSCAPE DESIGN
COASTAL ENGINEERING CO., INC.
WILKINSON ECOLOGICAL DESIGN
DILANDRO ANDREWS ENGINEERING

AERIAL VIEW OVERALL



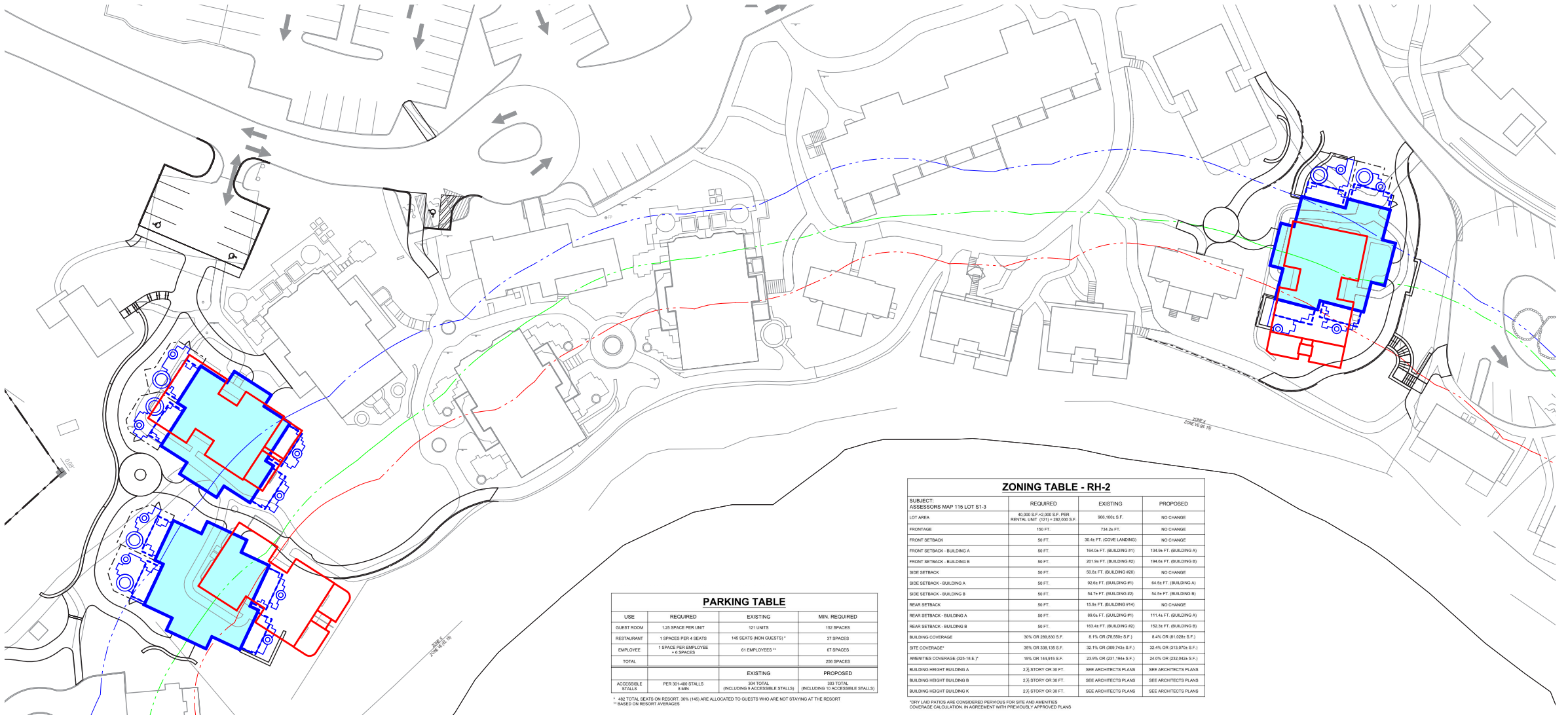
Wequassett Resort & Golf Club | 2173 MA-28, Harwich, MA 02645
Town of Harwich Zoning Board of Appeals | 04.26.2023



AERIAL VIEW ENLARGED



SITE PLAN DIAGRAM



PARKING TABLE			
USE	REQUIRED	EXISTING	MIN. REQUIRED
GUEST ROOM	1.25 SPACE PER UNIT	121 UNITS	152 SPACES
RESTAURANT	1 SPACES PER 4 SEATS	145 SEATS (NON GUESTS) *	37 SPACES
EMPLOYEE	1 SPACE PER EMPLOYEE + 8 SPACES	61 EMPLOYEES **	67 SPACES
TOTAL			256 SPACES
		EXISTING	PROPOSED
ACCESSIBLE STALLS	PER 501-408 STALLS 8 MIN	304 TOTAL (INCLUDING 9 ACCESSIBLE STALLS)	303 TOTAL (INCLUDING 10 ACCESSIBLE STALLS)

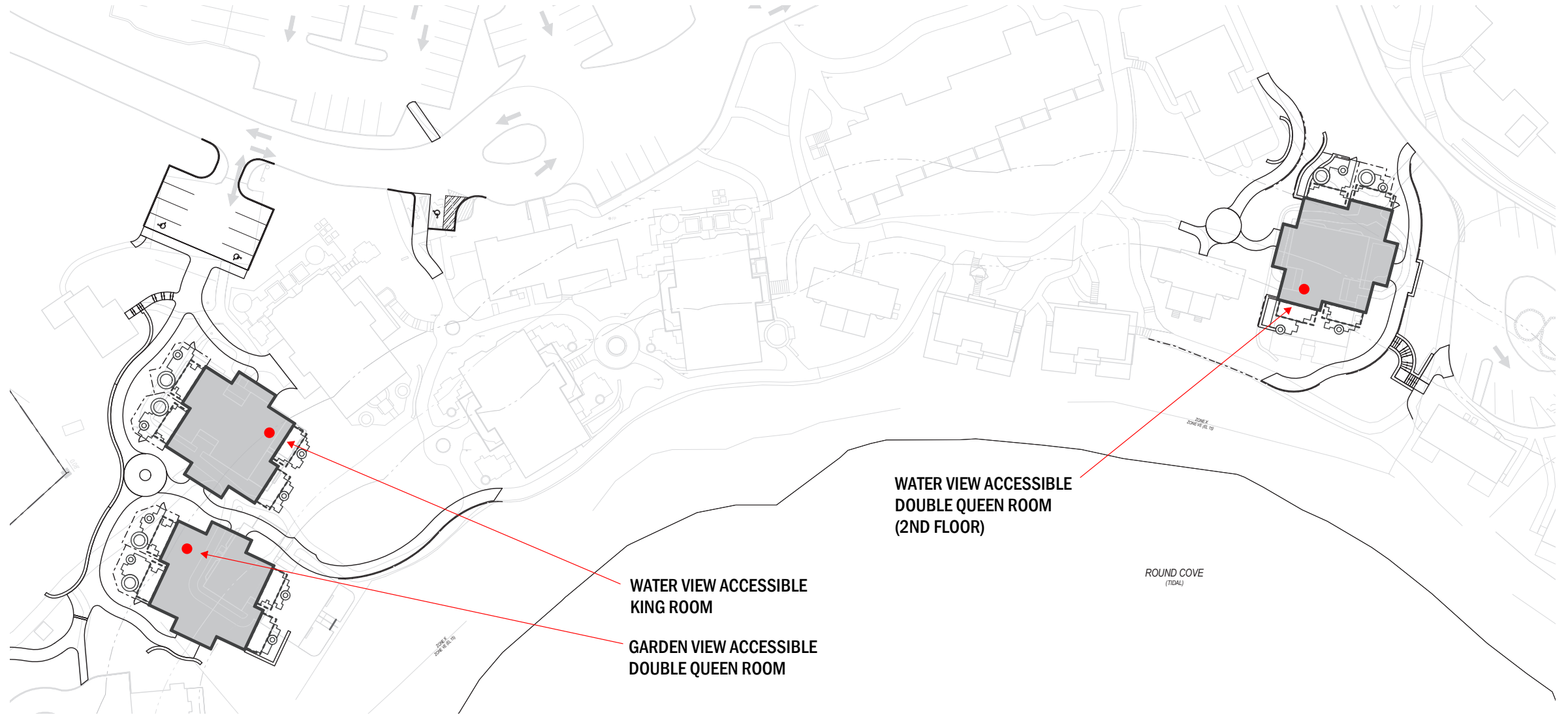
* 482 TOTAL SEATS ON RESORT, 30% (145) ARE ALLOCATED TO GUESTS WHO ARE NOT STAYING AT THE RESORT
 ** BASED ON RESORT AVERAGES

ZONING TABLE - RH-2			
SUBJECT: ASSESSORS MAP 115 LOT S1-3	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F. X 2,000 S.F. PER RENTAL UNIT (27) = 282,000 S.F.	996,107 S.F.	NO CHANGE
FRONTAGE	150 FT.	734.24 FT.	NO CHANGE
FRONT SETBACK	50 FT.	30.46 FT. (C/DIVE LANDING)	NO CHANGE
FRONT SETBACK - BUILDING A	50 FT.	164.56 FT. (BUILDING #1)	124.36 FT. (BUILDING A)
FRONT SETBACK - BUILDING B	50 FT.	201.94 FT. (BUILDING #2)	194.64 FT. (BUILDING B)
SIDE SETBACK	50 FT.	50.84 FT. (BUILDING #2)	NO CHANGE
SIDE SETBACK - BUILDING A	50 FT.	92.64 FT. (BUILDING #1)	64.54 FT. (BUILDING A)
SIDE SETBACK - BUILDING B	50 FT.	54.74 FT. (BUILDING #2)	54.54 FT. (BUILDING B)
REAR SETBACK	50 FT.	15.94 FT. (BUILDING #1#4)	NO CHANGE
REAR SETBACK - BUILDING A	50 FT.	89.04 FT. (BUILDING #1)	111.44 FT. (BUILDING A)
REAR SETBACK - BUILDING B	50 FT.	163.44 FT. (BUILDING #2)	152.34 FT. (BUILDING B)
BUILDING COVERAGE	30% OR 289,800 S.F.	6.1% OR (78,500 S.F.)	8.4% OR (1,020 S.F.)
SITE COVERAGE*	30% OR 308,100 S.F.	32.1% OR (309,743 S.F.)	32.4% OR (313,070 S.F.)
AMENITIES COVERAGE (225-14. E. F.)	15% OR 144,916 S.F.	23.9% OR (231,194 S.F.)	24.0% OR (232,042 S.F.)
BUILDING HEIGHT BUILDING A	2 1/2 STORY OR 30 FT.	SEE ARCHITECTS PLANS	SEE ARCHITECTS PLANS
BUILDING HEIGHT BUILDING B	2 1/2 STORY OR 30 FT.	SEE ARCHITECTS PLANS	SEE ARCHITECTS PLANS
BUILDING HEIGHT BUILDING K	2 1/2 STORY OR 30 FT.	SEE ARCHITECTS PLANS	SEE ARCHITECTS PLANS

* ONLY LAID PATIOS ARE CONSIDERED PERVIOUS FOR SITE AND AMENITIES COVERAGE CALCULATION. IN AGREEMENT WITH PREVIOUSLY APPROVED PLANS



ACCESSIBLE UNITS LOCATION PLAN



EXTERIOR RENDERING – BUILDINGS A & B



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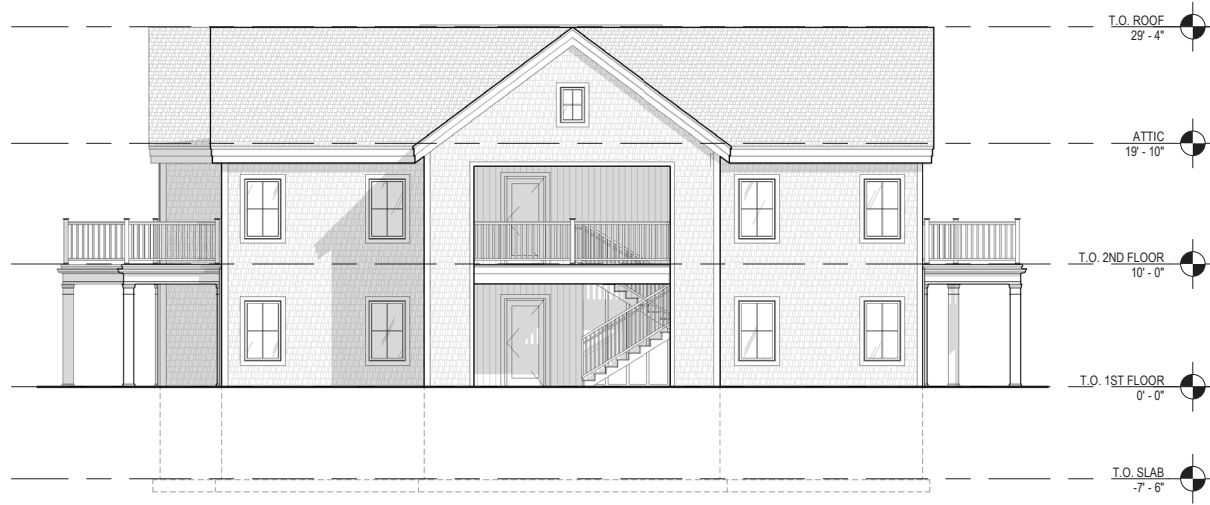


TYPICAL BUILDING ELEVATIONS

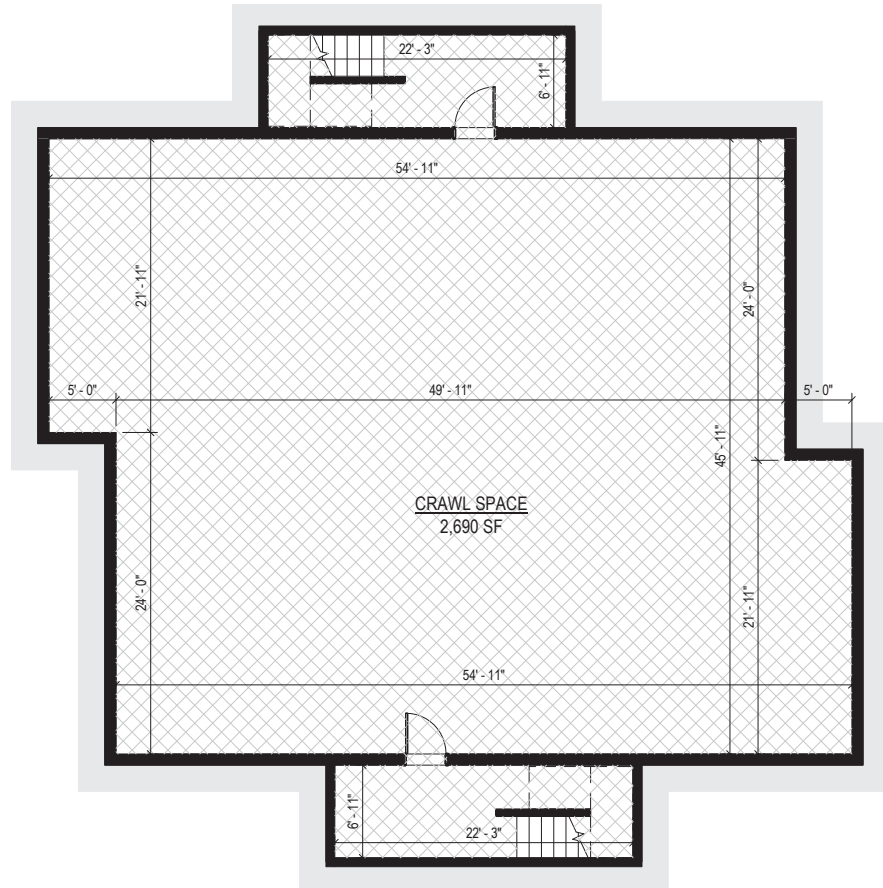
DECK ELEVATIONS



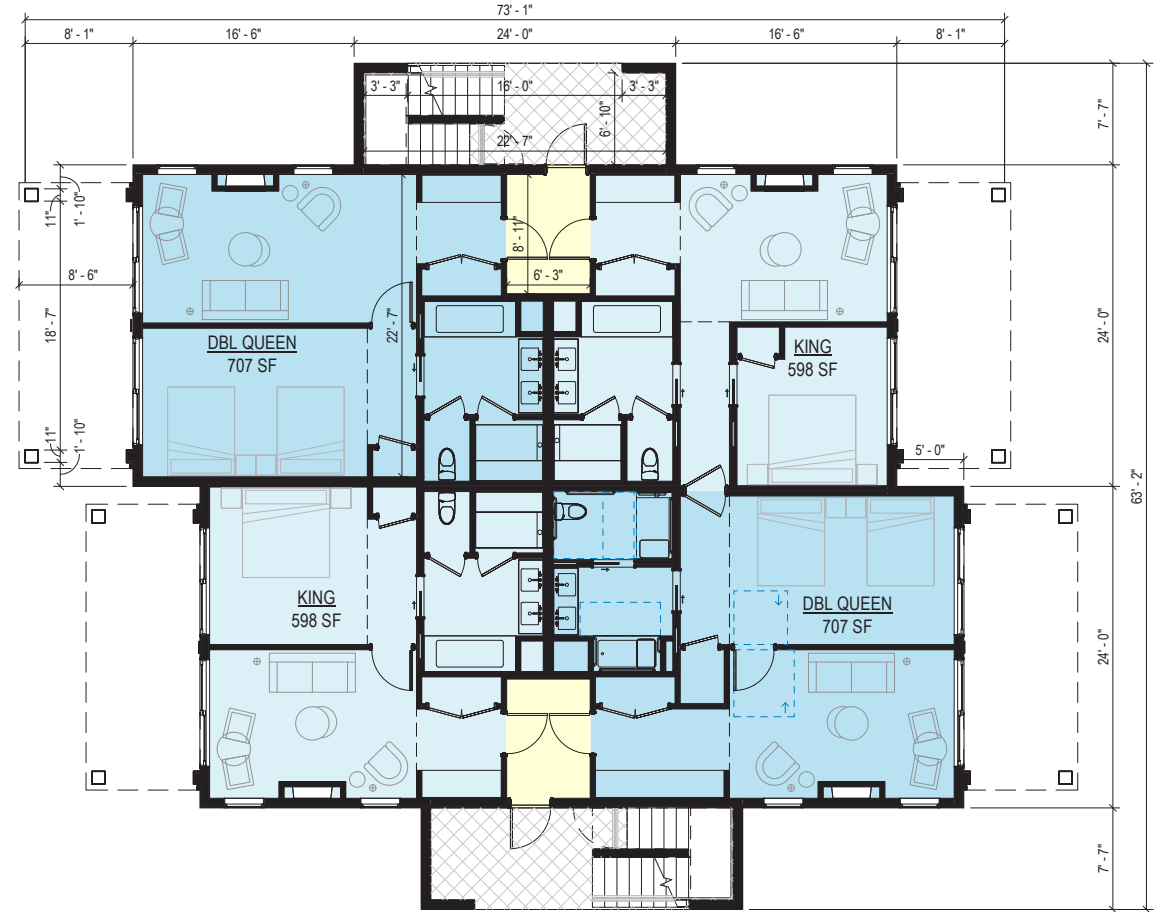
ENTRY ELEVATIONS



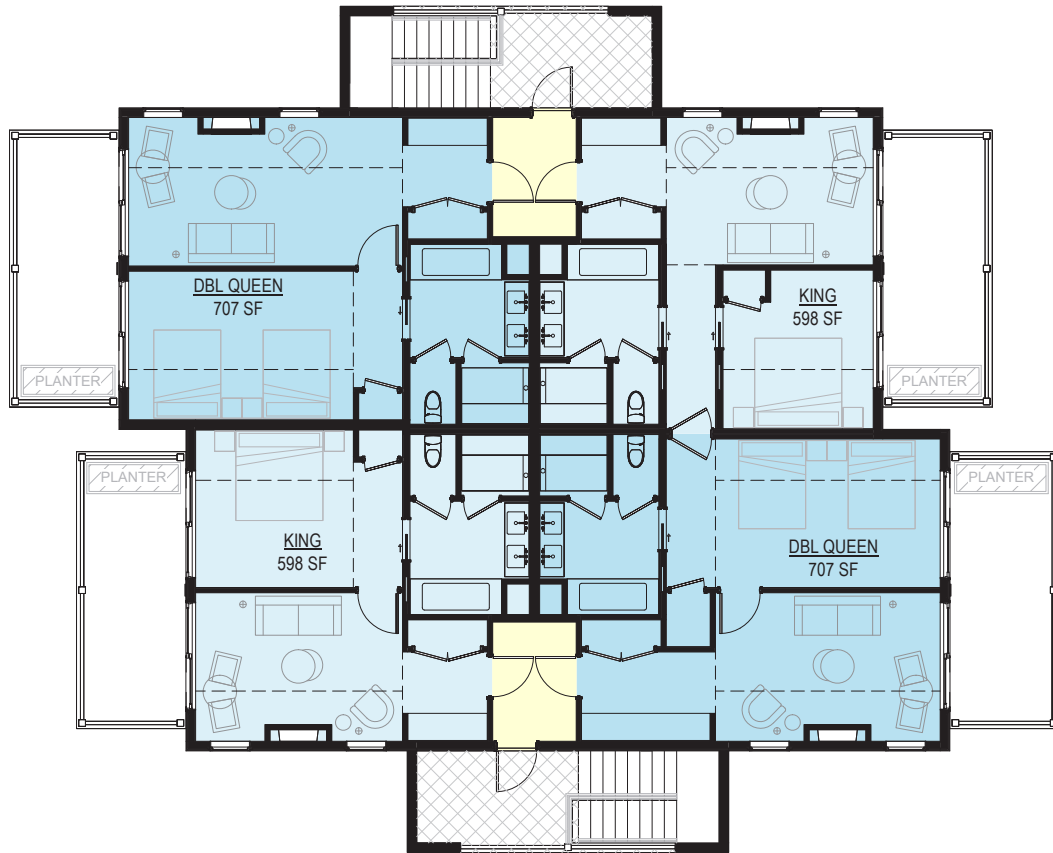
CRAWL SPACE FLOOR PLAN



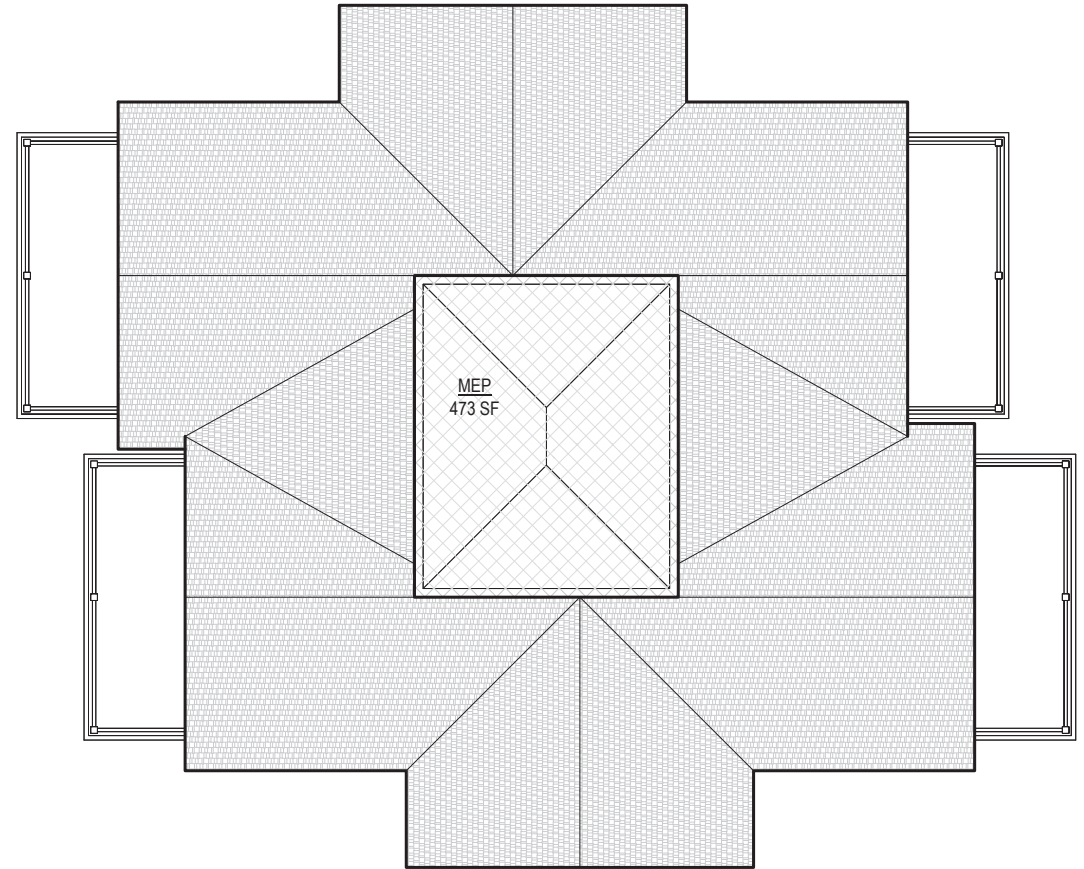
1ST FLOOR PLAN



2ND FLOOR PLAN



ROOF PLAN



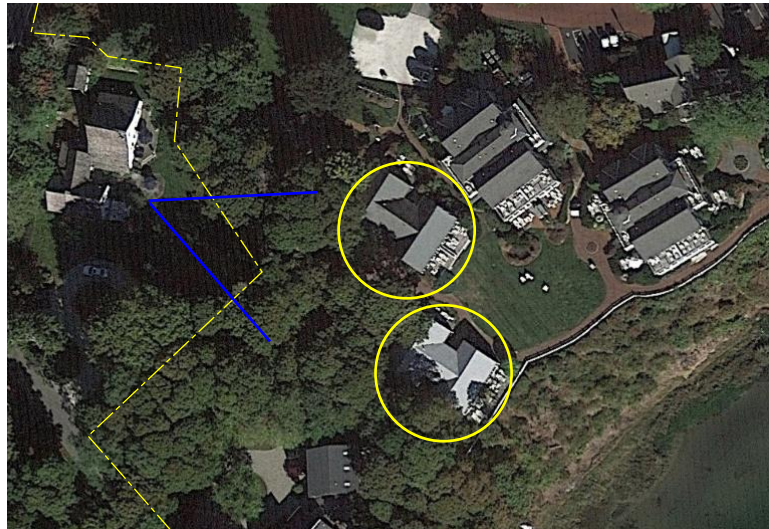
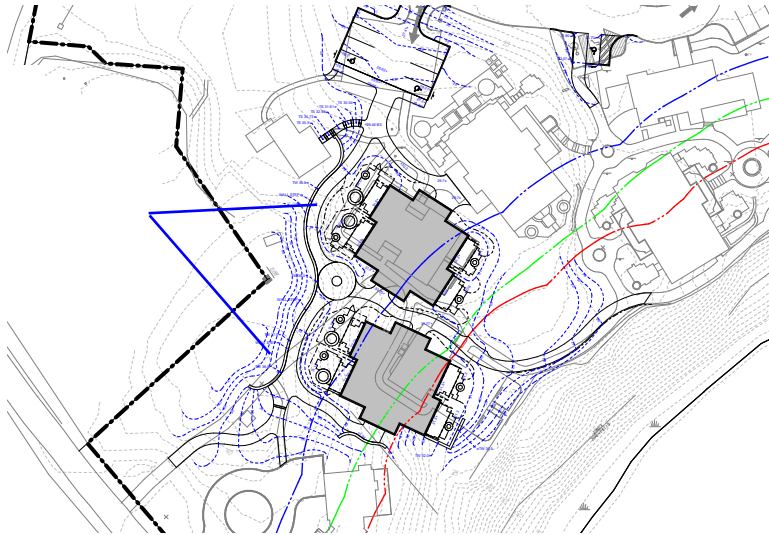
BUILDING A & BUILDING B – Landscape Design



BUILDING A & BUILDING B – Enhanced Landscape Design 4.20.23



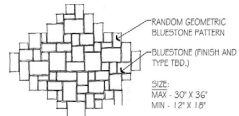
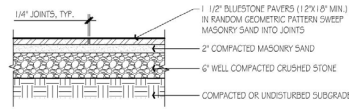
PERSPECTIVE SKETCH OF ENHANCED LANDSCAPE PLAN AND PROPOSED BUILDINGS A & B FROM 2 COVE LANDING



BUILDING K - Landscape Design

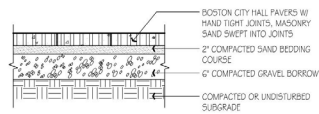


LANDSCAPE DETAILS



Bluestone Pattern (Not to Scale)

1 Bluestone Terrace
Scale: 1" = 1'-0"



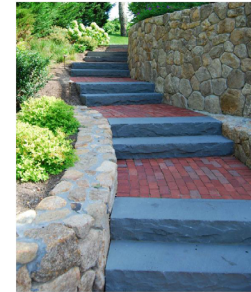
2 Brick Paving
Scale: 1" = 1'-0"



3 Privacy Fence
Scale: N/A



5 Fire Pit
Scale: N/A



7 Bluestone Steps, Brick Landings and Stone Retaining Walls
Scale: N/A



Bollard Light
Scale: N/A

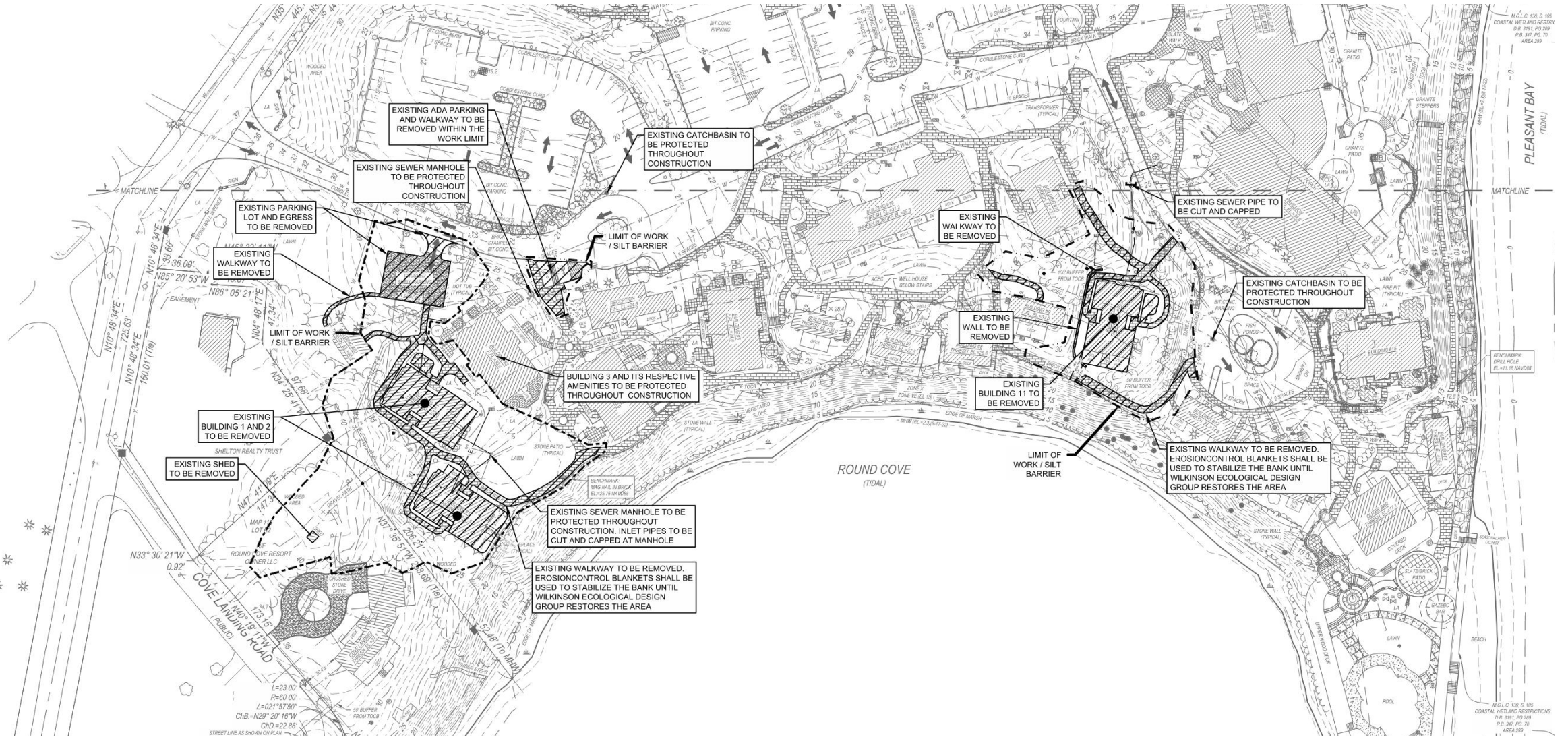


6 Post and Rail Fence
Scale: N/A



8 Stone Wall
Scale: N/A

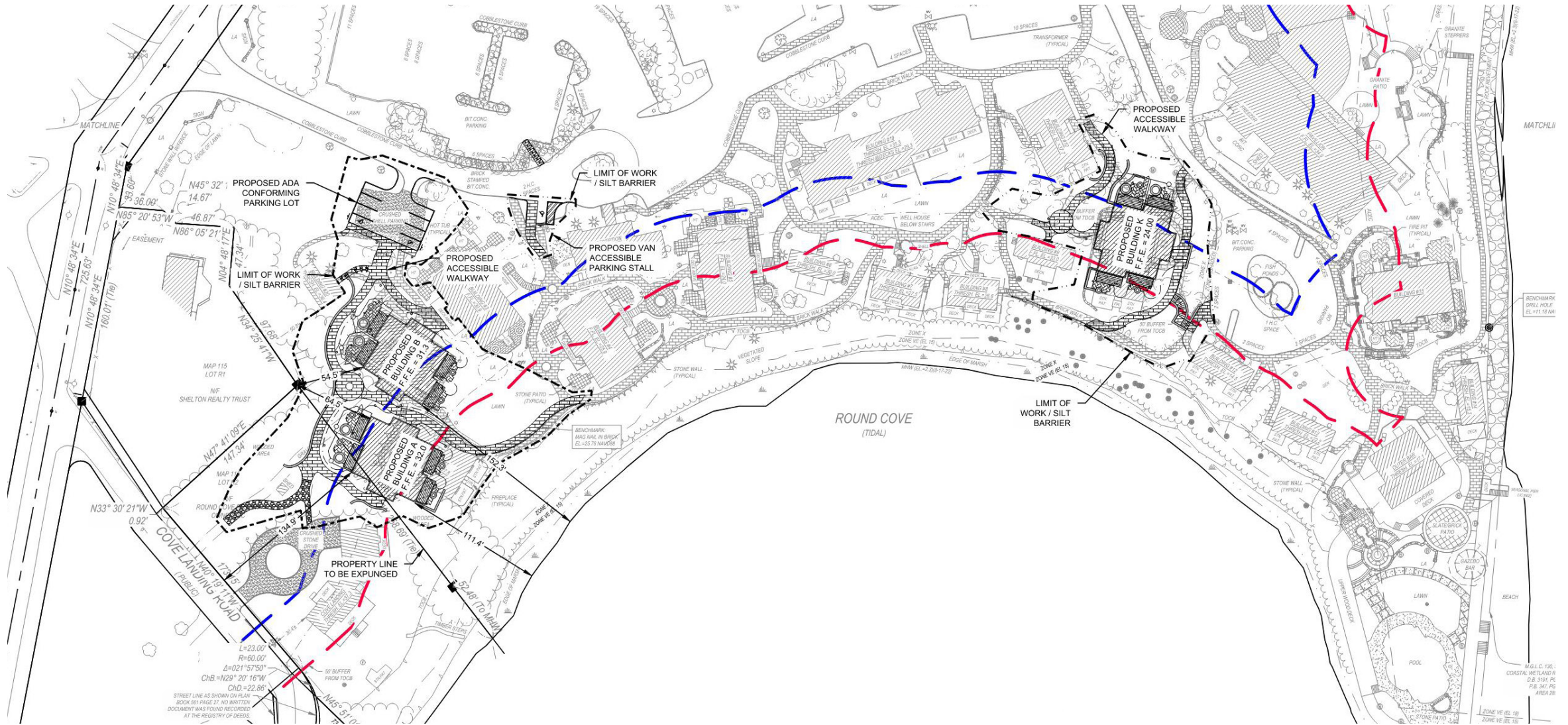
DEMOLITION & EROSION CONTROL



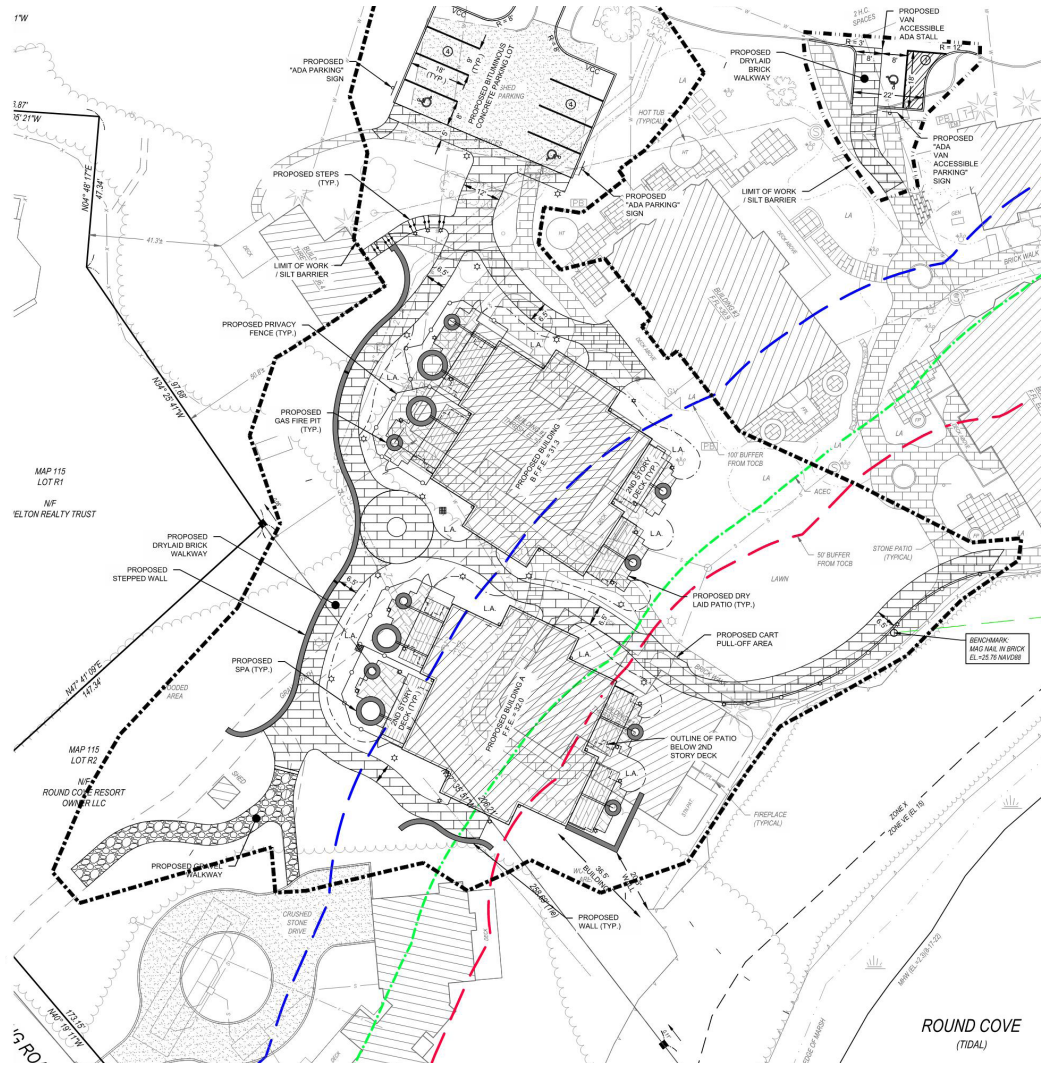
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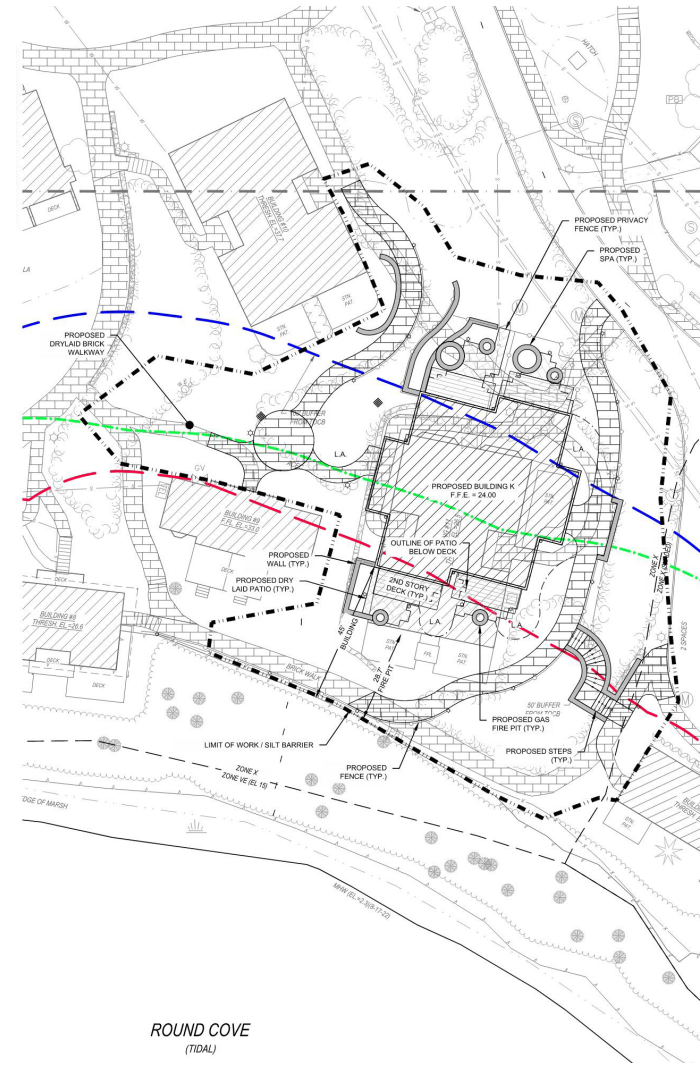
GENERAL OVERVIEW



LAYOUT & MATERIALS



ROUND COVE
(TIDAL)



ROUND COVE
(TIDAL)



GRADING AND UTILITIES

